

Alexandrina Council

**Strathalbyn Township and Environs
Development Plan Amendment**

**Summary of Consultation
and Proposed Amendments
(SCPA) Report**

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Introduction

This report is provided in accordance with Section 25(13) of the Development Act 1993 to identify matters raised during the consultation period and any recommended alterations to the amendment. The report also provides details of the consultation process undertaken by Council.

The SCPA Report should be read in conjunction with the consultation version of the DPA. Where relevant, any new matters arising from the consultation process are contained in this Report.

The Amendment reflects the recommendations of Council contained in this Report.

Consultation

Consultation Process

Statutory consultation with agencies and the public was undertaken in accordance with DPA process B (with consultation approval) and in accordance with Section 25(6) of the Development Act 1993; Regulations 10 and 11 of the Development Regulations 2008; and the agreed Statement of Intent.

The following Local Member(s) of Parliament were consulted on the DPA:

- (a) Isobel Redmond MP, Member for Heysen
- (b) Adrian Pederick MP, Member for Hammond
- (c) Michael Pengilly MP, Member for Finnis

The response(s) are included within **Attachment A**.

The consultation period ran from 16 November 2017 to 19 January 2018.

Public Notification

Notices were published in the Government Gazette on 16 November 2017, The Southern Argus on 16 November 2017 and The Times on 16 November.

Notices were published in the Government Gazette on 6 February 2018 and on 7 February 2018 (The Courier), 8 February 2018 (The Argus and The Times) and 15 February 2018 (the Argus and The Times) to advise of a change of date for the public hearing on 17 February 2018.

In addition, Council undertook an extensive engagement program including:

- Eight Council open house in Strathalbyn shop front on 21 and 25 November 2017, 5, 14 and 20 December 2017 and 5, 10 and 18 January 2018.
- Dedicated web page on Council's website with DPA documentation, supporting information, survey response documents, Frequently Asked Questions and other information.
- Five social media posts to promote the consultation period and public hearing during November 2017, January 2018 and February 2018. Noting early post in July 2017 on the DPA timeframe.
- A series of media releases promoting the consultation period and engaging in discussion about the consultation published in The Messenger during January 2018, February 2018 and March 2018.
- Interviews with the Mayor on radio stations 5MU/Power FM, Fleurieu FM and Happy FM during November 2017, December 2017, February 2017 and March 2017. Noting earlier interviews in July 2017 and September 2017 regarding the investigations.
- Meetings of the Strathalbyn Community Advisory Panel on 23 May 2017, 15 May 2017 and 28 November 2017 providing information regarding the DPA and consultation period.
- Meetings of the Economic Development Advisory Panel on 3 August 2017 and 12 December 2017 providing information regarding the DPA and consultation period.

- Information brochure on DPA explaining the proposed changes for District Centre, Lot 10 Langhorne Creek Road, Milnes Road and the Adelaide Road land. Printed for the duration of the consultation period and distributed at Strathalbyn shop front, Council's five libraries and Strathalbyn Visitor Information Centre.
- Infographic created to summarise the consultation outcomes to enable analysis of the outcomes.
- Distribution of information to all ratepayers via Council's corporate quarterly newsletter Alexandrina Alive. Major project update on the DPA featured in the Winter 2017-July and Spring 2017-late October editions.
- Council's advertisement featured in Coastline magazine in December 2017.

The DPA documents were also on display at Council's service centres and libraries in both Strathalbyn and Goolwa and were made available for borrowing and purchase from both locations. A copy of the DPA was forwarded to the Department of Planning and Local Government on 16 November 2017.

Public and Agency Submissions

Public Submissions

Over six hundred public submissions were received. Key issues raised in the submissions are summarised as follows:

District Centre:

- (a) General support for maintenance of retailing within the existing town centre.
- (b) Support for maintaining as much car parking as possible
- (c) Support for the relocation of non-preferred uses
- (d) Strong support for the maintenance of heritage
- (e) Support for linking the main streets and increasing the occupancy of buildings

Langhorne Creek Road:

- (f) General support for the proposed changes, particularly for recreation, education and RV parking
- (g) Concerns about safe access to the land and pedestrian links to the town centre

Milnes Road:

- (h) General support for the proposed changes and the relocation of the Harness Racing Club
- (i) Need to consider buffers to residential areas
- (j) Need to preserve native vegetation on the land between Forrest Road, Parker Avenue and Milnes Road (currently occupied by the Scouts, the cemetery and the target archers)
- (k) Need to consider diverting trucks around the town centre when accessing the industrial area

Adelaide Road Land:

- (l) Mixed results with respect to supporting the proposed policies

- (m) Those in support of the DPA stressed the importance of maintaining the amenity, and rural nature of the entry into the town, the use of land next to the skate park for recreation, the need to increase the vegetation buffer and amount of open space, and concerns with additional traffic and the lack of access points to the land
- (n) Those opposed to the DPA cited the need for more retail, medical, childcare and aged care facilities, the benefits of associated job creation and the fact that the growth of the town has outweighed the provision of infrastructure

A report on each submission (summary, comments, and action taken in response to each submission) is included in **Attachment A**.

Agency Submissions

Five (5) responses were received from agencies, and one from an adjoining Council. Key issues raised in the responses are summarised as follows:

SA Water:

- (a) Provides water but not sewer to Strathalbyn
- (b) An augmentation charge may be required
- (c) The information in the DPA regarding future rezoning and land development will be incorporated into SA Water's planning process

Primary Industries and Regions South Australia (PIRSA):

- (d) No issues raised

SA Power Networks:

- (e) In general, any infill or greenfield development will necessarily require a corresponding upgrade of the electricity distribution network (which may include the setting aside of land for a new substation).
- (f) Consideration should be given towards current capacity, long lead times in meeting increased demand and requirements for developers to contribute towards augmentation costs.

Department of Planning, Transport and Infrastructure (DPTI):

- (g) In approving the DPA for consultation, the Minister for Planning raised concerns that the proposed rezoning would unnecessarily limit development opportunities within the "Adelaide Road" land. In response, the policies within the DPA continue to be overly restrictive and have the potential to result in poor policy outcomes.
- (h) Notes the differing conclusions of two of the retail studies and acknowledges that the maximum floor area for a shop in the Strathalbyn North Policy Area has been increased. However, this area is unlikely to provide the range of conveniences required to service the local community whereas a small-scale centre would provide greater retail choice and help capture some of the retail expenditure that currently escapes into larger surrounding retail centres.
- (i) Require greater justification as to why the previous 300m² for residential development in the northern portion of the "Adelaide Road" land is no longer considered to be appropriate.
- (j) Suggests further amendments to the DPA to give further consideration to the provision of non-residential development (including a supermarket) in the "Adelaide Road" land.

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- (k) Reduce the requirement for linear park/open space from 25% to a level consistent with the 12.5% target in The 30-Year Plan for Greater Adelaide and the Development Act 1993.
- (l) Provide greater justification for the policies which require dwellings to incorporate minimum rainwater storage, and give greater consideration to the potential for conflict between this policy and the building rules requirements.

Environment Protection Authority (EPA):

Lot 10 Langhorne Creek Road

- (m) Whilst the Angas zinc mine (Terramin Australia) is currently in care and maintenance mode, options for reopening the mine are being examined. Accordingly, there may be risks related to mining and mineral processing and careful consideration should be given to the potential for any future sensitive land uses within Lot 10 Langhorne Creek Road. It is strongly recommended that Council undertake careful consultation with Terramin Australia Limited to understand their future operations and the potential risks to any development that might occur on Lot 10 Langhorne Creek Road.
- (n) The Garwood Quarry is located east of Lot 10 Langhorne Creek Road. The quarry extracts and crushes limestone. It is not licensed by the EPA. It is noted that the DPA states that further assessment of interface issues will be undertaken at detailed design stage. Existing "Interface between Land Uses" policy modules should form the basis of proposed developments within Lot 10 Langhorne Creek Road.
- (o) South Coast Helicopters is a potential source of noise from departures and arrivals. Potential encroachment on sensitive uses needs to be carefully considered.
- (p) Recommends that possible site contamination be investigated.

Adelaide Road Land:

- (q) Recommends application of site contamination policy from the Alexandrina Development Plan as necessary.
- (r) Support for careful implementation of Water Sensitive Urban Design (WSUD) policy from the Alexandrina Development Plan given the potential for a significantly increased amount of stormwater post-development.

District Centre:

- (s) It is noted that the Alexandrina Development Plan contains sufficient policy to manage any development in the extended District Centre Zone.

Milnes Road:

- (t) The re-location of the Strathalbyn Harness Racing Club to Lot 10 Langhorne Creek Road is noted, as is the adequacy of existing Industry Zone policy in the Alexandrina Development Plan to manage any resulting development within the Industry Zone.

Adjoining Councils:

- (u) Coorong District Council notes that the DPA focusses on Strathalbyn, with no issues arising for shared boundaries between Alexandrina and Coorong District Council.

Review of Submissions and Public Meeting

Copies of all submissions were made available for public review following conclusion of the consultation period on the Council website and at the Council offices.

Eighty-nine (89) submitters requested to be heard, and therefore a public meeting was held on 17 February 2018. A copy of the proceedings and a summary of verbal submissions made at the public meeting are included in **Attachment B**.

Timeframe Report

A summary of the timeframe of the DPA process relative to the agreed Statement of Intent timetable is located at **Attachment C**.

The DPA has proceeded in accordance with the agreed timetable.

Summary of Recommended Changes to the Amendment following Consultation

The following is a summary of the changes recommended to the Amendment following consultation and in response to public submissions and/or agency comments:

(a) Amend District Centre Zone:

- Amend District Centre Zone boundary to include 25 Commercial Road, Strathalbyn and subsequent amendment to Zone, Policy Area and Precinct Maps (and Overlay).
- Minor amendments to drafting to ensure consistency and correct any anomalies:
 - Amend part (b) of non-complying criteria for a dwelling in the District Centre Zone.
 - Amend Policy Area names to include Policy Area number in non-complying list and public notification table in the District Centre Zone.
 - Amend non-complying listing for Motor Repair Station in the District Centre Zone.

(b) Amend Strathalbyn Centre Policy Area 4

- Amend Desired Character of Strathalbyn Centre Policy Area 4 as it relates to the appearance and design of public spaces, streetscapes and street furniture and connections for High Street and Dawson Street.
- Amend Desired Character of Strathalbyn Centre Policy Area 4 as it relates to use for residential purposes.
- Amend Desired Character of Precinct 8 High Street South as it relates to small scale retail uses.
- Amend PDC 1 of Strathalbyn Centre Policy Area 4 to limit floor area to 250 square metres in Precinct 7 High Street as is relevant to the historic and tourist area and so as not to unnecessarily limit floor space in Precinct 8 High Street South.
- Minor amendments to drafting to ensure consistency and correct any anomalies:
 - Amend PDC 6 part (a) and delete PDC 6 (c) of Strathalbyn Centre Policy Area 4 as it relates to advertisements.

- Delete existing PDC 26 of Precinct 7 High Street and insert new PDC 27 and 29 of Precinct 7 High Street to provide clarification about provisions for signage.
 - Amend expression in Precinct 9 South Terrace from 'would' to 'will.'
 - Amend PDC 30 of Precinct 8 High Street South as it relates to envisaged land uses and for consistent expression of provisions for land use in the Policy Area.
 - Amend PDC 32 of Precinct 9 South Terrace as it relates to envisaged land uses and for consistent expression of provisions for land use in the Policy Area.
- (c) Amend Open Space Zone
- Minor amendments to drafting to ensure consistency and correct any anomalies:
 - Remove part (c) from non-complying listing for Shop of group of shops in the Open Space Zone.
 - Amend part (b) of non-complying listing for Tourist accommodation in the Open Space Zone.
- (d) Amend Strathalbyn Recreation and Community Policy Area 33
- Minor amendments to drafting to ensure consistency and correct any anomalies:
 - Amend expression of Desired Character.
 - Amend expression of PDC's 4 to 7.
- (e) Amend Industry Zone
- Amend Concept Plan Map Alex/8 - Industry Expansion (Strathalbyn) to reinstate the landscape buffer for Milnes Road and to show a landscape buffer along Forrest Road.
 - Minor amendments to expressions for Desired Character.
- (f) Amend Residential Zone:
- Minor amendments to drafting to ensure consistency and correct any anomalies:
 - Amend parts (a) and (c) of non-complying listing for Office in the Residential Zone.
 - Amend parts (a) and (b) of non-complying listing for Restaurant in the Residential Zone
- (g) Amend Strathalbyn North Policy Area 26:
- Amend Desired Character of Strathalbyn North Policy Area 26 as it relates to open space, view corridors, linear parks and non-residential opportunities.
 - Amend PDC 1 of the Strathalbyn North Policy Area 26 to specifically envisage child care (as well as other) small scale non-residential use, and to ensure the listing is in alphabetical order.
 - Delete PDC 3(d) of Strathalbyn North Policy Area 26 as it relates to open space provision.
 - Insert new PDC 3 part (d) in Strathalbyn North Policy Area 26 for non-residential uses.
 - Insert new PDC 3 part (e) in Strathalbyn North Policy Area 26 as it relates to landscape buffers and open space.

- Insert new PDC 3 part (f) in Strathalbyn North Policy Area 26 to maintain view corridors from Adelaide Road to 'The Lodge'.
- Insert new PDC 11 and PDC 12 in Strathalbyn North Policy Area 26 as it relates open space, view corridors and vistas.
- Amend Concept Plan Map Alex/16 - Residential Growth (Strathalbyn North) as it relates to open space provision and view corridors.

CEO's Certification

The consultation process has been conducted and the final amendment prepared in accordance with the requirements of the Act and Regulations as confirmed by the CEO's Certifications provided in **Attachment D** (Schedule 4A Certificate) and **Attachment E** (Schedule 4B Certificate).

Attachment A – Summary and Response to Public Submissions

Report on each public submission received (including summary, comments and action taken in response)

Notes:

- Numerous submissions took the form of either a pre-written letter, pre-written leaflet or article in The Argus (14th December 2017), inviting a signature and lodgement with Council. The text in the letter, the leaflet and The Argus are identical and is detailed in item 24 only.
- A number of submissions took the form of a pre-written letter in support of the DPA, inviting a signature and lodgement with Council. The text is summarised in item 379 only.

Sub No.	Name and Address	Submission Summary	Comment	Council Response
1.	Wendy Barclay 27a Callington Road, Strathalbyn Wooplet@gmail.com	1. District Centre (DC) Zone – support 2. Langhorne Creek (L/Creek) Road – support 3. Industry Zone (Milnes Road) – support	Support noted	No change
2.	Marnie 2 Lesetta Court, Strathalbyn notmarine@yahoo.com.au	DC Zone – retail expansion is not necessary considering there are numerous untenanted areas.	Not agreed. The intent of changes in this DPA are to strengthen existing retail/commercial and free development opportunities in the town centre. Proposed changes reflect this intent. As part of the investigations, Council reviewed retail floor space. Based on this analysis, Council has a role to ensure steady supply of retail floorspace becomes available within the existing town centre. It should also be noted, retail expansion in the DC Zone is a guiding principle contained in the Strathalbyn Town Plan.	No change
3.	Michael Galea 11 Frencham Lane, Strathalbyn thegaleas@bigpond.com	1. DC Zone –concern that there are inadequate pedestrian crossing points in the plans. 2. L/Creek Road – no objections 3. Milnes Road – no objections 4. Adelaide Road – no objections	Noted. The respondent is referring to plans contained in the investigations (Strathalbyn District Centre Traffic, Carparking and Streetscape Plan) and not DPA policy specifically.	No change
4.	Dawn Rogers	1. L/Creek Road – support for the comments and	Support noted. The respondent is encouraged to	No change

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Sub No.	Name and Address	Submission Summary	Comment	Council Response
	Unit 4, 1 Edinburgh Road, Strathalbyn dawnjo8653@gmail.com	recommendations. 2. Milnes Road – request for more information.	Speak with Council Planning staff to obtain further information.	
5.	Sean McShane 3 Trenouth Court, Strathalbyn smcshane@outlook.com	1. DC Zone – Strathalbyn needs car parking spaces and new developments. 2. Adelaide Road – this land should be used for the proposed additional shopping centre and petrol station. This will also create jobs for youth and improve cost of living. 3. Other – more parking, more opportunity for retail, more jobs for people, more petrol stations, 24/7 servo.	Noted. The intent of the changes to the DC Zone seek to balance car parking needs with new development. Based on additional assessment, and a workshop with Elected Members on 30 April 2018, at its meeting on 21 May 2018 Council decided to maintain non-residential floor space for a shop or group of shops, at 250m ² for the Adelaide Road land to provide for local convenience. See response to submission number 24	Refer item 24
6.	Matthew Dare 1 O’Driscoll Court, Strathalbyn matt dare@bigpond.com	1. DC Zone – agree with proposed changes. 2. L/Creek Road – agree with proposed changes but hope that the Strathalbyn RC Aero-modelling club has been consulted about their future in the area. 3. Milnes Road – support for changes. 4. Adelaide Road – preference for the land to remain Primary Production, leaving a large green belt within Strathalbyn. Designating the area as Residential is the best of several options that I don’t totally agree with. Support larger blocks and low-density housing promoting more open space/feel along Adelaide Road. Council to carefully consider traffic entering and exiting this area to Braemar Road, and Hampden Way so as to continue the flow of traffic to and out of the CBD of Strathalbyn. 5. Other – do not support any development on the Adelaide Road/Hampden Way land other than low (or high) density housing. The CBD should stay as is or as proposed in the	Support noted The Strathalbyn Model Aircraft Club/Model Aerosport SA was consulted in the preparation of the Concept Plan for Lot 10 L/Creek Rd. It is understood they are seeking long-term use of the site. Not agreed that the Adelaide Road land remain zoned for Primary Production. The Minister and Council agreed to look at zoning options for the Adelaide Road land. The intent of the proposed changes to Strathalbyn North Policy Area 26 is to provide a mix of allotment sizes on the Adelaide Road land. Provisions in Strathalbyn North Policy Area 26 including for topographic conditions, environmental characteristics, views, linear parks, open space, landscape buffers, and drainage requirements are considered adequate to assess smaller allotments. A 20-metre landscape buffer is proposed along Adelaide Road.	No change

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Sub No.	Name and Address	Submission Summary	Comment	Council Response
		<p>amendment. Support the easing of car parking requirements for new business owners.</p>	<p>Subsequent development of the Adelaide Road land will be required to demonstrate traffic impacts can be adequately managed. The investigations completed as part of this DPA support a single access on Adelaide Road land. Concept Plan Map Alex/16 - Residential Growth (Strathalbyn North) shows three access points for the residential growth area.</p>	
7.	<p>Mike Kuijpers 37 Ashbourne Road, Strathalbyn mike@kamk.net</p> <p>(2 separate submissions)</p>	<p>1 DC Zone – the proposal will decrease the number of car parks, including disabled and assumes that everyone is mobile.</p> <p>2 L/Creek Road – proposal seems to be based on a lot of assumptions including some that are false.</p> <p>3 Adelaide Road – support for the developers’ plans and private investment in Strathalbyn.</p> <p>Second submission:</p> <p>1 DC Zone – lack of vision with those proposing a reduction in car parking and no increase in disabled parking. More parking at the train station is not an option for those with a disability.</p> <p>2 Adelaide Road – oppose the DPA; the retail proposal should be allowed to go ahead. Separation is minimal from main shopping district.</p>	<p>Noted. The respondent is referring to plans contained in the investigations (Strathalbyn District Centre Traffic, Carparking and Streetscape Plan) and not DPA policy specifically. The respondent is encouraged to speak with Council staff regarding concerns.</p> <p>The intent of the proposed changes to Strathalbyn Centre Policy Area 4 is to improve traffic, parking and streetscape, including encouraging a pedestrian environment. For new developments car parking rates will be assessed against Table Alex/2 - Off-Street Vehicle Parking Requirements as being a minimum of 3 to a maximum of 5 car parking spaces per 100m² of floor space. These rates are consistent with the investigation completed as part of this DPA and the SAPPL Version 6. The proposed DPA changes to parking will affect new development rather than existing car parking spaces.</p> <p>See response to submission number 24</p>	Refer item 24
8.	<p>Cherry Macklin cherrymacklin16@gmail.com</p>	<p>Would like to congratulate Council for continuing to take a firm stand against the proposed development on Adelaide Road.</p>	Support noted	No change
9.	<p>Peter Minervini 24 Dawson Street, Strathalbyn igastrathalbyn@adam.com.au</p>	<p>Oppose changes on Adelaide Road land.</p> <p>Strong support for the retention of retail in the historic town centre and protection of town ambience.</p>	<p>Not agreed. The Minister and Council agreed to look at zoning options for the Adelaide Road land.</p> <p>The DPA seeks to unlock retail in the town centre and consider strategic growth opportunities in a way that balances the future social and economic</p>	No change

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Sub No.	Name and Address	Submission Summary	Comment	Council Response
			requirements of Strathalbyn.	
10.	Mark Symes 33 Hampden Way, Strathalbyn markksymes@gmail.com	Adelaide Road – in favour of no changes to the zoning of this land. Many residents in the Hampden Way estate have invested in the area on the basis of this land being open space/rural/landscape. Residential infill would be an eye sore. The landowners commercial/community development would be preferable to residential infill.	Not agreed. The Minister and Council agreed to look at zoning options for the Adelaide Road land. See response to submission number 24	No change
11.	Heidi PO Box 876, Strathalbyn admin@panachefab.com	The DPA is not in the best interest of Strathalbyn socially, environmentally or aesthetically.	The respondent has objected to the DPA generally. The DPA was agreed between Council and the Minister.	No change
12.	Damian Newham dnnewham@hotmail.com	Supportive of Council's position for the Adelaide Road land. Concern development will further divide the community.	Support noted	No change
13.	Elise 5b Celtic Court, Strathalbyn missy999925@hotmail.com	DC Zone – support for the proposed changes.	Support noted	No change
14.	Peter Semple 1 Abbotts Land, Strathalbyn petersemple@y7mail.com	<ol style="list-style-type: none"> 1 DC Zone – agree with the proposal. Large areas of land can be freed up in town District Centre by relocating non-preferred businesses to industrial area. 2 L/Creek Road – support 3 Milnes Road – proposed changes are appropriate. 4 Adelaide Road – rezoning the land residential and including it in Policy Area 26 is sound. The development must be viable but 25% open space is not enough to ensure the open feel and sense of arrival into Strathalbyn. 	<p>Support noted</p> <p>The intent of the policy for the Adelaide Road land is to provide for residential development interspersed with open space and linear trails. A landscaped green belt is intended to maintain a sense of openness and spaciousness and contribute to the sense of arrival in the township.</p> <p>Remove specific reference to open space percentage for the Adelaide Road Land, as advised by DPTI.</p> <p>Based on additional assessment and a workshop with Elected Members on 30 April 2018, at its meeting on 21 May 2018 Council resolved to amend Desired Character and PDCs within Strathalbyn North Policy Area 26, and Concept Plan Map Alex/16 – Residential</p>	<p>Amend Desired Character of Strathalbyn North Policy Area 26 as it relates to open space and linear parks.</p> <p>Delete PDC 3(d) of Strathalbyn North Policy Area 26.</p> <p>Insert new PDC 3 parts (e) and (f) in Strathalbyn North Policy Area 26 as it relates to landscape buffers, open space and view corridors/vistas.</p>

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Sub No.	Name and Address	Submission Summary	Comment	Council Response
			Growth (Strathalbyn North), as it relates to open space provision, linear parks, landscape buffers and view corridors.	<p>Insert new PDCs 11 and 12 in Strathalbyn North Policy Area 26 as it relates to open space, view corridors and vistas.</p> <p>Amend Concept Plan Map Alex/16 - Residential Growth (Strathalbyn North) as it relates to open space provision and view corridors.</p>
15.	Errol Wright 17 Strathmont Drive, Strathalbyn errollywright@gmail.com	Adelaide Road –support the landowner’s development of this land. Development will help the town to grow and become a better place to live without affecting amenity. Residents require and expect additional shopping and services to be provided. Council’s requirement for 60% open space will undermine viability of the development. Development is good for young families and existing businesses.	See response to submission number 24	No change
16.	Ben Footner 24A Formby Court, Strathalbyn footy8@hotmail.com	<ol style="list-style-type: none"> 1 DC Zone – no objections 2 L/Creek Road – no objections 3 Milnes Road – no objections 4 Adelaide Road –support the landowner’s proposed retail commercial development of the land. I don’t believe this will adversely affect the centre of town if done correctly and will help protect heritage and fabric of the town centre 5 Other – overall the plan is good and will manage the growth of the township well. The only concern is the continual push to force all retail into the DC Zone as this could impact character. Small/medium retail development outside of the District Centre Zone will not 	See response to submission number 24	No change

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Sub No.	Name and Address	Submission Summary	Comment	Council Response
		impact existing businesses heavily.		
17.	Phil Tindale cabinvivonne@bigpond.com	<ol style="list-style-type: none"> 1 DC Zone – support proposed changes; key concern is to keep business within the District Centre. 2 L/Creek Road – support. 3 Milnes Road – support. 	Support noted	No change
18.	David Thomas 14 Taylors Lane, Strathalbyn jnd115@bigpond.com (2 separate submissions)	<ol style="list-style-type: none"> 1 Concern regarding the sign erected by Strathalbyn Property Investments (SPI). The local community has firmly rejected the landowner's development proposal. 2 District Centre – support 3 L/ Creek Rd – should be developed as a caravan park. Existing sporting venues within the town should be retained where possible 4 Milnes Road – support 5 Adelaide Rd – oppose a major shopping centre which will destroy uniqueness of Strathalbyn. Housing and open space is needed. Further clarification need of small scale non-residential development. 6 Other –the DPA reflects the community's wishes 	<p>Support noted. The respondent is encouraged to speak with Council Planning staff to obtain further information about the scale of non-residential development.</p> <p>The intent of the proposed policy for L/Creek Rd is that tourist accommodation in the form of a caravan park is a temporary use or in association with an event.</p>	No change
19.	Janine Robertson janinelorraine@gmx.com	Concerns regarding the sign erected by SPI and against the proposed development by SPI – support for the DPA.	Noted	No change
20.	Steve Clark 8 Ahern Street, Berri steve@hlclark.com	<ol style="list-style-type: none"> 1 DC Zone – support for proposed changes. Need for an improved gopher/pedestrian access from High Street medical precinct into Donald Street and across the river. 2 L/Creek Road – Strathalbyn currently has fragmented sporting facilities. Sporting hubs/precincts are very much the future of regional towns. 	<p>Support noted</p> <p>The respondent is referring to plans contained in the investigations (Strathalbyn District Centre Traffic, Carparking and Streetscape Plan) and not DPA policy specifically. Council consulted on these matters through the Strathalbyn District Centre Traffic, Carparking and Streetscape Plan which was adopted in October 2017.</p>	Refer item 14

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Sub No.	Name and Address	Submission Summary	Comment	Council Response
		<p>3 Milnes Road – support. This substantial expansion of the industry zone moves industry to greenfield sites and allows re-use of historic industrial buildings for tourism and/or services</p> <p>4 Adelaide Road – The Adelaide Road verge is the only substantial screen/ buffer to this land. The DPA should go further and insist the developer plant a screen or buffer of 40m within the pedestrian access as proposed in the DPA.</p> <p>5 Other – lines up well with the Town Plan 2014-2024 and maintains the character of the town centre.</p> <p>6 The DPA should vary demolition of a local heritage place to Cat 1 to facilitate better amalgamation of titles for development in Dawson and High Street precincts.</p>	<p>A 20-metre landscape buffer to Adelaide Road is consistent with the investigations completed as part of this DPA and existing development policy for main roads including Paris Creek Road and Strathalbyn Road. Important to note, is that the concept prepared by the landowner also incorporates a 20m landscape buffer zone to Adelaide Road. See response to submission number 14.</p> <p>Not agreed. Schedule 9—Public notice categories, sets out the conditions for Category 1 and Category 2 development. Demolition of a local heritage place cannot be Category 1 in accord with clause 15(b) of Schedule 9 of the Development Regulations 2008.</p>	
21.	Janine Ewens 9 Commercial Road, Strathalbyn Janine.eqans@bigpond.com	<p>1 DC Zone – support</p> <p>2 L/Creek Road – support</p> <p>3 Milnes Road – support</p> <p>4 Adelaide Road – Totally opposed to any major business development in this area. Support a toilet block adjacent the skate park.</p>	Support noted	No change
22.	Phil Tindale PO Box 1115, Nairne dawesley100@bigpond.com	<p>1 DC Zone – happy to see more pedestrian friendly streetscape, including gardens, narrowing of the road and wider footpaths.</p> <p>2 L/Creek Road – support.</p> <p>3 Adelaide Road – opposed to another shopping precinct away from the existing District Centre. Linear parks and a well-designed residential development appear to be an optimal use.</p>	Support noted	No change
23.	Julie Oliver 5 Carruthers Court, Strathalbyn	1 DC Zone – support for this as the main retail centre and with careful planning that can be achieved.	<p>Support noted</p> <p>Support for new basketball stadium noted.</p>	No change

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	healthyphatt123@gmail.com	<p>2 L/Creek Road – the community could use a new basketball stadium and this would be a great place for that. Preference for the caravan park in the area off Milne Road where the railway line is.</p> <p>3 Milnes Road – support.</p> <p>4 Adelaide Road – preference for this land to remain as is.</p>	<p>Strathalbyn and District Basketball Association was consulted in the preparation of the Concept Plan for Lot 10 L/Creek Rd. The Concept Plan for Lot 10 shows indoor recreation courts. Of note, is that the Strathalbyn and District Basketball Association has made a submission indicating it has been offered land by SPI to build a new sports stadium on the Adelaide Road land and supports a new stadium on the Adelaide Road land (see submission number 357).</p> <p>Alternate location for caravan park would likely require a future rezoning process, as this use is not envisaged within the Industry Zone.</p> <p>Not agreed that the Adelaide Road land remain zoned for Primary Production. The Minister and Council agreed to look at zoning options for the Adelaide Road land.</p>	
24.	Angus Klobas 17 Beulah Road, Norwood SA 5067 angus.klobas@gmail.com	<p>Submission was a pre-written letter known to have been circulated responding to the DPA, and in particular supporting the SPI development of Adelaide Road land. The letter contains the following points:</p> <p>1 Support the development of the Adelaide Road Land as part of the township and including a range of residential, community and commercial uses.</p> <p>2 Does not want the existing town centre's historic buildings and character destroyed by forcing large shops, offices, medial rooms and other service into this area.</p> <p>3 Wants the existing town centre revitalised and improved and the existing shops and historic buildings upgraded to compete with other towns.</p> <p>4 Wants more car parking in the Dawson Street area. Does not agree that there is sufficient car parking and does not support any reduction.</p>	<p>Support for protection of historic buildings and revitalisation of DC Zone noted.</p> <p>The intent of changes in this DPA are to strengthen existing retail/commercial and free development opportunities in the town centre. Proposed changes reflect this intent. There are adequate protections for historic character of Strathalbyn centre including Objectives, PDC and for parts of the centre additional policies and protections through the Historic Conservation Area.</p> <p>Concern about car parking noted. The proposed policy changes to parking will affect new development rather than existing car parking spaces. See also submission number 7.</p> <p>The intent of the proposed policy for the Adelaide Road land is to provide for residential development interspersed with open space and linear trails with small scale non-residential opportunities. A landscaped green belt is intended to maintain a</p>	<p>Amend PDC 1 of the Strathalbyn North Policy Area 26 to specifically envisage small scale non-residential uses</p> <p>Insert new PDC 3(d) in Strathalbyn North Policy Area 26 in relation to non-residential uses</p>

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		<p>5 States that the number of houses and people living in Strathalbyn has grown in the past 15 years but shops and services have not expanded to cater for the extra people.</p> <p>6 Supports a range of community and commercial uses as proposed by the developer for the Adelaide Road Land including:</p> <ul style="list-style-type: none"> a. Retail facilities (shops) including a competitive Foodland Supermarket and some specialty shops/Café b. Integrated petrol station and associated convenience shop c. Medical centre for doctors, specialists and allied health services d. Child care centre e. Indoor sports and recreation centre and 24 hour gym f. A community farm and associated training and administration facilities (for Community Living Australia) g. An ambulance station h. Tourist exhibition spaces i. Residential aged care, nursing home and retirement living, and j. Residential dwellings (low to medium density housing). <p>7 Wants non-residential commercial and community uses on the land fronting North Parade, Braemar Drive and Adelaide Road where they are visible and easy to access, and so that they will link directly into the High Street commercial area.</p> <p>8 Request that Council revise the DPA to include what the local community wants and what the town needs to have a viable and vibrant future.</p>	<p>sense of openness and spaciousness and contribute to the sense of arrival in the township.</p> <p>Of note, is that a number of uses as proposed by the landowner can be considered in accord with the proposed policy. The Residential Zone envisages small scale shop or group of shops, consulting (such as small scale medical rooms), child care, health and supported accommodation, as well as residential uses.</p> <p>Development of the Adelaide Road land should be in accordance Concept Plan Map Alex/16 – - Residential Growth (Strathalbyn North)</p> <p>Insert policy into Strathalbyn North Policy Area 26 regarding the envisaged location for non-residential uses.</p> <p>Noted. A rezoning process is separate to a funded development proposal.</p>	

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25.	Faye Andrew 20 Brideson Road, Strathalbyn	Submission was a pre-written leaflet known to have been circulated responding to the DPA, and in particular supporting the proposed SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
26.	Dirk Van Zomeren 30 Lime Street, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA, and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
27.	Bob Cruse 15 St Albyns Avenue, Toorak Gardens SA 5065 bobcruse44@gmail.com (see sub. no. 356)	Submission was a pre-written letter known to have been circulated responding to the DPA, and in particular supported the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
28.	Craig Furlong 6 Chapel Street, Strathalbyn craigfurlong@gmail.com (see sub no. 357)	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24. Need more shops and services.	See response to submission number 24	Refer item 24
29.	Julie Sayer 4 Lime Street, Strathalbyn Julie.sayer@sa.gov.au	Submission was a pre-written letter known to have been circulated responding to the DPA, and in particular supporting the SPI development on Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
30.	Julie Dunlap 16 Archer Court, Strathalbyn mphewitson@bigpond.com	1 DC Zone – support, this zone should focus on housing for older persons and encourage preferred land uses. Support reducing car parking for new development as it needs to be easier for new business to come to Strathalbyn. 2 L/Creek Road – support, it would be good to	Support noted A 20-metre landscape buffer to Adelaide Road is consistent with the investigations completed as part of this DPA and existing development policy for main roads including Paris Creek Road and Strathalbyn Road. Important to note, is that the concept prepared	Amend Desired Character of Strathalbyn Centre Policy Area 4 Refer item 14

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		<p>have undercover structures for all weather use</p> <p>3 Milnes Road – support, group industrial type business together</p> <p>4 Adelaide Road – support primarily residential zoning, but think there needs to be a larger green buffer zone along Adelaide Road. Oppose retail development. To fracture the retail zone of Strathalbyn will see more empty shops in the current town centre.</p> <p>5 Other – any street furniture needs to reflect the heritage feel of the town. Need increased signage for visitors to link High Street and Dawson Street. Any new development should respect heritage.</p>	<p>by the landowner also incorporates a 20m landscape buffer zone to Adelaide Road. See response to submission number 14.</p> <p>The intent of the proposed policy for the Adelaide Road land is to provide for residential development interspersed with open space and linear trails with small scale non-residential opportunities. A landscaped green belt is intended to maintain a sense of openness and spaciousness and contribute to the sense of arrival in the township.</p> <p>Agree. Amend Desired Character of Strathalbyn Centre Policy Area 4 to insert the following:</p> <p><i>Public spaces, streetscapes and street furniture will be used to improve the visual appeal and historic character of the town centre and to provide legible connections for High Street and Dawson Street.</i></p>	
31.	<p>Anthony and Patricia Alexander 5 Park Terrace and 8 Edinburgh Grove, Strathalbyn p.l.alex@hotmail.com</p>	<p>1 DC Zone – more information required, including on the southern boundary and the impact on existing residential properties. In general agreement with RV parking.</p> <p>2 L/Creek Road – support and include areas for spectator parking</p> <p>3 Milnes Road – questioned light industrial and noise pollution</p> <p>4 Adelaide Road – should be residential and open space only.</p> <p>5 Other – there are vacant shops in the township so there is still room for development. Existing parking controls should be enforced.</p>	<p>Noted. The respondent is encouraged to speak with Council Planning staff to obtain further information.</p> <p>The assessment contained in the investigations as part of this DPA is that the Alexandrina Council Development Plan contains adequate general policy for management of industrial areas. Strathalbyn Enterprise Policy Area 5 envisages business, commercial and light industrial land uses which are considered to provide a buffer from industrial land generally west of the site. Of note, is that this assessment is supported by the referral response from the Environment Protection Authority which notes that existing policy is adequate to manage impacts resulting from development in the Industry Zone.</p> <p>Not agreed. The intent of the proposed policy for the Adelaide Road land is to provide for residential development interspersed with open space and linear</p>	No change

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			trails with small scale non-residential opportunities. The types of non-residential land uses envisaged include community and recreational uses.	
32.	Gordon and Sue Wood 14 McRae Court, Strathalbyn suewood26@bigpond.com (see also sub no. 354)	Submission was based a pre-written letter known to have been circulated responding to the DPA, and in particular supporting the SPI development of Adelaide Road land. Refer item 24. Note: this submission did not support petrol station or tourist exhibition spaces as per item 24.	See response to submission number 24	Refer item 24
33.	Rodney Leonard Schultz 3 Jarrett Street, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA, and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
34.	Randolph Whitney PO Box 1082, Strathalbyn randolpwhitney@bigpond.com	Submission was a pre-written letter known to have been circulated responding to the DPA, and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
35.	B Siegman Bugle Ranges Road, Bugle Ranges	Submission was a pre-written leaflet known to have been circulated responding to the DPA, and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
36.	Anne Dare 19 Blue Court, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA, and in particular supported the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
37.	H Westlake Ashbourne Road, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA, and in particular supported the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24

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38.	D Westlake Ashbourne Road, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA, and in particular supported the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
39.	T Westlake Ashbourne Road, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA, and in particular supported the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
40.	Priscilla Argent 27 North Parade, Strathalbyn priscilla_may@hotmail.com	Submitter lives between Sunter Street and Paris Creek Road. 1 DC Zone – main issues of concern relate to traffic flow. Need to consider a reduction in the speed limit on North Parade to 40km/h. Would like a roundabout at the intersection of North Parade and Sunter Street. Need for better signage. Would like to see a bypass which would enable through traffic to avoid negotiating residential and school areas. 2 Adelaide Road – oppose private sign at the roundabout and misleading information in local paper. Oppose creating a third commercial sector. 3 Other – Strathalbyn should keep town centre with improvements as outlined in the DPA. River, town centre park and walking and pedestrian trails are an asset. The town centre would be spoiled by multiple disconnected parts	Noted. The respondent refers to plans contained in the investigations (Strathalbyn District Centre Traffic, Carparking and Streetscape Plan) and not DPA policy specifically. Council consulted on these matters through the Strathalbyn District Centre Traffic, Carparking and Streetscape Plan which was adopted in October 2017. The DPA seeks to unlock retail in the town centre and consider strategic growth opportunities in a way that balances the future social and economic requirements of Strathalbyn.	No change
41.	Clara Stockigt 33 Commercial Road, Strathalbyn argus.house@bigpond.com	1 DC Zone – support the Councils plan. A third supermarket or any retail development outside of the town centre is not needed 2 Milnes Road – the natural vegetation at the rear of the cemetery should be protected, maintained and improved.	Noted The cemetery is in the Primary Production Zone and buffered from the Industry Zone by landscaping and open space areas as shown on Concept Plan Map Alex/8 – Industry Expansion (Strathalbyn).	Refer item 14

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	(2 separate submissions)	<p>3 Adelaide Road – please maintain this land as 100% open space as previously negotiated with the community.</p> <p>4 Other – in relation to traffic mitigation in the town centre: 1. Streetscaping to extend down Commercial Road to the Dawson Creek bridge so that this commercial section is joined to Dawson Street trading; 2. Enlarge traffic island in front of Argus House by moving two carparks north; 3. A parklet or bollards are placed at the front of Argus House to protect customers.</p> <p>Second submission: Adelaide Road – support maintaining as much open space as possible and revegetating the land for community and outdoor recreational use. Oppose commercial or retail use outside DC Zone</p>	<p>Not agreed that the Adelaide Road land remain only open space. The Minister and Council agreed to look at zoning options for the Adelaide Road land. The intent of the proposed policy for the Adelaide Road land is to provide for residential development interspersed with open space and linear trails with small scale non-residential opportunities. The types of non-residential land uses envisaged include community and recreational uses.</p> <p>See response to submission number 14.</p> <p>The respondent refers to plans contained in the investigations (Strathalbyn District Centre Traffic, Carparking and Streetscape Plan) and not DPA policy specifically. Council consulted on these matters through the Strathalbyn District Centre Traffic, Carparking and Streetscape Plan which was adopted in October 2017.</p>	
42.	Judy Giles judygiles4@bigpond.com	Supports Councils DPA	Support noted	No change
43.	Julie-Ann Burt 2B Gollan Avenue, Strathalbyn juljul2@bigpond.com (see sub. no. 324)	<p>1 DC Zone – support the Council’s plan, better car parking. Make High Street and Dawson Street more accessible to visitors, support walking trails to link the streets.</p> <p>2 Adelaide Road – agree with Council’s plan and residential zone. Keep the area as green as possible. Existing shopping is adequate</p>	<p>Support noted</p> <p>See response to submission number 14.</p>	Refer item 14
44.	Brian Braendler 4 Catt Drive, Strathalbyn brianrb27@gmail.com	Submission was a pre-written letter known to have been circulated responding to the DPA, and in particular supported the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
45.	Allan and Marjorie Ivory 8 Wick Way, Strathalbyn ivory@powerup.com.au	<p>1 DC Zone – support.</p> <p>2 Adelaide Road – should be a mixture of</p>	<p>Support noted</p> <p>The intent of the proposed policy for the Adelaide</p>	No change

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		housing, large parks and playground, and a couple of outdoor basketball courts	Road land is to provide for residential development interspersed with open space and linear trails with small scale non-residential opportunities. The types of non-residential land uses envisaged include community and recreational uses.	
46.	R F Newman Unit 4/2 Lime Street, Strathalbyn	Submission was a pre-written leaflet known to have been circulated responding to the DPA, and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
47.	M E Newman Unit 4/2 Lime Street, Strathalbyn	Submission was a pre-written leaflet known to have been circulated responding to the DPA, and in particular supporting the SPI development on Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
48.	Janelle Tucker 15 St Andrews Drive, Strathalbyn darcned26@gmail.com	Adelaide Road – too much unused residential land and not enough services. Allow community services. No need for more small retail shops and residential. Support for development that includes much needed community services.	The intent of the proposed policy for the Adelaide Road land is to provide for residential development interspersed with open space and linear trails with small scale non-residential opportunities. The types of non-residential land uses envisaged include community and recreational uses. Of note, is that a number of uses as proposed by the developer can be provided in accord with the proposed policy. See response to submission number 24.	Refer item 24
49.	Beverly Van Zomeren 30 Lime Street, Strathalbyn Vanzom13@bigpond.com	Submission was a pre-written letter known to have been circulated responding to the DPA, and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
50.	L Watson 4 Avenue Road, Strathalbyn	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supported the SPI development on Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24

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51.	F Hall 12A Jackson Avenue, Strathalbyn (see sub. no. 547 and 195)	Submission was a pre-written leaflet known to have been circulated responding to the DPA, and in particular supporting the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
52.	Kevin Mosbey 5A Celtic Court, Strathalbyn ktmosbey@gmail.com	<ol style="list-style-type: none"> 1 DC Zone – support 2 L/Creek Road – support 3 Milnes Road – support 4 Adelaide Road – more commercial space is required as per Strath Hub proposal. More dwellings without services is a recipe for disaster. 5 Other – commercial needs of a larger Strathalbyn population need to be considered 	<p>The intent of the proposed policy for the Adelaide Road land is to provide for residential development interspersed with open space and linear trails with small scale non-residential opportunities. The types of non-residential land uses envisaged include convenience shopping, community and recreational uses.</p> <p>Of note, is that a number of uses as proposed by the developer can be provided in accord with the proposed policy. See response to submission number 24.</p>	Refer item 24
53.	Robert Stevens 11 Power Court, Strathalbyn rstevens@adam.com.au	Adelaide Road – oppose Council position. Support additional community facilities, services and supermarket options are urgently required.	<p>The intent of the proposed policy for the Adelaide Road land is to provide for residential development interspersed with open space and linear trails with small scale non-residential opportunities. The types of non-residential land uses envisaged include convenience shopping, community and recreational uses.</p> <p>Of note, is that a number of uses as proposed by the developer can be provided in accord with the proposed policy. See response to submission number 24.</p>	Refer item 24
54.	Craig Maidment 16 Taylors Lane, Strathalbyn craigmaidment1956@gmail.com	<ol style="list-style-type: none"> 1 DC Zone – support 2 L/Creek Road – support 3 Milnes Road – support 4 Adelaide Rd – no commercial activity 5 Other – support the CLA and Harness Club move to Langhorne Creek Road 	<p>Support noted</p> <p>The intent of the proposed policy for the Adelaide Road land is to provide for residential development interspersed with open space and linear trails with small scale non-residential opportunities. The types of non-residential land uses envisaged include convenience shopping, community and recreational</p>	No change

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			uses.	
55.	Joanne Dix PO Box 522, Strathalbyn thedixs@bigpond.com	Adelaide Road – support services and small retail development. Oppose all residential. Need small retail and services.	Not agreed. The investigations completed as part of this DPA support residential rezoning of the land. Of note, is that the proposal by the landowner for the land incorporates residential development.	No change
56.	Kym Goodenough 4 Gordon Crescent, Strathalbyn kym@kgrealestate.com.au	Adelaide Road – support residential and not splitting the town	Support noted	No change
57.	Michelle Foster 6 Montrose Avenue, Strathalbyn michellefoster2@me.com	Adelaide Road – preference for residential as well as shops and services in this area.	The intent of the proposed policy for the Adelaide Road land is to provide for residential development interspersed with open space and linear trails with small scale non-residential opportunities. The types of non-residential land uses envisaged include convenience shopping, community and recreational uses.	No change
58.	Abby Bierbaum 3 Sullivan Road, Strathalbyn abbykatemcbeath@gmail.com	1 L/Creek Road – support 2 Milnes Road - support 3 Adelaide Rd – support 4 Other - support	Support noted	No change
59.	Julie Haines 9 Walsh Avenue, Strathalbyn juliehaines72@gmail.co	1 L/Creek Road – agree but questions funding 2 Milnes Road –agree 3 Adelaide Rd – support proposed development and private investment. Don't just allow more housing. More infrastructure is needed. 4 Other – many proposals are supported but funding must be considered. Adelaide Road development is private investment	Noted. A rezoning process is separate to a funded development proposal. The intent of the proposed policy for the Adelaide Road land is to provide for residential development interspersed with open space and linear trails with small scale non-residential opportunities. The types of non-residential land uses envisaged include convenience shopping, community and recreational uses. Of note, is that a number of uses as proposed by the developer can be provided in accord with the proposed policy. See response to submission	Refer item 24

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			number 24.	
60.	Diana Todd 133 Parri Wilta Road, Ashbourne diana.todd@toddconsulting.com	<ol style="list-style-type: none"> 1 DC Zone – keep the traditional shopping areas of High Street and Dawson Street as the focal points, do not allow a third development 2 Adelaide Road – no development in this area. 3 Other – keep the status quo as much as possible 	<p>Support noted.</p> <p>Not agreed that the Adelaide Road land not be developed. The Minister and Council agreed to look at zoning options for the Adelaide Road land.</p>	No change
61.	Steve Scown 178 Ashbourne Road, Strathalbyn agtrax@hotmail.net.au (3 separate submissions)	<ol style="list-style-type: none"> 1 DC Zone – maintain the commercial focus on the district centre and remove inappropriate uses 2 L/Creek Rd – area is suited to large venue sporting activities 3 Milnes Road – support 4 Adelaide Rd – preference to maintain agricultural. Oppose another shopping precinct. Community farm could use the whole area 5 No commercial development on Adelaide Road land. 6 Support greater than 35% green belt in the Strathalbyn North Policy Area 26, and no retail development. 	<p>Support noted.</p> <p>Not agreed that the Adelaide Road land remain zoned for Primary Production. The Minister and Council agreed to look at zoning options for the Adelaide Road land.</p> <p>The intent of the proposed policy for the Adelaide Road land is to provide for residential development interspersed with open space and linear trails with small scale non-residential opportunities. The types of non-residential land uses envisaged include convenience shopping, community and recreational uses.</p> <p>Based on DPTI direction, a specific percentage figure for open space is not considered appropriate on the basis that there is a legislative requirement for 12.5% under Section 50 of the <i>Development Act 1993</i>. Based on this assessment, delete PDC 3(d) of Strathalbyn North Policy Area 26. See response to submission number 14.</p>	<p>Delete PDC 3(d) of Strathalbyn North Policy Area 26</p> <p>Refer item 14</p>
62.	Mark Clarke 5 Field Avenue, Strathalbyn mark.clarke@asc.com.au	Submission was a pre-written letter known to have been circulated responding to the DPA, and in particular supporting the SPI development on Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
63.	Joseph Scali Level 3, 333 King William	Submission was a pre-written letter known to have been circulated responding to the DPA, and in	See response to submission number 24	Refer item 24

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	Street, Adelaide	particular supporting the SPI development on Adelaide Road land. Refer item 24.		
64.	Steve and Debbie Edwards 6 East Terrace, Strathalbyn essendee@bigpond.com (2 separate submissions)	DC Zone - Maintain country feel of township – no large retail development. Oppose retail development outside of town centre.	The intent of the proposed policy for the Adelaide Road land is to provide for residential development interspersed with open space and linear trails with small scale non-residential opportunities. The types of non-residential land uses envisaged include convenience shopping, community and recreational uses.	No change
65.	Tammera Redding Tammera.Redding@bigpond.com	Local businesses cater for basic needs. Do not discourage tourists. There are already too many housing estates which detract from the beautiful surroundings especially as you enter town. Do not need a shopping precinct outside the town centre. Do not detract from the historic qualities, close community and feeling of safety. Jobs can be provided regionally and supported by better public transport for Strathalbyn residents.	The DPA was agreed between Council and the Minister.	No change
66.	Sue Amos 976 Langhorne Creek Road, Langhorne Creek suslq@activ8.net.au	Submission was a pre-written letter known to have been circulated responding to the DPA, and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
67.	Anna Butler 7 Celtic Court, Strathalbyn anna@copybreak.com.au (2 separate submissions, see also sub no. 351)	Adelaide Road Land - duplication of a pre-written letter known to have been circulated responding to the DPA, and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
68.	Anne Robbins annerobbins68@gmail.com	Adelaide Road – supports the development of the land for a mix of residential, community and commercial uses. Support for projects proposed	The intent of the proposed policy for the Adelaide Road land is to provide for residential development interspersed with open space and linear trails with	Refer item 24

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Sub No.	Name and Address	Submission Summary	Comment	Council Response
		by the developer as the town needs growth	small scale non-residential opportunities. The types of non-residential land uses envisaged include convenience shopping, community and recreational uses. Of note, is that a number of uses as proposed by the developer can be provided in accord with the proposed policy. See response to submission number 24.	
69.	Judy Brealey 51 Marchant Road, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA, and in particular supporting the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
70.	Robert Cowley 51 Parker Avenue, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA, and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
71.	B Addison 50 Marchant Road, Strathalbyn	Submission was a pre-written leaflet known to have been circulated responding to the DPA, and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
72.	H J Harley PO Box 269, Strathalbyn (see sub. no. 148)	Submission was a pre-written letter known to have been circulated responding to the DPA, and in particular supported the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
73.	V Moran 32 Lang Street, Milang	Submission was an article in the Southern Argus on December 14, inviting a signature and submission to Council, responding to the DPA, and in particular supporting the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24

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Sub No.	Name and Address	Submission Summary	Comment	Council Response
74.	Graham Duncan 14 Sullivan Road, Strathalbyn gcharlied@gmail.com (2 separate submissions)	1 Submission was a pre-written letter known to have been circulated responding to the DPA, and in particular supporting the SPI development of Adelaide Road land. Refer item 24 Second submission - 2 DC Zone – no fast food outlets in town centre 3 L/Creek Road – no objection 4 Milnes Road – no objection 5 Adelaide Road – restricting this area for just residential is a waste of the prime location for medical services, retirement living and sporting facilities as proposed by SPI, which would help preserve Dawson and High Streets from over-development. 6 Other – don't support over-development but the town needs job creation.	See response to submission number 24	Refer item 24
75.	Dawn Duncan 14 Sullivan Road, Strathalbyn dpdsunrise@gmail.com	Submission was a pre-written leaflet known to have been circulated responding to the DPA, and in particular supporting the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
76.	Irene Dixon 1 Marchant Road, Strathalbyn irene.sanchez@bigpond.com	Submission was a pre-written leaflet known to have been circulated responding to the DPA, and in particular supported the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
77.	Phillip Dixon 1 Marchant Road, Strathalbyn Phillipdixon6@bigpond.com	Submission was a pre-written leaflet known to have been circulated responding to the DPA, and in particular supporting the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
78.	Geoffrey Moran 32 Lang Street, Milang	Submission was an article in the Southern Argus on December 14, inviting a signature and	See response to submission number 24	Refer item 24

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Sub No.	Name and Address	Submission Summary	Comment	Council Response
	geoffm@eziprinting.com.au	submission to Council, responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24		
79.	Mavis Cowley 51 Parker Avenue, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA, and in particular supporting the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
80.	Ian and Wendy Harrison 41 Braemar Avenue, Strathalbyn w-harris@bigpond.com	Adelaide Road – strongly disagree with any land use changes and oppose any sort of shopping precinct or fuel outlet on this land. A shopping precinct on the approaches would divide the town.	Not agreed that the Adelaide Road land remain zoned for Primary Production. The Minister and Council agreed to look at zoning options for the Adelaide Road land. The intent of the proposed policy for the Adelaide Road land is to provide for residential development interspersed with open space and linear trails with small scale non-residential opportunities. The types of non-residential land uses envisaged include convenience shopping, community and recreational uses. A petrol filling station is a non-complying form of development in the Residential Zone.	No change
81.	Peter Redden 4 Albyn Terrace, Strathalbyn pwredde@bigpond.com	Submission was a pre-written letter known to have been circulated responding to the DPA, and in particular supporting the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
82.	Annette Dell 20 Berry Smith Drive, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA, and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
83.	Edna Poyner 2 Jane Hamilton Road, Strathalbyn	Submission was an article in the Southern Argus on December 14, inviting a signature and submission to Council, responding to the DPA and	See response to submission number 24	Refer item 24

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Sub No.	Name and Address	Submission Summary	Comment	Council Response
	gepoyner@gmail.com	in particular supporting the SPI development of Adelaide Road land. Refer item 24.		
84.	Ian and Sue Hurst 9 Brideson Road, Strathalbyn	Submission was a pre-written leaflet known to have been circulated responding to the DPA, and in particular supporting the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
85.	A M Greenwood 32 Langhorne Creek Road, Strathalbyn mikeg@adam.com.au	Submission was a pre-written letter known to have been circulated responding to the DPA, and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
86.	H Andrew 3/17 Edinburgh Road, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA, and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
87.	Maxine Brook 3/18 Marchant Road, Strathalbyn maxann194@gmail.com	Submission was a pre-written leaflet known to have been circulated responding to the DPA, and in particular supporting the SPI development of Adelaide Road land. Refer item 24 Support with the exception of the petrol filling station	See response to submission number 24	Refer item 24
88.	Kathleen No address provided	Submission was a pre-written leaflet known to have been circulated responding to the DPA, and in particular supporting the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
89.	Peter Uren 23 Strathmont Drive, Strathalbyn aldinga56@gmail.com	Submission was a pre-written letter known to have been circulated responding to the DPA, and in particular supporting the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
90.	Brian Harley	Submission was a pre-written letter known to have	See response to submission number 24	Refer item 24

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Sub No.	Name and Address	Submission Summary	Comment	Council Response
	PO Box 269, Strathalbyn	been circulated responding to the DPA, and in particular supported the SPI development of Adelaide Road land. Refer item 24.		
91.	Kerry Pierce PO Box 549, Strathalbyn pierce-777@hotmail.com	Submission was a pre-written letter known to have been circulated responding to the DPA, and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
92.	Kyle Brown 55 Garwood Court, Strathalbyn kyle.herobikes@hotmail.com	Submission was a pre-written letter known to have been circulated responding to the DPA, and in particular supported the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
93.	Anthony Pierce PO Box 549, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA, and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
94.	Katie Brown 55 Garwood Court, Strathalbyn cruizer_chik15@hotmail.com	Submission was a pre-written letter known to have been circulated responding to the DPA, and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
95.	Veronica Greenfield 13 Dunbarton Court, Strathalbyn vfgreenfield@gmail.com	Submission was a pre-written letter known to have been circulated responding to the DPA, and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
96.	Renee Brown 55 Garwood Court, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA, and in particular supporting the SPI development on Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
97.	Matthew Greenfield 13 Dunbarton Court,	Submission was a pre-written letter known to have been circulated responding to the DPA, and in	See response to submission number 24	Refer item 24

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Sub No.	Name and Address	Submission Summary	Comment	Council Response
	Strathalbyn m.greenfield309@gmail.com	particular supporting the SPI development of Adelaide Road land. Refer item 24		
98.	Raylene Schofield 15 Neales Road, Willyaroo r.schofield7@hotmail.com	Submission was a pre-written letter known to have been circulated responding to the DPA, and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
99.	Ian Schofield PO Box 114, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
100.	Matthew Parker 6 Murray Street, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
101.	Bailey Vivian 6 O'Driscoll Court, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
102.	Alistair Gray 21 Cotton Court, Strathalbyn aligray1964@gmail.com	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
103.	Samantha Ward 6 Murray Street, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
104.	Simon Vivian 6 O'Driscoll Court,	Submission was a pre-written letter known to have been circulated responding to the DPA and in	See response to submission number 24	Refer item 24

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Sub No.	Name and Address	Submission Summary	Comment	Council Response
	Strathalbyn	particular supporting the SPI development of Adelaide Road land. Refer item 24.		
105.	DW Eccles 7 Dodson Road, Encounter Bay	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
106.	Neil Probert No address provided	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
107.	Julie Parsons 18 Brideson Road, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
108.	Tania James-Reed 6 Strathford Way, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
109.	Belinda Vivian 6 O'Driscoll Court, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
110.	Amanda Stroh 3 Bateman Street, Strathalbyn tillco886@bigpond.com (2 separate submissions)	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24. Second submission - 1 D/C Zone – support, needs to be done to	See response to submission number 24	Refer item 24

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Sub No.	Name and Address	Submission Summary	Comment	Council Response
		<p>allow small business growth</p> <p>2 L/Creek Road – support</p> <p>3 Industry Zone – support, needs to be done to allow small business growth</p> <p>4 Adelaide Road – support development of extra services including childcare and local jobs, and to protect heritage of town centre</p>		
111.	<p>Maria Lees 16 Liverpool Drive, Strathalbyn</p>	<p>Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.</p>	<p>See response to submission number 24</p>	<p>Refer item 24</p>
112.	<p>Avril Jones 6 Gordon Crescent, Strathalbyn glajones1@bigpond.com</p>	<p>Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.</p>	<p>See response to submission number 24</p>	<p>Refer item 24</p>
113.	<p>Chris Phillips 73 Phillips Road, Strathalbyn</p>	<p>Submission was an article in the Southern Argus on December 14, inviting a signature and submission to Council, responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.</p>	<p>See response to submission number 24</p>	<p>Refer item 24</p>
114.	<p>Neil and Janet Wright 12 Strathcona Glen, Strathalbyn</p>	<p>Submission was an article in the Southern Argus on December 14, inviting a signature and submission to Council, responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.</p>	<p>See response to submission number 24</p>	<p>Refer item 24</p>
115.	<p>Donald Gurney 11 Garwood Ave, Strathalbyn</p>	<p>Submission was an article in the Southern Argus on December 14, inviting a signature and submission to Council, responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.</p>	<p>See response to submission number 24</p>	<p>Refer item 24</p>

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Sub No.	Name and Address	Submission Summary	Comment	Council Response
116.	Margaret Bullock PO Box 273, Strathalbyn	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
117.	Walter Ogilvie 1881 Callington Road, Strathalbyn wogilvie@live.com.au	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
118.	Wendy Ogilvie 1881 Callington Road, Strathalbyn wendy.ogilvie@hotmail.com	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
119.	Irene Bell 3 Laurel Court, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
120.	Kevin James 5 Strathford Way, Strathalbyn ktjames@adam.com.au	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
121.	Trudy James 5 Strathford Way, Strathalbyn ktjames@adam.com.au	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
122.	Robert Ward 15 Way Street, Strathalbyn robertwardgold@gmail.com	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
123.	Katie Ogilvie	Submission was a pre-written letter known to have	See response to submission number 24	Refer item 24

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Sub No.	Name and Address	Submission Summary	Comment	Council Response
	PO Box 921, Strathalbyn kt.ogilvie@gmail.com	been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.		
124.	Anne Redden 50 Hampden Way, Strathalbyn pw.redden@bigpond.com	Submission was a pre-written leaflet/flyer known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
125.	Ruan Beckes PO Box 921, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
126.	Cliff and Colleen Sweetman 3 Sunter Street, Strathalbyn sweetmancliff@gmail.com	<ol style="list-style-type: none"> 1 DC Zone – support keeping the retail centre in the town centre and not splitting the town any more than necessary. Work to make the existing effective, efficient and walkable. 2 L/Creek Road – see merit for camping and sport but would prefer a community gymnasium rather than clubrooms 3 Milnes Road – support for one area of light industry 4 Adelaide Road – support for residential and open space rather than retail development 5 Other -a health and wellbeing precinct has evolved naturally and should be developed further to create a precinct for health services, supported living ie High Street. 	<p>Support noted</p> <p>The intent of changes to the DC Zone are to strengthen existing retail/commercial and free development opportunities in the town centre. Proposed changes reflect this intent. Precinct 8 High Street South in Strathalbyn Centre Policy Area 4 contains policy to encourage health and wellbeing precinct.</p> <p>The envisaged land uses for L/Creek Road include an indoor recreation facility (would could include a gymnasium). Amend envisaged land uses from this: Indoor and outdoor recreation facility, to: Indoor recreation centre, as well as Recreation area.</p> <p>The intent of the proposed policy for the Adelaide Road land is to provide for residential development interspersed with open space and linear trails with small scale non-residential opportunities. The types of non-residential land uses envisaged include convenience shopping, community and recreational uses.</p>	Amend PDC 1 of Strathalbyn Recreation and Community Policy Area 33 for envisaged uses
127.	Geoff Jones	Submission was a pre-written leaflet/flyer known	See response to submission number 24	Refer item 24

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Sub No.	Name and Address	Submission Summary	Comment	Council Response
	6 Gordon Crescent, Strathalbyn glajones1@bigpond.com	to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.		
128.	D C Sheldon 28 Cobb & Co Court, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
129.	C M Kennedy 15 Murray Street, Strathalbyn	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
130.	Graham James Moran 32 Lang Street, Milang	Submission was an article in the Southern Argus on December 14, inviting a signature and submission to Council, responding to the DPA and in particular supporting the SPI development on Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
131.	Vanessa Moran 32 Lang Street, Milang vmoran@tile.com.au	Submission was an article in the Southern Argus on December 14, inviting a signature and submission to Council, responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
132.	Terreena Moran 32 Lang Street, Milang terreena1234@gmail.com	Submission was an article in the Southern Argus on December 14, inviting a signature and submission to Council, responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
133.	Peter Moran 32 Lang Street, Milang artdesk1@eziprinting.com.au	Submission was an article in the Southern Argus on December 14, inviting a signature and submission to Council, responding to the DPA and in particular supporting the SPI development of	See response to submission number 24	Refer item 24

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Sub No.	Name and Address	Submission Summary	Comment	Council Response
		Adelaide Road land. Refer item 24		
134.	PT and BM Woods 7 Blue Court, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
135.	Louise Rayner 27 Avenue Road, Strathalbyn	Submission was an article in the Southern Argus on December 14, inviting a signature and submission to Council, responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
136.	Margaret Cannizzaro 36 Marchant Road, Strathalbyn	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supported the SPI development on Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
137.	C J Sheldon 28 Cobb & Co Court, Strathalbyn coradon17@bigpond.com	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
138.	C J Van Voorst 30 Fairfield Drive, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
139.	Yvonne Gurney 11 Garwood Ave, Strathalbyn ygurney@y7mail.com	Submission was an article in the Southern Argus on December 14, inviting a signature and submission to Council, responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
140.	Gary Stalenberg No address provided	Support Council's proposed amendments in maintaining shopping precinct with DC Zone	Support noted	No change

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Sub No.	Name and Address	Submission Summary	Comment	Council Response
	gary.stalenberg8@bigpond.com			
141.	Janice Oliver 32 Marchant Road, Strathalbyn sprintcar3@bigpond.com	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supported the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
142.	Graham Oliver 32 Marchant Road, Strathalbyn sprintcar3@bigpond.com	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supported the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
143.	David Butler 1 Strathoak Crescent, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
144.	Helen Butler 1 Strathoak Crescent, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
145.	S McAlpine 11 Elsie Drive, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
146.	M McAlpine 11 Elsie Drive, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
147.	Jan Todd 5/2 Old Bull Creek Road, Strathalbyn	Submission opposes a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land.	See response to submission number 24	Refer item 24

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Sub No.	Name and Address	Submission Summary	Comment	Council Response
		Refer item 24.		
148.	Heather Harley PO Box 269 Strathalbyn (see sub. no. 72)	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
149.	Darryn Hopgood 11 Langhorne Creek Road, Strathalbyn	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
150.	Doreen Arney 15 Liverpool Drive, Strathalbyn	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
151.	Allan Lees 16 Liverpool Road, Strathalbyn	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
152.	Sonia Chapman 7 O'Driscoll Court, Strathalbyn	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
153.	R Whittam 13 Langhorne Creek Road, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24

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Sub No.	Name and Address	Submission Summary	Comment	Council Response
154.	D Whittam 13 Langhorne Creek Road, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
155.	Michael Clarke 2 Oliver Close, Strathalbyn michael.etr@gmail.com	<ol style="list-style-type: none"> 1 D/C Zone – support 2 L/Creek Road – support 3 Milnes Road – support delineated commercial and industrial zones 4 Adelaide Road – support Council's proposal to maintain town centre and presents a good entry 5 Other – preserve unique town centre for community and tourists 	Support noted	No change
156.	Paula Clarke 2 Oliver Close, Strathalbyn 55mepolly@gmail.com	<ol style="list-style-type: none"> 1 D/C Zone – support, in keeping with the unique character of Strathalbyn 2 L/Creek Road – support 3 Milnes Road – support 4 Adelaide Road – support, excellent entry into town 5 Other – preserve unique town centre for community and tourists 	Support noted	No change
157.	Caitlyn Vivian 6 O'Driscoll Court, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
158.	Joan Rodgers PO Box 22, Milang	Submission was an article in the Southern Argus on December 14, inviting a signature and submission to Council, responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24

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Sub No.	Name and Address	Submission Summary	Comment	Council Response
159.	Colleen Borrett PO Box 142, Langhorne Creek raydon22@bigpond.com	Submission was an article in the Southern Argus on December 14, inviting a signature and submission to Council, responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
160.	Jamie Warland 16 St Andrews Drive, Strathalbyn jamie@gymit.com.au	<ol style="list-style-type: none"> 1 D/C Zone – support streetscape, maintain heritage and attract tourists 2 L/Creek Road – should be used for schooling infrastructure to relocate R-6 Campus 3 Milnes Road – oppose, industrial land is not in demand, relocating trotting track is a waste of money. Leave zoning as is. 4 Adelaide Road – oppose residential zoning. Support Strath hub proposal. 5 Other – support streetscape plan only. DPA proposals do not provide a sustainable future for the town 	<p>Educational establishment is an envisaged land use for L/Creek Road.</p> <p>Not agreed. As a largely community-recreational land use, the harness racing club is not ideally located within the Industry Zone. The proposed changes to the DPA will enable, but do not specifically require, the harness racing track to be relocated.</p> <p>Not agreed. The investigations completed as part of this DPA identify residential land use as appropriate for the Adelaide Road land. Of note, is that the landowners' proposal includes residential land use. A number of uses as proposed by the landowner can be considered in accord with the proposed policy. The Residential Zone envisages small scale shop or group of shops, consulting (such as small scale medical rooms), child care, health and supported accommodation.</p>	No change
161.	Jeffrey Warland 16 St Andrews Drive, Strathalbyn jeffwarland@y7mail.com	<ol style="list-style-type: none"> 1 D/C Zone – support streetscape plan. Questions if there is enough space for all services in the town centre, and notes lack of investment in town centre 2 L/Creek Road – should be used for a school 3 Milnes Road –oppose, leave zoning as is. Moving tyre places and mechanics out of town will destroy their businesses 4 Adelaide Road –oppose, no more residential land required. Support SPI proposal 5 Other – support streetscape plan and the Strath Hub proposal 	<p>The DPA seeks to unlock retail in the town centre and consider strategic growth opportunities in a way that balances the future social and economic requirements of Strathalbyn.</p> <p>Educational establishment is an envisaged land use for L/Creek Road.</p> <p>The DPA does not propose a zoning change to Milnes Road. The proposed changes to the DPA will enable, but do not specifically require, the existing tyre/mechanic businesses to be relocated.</p> <p>Not agreed. The investigations completed as part of</p>	No change

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			this DPA identify residential land use as appropriate for the Adelaide Road land. Of note, is that the landowners' proposal includes residential land use. A number of uses as proposed by the landowner can be considered in accord with the proposed policy. The Residential Zone envisages small scale shop or group of shops, consulting (such as small scale medical rooms), child care, health and supported accommodation.	
162.	G Hargreaves PO Box 594, Strathalbyn Hilux02@bigpond.com	1 D/C Zone – agree 2 L/Creek Road – agree 3 Milnes Road – agree 4 Adelaide Road –agree 5 Other – does not support SPI retail development	Support noted	No change
163.	Fran Maidment 16 Taylors Lane, Strathalbyn craigmaidment1956@gm ail.com	1 D/C Zone –support 2 L/Creek Road – agree 3 Milnes Road – agree 4 Adelaide Road –oppose retail.	Support noted	No change
164.	R J Engelhardt 12 Fairfield Drive, Strathalbyn bobbyeng@outlook.com	1 D/C Zone – support 2 L/Creek Road – support 3 Milnes Road – support 4 Adelaide Road –support 5 Other – oppose retail shopping precinct out of the town centre, it will kill heart of Strathalbyn	Support noted	No change
165.	Sue Wood 14 McRae Court, Strathalbyn suewood26@bigpond.co m	1 D/C Zone – support 2 L/Creek Road – oppose as not viable in this location 3 Milnes Road – support 4 Adelaide Road –support DPA proposals 5 Other – town growing, need to grow with it, not against	Support noted Not agreed. The rezoning proposal for L/Creek Road is separate to a funded development proposal.	No change

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Sub No.	Name and Address	Submission Summary	Comment	Council Response
166.	Sonya Lorenz 6A Chapel Street, Strathalbyn sonya.lorenz@gmail.com	<ol style="list-style-type: none"> 1 D/C Zone – support for expansion and streetscape plan to link High Street and Dawson Street and enhance the unique historic charm of Strathalbyn and meet requirements of growing population 2 L/Creek Road – support for an educational and recreation hub if water and power can be resolved, provide links to the town centre through services and community transport 3 Adelaide Road –support for residential and appropriate small scale non residential. Commercial zoning will further fragment the town centre 4 Other – full support for DPA 	Support noted	No change
167.	Terence J Cousins 19 Commercial Road, Strathalbyn tcousin1@bigpond.com	<ol style="list-style-type: none"> 1 D/C Zone – support, commercial development must be contained in the District Centre so as not to fragment the town and destroy character 2 L/Creek Road – support for sporting precinct 3 Milnes Road – support as a more viable location for business 4 Adelaide Road – support residential zoning 5 Other – support 	Support noted	No change
168.	David Davidson 22 Graham Court, Strathalbyn davidmob@internode.on.net (see sub. no 201)	Adelaide Road – support proposal as outlined by the developer to support town needs and jobs. Support for a large supermarket and job opportunities.	<p>Not agreed. The investigations completed as part of this DPA support convenience shopping outside of the town centre.</p> <p>Of note, is that a number of uses as proposed by the developer can be provided in accord with the proposed policy. See response to submission number 24.</p>	Refer item 24
169.	Derry Proud 8 Old Bull Creek Road, Strathalbyn dlandsmproud@bigpond.	<ol style="list-style-type: none"> 1 D/C Zone – support with addition of more car parking 2 L/Creek Road – support 3 Milnes Road – support 	<p>Support noted</p> <p>Concern about car parking noted. The proposed policy changes to parking will affect new development</p>	No change

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	com	4 Adelaide Road – support 5 Other – protect the beauty of the town	rather than existing car parking spaces. See response to submission number 7.	
170.	Matthew Reid 14 Fairfield Drive, Strathalbyn reidy123@gmail.com	1 D/C Zone – support, keep business central 2 L/Creek Road – support 3 Milnes Road – support 4 Adelaide Road – support small scale non-residential development such as a convenience store 5 Other – great stuff	Support noted	No change
171.	Karen Maidment-Longbottom 2 Ashbourne Road, Strathalbyn slongbottom3@bigpond.com k.maid.long@icloud.com (2 separate submissions)	Both submissions welcomed the proposed changes and support the DPA 1 D/C Zone – support 2 L/Creek Road – support 3 Milnes Road – support 4 Adelaide Road – support 5 Other – support the DPA and changes in Dawson Street	Support noted	No change
172.	Sarah Coombes PO Box 1180, Strathalbyn sarah.coombes@rocketmail.com	1 D/C Zone – support 2 L/Creek Road – no comment 3 Milnes Road – no comment 4 Adelaide Road – support residential zoning. Oppose commercial	Support noted	No change
173.	Prue Pethick 41 Lime Street, Strathalbyn pruepethick@gmail.com	1 Adelaide Road – support DPA, Strathalbyn can't maintain two shopping precincts at this time	Support noted	No change
174.	Wendy Nethercott 24 Elsie Drive, Strathalbyn n.nuthouse@gmail.com	1 D/C Zone –concern about removal of car parking but supports pedestrian accessibility 2 Adelaide Road – support for development for growing population and jobs growth	Support noted Concern about car parking noted. The proposed policy changes to parking will affect new development rather than existing car parking spaces.	No change

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Sub No.	Name and Address	Submission Summary	Comment	Council Response
			See response to submission number 7.	
175.	Matthew Jansen 11 Mcrae Court, Strathalbyn mbjansen@live.com	<ol style="list-style-type: none"> 1 L/Creek Road – opposed to location 2 Milnes Road – opposed to location, not capturing exposure 3 Adelaide Road – support for additional retail development and infrastructure, and protecting the heritage of the town centre 	<p>Not agreed.</p> <p>The investigations completed as part of this DPA support a rezoning L/Creek Road to Open Space.</p> <p>The DPA does not propose a zoning change to Milnes Road.</p> <p>The DPA seeks to unlock retail in the town centre and consider strategic growth opportunities in a way that balances the future social and economic requirements of Strathalbyn.</p>	No change
176.	Jules No address provided Jules10106@hotmail.com	<ol style="list-style-type: none"> 1 D/C Zone – support 2 Adelaide Road – oppose retail development as proposed by landowner as it will destroy the amenity of the town 	Support noted	No change
177.	Craig Sanders 22 Strathford Way, Strathalbyn sanderscraig7@gmail.com	<ol style="list-style-type: none"> 1 D/C Zone – support, keep the heritage of the township and increase jobs 2 L/Creek Road – support 3 Milnes Road – support 4 Adelaide Road – support 5 Other – need for responsible growth to promote employment and a positive township 	Support noted	No change
178.	Sherrilee Barbary 26 Lime Street, Strathalbyn sslpbarbary@bigpond.com	<ol style="list-style-type: none"> 1 D/C Zone – opposed, current zone can't support infrastructure needed to sustain growth. More car parking, better public transport and more aged care facilities are needed. 2 L/Creek Road – opposed, too far removed from town/school 3 Adelaide Road – preference for an indoor sports stadium and community farm 4 Other – time for change 	<p>Not agreed. The intent of changes in this DPA are to strengthen existing retail/commercial and free development opportunities in the town centre. Proposed changes reflect this intent.</p> <p>The investigations completed as part of this DPA support a rezoning L/Creek Road to Open Space including indoor sports and community farm.</p>	No change

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Sub No.	Name and Address	Submission Summary	Comment	Council Response
179.	Kailan Tiver 10 Toby Court, Strathalbyn kailantiver@gmail.com	Adelaide Road – support development to provide new jobs and opportunities for recreation, retail, medical centre, age care and community centre	The intent of the proposed policy for the Adelaide Road land is to provide for residential development interspersed with open space and linear trails with small scale non-residential opportunities. The proposed land uses for Strathalbyn North Policy Area 26 envisage community centre, recreational uses, small scale shop or group of shops, consulting (such as small scale medical rooms), supported accommodation.	No change
180.	Andrew Haste PO Box 1061, Strathalbyn andrew.haste@gmail.com (2 separate submissions)	<p>1 D/C Zone –maintain ambience of small shops and heritage facades and the boutique feel. Oppose more large-scale development in the town centre. Preference for walkable town centre with traffic management strategies</p> <p>2 L/Creek Road – support</p> <p>3 Milnes Road – support</p> <p>4 Adelaide Road –support proposal by SPI. Would like to see the large retail development go ahead and services such as medical kept out of the town centre. Support for a petrol station. Would like the streetscape on Adelaide Road to remain country-rural to retain entry.</p> <p>5 Other – enhance DC Zone by not introducing big retailers/services. Seek to further attract boutique wine bars, cafes, speciality shops etc. Make the streetscape more pedestrian friendly.</p> <p>Second submission was a pre-written letter known to have been circulated responding to the DPA and in particular supported the SPI development on Adelaide Road land. Refer item 24.</p>	<p>The intent of changes in this DPA are to strengthen existing retail/commercial and free development opportunities in the town centre. Proposed changes reflect this intent.</p> <p>There are adequate protections for historic character of Strathalbyn centre including Objectives, PDC and for parts of the centre additional policies and protections through the Historic Conservation Area.</p> <p>The intent of the proposed changes to Strathalbyn Centre Policy Area 4 is to improve traffic, parking and streetscape, including encouraging a pedestrian environment.</p> <p>Not agreed. The investigations completed as part of this DPA support convenience shopping outside of the town centre. A petrol filling station is non-complying in the Residential Zone.</p> <p>A 20-metre landscape buffer is proposed along Adelaide Road.</p> <p>See response to submission number 24</p>	Refer item 24
181.	Jennifer Repper PO Box 629, Strathalbyn repper@internode.on.net	1 D/C Zone – support, and would like to see existing businesses offered incentive to relocate, preference for retail (rather than support services) in town centre	<p>Noted. The D/C Zone provides for mixed uses, including services.</p> <p>The intent of the proposed changes for L/Creek Road</p>	Agree. Reinstate the landscape buffer for Milnes Road on Concept Plan Map Alex/8 – Industry

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		<p>2 L/Creek Road – preference for a major equine centre and other sporting activities. Unsure about RV camp area, could this be located where the harness racing land is?</p> <p>3 Milnes Road – keep landscape buffer and plant many more trees and shrubs. Support relocation of harness racing club. Consider RV park with walking tracks through the railway yards to Dawson Street</p> <p>4 Adelaide Road – support large residential allotments and open space. Linear park along Adelaide Road and the water catchment are not wide enough</p> <p>5 Other – become a garden town with more trees/garden throughout the township, in particular do something with the cemetery</p>	<p>are for a mix of complementary uses.</p> <p>Alternate location for caravan park would likely require a future rezoning process, as this use is not envisaged within the Industry Zone.</p> <p>Agree. Reinstate the landscape buffer for Milnes Road.</p> <p>The intent of the proposed changes to Strathalbyn North Policy Area 26 is to provide a mix of allotment sizes on the Adelaide Road land. Provisions in Strathalbyn North Policy Area 26 including for topographic conditions, environmental characteristics, views, linear parks, open space, landscape buffers, and drainage requirements are considered adequate to assess smaller allotments.</p> <p>The proposed policy encourages open space provision on the Adelaide Road land but will be balanced with the legislative requirement for 12.5% under Section 50 of the <i>Development Act 1993</i>. See response to submission number 14.</p>	<p>Expansion (Strathalbyn)</p> <p>Refer item 14</p>
182.	David Moyle PO Box 629, Strathalbyn moyled@internode.on.net	<p>1 D/C Zone – support</p> <p>2 L/Creek Road – support, unsure about the number of competing activities. Would be good to see the land used in a planned way</p> <p>3 Milnes Road – support, get the proposed protection in before actually needed</p> <p>4 Adelaide Road – care is required, support for community based and low-density development that relate to open space. Oppose satellite commercial development</p> <p>5 Other – congratulate Council</p>	<p>Support noted</p> <p>The proposed policy for L/Creek Road incorporates development to minimise potential conflict with on-site and surrounding uses.</p> <p>The intent of the proposed changes to Strathalbyn North Policy Area 26 is to provide a mix of allotment sizes on the Adelaide Road land. Provisions in Strathalbyn North Policy Area 26 including for topographic conditions, environmental characteristics, views, linear parks, open space, landscape buffers, and drainage requirements are considered adequate to assess smaller allotments.</p>	No change
183.	Liz Schofield 1702 Wellington Road,	1 D/C Zone – support proposed changes and streetscape improvements	Support noted	Amend Concept Plan Alex/8 - Industry

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Sub No.	Name and Address	Submission Summary	Comment	Council Response
	Strathalbyn lizscho@bigpond.com	<p>2 L/Creek Road – support recreation area, sports hub and special events. It would be good to get detailed planning underway and have a detailed landscaping plan to benefit environment</p> <p>3 Milnes Road – support but feel interface between industry and residential should be considered. Include a revegetation buffer along the opposite side of Forrest Road which will protect the important Peppermint box woodland located in the Archery/Scoutland and Cemetery areas. Maintain weed control in these areas.</p> <p>4 Adelaide Road – support residential zoning with a minimum of 30% open space and a 25m buffer to all waterways (above the 30%). Oppose business and shopping hub to maintain District Centre</p> <p>5 Other – support DPA and not fracture town centre, protect town centre for future generations</p>	<p>Agree. Amend Concept Plan Alex/8 - Industry Expansion (Strathalbyn) to show buffer along Forrest Road.</p> <p>The proposed policy encourages open space provision on the Adelaide Road land but will be balanced with the legislative requirement for 12.5% under Section 50 of the <i>Development Act 1993</i>. See response to submission number 14.</p>	<p>Expansion (Strathalbyn) to show buffer along Forrest Road</p> <p>Refer item 14</p>
184.	Noel Paech noelpaech@hotmail.com	Shops should be concentrated in town centre. This can be reviewed should population substantially increase. Maintain and grow DC Zone, demolish Mill Hill, convert Bell's Old Store for shops, and promote tourism.	Noted	No change
185.	Kath Angel 51 Callington Road, Strathalbyn info@theridingpatch.com.au	<p>1 D/C Zone – support, one shopping district in the town centre</p> <p>2 L/Creek Road – support for sporting</p> <p>3 Milnes Road – support</p> <p>4 Adelaide Road – support. Oppose shopping centre with a preference for gardens</p>	Support noted	No change
186.	Calvin Harris 48 Strathmont Drive, Strathalbyn	Adelaide Road – support for landowners' development proposal to service growing needs including, employment opportunities, ambulance	See response to submission number 24	Refer item 24

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Sub No.	Name and Address	Submission Summary	Comment	Council Response
	calvinharris@gmail.com	station, sporting centre, community farm, medical centre, child care. Town desperately needs new aged care facilities.		
187.	Kirsten Adams PO Box 390, Strathalbyn kirstnickbails@gmail.com	Blank submission	-	-
188.	Linda Putland PO Box 324, Strathalbyn linda@abcomputing.com.au	<ol style="list-style-type: none"> 1 D/C Zone – support retaining the bulk of retail/commercial uses in the DC Zone. Question possibility to acquire land on Albyn Terrace for car parking and underground parking 2 L/Creek Road – support indoor sporting facility 3 Milnes Road – support 4 Adelaide Road – support residential and open to other facilities such as toilet, RV parking, petrol filling/convenience as the limit of non-residential uses. Support for residential options with open space 5 Other – support Council representing the whole of the community 	<p>Support noted</p> <p>The intent of the proposed policy for the Adelaide Road land is to provide for residential development interspersed with open space and linear trails with small scale non-residential opportunities. The proposed land uses for Strathalbyn North Policy Area 26 envisage community centre, recreational uses, small scale shop or group of shops, consulting (such as small scale medical rooms), supported accommodation.</p> <p>A petrol filling station is non-complying in the Residential Zone.</p>	No change
189.	Alex Hodges and Ray Linkevics No address provided alexandray@adam.com.au	Oppose large retail development outside of the town centre. Support DC Zone growth and facilities for aged care and tourists	Support noted	No change
190.	Alice Bolto 62 Marchant Road, Strathalbyn grahamandalice@bigpond.com	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
191.	Kimberley Dean 43 Hampden Way, Strathalbyn kjdean1988@hotmail.com	Adelaide Road – supports development of the land	Support noted	No change

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192.	Kim Quarrington 2 Lamshed Close, Strathalbyn	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
193.	Cerina Quarrington 2 Lamshed Close, Strathalbyn	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
194.	Kevin Young PO Box 254, Strathalbyn youngredeye@hotmail.com	<ol style="list-style-type: none"> 1 D/C Zone – support 2 L/Creek Road – support 3 Milnes Road – support 4 Adelaide Road – support 5 Other – not in favour of retail shopping centre away from town centre 	Support noted	No change
195.	Frank Hall 12a Jackson Ave, Strathalbyn blacknight18@gmail.com (two separate submissions) (See sub. no 547 and 51)	<ol style="list-style-type: none"> 1 D/C Zone – support, but not at the cost of the Adelaide Road development 2 L/Creek Road – good place for a new school 3 Milnes Road – change or rezone 4 Adelaide Road – need for proposed development to create jobs and much needed facilities, and business competition <p>Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supported the SPI development of Adelaide Road land. Refer item 24</p>	<p>The DPA does not propose a zoning change to Milnes Road.</p> <p>See response to submission number 24</p>	Refer item 24
196.	Andy McCarthy PO Box 1123, Strathalbyn europa42@bigpond.com	<ol style="list-style-type: none"> 1 Adelaide Road – support, retail development will destroy town 2 Other – fully support the DPA 	Support noted	No change
197.	Joan Wilson	<ol style="list-style-type: none"> 1 D/C Zone – support especially for aged care 	Support noted	No change

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	47 Braemar Drive, Strathalbyn gandjwilson@optusnet.com.au	<p>living options and facilities</p> <p>2 L/Creek Road – support a designated sporting area</p> <p>3 Milnes Road – support including separation from residential areas</p> <p>4 Adelaide Road – support residential and open areas. No objection to small retail convenience strip of shops but opposed to large commercial complex</p> <p>5 Other – maintain country vibe, tourism and historically beautiful town</p>		
198.	Paul Kleeman Address not provided	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supported the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
199.	Andrea Elwell 3/8 Parker Avenue, Strathalbyn aelwell424@gmail.com	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supported the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
200.	Denise Davidson PO Box 382, Strathalbyn davdav1@bigpond.com (Two separate submissions) (see also sub.no 260)	<p>Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24</p> <p>Second submission - Adelaide Rd – oppose. Need retail and services</p>	See response to submission number 24	Refer item 24
201.	David Davidson 22 Graham Court, Strathalbyn davidmob@internode.on.net (see also sub. no 168)	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24

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Sub No.	Name and Address	Submission Summary	Comment	Council Response
202.	Erick De Jesus 9 Cobb & Co Court, Strathalbyn erickdjau@yahoo.com	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
203.	Fema Rose Miranda 9 Cobb & Co Court, Strathalbyn fem_miranda@yahoo.com	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
204.	J Lewis PO Box 908, Strathalbyn	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24. Support with the exception of the petrol filling station	See response to submission number 24	Refer item 24
205.	Marilyn Kleemann No address provided	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
206.	E Walsh 8 North Parade, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
207.	Jennifer Bell 9 Kerlake Court, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
208.	Karen Gowing 8 Glenalbyn Close, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of	See response to submission number 24	Refer item 24

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	grazy57@outlook.com	Adelaide Road land. Refer item 24.		
209.	P Burkett Wallbank Street, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
210.	Helen and Les Mutt 16 East Terrace, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
211.	Trevor Johns 10 Liverpool Drive, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
212.	Sarah Guscott 4 East Terrace, Strathalbyn loopylou194@gmail.com (two separate submissions) (see sub. no. 508)	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supported the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
213.	S Jones PO Box 489, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
214.	M and A Correll 21 Strathmont Drive, Strathalbyn alison.correll4@bigpond.com	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24

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215.	Rhonda Hart and Ben Miller 6 Thomas Street, Strathalbyn rhonda.hart823@schools.sa.edu.au	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
216.	Jane Olds 24 Murray Street, Strathalbyn babydivine2001@yahoo.com.au	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
217.	Greg Guscott 4 East Terrace, Strathalbyn theguscotts@bigpond.com	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
218.	Christopher Jones 24 Murray Street, Strathalbyn jones.christopher70@yahoo.com.au	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
219.	Suzie Jokic PO Box 557, Strathalbyn suziejokic@gmail.com	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
220.	Petar Jokic PO Box 557, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
221.	K Jenkins 13 Liverpool Drive, Strathalbyn k.jenkins@live.com	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24

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222.	Terrie Jenkins 2 Liverpool Drive, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
223.	J and M Koszewski 7 High Street, Strathalbyn jimkoszewski@hotmail.com	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
224.	Belinda Towk PO Box 528, Strathalbyn beltowk@gmail.com	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
225.	D L Noble 32 Hooper Road, Strathalbyn nobledi@outlook.com	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
226.	Peter M Phillips 72 Phillips Road, Woodchester	Submission was an article in the Southern Argus on December 14, inviting a signature and submission to Council, responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
227.	Ray Holdsworth 3 Love Avenue, Strathalbyn	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
228.	Rory Taylor 2/18 Dunbarton Road, Strathalbyn	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24

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229.	Steven Holdsworth 2/18 Dunbarton Road, Strathalbyn	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
230.	Myra Holdsworth 3 Love Ave, Strathalbyn	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
231.	E S and J B Watson 1/7 Parker Avenue, Strathalbyn ewatson616@gmail.com	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
232.	Rick Miller PO Box 352, Milang	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
233.	Margaret Miller PO Box 352, Milang	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
234.	Maxine Wilksch No address provided maxinewilksch@hotmail.com	<ol style="list-style-type: none"> 1 D/C Zone – keep local shopping within the town, and maintain the well-known parklands 2 L/Creek Road – support plans for CLA gardens or sports stadium 3 Milnes Road – support 4 Adelaide Road – support, definitely no commercial business 5 Other – no service station needed on Adelaide Road. Perhaps time limit parking in town centre. 	<p>Support noted</p> <p>Petrol filling station is non-complying in the Residential Zone.</p>	No change

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235.	Charmane Reed 65 Hampden Way, Strathalbyn reedieo1@bigpond.com	<ol style="list-style-type: none"> 1 D/C Zone – support, provided iconic parklands are protected 2 L/Creek Road – support community use 3 Milnes Road – support 4 Adelaide Road – submitter lives on Hampden Way. Support for the SPI proposed development. Create job opportunities and competitive pricing 	<p>Support noted.</p> <p>See response to submission number 24</p>	Refer item 24
236.	Duane Watson 4 Avenue Road, Strathalbyn dlwatson@aussiebb.com.au	Adelaide Road – develop this site and increase infrastructure for growing population. More opportunity for employment	The intent of the proposed policy for the Adelaide Road land is to provide for residential development interspersed with open space and linear trails with small scale non-residential opportunities. The types of non-residential land uses envisaged include convenience shopping, community and recreational uses.	No change
237.	Beverley Sheridan 29 Braemar Drive, Strathalbyn sherintoo@bigpond.com	<ol style="list-style-type: none"> 1 Adelaide Road – oppose retail development which should remain in the town centre. The land should be a welcoming entrance into Strathalbyn. Residential expansion should be controlled. The proposed type of development should occur on the Mitre 10 side of town 2 Other – additional property (such as the caryard) needs to be purchased to cater for car parking in town centre rather than taking car parking away for outdoor dining areas. Visitors like the quaint shops in the town centre. 	<p>The intent of the proposed policy for the Adelaide Road land is to provide for residential development interspersed with open space and linear trails with small scale non-residential opportunities. The types of non-residential land uses envisaged include convenience shopping, community and recreational uses.</p> <p>Noted. The respondent is referring to plans contained in the investigations (Strathalbyn District Centre Traffic, Carparking and Streetscape Plan) and not DPA policy specifically.</p>	No change
238.	Chantee Johnson 4/13 Adelaide Road, Strathalbyn cmajohnson19@gmail.com	Submitter lives on Adelaide Road would like to see the development proposed by the landowner go ahead	<p>Noted</p> <p>See response to submission number 24</p>	Refer item 24
239.	Gaye Hilder PO Box 445, Strathalbyn gaye662@gmail.com	1 D/C Zone – fully support Council. Preserve the uniqueness of Strathalbyn. Limit retail development to within the town's true hub	Support noted	No change

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		<p>2 L/Creek Road – support for recreation, sport and community uses</p> <p>3 Milnes Road – support, the proposal is a great way to free up land for future retail within the town’s main shopping area</p> <p>4 Adelaide Road – support, entrance should be linear park with housing behind. Any retail development would kill the existing town and create congestion on Adelaide Road</p> <p>5 Other – Council proposal extremely thorough, addressing the present and future Strathalbyn</p>		
240.	Lisa Smith 3 Lamshed Close, Strathalbyn lisaclairesmith@outlook.com	<p>1 D/C Zone – support but concerned about more business in the centre of town and reduced car parking making it hard to shop</p> <p>2 L/Creek Road – support for services and use for campsites, special events, overflow to the caravan park, but not the location preferring Adelaide Road land.</p> <p>3 Milnes Road – support, question whether the harness racing club wish to move</p> <p>4 Adelaide Road – oppose residential. Support for retail uses and some of the uses proposed for L/Creek Road</p> <p>5 Other – perhaps rethink colouring on the maps. Two lots of pink is confusing</p>	<p>Not agreed. The investigations completed as part of this DPA support business growth in the DC Zone, community and recreation use for L/Creek Road, and residential use for Adelaide Road.</p> <p>Concern about car parking noted. The proposed policy changes to parking will affect new development rather than existing car parking spaces. See response to submission number 7.</p> <p>Strathalbyn Harness Racing Club and Harness Racing SA were consulted during preparation of the Concept Plan for L/Creek Road.</p> <p>Mapping standards are set by DPTI.</p>	No change
241.	Mike Lyons PO Box 3567, Norwood mlyons@avjennings.com.au	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
242.	Donald Greiveson 42 Hampden Way, Strathalbyn greiveson@internode.on.net	1 D/C Zone – support, urgently address long term parking for staff to free up car parks for customers and visitors, further develop facilities for older persons to assist independence	Noted. Issues raised will be addressed through Council plans (Strathalbyn District Centre Traffic, Carparking and Streetscape Plan) and/or Council budget processes and not DPA policy specifically.	No change

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Sub No.	Name and Address	Submission Summary	Comment	Council Response
		<p>2 L/Creek Road – support, make sure Council has sufficient budget to service and maintain areas to satisfactory standard</p> <p>3 Milnes Road – support, take care not to impact adjoining residential areas</p> <p>4 Adelaide Road – the submitter has an adjoining property boundary. Support residential zoning, with open space as proposed, setbacks from Adelaide Road and carefully designed access. Larger allotments of 1200 work well. Traffic management via Hampden Way and Braemar Drive need careful planning to avoid speed restrictions and speed humps. Land adjoining skate park should be considered for play areas/sporting area and public toilets with off-street car parking</p> <p>5 Other – support for protecting what makes Strathalbyn attractive, oppose large scale non-residential development.</p>	<p>Agree. Landscape buffers are proposed to interface between residential and Industry Zone. Strathalbyn Enterprise Policy Area 5 envisages business, commercial and light industrial land uses which are considered to provide a buffer from industrial land generally west of the site.</p> <p>The intent of the proposed changes to Strathalbyn North Policy Area 26 is to provide a mix of allotment sizes on the Adelaide Road land. Provisions in Strathalbyn North Policy Area 26 including for topographic conditions, environmental characteristics, views, linear parks, open space, landscape buffers, and drainage requirements are considered adequate to assess smaller allotments.</p> <p>Subsequent development of the Adelaide Road land will be required to demonstrate traffic impacts can be adequately managed. The investigations completed as part of this DPA support a single access on Adelaide Road land. Concept Plan Map Alex/16 - Residential Growth (Strathalbyn North) shows three access points for the residential growth area.</p>	
243.	Diane and Winston Longbottom 3/8 Murray Street, Strathalbyn	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supported the SPI development on Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
244.	AL and JF Van Rhoda 8 Sullivan Road, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
245.	W A and S F Schwartz PO Box 496, Strathalbyn warandsue@bigpond.com	Submission was an article in the Southern Argus on December 14, inviting a signature and submission to Council, responding to the DPA and in particular supporting the SPI development of Adelaide Road land.	See response to submission number 24	Refer item 24

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		Refer item 24.		
246.	David Stribling 3/13 Adelaide Road, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
247.	Diana Stribling 3/13 Adelaide Road, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
248.	Ken Jasper 9 Avenue Road, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
249.	Jack Marsh 26a North Parade, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
250.	Chris Dinos 5 Jackson Avenue, Strathalbyn csonid@hotmail.com	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
251.	Annie Vaughton 12 Edinburgh Grove, Strathalbyn asiaschnauzer@gmail.com	Submission was opposed to a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
252.	P Daoutidis 24 Lime Street, Strathalbyn	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24

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253.	Brian J Stone 11 Archer Court, Strathalbyn	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
254.	Marian A Stone 11 Archer Court, Strathalbyn	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
255.	Sonia O'Malley 3 Strathford Way, Strathalbyn sonia.omalley@clauts.co m.au	<ol style="list-style-type: none"> 1 D/C Zone – concern about car parking and existing trouble with parking and congestion in the town centre, and demolition of existing old buildings for car parking 2 L/Creek Road – oppose, the land is not appropriate and the location is too far out of town, there is no infrastructure in place 3 Adelaide Road – oppose, development as proposed by the landowner should go ahead to create jobs, the land is most appropriate for CLA, all infrastructure is in place 4 Other – approve the Adelaide Road development 	<p>Noted. The intent of the changes to the DC Zone seek to balance car parking needs with new development.</p> <p>Not agreed. The investigations completed as part of this DPA support a rezoning L/Creek Road to Open Space.</p> <p>See response to submission number 24</p>	Refer item 24
256.	Darryn PO Box 833, Strathalbyn maximusds11@adam.co m.au	<ol style="list-style-type: none"> 1 D/C Zone – support, retail should remain in this zone, extending this zone will help 2 L/Creek Road – ideal location for RV/camping grounds 3 Milnes Road – support, this needs to happen to open retail floorspace within the town centre zone and avoid further fragmentation of the business centres 4 Adelaide Road – support, residential and open space, as the main entrance to town any commercial style development should be avoided at all costs 5 Other – keep retail within the town centre to 	Support noted	No change

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		maintain vibrant town centre		
257.	Gail Goodeve 17 Fairfield Drive, Strathalbyn gailgoodeve@hotmail.com	<ol style="list-style-type: none"> 1 D/C Zone – support, concern about what happened to Kalimna 2 L/Creek Road – support 3 Milnes Road – support 4 Adelaide Road – support 5 Other – should have supported golf course as a beautiful green entry 	Support noted	No change
258.	Frank Chapman 5 Hoffman Court, Strathalbyn fchapman44@googlemail.com	<ol style="list-style-type: none"> 1 D/C Zone – support, would like to see more transparency, encourage tyre shops to move to Milnes Road 2 L/Creek Road – support, plans are ambitious and should be properly managed and funded, reconsider the position of Community Living Australia (CLA) so as not to lose them from the town 3 Milnes Road – support, however allotments shouldn't be too large so as to detract small businesses 4 Adelaide Road – preference for primary production. If rezoning must go ahead support minimum 40% open space which could include CLA, limited housing on lots less than 500m² and the possibility of medical centre, new ambulance station, small convenience shop but no petrol filling. Council to improve open space maintenance 5 Other- open, honest and transparent discussions by all interested parties is preferable to current divisive and unhelpful communications 	<p>Support noted</p> <p>Council would like to retain CLA in Strathalbyn.</p> <p>Noted. The proposed change is that allotments generally should be 2000m² unless a lesser site area requirement can be demonstrated.</p> <p>Not agreed that the Adelaide Road land remain zoned for Primary Production. The Minister and Council agreed to look at zoning options for the Adelaide Road land. The intent of the proposed policy for the Adelaide Road land is to provide for residential development interspersed with open space and linear trails with small scale non-residential opportunities. The proposed land uses for Strathalbyn North Policy Area 26 envisage community centre, recreational uses, small scale shop or group of shops, consulting (such as small scale medical rooms), supported accommodation. A petrol filling station is non-complying in the Residential Zone.</p> <p>See response to submission number 14.</p>	Refer item 14
259.	Peter Dawson 12 Blue Court, Strathalbyn	<ol style="list-style-type: none"> 1 D/C Zone – support 2 Milnes Road – support 3 Adelaide Road – not supporting any change 	<p>Support noted.</p> <p>Not agreed. The Minister and Council agreed to look</p>	No change

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	peter.dawson@sa.gov.au	4 Other – town is great with its parks	at zoning options for the Adelaide Road land.	
260.	Denise Davidson PO Box 382, Strathalbyn davdav1@bigpond.com (see also sub. no 200)	Adelaide Road – support the Strath Hub development as the district is growing and needs services and job opportunities	See response to submission number 24	Refer item 24
261.	Community Living Australia (CLA) Cnr Sandergrove and Milnes Road, Strathalbyn info@claut.com.au (two separate submissions)	<ol style="list-style-type: none"> 1 Adelaide Road land - community farm concept proposed with the SPI development has safe access, public transport, prepared farming land. Adelaide Road land easily accessible from town centre. Concept will support people with differing mobility skills, strengthen local community and employment 2 L/Creek Road land not suitable for a community farm for a number of reasons. 3 May need to consolidate services outside of Strathalbyn within another local government area. 4 Strong community support for the farm concept. 	Noted. Council and CLA have been in discussions regarding opportunities within Strathalbyn township for operations.	No change
262.	Aldo Zulian PO Box 134, Strathalbyn aldo.zulian@hotmail.com	Adelaide Road – oppose. The landowner's proposed development needs to go ahead for employment, business competition, and so money spent stays within the community	See response to submission number 24	Refer item 24
263.	Therese McCutcheon 26 Formby Court, Strathalbyn haroldjelfs@bigpond.com	Congratulate and support DPA. Adelaide Road development would be a disaster for community and existing small business	Support noted	No change
264.	B Raymond No address provided raymond.b@westnet.com.au	<ol style="list-style-type: none"> 1 D/C Zone – car parking an existing issue and will only be compounded further with more houses on Adelaide Road land 2 L/Creek Road – oppose, some uses not appropriate due to lack of infrastructure, services and proximity to township 	<p>Noted concern about car parking.</p> <p>Not agreed. The investigations undertaken as part of this DPA support business growth in the DC Zone, community and recreation use for L/Creek Road, and residential use for Adelaide Road.</p>	No change

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		3 Adelaide Road – oppose, would like to see the landowner’s development go ahead to provide employment, increase competition and diversify shops and services. Housing alone will only add to stress on existing services such as doctors, dentists, schools and parking constraints within the main street precinct		
265.	M D Phillips 4 Old Bull Creek Road, Strathalbyn mphillipskingsbury@yahoo.com	1 D/C Zone – support 2 L/Creek Road – support 3 Milnes Road – support 4 Adelaide Road – support 5 Other – balanced approach to the future development of the town, oppose development outside of town centre	Support noted	No change
266.	V M Phillips 4 Old Bull Creek Road, Strathalbyn vmphillips3@bigpond.com	1 D/C Zone – support 2 L/Creek Road – support 3 Milnes Road – support 4 Adelaide Road – support 5 Other – balanced approach to the future development of the town	Support noted	No change
267.	Chantal 10 Formby Street, Strathalbyn chanbenpopjb@gmail.com	Adelaide Road – oppose landowner’s development proposal. Keep Strathalbyn as is, we have services close enough	Support noted	No change
268.	Kevin Collins 38 Whiting Street, Saint Kilda stkildasa@bigpond.com	L/Creek Road – oppose. The submission outlines 10 key points in support of the land being used as a Recreational Vehicle (RV) park. Some of the benefits cited include: growing need for low cost overnight RV parking, increased visitation including interstate visitors, and use of local businesses and services by visitors.	Use as an RV camping ground is envisaged.	No change
269.	Jackie Chapman	1 D/C Zone – support and would like to see	Support noted	Refer item 14

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	5 Hoffman Court, Strathalbyn jac46kie@gmail.com	<p>existing properties given a face-lift</p> <p>2 L/Creek Road – support integrated sporting facility including track and field. The community farm project was supported at this or the Adelaide Road land</p> <p>3 Milnes Road – support, this will provide more jobs and not just retail, encompass a productive use of the old Clipsal buildings</p> <p>4 Adelaide Road – in principal support. At least 40% open space and larger blocks with picnic and recreational areas. Some land should provide for expanded infrastructure such as medical clinic, child care, care for the elderly, small deli. The land next to the skate park should be made into a play area and picnic spot and a pitch and putt course.</p> <p>5 Other – emergency exit from Braemar Drive and Pipers Crest needs to be addressed, open space maintenance should be increased. Council should be transparent with development applications.</p>	<p>The intent of the proposed changes to Strathalbyn North Policy Area 26 is to provide a mix of allotment sizes on the Adelaide Road land. Provisions in Strathalbyn North Policy Area 26 including for topographic conditions, environmental characteristics, views, linear parks, open space, landscape buffers, and drainage requirements are considered adequate to assess smaller allotments.</p> <p>The proposed policy encourages open space provision on the Adelaide Road land but will be balanced with the legislative requirement for 12.5% under Section 50 of the <i>Development Act 1993</i>. See response to submission number 14.</p> <p>The proposed land uses for Strathalbyn North Policy Area 26 envisage community centre, recreational uses, small scale shop or group of shops, consulting (such as small scale medical rooms), child care and supported accommodation.</p> <p>Subsequent development of the Adelaide Road land will be required to demonstrate traffic impacts can be adequately managed. The investigations completed as part of this DPA support a single access on Adelaide Road land. Concept Plan Map Alex/16 - Residential Growth (Strathalbyn North) shows three access points for the residential growth area.</p>	
270.	Debra Spence PO Box 224, Strathalbyn debraspen0@gmail.com	<p>1 DC Zone - increase (double) disabled parking bays in the DC Zone</p> <p>2 L/Creek Road – submitter lives adjacent the land. Concern with evening/night noise if trotting park is relocated. Traffic hazard with Berry Smith Drive would need to be addressed with increased activity in the area</p>	Noted. Comments to be addressed at development application stage.	
271.	Strath Corner Bakery P/L	1 DC Zone - support	Support noted	No change

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Sub No.	Name and Address	Submission Summary	Comment	Council Response
	Shop 3, 1 Dawson Street, Strathalbyn strathcornerbakery@hotmail.com	2 L/Creek Road – support 3 Milnes Road - support 4 Adelaide Road - support 5 Other – full support		
272.	Lachlan Warren PO Box 55, Strathalbyn lachlan.j.warren@gmail.com	1 DC Zone - support 2 L/Creek Road – submitter lives near the land. Oppose permanent use by Model AeroSport SA due to loss of amenity associated with noise and safety issues. Existing noise control is inadequate. The AeroModel Club activities are incompatible with other proposed uses including community gardens, harness racing, recreational campground. The land is subject to inundation and minor changes at the western end are unlikely to prevent future severe flooding	The investigations completed as part of this DPA support a rezoning L/Creek Road to Open Space. The investigations show that recreational uses can co-exist. The proposed policy for L/Creek Road incorporates development to minimise potential conflict with on-site and surrounding uses. The respondent is encouraged to speak with Council Planning staff to discuss concerns about existing noise controls.	
273.	Karin Barry 12 View Road, Woodside karinb@aapt.net.au	Adelaide Road – oppose, support for the landowner’s proposal including community farm and employment opportunities	See response to submission number 24	Refer item 24
274.	Jane and Peter Strawbridge 17 Old Bull Creek Road, Strathalbyn strawbpe@bigpond.com	1 DC Zone - 90 degree parking is currently a problem, preference for angle parking and reverse angle parking. Reconsider access to Railway Station long term parking area from Milnes Road, Parker Ave or Edinburg Street. Lessen use of speed bumps and increase the use of lower speed limits for safety. What provisions are in place for persons’ safety when utilising parklet spaces from cars/traffic. Question about increased operating costs for change in service levels 2 Adelaide Road - support residential	Noted. The respondent is referring to plans contained in the investigations (Strathalbyn District Centre Traffic, Carparking and Streetscape Plan) and not DPA policy specifically.	No change
275.	Frances Maidment No address provided	1 DC Zone - support 2 L/Creek Road – support	Support noted	No change

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Sub No.	Name and Address	Submission Summary	Comment	Council Response
	craigmaidment1956@gmail.com	3 Milnes Road – support 4 Adelaide Road – support, oppose retail development away from the District Centre		
276.	Heather Bean 15 Strathoak Crescent, Strathalbyn hbean01@live.com	1 DC Zone - generally supportive, important to maintain heritage feel. Too much car parking will destroy feel of the town. Need to prioritise pedestrians over cars. Support housing for older people, not just on High Street. Combine use of community centre at senior citizens and community garden 2 L/Creek Road – generally supportive, provide safe pedestrian/bicycle access to site for children and the like. 3 Milnes Road – generally supportive, needs to be significant open space buffer and careful control on activities allowed to ensure residents and watercourse is protected. Care should be taken to preserve archery/cemetery/scout land as a key area for biodiversity. Concerns about losing vegetation. 4 Adelaide Road – support, entry needs to reflect rural nature of the town. Oppose large supermarket and carpark. At least 25% open space, protect river/creek courses with buffer, support linked cycle/pedestrian paths, preserve native vegetation. Support integrated small-scale non-residential development. 5 Other - careful preservation of vegetation and watercourses needs to be planned for and managed. Use local knowledge. Avoid weeds. Continue with the Strathalbyn Town Plan.	<p>Noted. The intent of the changes to the DC Zone seek to balance car parking needs with new development.</p> <p>Agree. Amend non-complying criteria for dwelling in the District Zone so that a dwelling can be provided in conjunction with a non-residential development or as an extension to an existing residential building.</p> <p>Agree. The cemetery is in the Primary Production Zone and buffered from the Industry Zone by landscaping and open space areas as shown on Concept Plan Map Alex/8. Amend Concept Plan Alex/8 - Industry Expansion (Strathalbyn) to show buffer along Forrest Road.</p> <p>The intent of the proposed policy for the Adelaide Road land is to provide for residential development interspersed with open space and linear trails with small scale non-residential opportunities. The types of non-residential land uses envisaged include convenience shopping, community and recreational uses.</p> <p>The proposed policy encourages open space provision on the Adelaide Road land but will be balanced with the legislative requirement for 12.5% under Section 50 of the <i>Development Act 1993</i>. See response to submission number 14.</p>	<p>Amend Concept Plan Alex/8 - Industry Expansion (Strathalbyn) to show buffer along Forrest Road.</p> <p>Refer item 14</p>
277.	Jane Henderson	1 DC Zone - support land in the town centre for	Support noted	No change

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Sub No.	Name and Address	Submission Summary	Comment	Council Response
	PO Box 856, Strathalbyn adina@activ8.net.au	<p>development. Focus on education and training facilities to promote study/employment – link with local trades, hospitality, food production for employment. Encourage employee parking within the DC Zone to be away from prime areas for shoppers. Careful landscape species selection with preference for native species</p> <p>2 L/Creek Road – support 3 Milnes Road – support 4 Adelaide Road – oppose proposal by the landowner. CLA should have the opportunity to expand but not at the expense of the township 5 Other – need a more vibrant town, could be done through upgrades to Dawson Street precinct and joining through to High Street with appropriate signage. Protect charm and history.</p>		
278.	B Payne PO Box 856, Strathalbyn pwbeany@gmail.com	<p>1 DC Zone - support linking the two business hubs on High and Dawson Streets without the introduction of any third commercial precinct. Support relocation of light industrial. Carefully consider car parking, do not introduce meters. 2 L/Creek Road – support 3 Milnes Road – question whether the existing Waste Station/Rubbish Dump will become open space, and if so the plans for the location of the facility 4 Adelaide Road - support Deferred Urban but unclear of difference between this and Residential zoning</p>	<p>Support noted</p> <p>Clarification that the proposed zoning for Adelaide Road is Residential. A Deferred Urban Zone is used to indicate future urban lands (that generally requires a rezoning to Residential prior to development).</p> <p>The respondent raises matters outside of this DPA. The waste station is an existing use and once its life has been reached then it would need to be rehabilitated.</p>	No change
279.	Roz Twartz PO Box 77, Strathalbyn roz1@bigpond.com	Adelaide Road – support a range of community and commercial uses as proposed by the developer. Notes the land is a greenfield site and	See response to submission number 24	Refer item 24

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	(refer also to sub. no. 333)	will provide adequate parking. Concern if investment goes outside of Strathalbyn. Concern town centre is running out of premises of a viable size, particularly for retail. Expansion in town centre will impact car parking which is already not enough. Competition and choice is good for all businesses and will bring customers. Revise Development Plan to cater for what the community needs.		
280.	Richard Pope 1 Rugby Street, College Park ropope@cuoc.com.au	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supported the SPI development on Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
281.	Debra Walkley PO Box 367, Strathalbyn dbwalkley@bigpond.com	<ol style="list-style-type: none"> 1 DC Zone – question with heritage guidelines are still in place. Increase footpath access for pedestrians and gophers. 2 L/Creek Road – support, need to install RV point if used for camping 3 Milnes Road – support for industrial estate, question about what will replace the trotting track 4 Adelaide Road – support, no need for extra shopping, oppose developer’s proposal 5 Other – need consultative vegetation committee to unify plantings in Strathalbyn environs, would like to know street tree selection for Sandergrove Road upgrade 	<p>Support noted</p> <p>Precinct 5 Angas River and Soldiers Memorial Garden, Precinct 6 Dawson Street and Precinct 7 High Street of the Strathalbyn Centre Policy Area 4 are covered by the Historic Conservation Area.</p> <p>Support noted. The respondent is encouraged to speak with Council Planning staff regarding opportunities for consultative committees and/or advisory panels.</p>	No change
282.	David Mark Fairweather 2/15 Russell Street, Strathalbyn	<ol style="list-style-type: none"> 1 DC Zone – support, good for the town and for jobs 2 L/Creek Road – support 3 Milnes Road – support 4 Adelaide Road - support 	Support noted	No change
283.	Meredith Tohill PO Box 189, Strathalbyn	<ol style="list-style-type: none"> 1 DC Zone - support proposal for commercial precinct to remain bounded by Commercial 	Support noted	Amend Concept Plan Alex/8 - Industry

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Sub No.	Name and Address	Submission Summary	Comment	Council Response
	meredith.tohill@sa.gov.au	<p>and High Streets</p> <p>2 L/Creek Road – support proposal as long as safety of pedestrians and traffic is managed and native revegetation and shade trees are vital</p> <p>3 Milnes Road – support, however need to carefully consider conservation value of vegetation within archery park and cemetery reserve. Road safety and heavy vehicle access may require upgrade of Forrest Road/Parker Ave intersection</p> <p>4 Adelaide Road - support proposal, Council should remain strong in opposing the commercial development of this area</p> <p>5 Other – support implementation of streetscape plan to maintain the heart of Strathalbyn as a pedestrian friendly environment with shade trees, not just for cars we have enough car parks</p>	<p>Agree. The cemetery is in the Primary Production Zone and buffered from the Industry Zone by landscaping and open space areas as shown on Concept Plan Map Alex/8. Amend Concept Plan Alex/8 - Industry Expansion (Strathalbyn) to show buffer along Forrest Road.</p>	<p>Expansion (Strathalbyn) to show buffer along Forrest Road.</p>
284.	Tammara Holder PO Box 507, Strathalbyn btyholder@hotmail.com	<p>1 DC Zone – support keeping shops within the town centre</p> <p>2 L/Creek Road – support</p> <p>3 Milnes Road – support</p> <p>4 Adelaide Road – would prefer land was kept rural</p> <p>5 Other – keep the country feel of the town rather than suburban</p>	<p>Support noted</p> <p>Not agreed that the Adelaide Road land remain zoned for Primary Production. The Minister and Council agreed to look at zoning options for the Adelaide Road land.</p>	<p>No change</p>
285.	Tracey Barnes 14 Archer Court, Strathalbyn acutintime@hotmail.com	<p>1 DC Zone – support keeping retail central, as long as existing businesses don't suffer during implementation of streetscape plan</p> <p>2 L/Creek Road – support including beautification</p> <p>3 Adelaide Road - support residential development but no retail, other services could be there</p>	<p>Support noted</p>	<p>No change</p>

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Sub No.	Name and Address	Submission Summary	Comment	Council Response
		4 Other – happy with DPA		
286.	Graham Codd 45 Marchant Road, Strathalbyn strathalbynnews@bigpond.com	1 DC Zone - support development in town centre 2 L/Creek Road – support 3 Milnes Road – support 4 Adelaide Road – support, no commercial development should be allowed in this area 5 Other – parking in Dawson Street needs to be less restricted for the elderly	Support noted Noted. The respondent is referring to plans contained in the investigations (Strathalbyn District Centre Traffic, Carparking and Streetscape Plan) and not DPA policy specifically.	No change
287.	Ashley Bell 27 Coronation Road, Strathalbyn ash_6526@hotmail.com	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
288.	Lesley Bell 27 Coronation Road, Strathalbyn lbell11@outlook.com	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
289.	R Reid Smith PO Box 60, Strathalbyn	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
290.	Graham Dean 12 South Terrace, Strathalbyn bastdean@hotmail.com	1 DC Zone - support 2 L/Creek Road – support 3 Milnes Road – support, Council needs a strong plan to encourage appropriate businesses to move in to this area 4 Adelaide Road – oppose, more housing is not needed. Support proposal by developer including petrol station. Keep spending in Strathalbyn, development will complement town centre and is needed.	Support noted See response to submission number 24	Refer item 24

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		5 Other – sharing information is important as is probity and transparency to bring the town together. Assess proposals on merit		
291.	Marg Wilson 5 Cotton Court, Strathalbyn marg.muriel@gmail.com	1 DC Zone - support proposal of relocating light industry and more attractive uses in the town centre 2 L/Creek Road – support 3 Milnes Road – support 4 Adelaide Road - concern that development proposals seem vague and may prove impractical leaving the opportunity for other projects to be pursued by the developer 5 Other – supports Council’s proposal for development. Employment will be a result of these developments	Support noted	No change
292.	Heather Dean 12-14 South Terrace, Strathalbyn hdean@bigpond.net.au	1 DC Zone - support particularly would like to see use of Laucke Mill 2 L/Creek Road – support 3 Milnes Road – support relocation of light industry to free valuable land in the town centre 4 Adelaide Road – oppose, against residential development within this area without supporting infrastructure. Supports landowner’s proposal for shops and amenities such as child care as well as a petrol station 5 Other – concern Strathalbyn will become a commuter residential town not a destination. Need to increase the holiday tourist vibe within the town eg. closing Albyn Tce off for markets and entertainment, more parking around the town centre without busy roads to cross from shop to shop	Support noted See response to submission number 24 Noted. The respondent is referring to activation initiatives and not DPA policy specifically.	Refer item 24
293.	Owen Lunt	Submission was a pre-written letter known to have	See response to submission number 24	Refer item 24

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Sub No.	Name and Address	Submission Summary	Comment	Council Response
	10 South Terrace, Strathalbyn strathstal@gmail.com	been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.		
294.	Natthawut Supho 10 South Terrace, Strathalbyn natthawutvsupho@gmail.com	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
295.	Sumniang Nuprakhor 10 South Terrace, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
296.	R T Simounds 1/17 Edinburgh Road, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
297.	Brian Turner 2 Weeroona Drive, Milang brian.turner@optusnet.com.au	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
298.	Ron Turner 2 Lang Street, Milang	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
299.	Paul Fox 4 Lee Court, Strathalbyn	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
300.	Karen Fox 4 Lee Court, Strathalbyn	Submission was a pre-written leaflet known to have been circulated responding to the DPA and	See response to submission number 24	Refer item 24

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		in particular supporting the SPI development of Adelaide Road land. Refer item 24		
301.	Robert E and Meryl F Size 56 High Street, Strathalbyn sizeme@bigpond.com	1. DC Zone - support all retail being contained within the town centre 2. L/Creek Road – support 3. Milnes Road – support 4. Adelaide Road – support, keep mainly residential	Support noted	No change
302.	Jackson Yarrow PO Box, Strathalbyn jacksonyarrow@gmail.com	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
303.	Holly Hughes 73 Montrose Ave, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
304.	Sarah Ritchie PO Box 148, Littlehampton	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
305.	B So PO Box 148, Littlehampton	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
306.	Frankie Ritchie PO Box 148, Littlehampton	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24

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Sub No.	Name and Address	Submission Summary	Comment	Council Response
307.	Jude Harley 43 Marchant Road, Strathalbyn dave.jude.harley@bigpond.com	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
308.	David Harley 43 Marchant Road, Strathalbyn dave.jude.harley@bigpond.com	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
309.	A Robertson PO Box 114, Milang	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
310.	J Robertson PO Box 114, Milang	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land Refer item 24.	See response to submission number 24	Refer item 24
311.	Sadie Brooks 7 Parker Avenue, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
312.	Ellie Ritchie-Wilson 73 Bollen Road, Mount Barker	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
313.	Craig Ritchie PO Box 148, Littlehampton	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
314.	Cheryl Ritchie	Submission was a pre-written letter known to have	See response to submission number 24	Refer item 24

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Sub No.	Name and Address	Submission Summary	Comment	Council Response
	Lot 54 Little Dublin Road, Blakiston	been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.		
315.	Paul Kellener Lewis Avenue, Aldgate	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
316.	R Hass 5 Maurice Road, Mount Barker	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
317.	Jo Thornley Strathmont Drive, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
318.	Tom Thornley Strathmont Drive, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
319.	Sally Gibbon PO Box 87, Woodchester	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
320.	Heidi Yard 80 Burwood Road, Red Creek thecave@activ8.net.au	<ol style="list-style-type: none"> 1. DC Zone - support so long as the historical feel and small business hub remains 2. L/Creek Road –support for sporting and camping area if not over-developed 3. Milnes Road – continuing to add to industrial; and residential development will create a ‘city’ and take away from the liveability of the town 	<p>Support noted</p> <p>Not agreed. The Minister and Council agreed to look at zoning options for the Adelaide Road land.</p> <p>See response to submission number 14.</p>	Refer item 14

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Sub No.	Name and Address	Submission Summary	Comment	Council Response
		<ol style="list-style-type: none"> 4. Adelaide Road – support linear park network. Oppose residential and businesses in this area. 5. Other – very important that the historical structure and feel of the town is maintained. Encourage local small businesses not multi-franchise businesses. Expanding the town with big business, more people and buildings will create just another suburb or city 		
321.	Steven Giles 49 Strathmont Drive, Strathalbyn steven@beanmachine.net.au	Adelaide Road – strongly disagree with the idea of creating another shopping/business precinct outside of High and Dawson Streets	Noted	No change
322.	Malcolm Twartz PO Box 477 mtwartz@bigpond.com	<ol style="list-style-type: none"> 1 DC Zone – existing limited parking facilities, requires invigoration 2 Adelaide Road – development is an opportunity not a threat to existing business and will secure the future of commerce within Strathalbyn 	See response to submission number 24	Refer item 24
323.	Doug Abbott 57 Ashbourne Road, Strathalbyn dougabbott@adam.com.au	<ol style="list-style-type: none"> 1. DC Zone – support 2. L/Creek Road – support 3. Milnes Road - support 4. Adelaide Road – support 5. Other – fully support Council DPA 	Support noted	No change
324.	Julie-Ann Burt 2B Golan Ave, Strathalbyn juljul2@bigpond.com (see sub. no. 43)	<ol style="list-style-type: none"> 1. DC Zone – support 2. L/Creek Road – support 3. Milnes Road - support 4. Adelaide Road – support, this area needs to remain as open as possible and retail needs to remain within the town centre. 	Support noted	No change

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Sub No.	Name and Address	Submission Summary	Comment	Council Response
325.	David Stanton 123 Wanstead Road, Bletchley wandstead@bigpond.com	<ol style="list-style-type: none"> 1. DC Zone – support but with the inclusion of greater access routes for elderly people and access linking between conveniences for mobility scooters. 2. L/Creek Road – support, other activities could include bike tracks and nature walking trails 3. Milnes Road - support 4. Adelaide Road – partially support, but the developers’ plan should not be completely ignored, while not currently needed in the future this site is ideally located for non-residential development providing historical nature of the town can be maintained 	<p>Support noted</p> <p>The DPA seeks to unlock retail in the town centre and consider strategic growth opportunities in a way that balances the future social and economic requirements of Strathalbyn.</p>	No change
326.	Bec Smith 26 High Street, Strathalbyn eventsx2@bigpond.net.au	<ol style="list-style-type: none"> 1. DC Zone – support, oppose commercial development outside the DC Zone at this time 2. L/Creek Road – support 3. Milnes Road - support 4. Adelaide Road – support 	Support noted	No change
327.	Linda Squires PO Box 479, Strathalbyn glsquires2@gmail.com	<ol style="list-style-type: none"> 1. DC Zone – support DPA; heart of Strathalbyn needs to be protected and maintained. Support native tree plantings. 2. L/Creek Road – support 3. Milnes Road - support 4. Adelaide Road – support, no retail development which is premature, 50% open space to retain country feel to the main entry and for community recreation areas, as was previously discussed by way of a golf course 5. Other - Congratulations to Council on balancing progress whilst maintaining heritage values of the town. 	<p>Support noted</p> <p>The proposed policy encourages open space provision on the Adelaide Road land but will be balanced with the legislative requirement for 12.5% under Section 50 of the <i>Development Act 1993</i>. See response to submission number 14.</p>	Refer item 14
328.	Ian Woods 13 Harriet Street, Strathalbyn	<ol style="list-style-type: none"> 1. DC Zone – concern about reducing car parking, more priority needs to be given to those unable to walk long distances. 	<p>Support noted</p> <p>Noted concern about car parking in the DC Zone.</p>	Refer item 14

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Sub No.	Name and Address	Submission Summary	Comment	Council Response
	woolly.1@bigpond.com	<p>Infrastructure to encourage walking must also be a priority.</p> <ol style="list-style-type: none"> 2. L/Creek Road – support 3. Milnes Road – support, entice industrial businesses in town centre to move to this area to free land for retail/commercial 4. Adelaide Road – oppose, this land was previously agreed to be open space and no commercial development was to be undertaken, neither commercial nor residential should be allowed on this land. Preserve open space and the attractive rural entrance to the town. 	<p>Not agreed that the Adelaide Road land remain zoned for Primary Production. The Minister and Council agreed to look at zoning options for the Adelaide Road land.</p> <p>See response to submission number 14.</p>	
329.	Sharon Bremner 9 Strathmont Drive, Strathalbyn sharon@bodysensebysh az.com.au	<ol style="list-style-type: none"> 1. DC Zone – support 2. L/Creek Road – support 3. Milnes Road - support 4. Adelaide Road – support 	Support noted	No change
330.	Lynette Stevenson PO Box 889, Strathalbyn cloedoodlees53@bigpon d.com	<ol style="list-style-type: none"> 1. DC Zone – support 2. L/Creek Road – support 3. Milnes Road - support 4. Adelaide Road – preference for a golf course, unsure about gum trees as they are a safety hazard. Question about whether widening of Adelaide Road has been considered. Second access off Paris Creek Road is essential to relieve traffic at the Adelaide Road round-about. Preference for larger housing blocks near town centre 5. Other – work on getting empty shops in DC Zone filled and the town flourishing again, lower rents is better than vacant shops. Concern about sculptures 	<p>Support noted</p> <p>Not agreed. The Minister and Council agreed to look at zoning options for the Adelaide Road land.</p> <p>The intent of the proposed changes to Strathalbyn North Policy Area 26 is to provide a mix of allotment sizes on the Adelaide Road land. Provisions in Strathalbyn North Policy Area 26 including for topographic conditions, environmental characteristics, views, linear parks, open space, landscape buffers, and drainage requirements are considered adequate to assess smaller allotments.</p>	No change
331.	Catherine Hirschausen 10 Anderson Street,	<ol style="list-style-type: none"> 1. DC Zone – support easing of car parking requirements and enabling the creation and 	Support noted	No change

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Sub No.	Name and Address	Submission Summary	Comment	Council Response
	Strathalbyn detailid@adam.com.au	<p>maintenance of boutique businesses. Reduction in parking should be supported by good quality pedestrian spaces, footpaths and crossings for the elderly in particular. Retain heritage character of the town centre</p> <ol style="list-style-type: none"> 2. L/Creek Road – support, creates a buffer between residential and agricultural land uses and creates opportunity for community use 3. Milnes Road – support, use buffer zones and operating hours when land adjoins existing residences, provide good access to open spaces in the vicinity of the cemetery 4. Adelaide Road – generally support the balance of open space and residential development with importance on landscaping buffers 		
332.	<p>Ann Brookfield 40 Hampden Way, Strathalbyn annbrookfield@iprimus.com.au</p> <p>(see also sub. no. 468)</p>	<ol style="list-style-type: none"> 1. Maps are difficult to interpret 2. Development must fit within the context of the current town 3. L/Creek Road – support 4. Map 4 – housing here not a new initiative, this is already covered by the town plan 5. Adelaide Road – support, SPI proposal is an outrage. Widen and add bike trails, and introduce more pocket parks, introduce encumbrances to residential parcels here to ensure the entrance to Strathalbyn remains rural eg. no two storey dwellings, no colorbond fencing without screening. Strongly consider landscape design 	<p>Support noted.</p> <p>Mapping standards are set by DPTI</p>	No change
333.	<p>Roz Twartz PO Box 77, Strathalbyn roz1@bigpond.com</p> <p>(refer also to sub. no. 279)</p>	<ol style="list-style-type: none"> 1. Adelaide Road – support for a range of commercial and community uses on Adelaide Road land. Existing CBD is running out of space for retail development and parking is a problem. Please revise the DPA to reflect the 	See response to submission number 24	Refer item 24

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Sub No.	Name and Address	Submission Summary	Comment	Council Response
		community's wishes.		
334.	Pauline Gibbs PO Box 358, Milang pgibbs759@optusnet.com.au	Adelaide Road –maintain as much open space and trees as possible. Oppose shops and retail shopping outside of the town centre	The proposed policy encourages open space provision on the Adelaide Road land but will be balanced with the legislative requirement for 12.5% under Section 50 of the <i>Development Act 1993</i> . See response to submission number 14.	Refer item 14
335.	Terry McAnaney 99 West Creek Road, Langhorne Creek terry@westcreek.com.au	1. DC Zone – car parking is too limited now and will only get worse. Strathalbyn services the rural area but is rapidly falling behind in available retail outlets and a larger retail precinct is needed 2. Milnes Road – without development the rural service businesses will move to Murray Bridge	Concern about car parking and retail in DC Zone noted.	No change
336.	Bobby Mills 73 Sandergrove Road, Strathalbyn bobbyjoeg33@gmail.com	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land, Refer item 24.	See response to submission number 24	Refer item 24
337.	Heather Partridge 54 Marchant Road, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land, Refer items 24.	See response to submission number 24	Refer item 24
338.	Bev Richards PO Box 19, Strathalbyn philbevr@bigpond.com	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land, Refer item 24.	See response to submission number 24	Refer item 24
339.	Linda and John Dorward 2 Bowman Court, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land, Refer item 24.	See response to submission number 24	Refer item 24

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340.	Ken Collins 11 McCallum Court, Strathalbyn kenneth.collins3@bigpond.com	<ol style="list-style-type: none"> 1. DC Zone – support, except reducing car parking in Dawson Street 2. L/Creek Road – support 3. Milnes Road – support, relocate industrial uses out of town centre to free land 4. Adelaide Road – convert the whole land into a retirement village and aged care/nursing home facility. Oppose domestic residential and industry type business 5. Other – just get the job completed ASAP 	<p>Support noted</p> <p>The proposed DPA changes to parking will affect new development rather than existing car parking spaces.</p> <p>Not agreed. The investigations support rezoning the Adelaide Road land to Residential with small scale non-residential uses. Supported accommodation is envisaged.</p>	No change
341.	Colin Forrest Unit 6/2 Russell Street, Strathalbyn	<ol style="list-style-type: none"> 1. DC Zone – support 2. L/Creek Road – support 3. Milnes Road – support 4. Adelaide Road – oppose 	<p>Support noted</p> <p>Not agreed that the Adelaide Road land remain zoned for Primary Production. The Minister and Council agreed to look at zoning options for the Adelaide Road land.</p>	No change
342.	Shirley Logan 8 Jackson Ave, Strathalbyn	<ol style="list-style-type: none"> 1. DC Zone – support 2. L/Creek Road – support 3. Milnes Road – support 4. Adelaide Road – oppose 5. Other - out of town development would be disastrous. Encourage developer to build in the heart of town. Adelaide Road land could/should have been a golf course. 	<p>Support noted</p> <p>Not agreed that the Adelaide Road land remain zoned for Primary Production. The Minister and Council agreed to look at zoning options for the Adelaide Road land.</p>	No change
343.	Beck Chandler 8 Jackson Avenue, Strathalbyn	<ol style="list-style-type: none"> 1. DC Zone – support 2. L/Creek Road – support 3. Milnes Road – support 4. Adelaide Road – oppose 5. Other - out of town development would be disastrous. Encourage developer to build in the heart of town. 	<p>Support noted</p> <p>Not agreed that the Adelaide Road land remain zoned for Primary Production. The Minister and Council agreed to look at zoning options for the Adelaide Road land.</p>	No change

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344.	Peter Logan No address provided	<ol style="list-style-type: none"> 1. DC Zone – support 2. L/Creek Road – support 3. Milnes Road – support 4. Adelaide Road – oppose 	<p>Support noted</p> <p>Not agreed that the Adelaide Road land remain zoned for Primary Production. The Minister and Council agreed to look at zoning options for the Adelaide Road land.</p>	No change
345.	Brita Robyn Stertern-Gill PO Box 1071, Strathalbyn brita.robyn@gmail.com	<ol style="list-style-type: none"> 1. DC Zone – support 2. L/Creek Road – support 3. Milnes Road – support 4. Adelaide Road – oppose 5. Other - a new suburb should not be the first thing that visitors see when entering our beautiful historic town. Encourage developer to build his development within the DC Zone. Put the golf course back on the table. 	<p>Support noted</p> <p>Not agreed that the Adelaide Road land remain zoned for Primary Production. The Minister and Council agreed to look at zoning options for the Adelaide Road land.</p>	No change
346.	Kon Patsouris 10 Sissons Road, Strathalbyn	<ol style="list-style-type: none"> 1. DC Zone – support, developer should build his proposed medical and other facilities within this Zone. 2. L/Creek Road – support 3. Milnes Road – support 4. Adelaide Road –oppose commercial and residential changes. In particular, there is plenty of scope in the DC Zone for medical and other commercial uses to be developed 5. Other – Adelaide Road land should have become a golf course. There is enough housing development in Strathalbyn already. 	<p>Support noted</p> <p>Not agreed that the Adelaide Road land remain zoned for Primary Production. The Minister and Council agreed to look at zoning options for the Adelaide Road land.</p>	No change
347.	Mary Manuel PO Box 1062, Strathalbyn	Adelaide Road – support for residential and park like setting. Oppose shopping complex or other businesses in this area.	Noted	No change
348.	Peter Manuel PO Box 1062, Strathalbyn	<ol style="list-style-type: none"> 1. Adelaide Road – support residential with 80% open space. Oppose commercial rezoning. 2. Other - child and aged care in the town centre. 	<p>Noted</p> <p>Not agreed. The proposed policy encourages open</p>	Refer item 14

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		<p>Increase park benches within town. No tax on existing buildings within town regarding car parks, even if changing use.</p>	<p>space provision on the Adelaide Road land but will be balanced with the legislative requirement for 12.5% under Section 50 of the <i>Development Act 1993</i>.</p> <p>See response to submission number 14.</p>	
349.	<p>Marlene and Lionel Nelson 21 West Terrace, Strathalbyn</p>	<ol style="list-style-type: none"> 1. DC Zone – general support, carefully consider balancing new opportunities and existing businesses, and heritage retention. Other amendment proposals should not detract from DC Zone 2. L/Creek Road – support, question about the harness racing club relocating 3. Milnes Road – support, reconsider removal of buffer along Milnes Road. The area in the vicinity of the harness racing club is quite residential, this end of the Milnes Road proposal should be residential and the boundary of the industrial zone moved further towards Forest Road with a buffer zone 4. Adelaide Road – 20m landscape buffer is inadequate, deferred urban does not adequately protect against future development. 24/7 operations would detract from the DC Zone economy, increased traffic would result and congest the town's entrance. 5. Other – Paris Creek Road access will increase traffic on West Terrace and another solution should be found, perhaps a bypass/ring road as part of long-term planning. 	<p>Support noted</p> <p>Agree. Reinstate the landscape buffer for Milnes Road.</p> <p>A 20-metre landscape buffer to Adelaide Road is consistent with the investigations completed as part of this DPA and existing development policy for main roads including Paris Creek Road and Strathalbyn Road. Important to note, is that the concept prepared by the landowner (and included with this submission) incorporates a 20m landscape buffer zone to Adelaide Road.</p> <p>See response to submission number 14.</p>	<p>Reinstate the landscape buffer for Milnes Road on Concept Plan Map Alex/8 – Industry Expansion (Strathalbyn)</p> <p>Refer item 14</p>
350.	<p>Paul Watson, President, Strathalbyn and District Basketball Association East Terrace, Strathalbyn</p>	<ol style="list-style-type: none"> 1. Adelaide Road: 2. The submitter has been offered a portion of land as part of the proposed SPI development. 3. Support landowners' development proposal for the land. 4. Currently operate through a facility owned by 	<p>Noted.</p> <p>The DPA seeks to unlock retail in the town centre and consider strategic growth opportunities in a way that balances the future social and economic requirements of Strathalbyn.</p>	<p>No change</p>

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		<p>education department and share with Eastern Fleurieu School</p> <ol style="list-style-type: none"> 5. Times when club is at or over capacity and hire another court at a private school 6. Current stadium/facility is under increasing pressure from the club and school. 7. Chance to receive an allocated area on SPI land for community sporting complex 8. Cater for Strathalbyn and surrounding districts. 	<p>Provision for this land use is being made on L/Creek Road.</p>	
351.	<p>Anna Butler 7 Celtic Court, Strathalbyn spannaworks@gmail.com</p> <p>(2 separate submissions, see also sub no. 67)</p>	<ol style="list-style-type: none"> 1. D/C Zone – support for open space and park lands within the town centre. Questions if there is sufficient room to accommodate expanding retail and housing for the elderly, and reductions in car parking. 2. L/Creek Road – recreation, camping and education sounds like a great addition to the town and would like to see more detail. 3. Milnes Road - would like to see more detail especially as it relates to the removal of the landscape buffer. 4. Adelaide Road – support for additional facilities on the land such as service station, retirement living with landscaping. Oppose more residential. 5. Other – support the plan to better landscape Dawson and High Streets. 6. Not convinced that development on the Adelaide Road land will split the town, especially if business uses are complementary (not directly competing). Preference to shop local. <p>Second submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land.</p>	<p>Support noted</p> <p>Not agreed. The investigations completed as part of this DPA support rezoning of the Adelaide Road land to Residential.</p> <p>See response to submission number 24</p>	<p>Refer item 24</p>

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		Refer item 24.		
352.	Steve Roberts 19A Dawson Street, Strathalbyn steve@centralsports.com .au	Adelaide Road – concerned about the loopholes for development. Concerned about any additional entrance roads around Avenue Road.	Noted	No change
353.	Rob Crase PO Box 253, Strathalbyn rob@ktageneral.com.au	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
354.	G J and S J Wood 14 McRae Court, Strathalbyn Suewood26@bigpond.com (see sub. no. 32)	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
355.	Julie Sayer 4 Lime Street, Strathalbyn julie.sayer@sa.gov.au	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
356.	Bob Cruse 15 Albyns Terrace, Toorak Gardens bobcruse44@gmail.com (see sub. no. 27)	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
357.	Craig Furlong 6 Chapel Street, Strathalbyn	Adelaide Road – need more shops and services; there is no competition for existing supermarkets. More jobs, more shops, more services.	The intent of the proposed policy for the Adelaide Road land is to provide for residential development interspersed with open space and linear trails with	No change

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	craigfurlong@gmail.com (see sub no. 28)		small scale non-residential opportunities. The Residential Zone envisages recreational uses, small scale shop or group of shops, consulting (such as small scale medical rooms), child care, health and supported accommodation.	
358.	T Westlake Bugle Range Road, Bugle Ranges	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
359.	D Westlake Ashbourne Road, Strathalbyn	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
360.	H Westlake Ashbourne Road, Strathalbyn	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
361.	Charles Arnold PO Box 378, Currie, TAS 7256	Submission was an article in the Southern Argus on December 14, inviting a signature and submission to Council, responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
362.	WTR Bullock PO Box 107, Strathalbyn	<ol style="list-style-type: none"> 1. The DPA proposes no planning changes that will unlock the commercial and business opportunities and provide Strathalbyn with a viable future. 2. Council wants to relocate 'non-preferred' land uses out of the current town centre but provides no suitable alternate sites 3. If the Adelaide Road Land is rezoned Residential as proposed by the current DPA, it will prevent virtually all non-residential development on that land in the future. 	<p>See response to submission number 24</p> <p>Comments in relation to L/Creek Road not agreed. The investigations completed as part of this DPA support rezoning to Open Space.</p>	Refer item 24

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		<ol style="list-style-type: none"> <li data-bbox="595 320 1122 459">4. The DPA seems to adopt a very narrow interpretation of the various expert reports and recommendations and does not address the real underlying business and commercial needs of Strathalbyn. <li data-bbox="595 464 1122 603">5. The DPA does not make appropriate provision for expansion of retail, business and community services on land which is suitably sized and suitably located for the intended businesses. <li data-bbox="595 608 1122 746">6. The DPA must take real and direct action to reduce the escape expenditure and create jobs within Strathalbyn. This must include appropriate commercial, retail and community uses on the Adelaide Road land. <li data-bbox="595 751 1122 954">7. The DPA must not reduce the minimum carparking requirements and Council must ensure that full and proper car parking provision is available. Any carparking fund contribution made for minor non-compliances must be sufficient for Council to purchase land and develop it for car parking. <li data-bbox="595 959 1122 1066">8. The proposed rezoning of the Adelaide Road Land to residential provides Council with the opportunity to refuse any application for commercial activity. <li data-bbox="595 1070 1122 1326">9. The proposed residential zoning is most likely to prevent any of the non-residential commercial and community uses that have been identified from being located on this land. These include a service station, medical centre, child care, CLASS, competitive supermarket and retail specialty shops, gym, and community sporting facilities. <li data-bbox="595 1331 1122 1437">10. The DPA must make specific provision for non-residential development and uses that are necessary to provide a business and commercial base for Strathalbyn. This could 		

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		<p>be achieved through extension of the District Centre Zone from High Street to the commercial portions of the Adelaide Road Land or the application of a more suitable zoning to the land, perhaps Suburban Neighbourhood Zone, with an appropriate structure plan that clearly recognises the commercial needs and opportunities.</p> <p>11. The DPA should reference the standard 12.5% reserve requirements. The buffer zone should be removed as it will not be appropriate between commercial and community developments and Adelaide Road. The set back from top of bank should be reduced recognising instead that linear reserve and wetland areas need to be appropriate for passive recreation and water management.</p> <p>12. In principle support for the future relocation of the Milnes Road Harness Racing Club to the Langhorne Creek Road site or other suitable site where the facility can be expanded and provided with some better street presence and exposure.</p> <p>13. Noted that boutique food businesses are not being supported in the current DPA as they might compete with wine and food businesses at Langhorne Creek. They should be accommodated in Strathalbyn to complement Langhorne Creek and the DPA should be identifying appropriate sites.</p> <p>14. Langhorne Creek Road Land is not serviced. Accessibility of the site is not easy for daily community activities. Footpaths and walkway connections will require significant expenditure by Council. It is a suitable site for regional sporting activities such as the harness racing where it hosts planned events and most trainers and attendees will</p>		

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		<p>be arriving by motor vehicle. The existing model aeroplane and similar uses seem appropriate.</p> <p>15. The opportunity on the Langhorne Creek Road Land for groups like CLA is minimal due to the poor connectivity of the site to the Town Centre. The DPA and Development Plan has not identified an appropriate site.</p> <p>16. Suggests supporting additional activities at the town oval, tennis courts, schools, polo ground, horse-racing track and other sites to bring these up to regional standards rather than developing a new site from scratch.</p>		
363.	Victor D Ridge 8 Langhorne Creek Road, Strathalbyn	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
364.	Phil Richards PO Box 19, Strathalbyn	<ol style="list-style-type: none"> 1. An amendment to the current zoning should introduce a more appropriate policy framework that supports Strathalbyn's commercial, social and recreational growth needs while ensuring that the role of the existing town centre is reinforced. 2. The DPA seeks to review the suitability of the SPI land for only residential urban and community development purposes. This is at odds with what was requested by the Minister for Planning. 3. The Minister's letter approving the DPA for consultation requested that Council make further amendments to the DPA, prior to releasing for consultation, to provide a policy framework that allows for: <ol style="list-style-type: none"> a. Greater opportunities for non-residential forms of development in the form of low impact local conveniences to be 	<p>Not agreed. The investigation completed as part of this DPA support rezoning of the Adelaide Road land to Residential.</p> <p>Based on additional assessment, and a workshop with Elected Members on 30 April 2018, at its meeting on 21 May 2018 Council decided to maintain non-residential floor space for a shop or group of shops, at 250m² for the Adelaide Road land to provide for local convenience.</p> <p>Of note is that the exceptions to non-complying criteria in the Residential Zone have been amended for the Strathalbyn North Policy Area 26 for Restaurant where the total floor area is no more than 250 square metres and Office where the total floor area is less than 250 square metres</p> <p>Insert policy into Strathalbyn North Policy Area 26 regarding the envisaged location for non-residential</p>	<p>Amend PDC 1 of the Strathalbyn North Policy Area 26 to specifically envisage small scale non-residential uses</p> <p>Insert new PDC 3(d) in Strathalbyn North Policy Area 26 in relation to non-residential uses</p> <p>Delete PDC 3(d) of Strathalbyn North Policy Area 26</p>

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		<p>developed within the Adelaide Road Land; and</p> <p>b. The requirement for land within the 'designated area' to be retained as linear park/open space to be reduced from 60% to a level more consistent with the open space requirement in section 50(1)(c) of the Development Act 1993, which requires 12.5% open space.</p> <p>4. The DPA requires 25% of land for open space plus a 20 metre buffer along Adelaide Road which represents a minimal reduction from the initial 60%</p> <p>5. The DPA locks in residential land use only by permitting only developments up to 250 square metres of commercial and 100 square metres of consulting rooms and giving Council the ability to refuse any competitive consulting room developments.</p> <p>6. The DPA seeks to accommodate CLASS at Lot 10 Langhorne Creek. CLASS has identified this location as not being suitable for their purposes.</p> <p>7. Does not support the rezoning of Adelaide Road Land to only residential.</p> <p>8. Strongly support the rezoning of Adelaide Road Land to a more appropriate zone which supports mixed uses; nominating Suburban Neighbourhood Zone.</p> <p>9. A Suburban Neighbourhood Zone would allow limited, balanced commercial and residential with other infrastructure.</p> <p>10. SPI confirm support for a Land Management Agreement to control excessive commercial development.</p>	<p>uses.</p> <p>Agreed. Based on DPTI direction, a specific percentage figure for open space is not considered appropriate on the basis that there is a legislative requirement for 12.5% under Section 50 of the <i>Development Act 1993</i>. Based on this assessment, delete PDC 3(d) of Strathalbyn North Policy Area 26.</p> <p>See response to submission number 24</p>	
365.	Harry Jelfs 26 Formby Street, Strathalbyn haroldjelfs@bigpond.com	<ol style="list-style-type: none"> 1. DC Zone – support 2. Milnes Road - support 3. Adelaide Road - support 	Support noted	No change

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	(2 separate submissions)	<p>4. Other – agree with Council’s plans</p> <p>Second submission supported DPA and congratulated Council</p>		
366.	Christine Dawkins PO Box 975, Strathalbyn	<p>1. DC Zone –not enough existing car parking in Dawson Street. The amendment will make this worse.</p> <p>2. Adelaide Road – Strathalbyn badly needs a shopping centre with a variety of shops and services, Adelaide road is the only area suitable with sufficient parking</p> <p>3. Other – streetscaping and outdoor dining areas with garden beds are good but should not be developed at the expense of a range of shops and sufficient parking. Streetscaping is attractive to tourists but may cause difficulty for locals to carry out their shopping/banking. Without more commercial development this would add to already high Council rates</p>	<p>Concern about car parking noted. The proposed DPA changes to parking will affect new development rather than existing car parking spaces.</p> <p>See response to submission number 24</p>	Refer item 24
367.	John Dawkins 5 Shone Court, Strathalbyn jcdawkins@hotmail.com	<p>1. DC Zone – don’t understand why Council would want to reduce parking in Dawson St. It is not sensible to take shopping trolleys over the railway line to the proposed new car park</p> <p>2. L/Creek Road - may work if Council are prepared to spend rate-payers’ money on development</p> <p>3. Adelaide Road – support commercial development that will increase the range of shopping and services that are badly needed in Strathalbyn</p> <p>4. Other – locals spend a lot of money outside our town each month which could be spent in Strathalbyn if the shopping centre development was approved. Will create more jobs.</p>	<p>Concern about car parking noted. The proposed DPA changes to parking will affect new development rather than existing car parking spaces.</p> <p>See response to submission number 24</p>	Refer item 24

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368.	Raymond Cowley 3/9 Walnut Grove, Dernancourt raymond.cowley@optusnet.com.au	<ol style="list-style-type: none"> 1. DC Zone – plans for the DC Zone are great, add to the character of the town and not take away from the history of Strath. The RV parking area near the Old Railway Station is a good move as it is close to the shopping precinct as well as the Visitor Information Centre 2. L/Creek Road – support an RV park complementary to other uses and for tourism in Strathalbyn. Roadside produce sales would also complement the area. Overall excellent plan. 3. Adelaide Road – very fine line between expanding the town and spoiling its character. 	Support noted	No change
369.	Andrew Doube 5 Taylors Lane, Strathalbyn libandandy@gmail.com	<ol style="list-style-type: none"> 1. DC Zone – support, very important to maintain the DC Zone as the retail hub. A retail zone away from the current zone would split the town and be of detriment to the current retail area. 2. Encourage and incentivise the tyre retailers to relocate into the light industrial area on Milnes Road would free up significant area for retail development. 3. Support joining the High St and Dawson St areas and providing dedicated pedestrian access across Sunter St and Swale St 4. L/Creek Road – support, easily developed site for the proposed uses. 5. Milnes Road – ideal site for light industry, and shifting industry businesses to this area would free the town centre for retail and make it more efficient to have all industry businesses in one area. 6. Adelaide Road – preference for open space, playing fields or parkland or combination of these uses. Previous agreement about the land was there would be no large commercial 	<p>Support noted</p> <p>Based on DPTI direction, a specific percentage figure for open space is not considered appropriate on the basis that there is a legislative requirement for 12.5% under Section 50 of the <i>Development Act 1993</i>. Based on this assessment, delete PDC 3(d) of Strathalbyn North Policy Area 26. See response to submission number 14.</p>	<p>Delete PDC 3(d) of Strathalbyn North Policy Area 26</p> <p>Refer item 14</p>

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		<p>development and this should not be allowed now. The land should be managed as open space to maintain the graceful entry into Strathalbyn.</p> <p>7. Other – our retail centre is a jewel and the gracious rural entry to the town is a lovely feature, neither should be compromised. We must not lose any more of the open space coming in along Adelaide Road. More bikeways would increase foot and bike travel and should be a requirement in areas of residential and future development.</p>		
370.	Hugh Williams PO Box 761, Strathalbyn hugh@buxus-and-hedges.com	<ol style="list-style-type: none"> 1. DC Zone – support, extending the DC Zone and relocation of the two tyre centres and the SES to free up larger pieces of land for further development. 2. L/Creek Road – support relocation of the harness club along with other community uses. 3. Milnes Road – happy to see the harness club move, but don't want to see houses, mixed community use would be best 4. Adelaide Road – oppose. Support for SPI development – all items are needed. Don't want to see endless housing with no extra community infrastructure. 5. Other – happy to see IGA extension, support investment in community infrastructure not just more houses 	<p>Support noted</p> <p>The DPA does not propose a zoning change to Milnes Road.</p> <p>See response to submission number 24</p>	Refer item 24
371.	Michael Galea 8 Frencham Lane, Strathalbyn thegaleas@bigpond.com	<ol style="list-style-type: none"> 1. DC Zone – support, however do not agree with the idea of doing away with carparks for eating areas. Better pedestrian facilities are needed around the CBD. 2. L/Creek Road – support 3. Milnes Road - support 	<p>Support noted.</p> <p>The respondent is referring to plans contained in the investigations (Strathalbyn District Centre Traffic, Carparking and Streetscape Plan) and not DPA policy specifically.</p>	No change

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		4. Adelaide Road – oppose any retail or commercial development in this area. Support the CLA farm and perhaps residential use or community recreation use, but not to ruin the entrance into or the character of Strathalbyn 5. Other – the public meeting should be an information-gathering session	The intent of the proposed policy for the Adelaide Road land is to provide for residential development interspersed with open space and linear trails with small scale non-residential opportunities. Residential Zone does not envisage farming or market gardening/horticulture, provision has been made for CLA at L/Creek Road.	
372.	Rob Bleckly 64 Hampden Way, Strathalbyn rob@bleckly.com	Adelaide Road – concern about the SPI development and duplication of the commercial district. Preferred gold course. Concern about housing being at high density	Concern noted Concern about lot sizes noted. The intent of the proposed changes to Strathalbyn North Policy Area 26 is to provide a mix of allotment sizes on the Adelaide Road land. Provisions in Strathalbyn North Policy Area 26 including for topographic conditions, environmental characteristics, views, linear parks, open space, landscape buffers, and drainage requirements are considered adequate to assess smaller allotments.	No change
373.	Lauren Mitchell Section 45 Riverside Road, Willyaroo laurenmitchelloz85@gmail.com	1. DC Zone –support 2. L/Creek Road – support 3. Milnes Road – support, however the road needs to be upgraded, particularly over the railway line. 4. Adelaide Road – oppose. Support the CLA farm and a sports centre with reserves, playgrounds, a medical centre and houses, screened as you drive into Strathalbyn. 5. Other – changing some carparks on Dawson Street into alfresco dining areas is not warranted. Car parks should be retained. There needs to be a zebra crossing from the post office over to the public toilets/park area/swimming pool.	Support noted. Not agreed. The intent of the proposed policy for the Adelaide Road land is to provide for residential development interspersed with open space and linear trails with small scale non-residential opportunities. A landscaped green belt is intended to maintain a sense of openness and spaciousness and contribute to the sense of arrival in the township. The respondent is referring to plans contained in the investigations (Strathalbyn District Centre Traffic, Carparking and Streetscape Plan) and not DPA policy specifically. The respondent is encouraged to speak with Council staff regarding concerns.	No change

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374.	9Dot Group – Michael Klobas, 17 Beluah Road, Norwood	<ol style="list-style-type: none"> 1. Support the rezoning of the Adelaide Road Land from the Primary Production Zone to a more appropriate zone that recognises the unique opportunity for this parcel to deliver economic development and employment within the township. Also propose a weekly farmers’ market. 2. Support the provision of retail facilities on the Adelaide Road land. 3. Do not support the proposed rezoning of the Adelaide Road Land to the Strathalbyn North Policy Area 26 of the Residential Zone as non-residential land uses are not generally envisaged and in most cases non-complying. 4. Support adoption of Suburban Neighbourhood Zone over the Adelaide Road Land that would accommodate opportunity for neighbourhood retail and commercial facilities. 5. Support the need to protect the integrity of the existing historic town centre. Would entertain entering into a legally binding agreement to place a maximum cap on retail floor space that could be developed on the Adelaide Road Land in accord with the independent retail assessment conducted by Urbis. 	<p>Support noted.</p> <p>Not agreed. The intent of the proposed policy for the Adelaide Road land is to provide for residential development interspersed with open space and linear trails with small scale non-residential opportunities.</p> <p>See response to submission number 24</p>	Refer item 24
375.	Chris Engelhardt 12 Fairfield Drive, Strathalbyn cengelisa@outlook.com	<p>Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24. Support for heated indoor all weather swimming pool</p>	See response to submission number 24	Refer item 24
376.	P M Drechsler PO Box 138, Strathalbyn	<p>Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.</p>	See response to submission number 24	Refer item 24

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377.	Rosalie and John Kwaterski 5 Bateman Street, Strathalbyn	<ol style="list-style-type: none"> 1. DC Zone –support 2. L/Creek Road –support 3. Milnes Road –support 4. Adelaide Road – oppose 5. Other DPA Comment – oppose changes to High St and Dawson St, we need to leave the parking for older people not able to walk and carry shopping 	<p>Support noted</p> <p>The grounds for opposing the rezoning of the Adelaide Road land is unclear.</p> <p>The respondent is referring to plans contained in the investigations (Strathalbyn District Centre Traffic, Carparking and Streetscape Plan) and not DPA policy specifically. The respondent is encouraged to speak with Council staff regarding concerns.</p>	No change
378.	Cynthia K Quinn 2 Melville Street, Strathalbyn	<ol style="list-style-type: none"> 1. L/Creek Road – support 2. Milnes Road –support 3. Adelaide Road – oppose 4. Other – not enough demand for a shopping centre/supermarket on Adelaide Road as well as retaining our existing retail shops on High and Dawson Streets 	<p>Support noted</p> <p>The grounds for opposing the rezoning of the Adelaide Road land is unclear.</p>	No change
379.	Maria Martin PO Box 911, Strathalbyn	<p>Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the DPA as proposed by Council. The following points were detailed:</p> <ol style="list-style-type: none"> 1. Seek a country town that is warm and hospitable, shaped by its natural and cultural heritage, underpinned by vibrant businesses and surrounded by productive farm land. 2. The town centre should continue to be a focus for retail, commercial, civic, community and tourist related facilities including High and Dawson Streets. 3. Adelaide Road - Support the DPA and oppose any rezoning for commercial/retail use. 4. A Developer is proposing aged care, a medical centre, a child care centre and a new ambulance station. But these are a concept plan only, with no guarantee that they will be built and therefore no guarantee of jobs. 5. Council has approved formal plans for the IGA 	<p>Support noted.</p> <p>The DPA seeks to unlock retail in the town centre and consider strategic growth opportunities in a way that balances the future social and economic requirements of Strathalbyn.</p> <p>The intent of the proposed changes in the DC Zone are to strengthen existing retail/commercial and free development opportunities in the town centre. Proposed changes reflect this intent.</p> <p>The intent of the proposed policy for the Adelaide Road land is to provide for residential development interspersed with open space and linear trails with small scale non-residential opportunities. The Residential Zone envisages recreational uses, small scale shop or group of shops, consulting (such as small scale medical rooms), child care, and supported accommodation.</p>	No change

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		<p>to be upgraded and expanded and there are plans submitted to Council for a new service station on the High Street/South Terrace corner.</p> <p>6. Independent professionals were engaged to advise on future development that was needed in Strathalbyn determined that there is adequate land within the town's centre for future development.</p> <p>7. Other regional towns such as Renmark and Victor Harbor have seen their main street businesses suffer as a result of retail/commercial development outside the town centre.</p> <p>8. Businesses in Dawson Street and High Street are strongly opposed to the developer's concept plan.</p> <p>9. Insufficient demand for a retail precinct and a supermarket on Adelaide Road as well as retaining all of our existing retail shops on High and Dawson Streets.</p> <p>10. Strathalbyn is renowned for the heart of the township where you are struck by the beautiful parklands, river and ambience with a rural setting and cultural heritage.</p> <p>11. Most of the current shops are owned by members of the local community who have invested their livelihoods into the town and employ locals.</p> <p>12. Fully support the DPA</p>		
380.	Peter Blaser 15 Montrose Ave, Strathalbyn pbblaser@bigpond.com	Submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the amendment as proposed by Council. Refer item 379.	See response to submission number 379	Refer item 379

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381.	Sharne Laundry PO Box 722, Strathalbyn	Submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the amendment as proposed by Council. Refer item 379.	See response to submission number 379	Refer item 379
382.	John Terwel PO Box 490, Strathalbyn	Submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the amendment as proposed by Council. Refer item 379.	See response to submission number 379	Refer item 379
383.	Penny Fairweather 14 Melville Street, Strathalbyn pfeathers@bigpond.com (refer to sub. no. 475)	Submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the amendment as proposed by Council. Refer item 379.	See response to submission number 379	Refer item 379
384.	Mary Groffen PO Box 429, Strathalbyn hamilton10@internode.o n.net	Adelaide Road – oppose, need more commercial and community development. Fully support the landowner’s development. Strathalbyn has not kept up with the needs of the community.	See response to submission number 24	Refer item 24
385.	Karin Reddecliffe 6 Blue Court, Strathalbyn kredcliffe@gmail.com	<ol style="list-style-type: none"> 1. DC Zone – support, including reduction of parking requirements so that some of the existing buildings can be opened once again. Assistance with asbestos removal would be assist with redevelopment. Change speed limit on Sunter St and around St Andrews to 45kph to help with traffic speed. 2. L/Creek Road – support, appears to cater for many of the needs of organisations in the area, including the CLA. Support this location for CLA rather than Adelaide Road proposal. 3. Milnes Road – support, including restricting subdivision 4. Adelaide Road – support, the land should not be rezoned for commercial as that would take away from the character of Strathalbyn and would create an entry into the town that is not 	<p>Support noted</p> <p>See response to submission number 14.</p>	Refer item 14

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		<p>in keeping with the historic nature of the town.</p> <p>5. Other – support Council’s proposed changes and am sorry that the Minister wanted the green space allotment on Adelaide Road reduced.</p>		
386.	<p>Shaye Clarke 196 Bletchley Road, Strathalbyn info@carriageofoccasion.com.au</p>	<p>1. DC Zone – support, logical and necessary.</p> <p>2. L/Creek Road – support</p> <p>3. Milnes Road – support for industry being co-located, hopefully encourages more industry investment.</p> <p>4. Adelaide Road – preference for existing paddocks. Residential zoning is preferred to commercial but increase allotment size even up to 1 acre. Commercial and the developer’s proposal would most definitely be out of place and liable to ruin town dynamics.</p> <p>5. Other – keeping with the town’s history, horse tie up points around town would be fitting, and utilised.</p>	<p>Support noted</p> <p>Not agreed. The Minister and Council agreed to look at zoning options for the Adelaide Road land.</p> <p>Concern about lot sizes noted. The intent of the proposed changes to Strathalbyn North Policy Area 26 is to provide a mix of allotment sizes on the Adelaide Road land. Provisions in Strathalbyn North Policy Area 26 including for topographic conditions, environmental characteristics, views, linear parks, open space, landscape buffers, and drainage requirements are considered adequate to assess smaller allotments.</p>	No change
387.	<p>Jennifer Bogusz 25 North Parade, Strathalbyn jer.bo@hotmail.com</p> <p>(2 separate submissions)</p>	<p>Support - this plan strikes a good balance. We do not need further fragmentation of the town; there is ample retail space and vacant land within the existing town centre. Another retail/service area is not needed</p> <p>Second submission was part of a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan Amendment as proposed by Council. (Refer item 379)</p>	<p>Noted</p> <p>See response to submission number 379</p>	Refer item 379
388.	<p>Elizabeth Hatwell 2 Elsie Drive, Strathalbyn tejey@adam.com.au</p>	<p>1. DC Zone – support plans and keeping retail centralised. More housing for the elderly is particularly important.</p> <p>2. L/Creek Road – support</p> <p>3. Milnes Road – some industries are still too</p>	<p>Support noted</p> <p>The assessment contained in the investigations as part of this DPA is that the Alexandrina Council Development Plan contains adequate general policy for management of industrial areas. Strathalbyn</p>	No change

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		<p>close to residential properties. Concern about the noise at the corner of Elsie and Milnes Road from the 24 hour truck depot</p> <ol style="list-style-type: none"> 4. Adelaide Road – no to any retail development, keep retail centralised 5. Other DPA Comment – people move here because Strathalbyn is unique 	<p>Enterprise Policy Area 5 envisages business, commercial and light industrial land uses which are considered to provide a buffer from industrial land generally west of the site. Of note, is that this assessment is supported by the referral response from the Environment Protection Authority which notes that existing policy is adequate to manage impacts resulting from development in the Industry Zone.</p>	
389.	<p>Steven Longbottom Ashbourne Road, Strathalbyn slongbottom3@bigpond.com</p>	<ol style="list-style-type: none"> 1. DC Zone – support 2. L/Creek Road – support 3. Milnes Road – support 4. Adelaide Road – support 	<p>Support noted</p>	<p>No change</p>
390.	<p>Malcolm Montgomery Shop 4, 10 Dawson Street, Strathalbyn mgmontgomery@bigpond.com</p>	<ol style="list-style-type: none"> 1. DC Zone - support retail and commercial activities being kept in the DC Zone instead of being fragmented by retail development of the Adelaide Road land. Lessons must be learned from decline of other historic towns by 'out of town' developments. 2. L/Creek Road – support the concept plan for multi-purpose recreation, sports, outdoor and indoor facilities. Support co-location and sharing of facilities 3. Milnes Road – support, provision of readily available land zoned for industrial purposes and opportunities for businesses within the DC Zone to relocate where appropriate. 4. Adelaide Road – support but would like to see a greater area set aside for open space, at least 50% with a 30m buffer zone along the length of Adelaide Road planted out with natives. Residential land should be in clusters, say 20 allotments, separated by plantings of native trees. 5. Other – DPA generally consistent with the 	<p>Support noted</p> <p>Not agreed. The proposed policy encourages open space provision on the Adelaide Road land but will be balanced with the legislative requirement for 12.5% under Section 50 of the <i>Development Act 1993</i>. See response to submission number 14.</p>	<p>Refer item 14</p>

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		Town Plan. Fully support the DPA.		
391.	John Golding PO Box 236, Edithburgh	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development on Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
392.	Ekistics – Richard Dwyer PO Box 32, Goodwood On behalf of the Strath Hub Group (SPI), owners of “The Adelaide Road” land	<ol style="list-style-type: none"> 1. Fully support the rezoning of the Adelaide Road land from the Primary Production Zone to a more appropriate zone that recognises the unique opportunity for this parcel to deliver economic development and employment for the township. 2. The introduction of the Strathalbyn North Policy Area 26 of the Residential Zone of the Alexandrina Development Plan is not supported. Non-residential land uses are not generally envisaged and in most instances, are non-complying 3. Seek and support the adoption of a more suitable Suburban Neighbourhood Zone over the Adelaide Road Land that would accommodate: <ol style="list-style-type: none"> a. a range of dwelling types including aged person’s accommodation and nursing homes b. neighbourhood retail and commercial facilities c. future community and recreation facilities. 4. Support the preparation of a ‘concept plan’ to guide the size, location and mix of envisaged land use (including retail and commercial development) on the Adelaide Road Land: <ol style="list-style-type: none"> a. Consulting rooms exceeding 100m² or fronting an arterial road b. office c. petrol filling station 	<p>Support for rezoning from Primary Production noted.</p> <p>Strathalbyn North Policy Area 26 of the Residential Zone envisages non-residential land uses: community centre, open space, and recreation area. Supported accommodation is also envisaged. Additional non-residential land uses are envisaged in the Residential Zone: child care facility, health and welfare service, primary and secondary school, shop, office or consulting room. Amend PDC1 of the Strathalbyn North Policy Area 26 to further envisage non-residential uses</p> <p>Exceptions to non-complying criteria have been provided for Strathalbyn North Policy Area 26 including for office and restaurant. Exceptions to non-complying criteria exist for consulting room, shop or group of shops. A petrol filling station is non-complying.</p> <p>Based on additional assessment, and a workshop with Elected Members on 30 April 2018, at its meeting on 21 May 2018 Council decided to maintain non-residential floor space for a shop or group of shops, at 250m² for the Adelaide Road land to provide for local convenience.</p> <p>Alternate zoning proposal to Suburban Neighbourhood Zone not agreed. Neighbourhood level facilities as envisaged in the Suburban Neighbourhood Zone are of between 3,000 and</p>	<p>Amend PDC 1 of the Strathalbyn North Policy Area 26 to specifically envisage small scale non-residential uses</p> <p>Delete PDC 3(d) of Strathalbyn North Policy Area 26</p> <p>Insert new PDC 3(d) in Strathalbyn North Policy Area 26 in relation to non-residential uses</p> <p>Amend Concept Plan Map Alex/16 - Residential Growth (Strathalbyn North)</p>

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		<p>d. shop exceeding 250m² or fronting an arterial road</p> <p>5. Have developed a fully costed and funded masterplan of the land and is willing to enter into an LMA limiting retail floor area (to say 5,000m²).</p> <p>6. Seek reduced requirement for linear parks and open space on the Adelaide Road Land to not exceed current statutory requirements.</p> <p>7. The proposed zone and policy framework does not generally enable convenience retail or service station identified as satisfying demand for convenience retail without adversely impacting the role and function of the town centre.</p> <p>8. If the DPA is endorsed, seek amendments to facilitate greater opportunities for non-residential development including low-impact local convenience retail on the Adelaide Road land via amendments to the policy framework including making these forms of development a consent use for assessment on merit.</p> <p>9. Oppose Principle of Development Control 3 (d) of the Strathalbyn North Policy Area 26 and Concept Plan Map Alex/16 which seeks a requirement for:</p> <p>a. A minimum of 25% of the Adelaide Road Land designated for linear park and open space in addition to a 20 metre landscape buffer adjacent to Adelaide Road;</p> <p>b. The whole of Allotment 508 in DP72267 (CT5975/704) to comprise linear park/open space.</p> <p>10. Highlight that the Minister for Planning (in his letter 19 October 2017) sought to avoid the inclusion of policies in the Development Plan that have the potential to restrict the opportunity to achieve the highest and best use of the land.</p>	<p>5,000 square metres of retail floor space in addition to other business and community facilities.</p> <p>A range of dwellings types and supported accommodation is adequately envisaged in Strathalbyn North Policy Area 26, as is future community and recreational facilities.</p> <p>The proposed maximum cap on retail floor space in the order of 5,000m² proposed to form part of an LMA is inconsistent with the investigations completed as part of this DPA which support low impact convenience outside of the town centre.</p> <p>Agree. Based on DPTI direction, a specific percentage figure for open space is not considered appropriate on the basis that there is a legislative requirement for 12.5% under Section 50 of the <i>Development Act 1993</i>. Based on this assessment, delete PDC 3(d) of Strathalbyn North Policy Area 26.</p> <p>A 20-metre landscape buffer to Adelaide Road is consistent with the investigations completed as part of this DPA and existing development policy for main roads including Paris Creek Road and Strathalbyn Road. Important to note, is that the concept prepared by the landowner (and included with this submission) incorporates a 20m landscape buffer zone to Adelaide Road.</p> <p>Amend open space shown on Concept Plan Map Alex/16 - Residential Growth (Strathalbyn North).</p>	

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		<p>11. If the DPA is endorsed:</p> <ul style="list-style-type: none"> a. Concept Plan Map Alex/16 (Residential Growth) be amended to: <ul style="list-style-type: none"> i. Remove the requirement for linear park/open space over allotment 508 in DP 72267; and ii. Remove the requirement for a landscape buffer to Adelaide Road b. The Desired Character Statement of the Strathalbyn North Policy Area 26 be amended to remove the requirement for a 20 metre landscape buffer adjacent to Adelaide Road; and c. Principle of Development Control 3 (d) of the Strathalbyn North Policy Area 26 be deleted. <p>12. Dispute the findings and advice of SGS that the level of retail floorspace in Strathalbyn is adequate to meet the needs of the community</p> <p>13. The assessment of the highest and best use of the Adelaide Road land has omitted the opportunity for retail and other non-residential land uses</p> <p>14. Highlight that the DPA does not fulfil the objectives of Council's Economic Development Strategy</p> <p>15. Assert that the SGS retail assessment is flawed and should be dismissed and a revised DPA policy framework be adopted that is informed by the retail analysis performed by Urbis and Essential Economics.</p> <p>16. The final concept plans show a strong preference for open space and excludes significant opportunities for retail and non-residential development.</p>		
393.	Tony Richardson PO Box 230, Strathalbyn tonyr@strathnet.com.au	1. DC Zone – oppose changes to car parking requirements considered an underhanded way enabling the IGA expansion. The	Noted concern about car parking. The intent of the proposed changes to Strathalbyn Centre Policy Area 4 is to improve traffic, parking and streetscape,	Refer item 24

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		<p>IGA/Woolworths shopping centres at the end of Dawson St appear to defeat the whole purpose and goal of the DC Zone. Concern about car parking alignments along Albyn Tce being changed from angle to perpendicular, making it more difficult to reverse out. Support street enhancements but unsure the double roundabout at the Dawson/Albyn intersection will slow traffic appreciably</p> <ol style="list-style-type: none"> 2. Adelaide Road –support the Adelaide Road development as proposed by SPI. Shops, community buildings and community farm will be a great asset to Strathalbyn 3. Other – no IGA expansion to crowd out Dawson Street and make it unbearable for parking and access 	<p>including encouraging a pedestrian environment. For new developments car parking rates will be assessed against Table Alex/2 - Off-Street Vehicle Parking Requirements as being a minimum of 3 to a maximum of 5 car parking spaces per 100m² of floor space. These rates are consistent with the investigation completed as part of this DPA and the SAPPL Version 6. The proposed DPA changes to parking will affect new development rather than existing car parking spaces.</p> <p>See response to submission number 24</p>	
394.	Wayne Fairbank 17 Field Drive wafsue1@optusnet.com	<ol style="list-style-type: none"> 1. Adelaide Road – preference for no change, the last thing I would like to see is another shopping/office area 2. Other – the reason for living in Strathalbyn is the unique rustic ambience. Very seldom is this retained in country towns close to the city 	<p>Support noted</p> <p>Not agreed. The Minister and Council agreed to look at zoning options for the Adelaide Road land.</p>	No change
395.	Craig Murton 16/10 Dawson Street, Strathalbyn strathseafoods@hotmail.com	<ol style="list-style-type: none"> 1. DC Zone – support 2. L/Creek Road – support 3. Milnes Road – support 4. Adelaide Road – support 5. Other – support 	Support noted	No change
396.	Tamara Alexander 16/10 Dawson Street, Strathalbyn strathseafoods@hotmail.com	DC Zone – wholeheartedly agree that the DC must be the focus of retail. I am strongly opposed to the retail development proposal on the outskirts of town.	Support noted	No change

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397.	Gaynor Hartvigsen PO Box 331, Strathalbyn gaynorhartvigsen@outlook.com	<ol style="list-style-type: none"> 1. DC Zone – support, town centre should remain as the commercial hub. The character and vibrancy of the central part of the town must be maintained. 2. L/Creek Road – seem acceptable. 3. Milnes Road – archery, cemetery and scout land will need to continue to be preserved as these are important areas of natural vegetation that have been cared for by the Angas River catchment group 4. Adelaide Road – preference for open space as the gateway to the town should reflect its rural character. If it is to be developed council has my support to develop it in an ecologically sustainable way with as much properly maintained native green space as possible. The care of the watercourse and the riparian zone needs to be prioritised. Residential development needs to follow strict environmental protocols. Oppose supermarket complex in this area to support vibrancy and character of town centre 5. Other – increased support of the arts is a good addition to the DPA and will add to community cohesion 	<p>Support noted</p> <p>The intent of the proposed policy for the Adelaide Road land is to provide for residential development interspersed with open space and linear trails with small scale non-residential opportunities.</p> <p>See response to submission number 14.</p>	Refer item 14
398.	Barbara Collins 19 Bateman Street, Strathalbyn babscollins@internode.on.net	<ol style="list-style-type: none"> 1. DC Zone – provide incentives for business owners to fill shops, improve and protect the central shopping zone in Strathalbyn 2. L/Creek Road – no more housing development 3. Milnes Road – no more housing development. 4. Adelaide Road – no more housing/shopping developments. 5. Other – focus on upgrading and improving public transport system 	Not agreed that there be no more development	No change

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399.	Allan Cox 4 Sullivan Street coxallanj@bigpond.com	Adelaide Road – oppose landowner’s development which not proceed under any circumstances	Noted	No change
400.	Vikki McInnes PO Box 61, Strathalbyn vikki.mcinnnes@gmail.com	<ol style="list-style-type: none"> 1. DC Zone – it is very important to maintain the heritage buildings and atmosphere of this Zone. This will also require appropriate upgrading of disused buildings 2. L/Creek Road – general support but concern about growth in enrolments at local schools. Planning would ideally include a primary school campus and kindergarten on the site if there is space 3. Milnes Road – include significant open space buffer to maintain existing residents’ privacy, well-being and lifestyle 4. Adelaide Road – entrance to the town needs to reflect the rural nature of Strathalbyn. Oppose large supermarket and carpark on entrance which will impact negatively on current commercial centre of town. Should be 25% open space and existing native vegetation and creeklines should remain undisturbed. Support concept of linked pedestrian/cycle paths to encourage activity. Support the development of small scale commercial, medical, childcare and community projects in an integrated and planned way. 5. Other – actual school enrolments are double the 2011 statistics quoted in the DPA 	<p>Noted</p> <p>Educational establishment is an envisaged land use for L/Creek Road.</p> <p>The proposed policy encourages open space provision on the Adelaide Road land but will be balanced with the legislative requirement for 12.5% under Section 50 of the <i>Development Act 1993</i>. See response to submission number 14.</p>	Refer item 14
401.	Nicole 11 Langhorne Street, Langhorne Creek justinc@internode.on.net	<ol style="list-style-type: none"> 1. DC Zone – support but some concerns regarding the reduced capacity for car parking 2. L/Creek Road – support 3. Milnes Road – support 4. Adelaide Road – support for residential allotments and keeping businesses within the 	Support noted	No change

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		current centre		
402.	Melissa Barker 47 St Andrews Drive, Strathalbyn melissa.barker@live.com .au	<ol style="list-style-type: none"> 1. Adelaide Road – really wish for the SPI development to go ahead, families will benefit from services and this town needs to grow and develop. 2. Other –development on Adelaide Road will not harm existing businesses, if anything it will increase tourism in Strathalbyn 	See response to submission number 24	Refer item 24
403.	Penny Whittaker 17 Kennedy Crescent, Strathalbyn pennywhittaker@yahoo.com.au	<ol style="list-style-type: none"> 1. DC Zone – oppose timed carparks within the township. Support the reduction of carparks to provide streetscapes for community gathering and social interaction. 2. L/Creek Road – support the need to improve education and recreation facilities but question whether this space is sufficient to accommodate all services identified. Relocating the trotting track will restrict the possibility for effective future development of all other services 3. Adelaide Road – support the DPA with an emphasis on open spaces for native vegetation and community use and service provision 4. Other – question education statistics based on 2011 as actual figures are vastly different to those quoted in the DPA and should be reviewed as a matter of urgency. Support a bike path along the river and the development of tourist accommodation. Question the closure of Kalimna in light of need for more aged care accommodation within the township 	<p>Support noted</p> <p>Concerns in relation to L/Creek Road noted. The investigations completed as part of this DPA support a rezoning L/Creek Road to Open Space.</p>	No change

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404.	Callan Sundberg 13 High Street, Strathalbyn	<ol style="list-style-type: none"> 1. DC Zone –support, one issue is the removal of carparks from the front of the town hall. Eager to see trees planted, streetscaping and upgrades especially to High Street area 2. L/Creek Road –support 3. Milnes Road - support including relocation of uses which currently hold up large portions of key developable land within the town centre 4. Adelaide Road – support without retail 5. Other – would like to see any future retail development remain within the existing town centre. Strongly encourage streetscaping and beautification, especially the planting of trees along High Street, terraces and town entrances 	Support noted	No change
405.	Tabitha Lewis 10 Marchant Road, Strathalbyn tablewis@hotmail.com	<ol style="list-style-type: none"> 1 DC Zone – support, specifically extending the Zone and reducing car parking requirements for new developments. Dawson St would work better as a one-way street from South Tce up to Albyn Tce with all car parks being 45 degrees. 2 L/Creek Road – support, including relocation of the harness racing club. Improve streetscape, signage and paths for tourists to walk into town 3 Milnes Road – support, including larger lot sizes. I do not mind tyre shops in town, as I can walk down the street while waiting for tyres to be replaced 4 Adelaide Road – support for residential and small scale non-residential but not large commercial. Land next to the skate park should be a park with BBQ's. Question whether residential land is needed now 5 Other – DPA well thought out and looking at the town as a whole 	Support noted	No change

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406.	Sharon and Stuart White 19 Kerslake Court, Strathalbyn shaz29white@outlook.com	Adelaide Road –oppose retail shops and do not want to see another petrol station with a takeaway outlet or another retail store. Strathalbyn needs to stay a rural town with its heritage and beauty protected	Noted	No change
407.	R Simpson 9 Fennell Street, Strathalbyn	Submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan Amendment as proposed by Council. Refer item 379	See response to submission number 379	Refer item 379
408.	P Simpson 9 Fennell Street, Strathalbyn	Submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan Amendment as proposed by Council. Refer item 379	See response to submission number 379	Refer item 379
409.	Ian Martin 10 Coronation Road, Strathalbyn	Submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan Amendment as proposed by Council. Refer item 379	See response to submission number 379	Refer item 379
410.	Anne-Maree Low c/- Post Office, Langhorne Creek	Submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan Amendment as proposed by Council. Refer item 379	See response to submission number 379	Refer item 379
411.	Jenny Fox 15 Love Ave, Strathalbyn	Submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan Amendment as proposed by Council. Refer item 379	See response to submission number 379	Refer item 379
412.	Brian and Ros Ness PO Box 78, Strathalbyn	Submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan Amendment as proposed by Council. Refer item 379	See response to submission number 379	Refer item 379

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413.	Keith and Valmai Schuster 50a Ashbourne Road, Strathalbyn	Submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan Amendment as proposed by Council. Refer item 379	See response to submission number 379	Refer item 379
414.	Jo Scheiffers PO Box 276, Strathalbyn jo@scheiffers.net (2 separate submissions)	<ol style="list-style-type: none"> 1. DC Zone – makes sense in order to maintain and enhance the town centre as a place for shopping, meeting and socialising. There are numerous examples of towns where the development of retail centres away from the town centre have turned them into ghost towns 2. L/Creek Road – this will make a great venue for a number of events. Please allow other organisations as well as the harness racing club to be involved in the planning for this. 3. Milnes Road –agree, moving the harness racing club will allow more small businesses to be located there, including the two tyre retailers. 4. Adelaide Road – support for housing development and small scale businesses such as childcare, medical facilities etc maybe a deli, but no retail or fuel. <p>Second submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan Amendment as proposed by Council. Refer item 379</p>	Support noted See response to submission number 379	Refer item 379
415.	John Mold PO Box 846, Strathalbyn	1. DC Zone – existing car parking barely adequate. Car park between Albyn Tce and Donald St should be one storey to double the existing number of car parks. Parking outside town centre and walking is not acceptable. 30kph is not acceptable. Request additional pedestrian crossing between Dawson St and Rankine on South Tce. Request a four way	<p>The respondents are referring to plans contained in the investigations (Strathalbyn District Centre Traffic, Carparking and Streetscape Plan) and not DPA policy specifically. The respondent is encouraged to speak with Council staff regarding concerns.</p> <p>The Minister and Council agreed to look at zoning options for the Adelaide Road land.</p>	No change

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		pedestrian crossing at Dawson St/Albyn Tce. 2. Adelaide Road – existing zone for 400 houses and a golf course should remain.		
416.	Jennifer Pearson 19 Dawson Street, Strathalbyn (two separate submissions)	Adelaide Road - not against growth, but this town does not need the proposed development at the Adelaide Road site. The proposed location and development will devastate existing shopping precincts. Please listen to your community and established business people, not just the developers. Second submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan Amendment as proposed by Council. Refer item 379	See response to submission number 379	Refer item 379
417.	Trevor Waterman 44 Taylors Lane, Strathalbyn	Submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan Amendment as proposed by Council. Refer item 379	See response to submission number 379	Refer item 379
418.	Maureen Valmai and Jean Valmai Franklin 32 Fresian Drive, Strathalbyn	Submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan Amendment as proposed by Council. Refer item 379	See response to submission number 379	Refer item 379
419.	Cameron Cairney PO Box 904, Strathalbyn	1. DC Zone – agree 2. L/Creek Road – agree 3. Milnes Road – agree 4. Adelaide Road – agree	Support noted	No change
420.	Bryce Cairney PO Box 904, Strathalbyn	1. DC Zone – agree 2. L/Creek Road – agree 3. Milnes Road – agree 4. Adelaide Road – agree	Support noted	No change

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421.	Fiona Cairney PO Box 904, Strathalbyn	<ol style="list-style-type: none"> 1. DC Zone – agree 2. L/Creek Road – agree 3. Milnes Road – agree 4. Adelaide Road – no commercial/retail development 	Support noted	No change
422.	Beverley Muehlberg 70a Ashbourne Road, Strathalbyn	<ol style="list-style-type: none"> 1. DC Zone – support 2. L/Creek Road – support 3. Milnes Road – support 4. Adelaide Road – be careful, we need open space 5. Other – Strathalbyn is an antiques town. Please spend some energy on reopening the casualty overnight at the hospital. 	Support noted	No change
423.	Mary Galea No address provided nunkuri@bigpond.com (2 separate submissions)	<ol style="list-style-type: none"> 1. DC Zone – support the DPA 2. L/Creek Road – support the DPA 3. Milnes Road – support the DPA 4. Adelaide Road –support Council's DPA. <p>Second submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan Amendment as proposed by Council. Refer item 379</p>	Noted See response to submission number 379	Refer item 379
424.	Corrine Snoswell 5 Burgess Court, Strathalbyn aussiesonthego@gmail.com	<ol style="list-style-type: none"> 1. DC Zone – support extension of DC Zone. This area needs to include more shopping that complements the existing shops in Dawson and High Streets. Council needs to do all they can to support these businesses, reduce fees and allow proper signage. Not happy about proposed streetscape; the elderly can't get enough parking now. 2. L/Creek Road – support 3. Milnes Road – this is a great idea to use the area where the trotting track is to relocate 	Support noted. Noted concern about car parking in the DC Zone. Not agreed. The Minister and Council agreed to look at zoning options for the Adelaide Road land. The proposed policy encourages open space provision on the Adelaide Road land but will be balanced with the legislative requirement for 12.5% under Section 50 of the <i>Development Act 1993</i> . See response to submission number 14.	Refer item 14

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		<p>similar businesses and keep the town for more town services.</p> <p>4. Adelaide Road – this area is beautiful. We need as much green area as possible. Keep this land “rural”</p> <p>5. Other –concerns about the minimal entry/exit points from the Hampden Way land in the case of a bushfire. Many heritage buildings need restoring to be made viable. Keep Strathalbyn beautiful.</p>	<p>Concern noted. Subsequent development of the Adelaide Road land will be required to demonstrate traffic impacts can be adequately managed. The investigations completed as part of this DPA support a single access on Adelaide Road land. Concept Plan Map Alex/16 - Residential Growth (Strathalbyn North) shows three access points for the residential growth area.</p>	
425.	<p>Andy Snoswell 5 Burgess Court, Strathalbyn aussiesonthego@gmail.com</p>	<p>1. DC Zone –Strathalbyn needs another supermarket for choice and competition, but this needs to be located within the DC Zone to complement current retail areas. Need increased parking which is easily accessible for older people. Do not support reduction of parking in Dawson Street. Oppose reduction in car parking. There are many examples where the heart of the town has suffered with the addition of retail away from the shopping precinct.</p> <p>2. L/Creek Road – would like to see well designed free camping area here, caravans and RV parking. Provide high quality toilet/shower facility and dump point. The only concern is walking distance to town.</p> <p>3. Milnes Road – good idea to shift the trotting track out of this area. Support relocation of suitable businesses from DC Zone.</p> <p>4. Adelaide Road – preference for this to remain open space or to be left as agricultural land. 25% open space is not enough. This is the major entry point into the town and we want to give a good impression of our town. Should a disaster occur, there are few exits to this area. A shopping centre or service station would not be appropriate.</p>	<p>Support noted</p> <p>Noted concern about car parking in the DC Zone.</p> <p>Agreed. Use of L/Creek Road for RV camping ground is envisaged.</p> <p>Not agreed. The Minister and Council agreed to look at zoning options for the Adelaide Road land. The proposed policy encourages open space provision on the Adelaide Road land but will be balanced with the legislative requirement for 12.5% under Section 50 of the <i>Development Act 1993</i>. See response to submission number 14.</p>	Refer item 14

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		5. Other – I believe there is an urgent need to have a ring route to divert heavy vehicles away from the DC Zone and residential areas, especially between Sandergrove and Callington Roads.		
426.	Bob Sabbage 4 Melville Lane, Strathalbyn	Submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan Amendment as proposed by Council. Refer item 379	See response to submission number 379	Refer item 379
427.	Rhonda and Wayne McCarthy 13 Kennedy Crescent, Strathalbyn	<ol style="list-style-type: none"> 1. DC Zone – support 2. L/Creek Road – support, should benefit people with the land being used for education/recreation. 3. Milnes Road – changes could benefit the community 4. Adelaide Road – support the DPA, oppose proposed shopping centre 5. Other –there are a lot of elderly people in the community, who are unable to walk. Don't agree with losing car parking spaces. Keep the town alive, modernise but consider the locals. 	<p>Support noted.</p> <p>The respondent is referring to plans contained in the investigations (Strathalbyn District Centre Traffic, Carparking and Streetscape Plan) and not DPA policy specifically. The respondent is encouraged to speak with Council staff regarding concerns.</p>	No change
428.	Jeff and Jenny Wundersitz 40 Marchant Road, Strathalbyn jwundy@bigpond.com	<ol style="list-style-type: none"> 1. DC Zone – support Council's proposed plan to extend zone and maintain retail in the centre of Strathalbyn. Do not support streetscape plan as car parks would be lost. Carparks should have a minimum width and reducing the speed limit on Dawson street would be effective. 2. L/Creek Road – support 3. Milnes Road – support 4. Adelaide Road – do not support any retail development (including small scale) in this area. Request buffer zone wider than 20m 	<p>Support noted. The respondents are referring to plans contained in the investigations (Strathalbyn District Centre Traffic, Carparking and Streetscape Plan) and not DPA policy specifically. The respondent is encouraged to speak with Council staff regarding concerns.</p> <p>Not agreed. The investigations completed as part of this DPA support small-scale non-residential uses on the Adelaide Road land. The proposed policy encourages open space provision on the Adelaide Road land but will be balanced with the legislative requirement for 12.5% under Section 50 of the</p>	Refer item 14

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		and as much open space as possible. 5. Other – Council needs to set aside/purchase suitable land for retail expansion sooner rather than later. Would like to see ring route around town diverting heavy traffic.	<i>Development Act 1993.</i> See response to submission number 14.	
429.	Rosalind Newland 7 Fresian Drive, Strathalbyn	Submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan Amendment as proposed by Council. Refer item 379	See response to submission number 379	Refer item 379
430.	Peter Smith 15 West Terrace, Strathalbyn	Submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan Amendment as proposed by Council. Refer item 379	See response to submission number 379	Refer item 379
431.	J Malik 25E Ashbourne Road, Strathalbyn	Submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan Amendment as proposed by Council. Refer item 379	See response to submission number 379	Refer item 379
432.	N Wilson PO Box 955, Strathalbyn	Submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan Amendment as proposed by Council. Refer item 379	See response to submission number 379	Refer item 379
433.	Anthony Alexander 5 Park Terrace, Strathalbyn anthonyalexander9@hotmail.com	Submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan Amendment as proposed by Council. Refer item 379	See response to submission number 379	Refer item 379
434.	Vincent Leeton 9 Archer Court, Strathalbyn vin.58@bigpond.com	Submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan Amendment as proposed by Council. Refer item 379	See response to submission number 379	Refer item 379

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435.	David and Jacky Howkins 43 Ashbourne Road, Strathalbyn davidjack01@tpg.com.au	Submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan Amendment as proposed by Council. Refer item 379	See response to submission number 379	Refer item 379
436.	Elizabeth Doube 5 Taylors Lane, Strathalbyn libandandy@gmail.com	<ol style="list-style-type: none"> 1. DC Zone - agree with the advice that there is adequate car parking within the town centre. Encourage walking and cycling however don't like the fenced-in look (white picket) of the proposed parklets 2. L/Creek Road – would like to see this land used for proposed recreational purposes but have concerns about flooding to the area and safety of the Terramin tailings dam 3. Milnes Road – support 4. Adelaide Road – if this area is to be rezoned as residential, preserve the rural aspect as best as it can be. Support the 'open feel' and 'sense of arrival' with a larger buffer and no colourbond fencing visible from Adelaide Road. 5. Other – I appreciate the respect of the Council to the wishes of the community to have no commercial areas away from the current town centre. Notes the advice contained in the SGS Economic report regarding precautionary principle 	<p>Support noted</p> <p>Concerns in relation to L/Creek Road noted. The investigations completed as part of this DPA support a rezoning L/Creek Road to Open Space.</p> <p>The intent of the proposed policy for the Adelaide Road land is to provide for residential development interspersed with open space and linear trails with small scale non-residential opportunities. The proposed policy encourages open space provision on the Adelaide Road land but will be balanced with the legislative requirement for 12.5% under Section 50 of the <i>Development Act 1993</i>. See response to submission number 14.</p> <p>The provisions of the Landscaping, Fences and Walls section of the General Section of the Development Plan are adequate to support the Desired Character of Strathalbyn North Policy Area 26.</p>	Refer item 14
437.	Heather Harding PO Box 22, Strathalbyn heatherh@gmail.com	<ol style="list-style-type: none"> 1 DC Zone – relocate the car yard near Woolworths, and open the land on the corner of Milnes Road and South Terrace for a landscaped park. 2 Milnes Road – support for more landscaping and vegetation 3 Adelaide Road – support for trees, shrubs, walkways and lawn 4 Other – concern about vehicle noise and 	<p>The respondent refers to land in private ownership and not DPA policy specifically.</p> <p>Support for green spaces noted.</p>	No change

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		speeds around the town. Have a covenant on the paint colours in Dawson Street. Would like to see improvements to existing shop fronts.		
438.	Jan Edmonds PO Box 137, Langhorne Creek	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development on Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
439.	C J Edmonds PO Box 137, Langhorne Creek cjedmonds0@bigpond.com	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development on Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
440.	A Giles 6 Chapel Street, Strathalbyn anthonygiles2014@gmail.com	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development on Adelaide Road land. Refer item 24	See response to submission number 24	Refer item 24
441.	David Rowe 7 Old Bull Creek Road, Strathalbyn	Submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan Amendment as proposed by Council. Refer item 379	See response to submission number 379	Refer item 379
442.	Luke Falkai 26 South Terrace, Strathalbyn lukefalkai@gmail.com	<ol style="list-style-type: none"> 1. DC Zone – encourage Council to keep the DC Zone the retail hub of Strathalbyn. The relocation of non-preferred land uses is welcome. Need to maintain historic charm. 2. L/Creek Road – support the rezoning 3. Milnes Road – welcome the changes and opening potential for new investment. This can help keep jobs local 4. Adelaide Road – reconsider the proposal to include 60% open space. Recommend no 	<p>Support noted</p> <p>Not agreed. The proposed policy encourages open space provision on the Adelaide Road land but will be balanced with the legislative requirement for 12.5% under Section 50 of the <i>Development Act 1993</i>. See response to submission number 14.</p>	Refer item 14

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		major retail establishments be built.		
443.	Lauren Price 1 Kurrajong Ave, lauren@stevenspartners. com.au	Adelaide Road – support the provision of new shopping and community services on corner of North Parade and Hampden Way. Proposed services, particularly medical, cannot be provided within the existing commercial areas. Support Adelaide Road land for residential, community and commercial uses and want the existing town centre to be revitalised and improved. Strathalbyn is poised for growth but needs infrastructure to do it, consumers want choice	See response to submission number 24	Refer item 24
444.	Kylie Cross PO Box 141, Strathalbyn miltonkylie@bigpond.com	Adelaide Road – support Council’s position on Adelaide Road. The current retail space is convenient, welcoming and relaxed. New development away from the DC Zone would adversely impact the businesses that have supported us over the years.	Support noted	No change
445.	Rebecca Maidment 13 Marchant Road, Strathalbyn beckzmaidment@hotmail.com	<ol style="list-style-type: none"> 1. DC Zone – support 2. L/Creek Road – support 3. Milnes Road – support 4. Adelaide Road – support 	Support noted	No change
446.	Mark Maidment 13 Marchant Road, Strathalbyn markofaustralia@hotmail.com	<ol style="list-style-type: none"> 1. DC Zone – support 2. L/Creek Road – support 3. Milnes Road – support 4. Adelaide Road – support 	Support noted	No change
447.	David and Joan Croser 18 Hooper Road, Strathalbyn dcroser2@bigpond.com	<ol style="list-style-type: none"> 1. DC Zone – support the DPA and would be happy to see the streetscape improvements. We find plenty of parking in town, and have no objection to slower speeds. 2. L/Creek Road – happy to see its potential used 3. Milnes Road – support 	<p>Support noted</p> <p>The Residential Zone includes existing non-complying criteria in relation to a consulting room for total floor area less than 100m² on a site that does not front an arterial road.</p>	No change

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		<ol style="list-style-type: none"> 4. Adelaide Road – lots are very small, not sure you will have success with medical services on High Street if you let consulting rooms happen on the Hub land. 5. Other – town centre is very important to us, and we wouldn't want this ruined by spreading the shopping areas onto the Hub land. The DPA is beneficial for both locals and tourists. 		
448.	Melissa Croser 18 Hooper Road, Strathalbyn mel_cro@live.com.au	<ol style="list-style-type: none"> 1. DC Zone – fully support, want to see beautification works in the DC Zone. Would include the two houses on the corner of Albyn Tce and South Tce into the zone as well subject to landowners' support. 2. L/Creek Road – support 3. Milnes Road – support 4. Adelaide Road – concerned that the proposed lot sizes are small. Short sighted not to have zoned a significant amount of land for education purposes. The land is quite flat for active open space purposes. Perhaps rediscuss with DECS. 5. Other – Strath is unique. There are no parking problems in Dawson Street. Would like to see more details on the CLA proposal. The DPA appears very balanced and provides opportunities to further encourage development in the DC Zone without fragmentation. 	<p>Support noted</p> <p>Council has considered the inclusion of the two houses at 27 and 29 Albyn Tce. These homes are in fair condition and are not proposed to be included in the District Centre Zone at this time.</p> <p>Concern about lot sizes noted. The intent of the proposed changes to Strathalbyn North Policy Area 26 is to provide a mix of allotment sizes on the Adelaide Road land. Provisions in Strathalbyn North Policy Area 26 including for topographic conditions, environmental characteristics, views, linear parks, open space, landscape buffers, and drainage requirements are considered adequate to assess smaller allotments.</p>	No change
449.	The Original Lolly Shop Strath 22 High Street, Strathalbyn erikager@aol.com	<ol style="list-style-type: none"> 1. DC Zone – support and business investment in town centre 2. L/Creek Road – support 3. Milnes Road – support new objective, desired character and relevant provisions to discourage small allotments within the Industry Zone and more specifically on the 	Support noted	No change

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		<p>Milnes Road land</p> <p>4. Adelaide Road – support the rezoning to Residential and amending the policy with Strathalbyn North Policy Area 26 to reflect the desired balance of residential development, open space and small scale non-residential development.</p> <p>5. Other –Oppose the SPI development. The town is flourishing nicely on its own without huge developer investments.</p>		
450.	<p>Rachel Symons PO Box 1037, Strathalbyn rachelsymons@gmail.com</p>	<p>1. DC Zone – agree that the commercial centre should be enhanced and parking for new businesses should be relaxed. Linking Dawson and High Streets is a great idea.</p> <p>2. L/Creek Road – support</p> <p>3. Milnes Road – support</p> <p>4. Adelaide Road – partly agree, I don't think there should be retail/commercial. However, not sure about filling this space up with housing either. Keep larger natural spaces, especially as this is the entrance to the town.</p>	<p>Support noted</p> <p>See response to submission number 14.</p>	<p>Refer item 14</p>
451.	<p>John Symons PO Box 1037, Strathalbyn jbsymons54@gmail.com</p>	<p>1. DC Zone – agree with Council's vision to make the current centre the focal point of the town.</p> <p>2. L/Creek Road – support. The plan is a vision for the future for the recreational needs of the area.</p> <p>3. Milnes Road – support</p> <p>4. Adelaide Road – agree with the plan rather than the private commercial investment proposed</p>	<p>Support noted</p>	<p>No change</p>
452.	<p>Masterplan on behalf of Bev and Nic Logan 54 High St and 49</p>	<p>1. The submission relates to land at 54-58 High Street and 33 Murray Street, which forms a large contiguous allotment in central</p>	<p>Support noted</p> <p>Agree in part. Amend Desired Character for Precinct</p>	<p>Amend Desired Character for Precinct 8 High Street South of Strathalbyn</p>

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	Murray St, Strathalbyn gregv@masterplan.com.au	<p>Strathalbyn</p> <ol style="list-style-type: none"> 2. View that the land provides an opportunity for a range of activities including retail consistent with creation of a vibrant community 3. Need for more flexibility in Precinct provisions to enable a broader range of land uses within the District Centre Zone and specifically Precinct 8 High Street South to enable retail development to supplement and complement the existing health service focus 4. Refers to report by Jones Lang LaSalle (JLL) in relation to demand for retail and available land within the DC Zone in the order of 1,800 m² of supermarket floor area, and assessment of demand (or lack of) for land zoned for health services 5. Support boundary re-alignment as it relates to Precinct 8 High Street South of the Strathalbyn Centre Policy Area 4 of the District Centre Zone to incorporate the land in question 6. Seek more flexible Precinct policy to supplement the health focus with retail development in the form of small shops and/or supermarket, mixed use development 7. The submission notes the Existing Activity Centres Policy Review Ministerial DPA and the merits or otherwise of Precinct level policy that can stifle business opportunities 8. Adelaide Road – support the DPA and not creating an out of town secondary retail centre, concern about very real potential for existing town centre, using Renmark as a case study 9. Notes the Strathalbyn Town Plan includes an action to “review planning policies for High Street to facilitate appropriate retail and commercial developments on larger sites” 	<p>8 High Street South of Strathalbyn Centre Policy Area 4 to contemplate small scale retail.</p> <p>PDC 1 of Strathalbyn Centre Policy Area 4 seeks to protect High Street from shops with a floor area exceeding 250 square metres. On review, this is considered relevant to Precinct 7 High Street and the historic section of High Street rather than Precinct 8 High Street South. Amend PDC 1 of Strathalbyn Centre Policy Area 4 to provide clarification.</p> <p>Amend existing PDC 27 (now PDC 30) of Precinct 8 High Street South of Strathalbyn Centre Policy Area 4 and PDC 29 (now 32) of Precinct 9 South Terrace of Strathalbyn Centre Policy Area 4 for consistent expression with land use PDC in Strathalbyn Centre Policy Area 4.</p>	<p>Centre Policy Area 4</p> <p>Amend PDC 1 of Strathalbyn Centre Policy Area 4</p> <p>Amend PDC 30 of Precinct 8 High Street South of Strathalbyn Centre Policy Area 4</p> <p>Amend PDC 32 of Precinct 9 South Terrace of Strathalbyn Centre Policy Area 4</p>

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		10. Suggests policy flexibility could be achieved in the following ways: <ol style="list-style-type: none"> a. Amend policy to enable retail development including anchor supermarket, to supplement health services focus b. Create new Precinct for the subject land encouraging a mix of land uses including retail and supermarket c. Exclude the subject from a Precinct (relay on Policy and Zone provisions) 		
453.	Paquita Wise 5 Fresian Drive, Strathalbyn paquita@internode.on.net	1 DC Zone – support, but would like to see the Adelaide Road development and Strath Model included 2 L/Creek Road – support 3 Milnes Road – support 4 Adelaide Road – would like to see the development go ahead, including the CLA proposal. A new supermarket will be good competition. Would like to see new retail not another bakery or butcher. Aged care and child care are needed in the community. 5 Concern about car parking contribution rates.	Council considered information about the boundary of the DC Zone and the Adelaide Road and Strath Motel are not proposed to be included in the DC Zone. See response to submission number 24	Refer item 24
454.	Mr C Wheaton 12 St Andrews Drive, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
455.	Cara Wheaton 12 St Andrews Drive, Strathalbyn carastan@gmail.com	Adelaide Road: <ol style="list-style-type: none"> 1. Support the landowners' proposed development on Adelaide Road to go ahead. 2. Maintaining status quo will be to the detriment of the town and the town's future. 3. Need employment opportunities for the future and young people. 	See response to submission number 24	Refer item 24

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		<ol style="list-style-type: none"> 4. Support opportunities for people with a disability. Support CLA headquarters in Strathalbyn and community farm concept on Adelaide Road land. 5. Need retirement living options and facilities for the ageing community. 6. Support a new area for shopping, supermarket, child care, medical, aged care etc. 7. Car parking is extremely limited in the town and the changes being implemented will only make this worse. 8. Adelaide Road is the perfect position for this development with the proximity to housing, High Street and incoming and outgoing traffic 9. Need more GPs for quality medical care. 10. Childcare facilities are struggling with the demand. 11. Limited options force people to travel to other towns as there is not the option. 12. Change zoning to make the proposal possible. 		
456.	Brad Price 1 Kurrajong Avenue, Strathalbyn bradprice8@gmail.com	Adelaide Road – support for new commercial development doesn't need to negatively impact the balance of the town. New resources and infrastructure are required. Planning should look forward.	Noted	No change
457.	Lisa Taylor 14 Bateman Street, Strathalbyn lisataylor_14@hotmail.com	<ol style="list-style-type: none"> 1. DC Zone – in favour of keeping Dawson and High Street as the main shopping precinct. Would like to see empty buildings utilised before expansion. Proposed streetscape plan is a bonus for locals and tourists. Improve pedestrian access. Better utilise area around the Railway. Would like a balance between tourist and local shops, not like Hahndorf. 2. L/Creek Road – concept plan will bring together sporting communities. Would be 	<p>Support noted.</p> <p>The respondent has raised ideas for development if land is rezoned.</p>	No change

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		<p>useful to have a path between this land and the polo grounds/school for safe travel between the two. Questions if it is feasible to underground overhead cables. Gym proposed for Adelaide Road could be suitable here. Could relocate tennis courts to free land. Could be feasible to co-locate childcare facilities. In favour of RV/Caravan area here. Improve pedestrian/cycle links to town centre and lighting. If CLA don't locate here perhaps develop a community garden. Hold monthly market here. Community transport to the area would be a bonus.</p> <p>3. Milnes Road – support. Enable more businesses to locate to Strathalbyn.</p> <p>4. Adelaide Road – this area needs careful consideration, it is visible from two major entrance points into Strathalbyn. Any development needs to be aesthetically pleasing. Ideally, area next to skate park would be further utilised for children to play/BBQs. Town needs more accommodation for elderly, disabled and young people. Perhaps 1 to 2 bed properties and residential care home. If shops were to be built here they need to blend with surroundings.</p> <p>5. Other – public transport for the town needs to be more available, even a community bus. The town should have an RV Park for short stays – this will encourage tourism within the town.</p>		
458.	Janette Rees 20 Riverway Court, McCraken janetterees@me.com	<p>1. DC Zone – fully support DPA</p> <p>2. L/Creek Road – support the DPA</p> <p>3. Milnes Road –support these changes</p> <p>4. Adelaide Road – support changes within the</p>	Support noted	No change

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		DPA, do not support retail development		
459.	Elizabeth Klynsmith PO Box 151, Strathalbyn elizabethklynsmith@gmail.com	1. DC Zone – in favour 2. L/Creek Road – in favour 3. Milnes Road – in favour 4. Other DPA Comment – not in favour of large re-development with an OTR and supermarket.	Support noted	No change
460.	Lisa Pascall 2/3 Russell Street, Strathalbyn	1. DC Zone – agree with the DPA 2. L/Creek Road – support 3. Milnes Road – agree with DPA 4. Adelaide Road – do not agree	Noted	No change
461.	Jacob Guscott 4 East Terrace, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
462.	C Elliott PO Box 291, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
463.	Maurice Behan Melville Lane, Strathalbyn	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
464.	Helen Weckert 1 Ashbourne Road, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24

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465.	Eric March 7 Logan Court, Strathalbyn sales@ebmpl.com.au	<ol style="list-style-type: none"> 1. DC Zone – support plan for commercial development within the CBD. If layout of the town is enhanced it will encourage foot traffic and social interaction 2. L/Creek Road – excellent proposal 3. Milnes Road – very appropriate; builds on existing layout and leaves entrances to the town in the current attractive state. 4. Adelaide Road – support Council proposal and am opposed to the SPI development. Main entrance to town should be left as rural and open space. No objection to residential development well away from the main road. 5. Other – land use in Strathalbyn is very good. Support Council efforts to improve our town 	Support noted	No change
466.	Colleen March 7 Logan Court, Strathalbyn colleen@adelaidebusine sssystems.com.au	<ol style="list-style-type: none"> 1. DC Zone – support. Current layout of town is good, and will be better once upgraded. 2. L/Creek Road – great proposal 3. Milnes Road – very appropriate, builds on existing layout, will leave the town entrances in their current attractive state. 4. Adelaide Road – support Council proposal opposing the residential and commercial development. The main entrance to the town should be left as rural and open as possible. 5. Other - land use in Strathalbyn is very good. Great town with few negatives. It's great to see Council's proposals to improve our town. 	Support noted See response to submission number 14.	Refer item 14
467.	Candy Scown PO Box 5, Strathalbyn hillfoot@hotmail.net.au	<ol style="list-style-type: none"> 1. DC Zone – support, would also ask for consideration of the land behind the railway station (1 to 5 Parker Ave) to be considered for a community garden. 2. L/Creek Road – excellent 3. Milnes Road – support 4. Adelaide Road – the submitter notes the long 	Support noted	No change

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		<p>history (and broken promises) associated with this land.</p> <p>5. Other –value of land for productivity and biodiversity, very keen to see initiatives that will empower our community, and pool our skills, resources and knowledge to live a little more lightly on earth</p>		
468.	<p>Ann Brookfield 40 Hampden Way, Strathalbyn annbrookfield@iprimus.com.au</p> <p>(see also sub. no. 332)</p>	<p>Supportive of residential development on the Adelaide Road land with the use of encumbrances to regulate development.</p>	Support noted	No change
469.	<p>Eliza Riegere 6 Grey Street, Strathalbyn eliza.claire.rieger@gmail.com</p>	<p>Adelaide Road – support the DPA. SPI development is in opposition to all of the key Urban Design Principles – Connect, Consistent and Create/Celebrate of the Strathalbyn Town Plan. The development will create a ‘new’ and ‘old’ Strathalbyn. Focus on further supporting the existing business precinct including connecting main streets via better pedestrian linkages and car parking proposals. Ensure future development is in keeping with the look and feel of Strathalbyn. Strathalbyn is a unique town and this should not be jeopardised.</p>	Support noted	No change
470.	<p>Jan Hancock 8 Abbots Lane, Strathalbyn janhancock55@gmail.com</p>	<p>Submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan Amendment as proposed by Council. Refer item 379</p>	See response to submission number 379	Refer item 379
471.	<p>Fred Foster PO Box 930, Goolwa</p>	<ol style="list-style-type: none"> 1. DC Zone – support 2. L/Creek Road – support 3. Milnes Road – support 4. Adelaide Road – support Council's decision to 	Support noted	No change

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		<p>rezone for residential with open space. Do not want to see a large commercial development as the entrance to this attractive country town.</p> <p>5. Other – overall sensible amendment</p>		
472.	<p>Dr James Doube 5 Taylors Lane, Strathalbyn james.doube@sa.gov.au</p>	<ol style="list-style-type: none"> 1. DC Zone – strongly support the proposed changes and feel the augmentation of the current CBD will maintain the feel of the town. 2. L/Creek Road – support 3. Milnes Road – support, however would support the helipad closer to the hospital 4. Adelaide Road –oppose any commercial development in this area, and as much open space be maintained as possible. If housing is required, should be larger blocks with open style fencing as opposed to Colorbond. 5. Other – plan is sensible and well thought out. Open public spaces should be encouraged and planted out with drought resistant trees. Commend Council for maintaining the current feel of the town and resisting scattered commercial development. 	Support noted	No change
473.	<p>James Thomson 8-10 Abbots Lane, Strathalbyn</p>	<p>Submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan Amendment as proposed by Council. Refer item 379</p>	See response to submission number 379	Refer item 379
474.	<p>Jim Blackmore 14 Melville Street, Strathalbyn</p>	<ol style="list-style-type: none"> 1. DC Zone – shops along Dawson and High Street look tired, both streets need some sprucing up. Main shopping district needs to stay in the DC Zone. 2. L/Creek Road – support 3. Milnes Road – support 4. Adelaide Road – agree that this piece of land does not need commercial development. 	Support noted	No change

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475.	Penny Fairweather 14 Melville Street, Strathalbyn pfeathers@bigpond.com (refer to sub. no. 383)	<ol style="list-style-type: none"> 1. DC Zone – this sounds eminently sensible. There is a lot of scope to develop current infrastructure, stop franchises and encourage boutique/local businesses. 2. L/Creek Road – wonderful idea, like the idea of a community garden here also. 3. Milnes Road – support 4. Adelaide Road – placing a large development here will change the culture of Strathalbyn irrevocably. Do not allow the sense of community we have to be destroyed. 5. Other – totally support improving the centre of town with more street trees and outdoor eateries. Strath could benefit from another well landscaped caravan park 	Support noted	No change
476.	Rowena Leschke and Richard Moore 5 West Terrace, Strathalbyn	Submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan Amendment as proposed by Council. Refer item 379	See response to submission number 379	Refer item 379
477.	David Bilsborow 2/19 Ashbourne Road, Strathalbyn	Submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan Amendment as proposed by Council. Refer item 379	See response to submission number 379	Refer item 379
478.	J S Lamshed 13 Manse Road, Strathalbyn	Submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan Amendment as proposed by Council. Refer item 379	See response to submission number 379	Refer item 379
479.	Geoff Blieschke 2/3 Commercial Road, Strathalbyn	Submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan Amendment as proposed by Council. Refer item 379	See response to submission number 379	Refer item 379

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480.	Roslyn Ryan 5 Hereford Street, Strathalbyn	Submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan Amendment as proposed by Council. Refer item 379	See response to submission number 379	Refer item 379
481.	Carol Coombe 9 Park Terrace, Strathalbyn jlccac@hotmail.com	Submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan Amendment as proposed by Council. Refer item 379	See response to submission number 379	Refer item 379
482.	Allen Eglinton 24 Fresian Drive, Strathalbyn	Submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan Amendment as proposed by Council. Refer item 379	See response to submission number 379	Refer item 379
483.	Ann and Gavin Porteous 38 Fresian Drive, Strathalbyn anagwin@bigpond.com	Submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan Amendment as proposed by Council. Refer item 379	See response to submission number 379	Refer item 379
484.	Sue Proud 8 Old Bull Creek Road, Strathalbyn	Submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan Amendment as proposed by Council. Refer item 379	See response to submission number 379	Refer item 379
485.	Gordon and Elizabeth Whittaker 33 West Terrace, Strathalbyn	Submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan Amendment as proposed by Council. Refer item 379	See response to submission number 379	Refer item 379
486.	Matt Twartz PO Box 477, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development on Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24

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487.	Barbara Lewis PO Box 246, Strathalbyn silversun@hotmail.net.au	<ol style="list-style-type: none"> 1. DC Zone – keep the business in the heart of town. Retain the uniqueness of the town and region rather than fragmenting it. Aged care close to the town centre would be an advantage. 2. L/Creek Road – this proposal has merit 3. Milnes Road – good if it attracts investment into the town 4. Adelaide Road –support residential zoning, more open land the better – retain the open entry to the town. A large supermarket and commercial development are not needed in this area and would fragment town 5. Other – Council appears to have been thorough in its approach and it is good they have listened to the community voice. 	<p>Support noted</p> <p>See response to submission number 14.</p>	Refer item 14
488.	Melina Henningsen 16 Lime Street, Strathalbyn melinathomas@hotmail.com	<ol style="list-style-type: none"> 1. DC Zone – support 2. L/Creek Road – support 3. Milnes Road – support 4. Adelaide Road – would like further information about terminology such as “small-scale” and “non-residential”. Suggest non-residential be shown on the Concept Plan. 5. Other– the SPI proposal is not in the best long-term interests of the town. Retail development should reside within the DC Zone. 	<p>Support noted.</p> <p>The respondent is encouraged to speak with Council staff regarding terminology.</p> <p>Development of the Adelaide Road land should be in accordance Concept Plan Map Alex/16 – - Residential Growth (Strathalbyn North)</p> <p>Insert policy into Strathalbyn North Policy Area 26 regarding the envisaged location for non-residential uses.</p>	Insert new PDC 3(d) in Strathalbyn North Policy Area 26 in relation to non-residential uses
489.	Melissa Maidment 10 Marchant Road, Strathalbyn miss.maidment@gmail.com	<ol style="list-style-type: none"> 1. DC Zone – full agreement with Council’s proposal. Would like to see more pedestrian crossings on both Dawson and High Streets, with a reduced speed limit. 2. L/Creek Road – support 3. Milnes Road – support 4. Adelaide Road – would like to see more green space, and possibly a park, toilets and BBQ 	<p>Support noted</p> <p>Not agreed. The Minister and Council agreed to look at zoning options for the Adelaide Road land.</p>	No change

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		facilities next to the skate park. Would like to see the zoning remain the same.		
490.	Reinhard Walker PO Box 1154, Strathalbyn reinhardwalker@hotmail.com	<ol style="list-style-type: none"> 1. DC Zone – support for the proposed changes except those relating to parking. Overall parking in the DC Zone should be increased, even if it means using multi-level car park 2. L/Creek Road – support 3. Milnes Road – support 4. Adelaide Road – support, with the exception that community garden and CLA proposal or open farmland should be allowed. Oppose commercial development as proposed by SPI. Support the principle of a single DC Zone which needs to be fiercely defended. 	<p>Support noted</p> <p>Noted concern about car parking. The intent of the proposed changes to Strathalbyn Centre Policy Area 4 is to improve traffic, parking and streetscape, including encouraging a pedestrian environment. For new developments car parking rates will be assessed against Table Alex/2 - Off-Street Vehicle Parking Requirements as being a minimum of 3 to a maximum of 5 car parking spaces per 100m² of floor space. These rates are consistent with the investigation completed as part of this DPA and the SAPPL Version 6. The proposed DPA changes to parking will affect new development rather than existing car parking spaces.</p> <p>Not agreed. A Residential Zone does not envisage farming or market gardening/horticulture. A community garden is seen as separate to a farm proposal and as compatible within a Residential Zone.</p>	No change
491.	Owen Reddecliffe 6 Blue Court, Strathalbyn owen.reddecliffe@gmail.com	<ol style="list-style-type: none"> 1. DC Zone – proposal appears to be well intended but doesn't appear to address overall infrastructure issues. 2. L/Creek Road – support 3. Milnes Road – support 4. Adelaide Road –large scale commercial is a bad idea. A low level of professional businesses (not shops) interspersed with residential would be acceptable 5. Other – maintain rustic charm of Strathalbyn. 	<p>Support noted</p> <p>The intent of the proposed policy for the Adelaide Road land is to provide for residential development interspersed with open space and linear trails with small scale non-residential opportunities.</p>	No change

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492.	Don Gray 14 Stirling Street, Milang dongray660@yahoo.com.au	<ol style="list-style-type: none"> 1. DC Zone – support the streetscape but only if the current level of parking is maintained. 2. L/Creek Road – support as long as development doesn't impinge on local residents. 3. Milnes Road – support as long as no high-density housing allowed, and industry complies with EPA rules. 4. Adelaide Road – fully support proposal for shopping complex by the developer. Ability to generate jobs and reduce parking problems and provide a green zone and stop the increase in ugly housing on the entrance into town. 5. Other – support if parking is maintained or increased. Do not support multi-level structures in existing township 	<p>Noted.</p> <p>See response to submission number 24</p>	Refer item 24
493.	Vernon Groom No address provided vernon.groom@sawater.com.au	<ol style="list-style-type: none"> 1. DC Zone – redevelop IGA and make it bigger. There is more than enough parking. 2. L/Creek Road – not sure if this is the direction that should be taken 3. Milnes Road – support 4. Adelaide Road – more aged care, sport centre, maybe a play café and houses, but no shopping centre. 5. Other – don't want Strath to be like Mount Barker. 	Noted	No change
494.	Belinda Croser 2 Wallbank Street, Strathalbyn belindacroser@internode.on.net	<ol style="list-style-type: none"> 1. DC Zone – support, possibly expand Zone to include potential use of the two dwellings on the corner of Albyn Tce and West Tce and the old store at the corner of Mill Street and Dawson Street, subject to landowner support 2. L/Creek Road – support, Council acquired the land for this purpose 3. Milnes Road – support 	<p>Support noted</p> <p>Agree in part. The properties in question are 27 and 29 Albyn Tce, as well as 25 Commercial Road.</p> <p>Council has considered the inclusion of the two houses at 27 and 29 Albyn Tce. These homes are in fair condition and are not proposed to be included in the District Centre Zone at this time.</p>	<p>Amend Zone Map Alex 32 to include 25 Commercial Road</p> <p>Amend Policy Area Map Alex 32 to include 25 Commercial Road</p> <p>Amend Precinct Map Alex</p>

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		<ol style="list-style-type: none"> 4. Adelaide Road – support 5. Other – DPA strikes a good balance. Would be fantastic to see improvements in the streetscape and further developed retail in the DC Zone. 	<p>Council has considered the inclusion of 25 Commercial Road. The owner of 25 Commercial Road has on occasion sought uses consistent with the District Centre Zone. The built form, possible uses and location of 25 Commercial Road are consistent with the District Centre Zone and specifically Precinct 6 Dawson Street. Contact was made with the owner who has agreed the inclusion of their property in the District Centre Zone. Amend the DC Zone boundary to accommodate the inclusion of 25 Commercial Road.</p>	<p>32 to include 25 Commercial Road</p> <p>Amend Zone Map Alex/5, Policy Area Map Alex/5, Precinct Map Alex/5 for boundary adjustments</p>
495.	<p>Jane Jolly 13 Harriet Street, Strathalbyn janejolly.1@bigpond.com</p>	<ol style="list-style-type: none"> 1. L/Creek Road – I believe this is appropriate. 2. Adelaide Road –oppose any commercial development on this land. Preserve town centre as commercial. Strathalbyn provides adequate services for the population including hospital, two doctors rooms, on Olympic size swimming pool, physio and chiropractic rooms and related health providers, service stations and takeawy food outlets. This land should remain residential with walkways for everyone to enjoy. 3. Other – fully support Council's proposal in that they will preserve the integrity of the town. 	<p>Support noted</p>	<p>No change</p>
496.	<p>Stephen Gill PO Box 1002, Strathalbyn strathpav@bigpond.com</p>	<ol style="list-style-type: none"> 1. DC Zone – support 2. L/Creek Road – support 3. Milnes Road – support 4. Adelaide Road – keep it open space 4. Other – would love to see town centre become a vibrant hub; there is plenty of room for more development. 	<p>Support noted</p> <p>Not agreed. The Minister and Council agreed to look at zoning options for the Adelaide Road land.</p> <p>See response to submission number 14.</p>	<p>Refer item 14</p>

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497.	Larry Caspers 5 Montrose Ave, Strathalbyn casp@adam.com.au	<ol style="list-style-type: none"> 1 DC Zone – commercial lease over Council reserve should not go ahead. 2 L/Creek Road – sporting, community and education centres are required by the community, and are a better option. 3 Milnes Road – harness racing facility should remain as is. 4 Adelaide Road – would like to see area retained as rural and green. Definitely no commercial development that should be done in the CBD. If rezoned residential there needs to be a substantial green belt – at least 100m wide along Adelaide Road boundary. Should only be single storey housing. 5 Other – this green belt and single storey development only should apply to development on Paris Creek Road side also. 	<p>The respondent refers to matters outside of the scope of the DPA.</p> <p>Not agreed. As a largely community-recreational land use, the harness racing club is not ideally located within the Industry Zone. The proposed changes to the DPA will enable, but do not specifically require, the harness racing track to be relocated.</p> <p>Not agreed. The proposed policy encourages open space provision on the Adelaide Road land but will be balanced with the legislative requirement for 12.5% under Section 50 of the <i>Development Act 1993</i>. See response to submission number 14.</p> <p>Not agreed. Existing policy in the Residential Zone and Strathalbyn North Policy Area 26 envisage two storey forms of development. This is considered appropriate for the Adelaide Road land.</p>	Refer item 14
498.	Craig Marshall 2 Wallbank Street, Strathalbyn supercruiser5000@gmail.com	<ol style="list-style-type: none"> 1 DC Zone – supported. Trade service premises could be relocated out of the DC Zone. There is plenty of real estate that can be used for retail demands and here is plenty of parking. 2 L/Creek Road – support 3 Milnes Road – support the idea of relocating the harness racing club and use the land for more urban purposes. 4 Adelaide Road – like the open approach to Strathalbyn with no Colorbond fences. Keep it as open space and rethink the amount of proposed housing. 5 Other – no fragmentation, as proposed by the Hub development. 	<p>Support noted</p> <p>Not agreed. The Minister and Council agreed to look at zoning options for the Adelaide Road land.</p>	No change
499.	Tate Bray PO Box 544, Strathalbyn tatebray@gmail.com	<ol style="list-style-type: none"> 1 DC Zone – support 2 L/Creek Road – support 3 Milnes Road – support 	Support noted	No change

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		4 Adelaide Road - support		
500.	Melissa Bray PO Box 544, Strathalbyn melissabray8@gmail.com	1 DC Zone – support 2 L/Creek Road – support 3 Milnes Road – support 4 Adelaide Road - support	Support noted	No change
501.	Nola Deer PO Box 686, Strathalbyn lloyd.deer1@bigpond.com	1 DC Zone – reducing carparks will be detrimental to businesses and locals. 2 Adelaide Road – agree with the proposed change in land use.	Support noted. The proposed DPA changes to parking will affect new development rather than existing car parking spaces.	No change
502.	Toni Hanna 20 Carruthers Court, Strathalbyn toni.horoto@gmail.com	1 DC Zone – it will benefit the community to have additional services, including retail, satisfied that the plans will benefit and enhance the town and not be detrimental. 2 Milnes Road – agree with these changes 3 Adelaide Road –would like to see the landowners' development go ahead. The town needs ongoing economic stimulus. 4 Other – appears to be little growth in services and retail in the town. Investment in the town should be facilitated	See response to submission number 24	Refer item 24
503.	Susan Fairbank 17 Field Drive, Strathalbyn	1 Adelaide Road – don't believe that Strath as a community would benefit from the rezoning and development of this land. It will take away from the main streets' livelihoods and the town will suffer. 2 Other –support and encourage growth in the businesses that exist whilst keeping the charm of this beautiful town.	Noted Not agreed. The Minister and Council agreed to look at zoning options for the Adelaide Road land.	Not agreed

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504.	Katherine Snoswell 26 South Terrace, Strathalbyn	<ol style="list-style-type: none"> 1 DC Zone – proposed changes will create a positive outcome for Strathalbyn. Important to maintain consolidation of retail areas. The provision of housing for the ageing population of Strathalbyn is also important and should be near amenities and places for community engagement and social interaction. 2 L/Creek Road – seems a positive idea 3 Milnes Road – seems a positive idea 4 Adelaide Road – happy for the land to become residential, provided there is enough open space for community engagement. Support for small retail development, just not a large supermarket or community hub. Preference for this site as a good place for community garden. 5 Other – support Straths centre for the sake of all the businesses and the town. 	<p>Support noted</p> <p>The intent of the proposed policy for the Adelaide Road land is to provide for residential development interspersed with open space and linear trails with small scale non-residential opportunities.</p>	Refer item 24
505.	Grant Winter 22 Ashbourne Road, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development on Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
506.	Jenny Way 9 Adelaide Road, Strathalbyn jennyway46@gmail.com	<ol style="list-style-type: none"> 1 DC Zone – support 2 L/Creek Road – support 3 Milnes Road – support 4 Adelaide Road – support 5 Other – it is very important that the town centre remains the focal point of commerce and human services. Would not want to see the unique approach to town destroyed by inappropriate development. 	Support noted	No change
507.	Tarni Christian PO Box 833, Strathalbyn tarnichristian@gmail.com	<ol style="list-style-type: none"> 1 DC Zone – support, business establishments need to be centralised within the town centre 2 L/Creek Road – support, could be a great spot 	Support noted	No change

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		<p>for an RV/free camp area and a community garden</p> <p>3 Milnes Road -support, Strathalbyn needs an enterprise park area. Encouraging industrial businesses to move to the zone will free up commercial space and encourage centralised retail in the DC Zone</p> <p>4 Adelaide Road – support, suitable for residential and open space. Oppose retail/commercial enterprise.</p>		
508.	<p>Sarah Guscott 4 East Terrace, Strathalbyn loopylou194@gmail.com</p> <p>(two separate submissions)</p> <p>(see sub. no. 212)</p>	<p>1 DC Zone – not keen on relocating car parks for outdoor dining; will encourage byo and rodents and feral birds. Bike racks will take up car parks. The hospital is like a nursing home and doctors are booked out weeks ahead.</p> <p>2 L/Creek Road – this area is too far out for walking into the CBD.</p> <p>3 Milnes Road – some industrial or light industrial still needs to be in town.</p> <p>4 Adelaide Road –100% support the landowners' Hub development.</p> <p>5 Other – need more car parking and to think about the future.</p>	<p>The respondent is referring to plans contained in the investigations (Strathalbyn District Centre Traffic, Carparking and Streetscape Plan) and not DPA policy specifically. The respondent is encouraged to speak with Council staff regarding concerns.</p> <p>See response to submission number 24</p>	Refer item 24
509.	<p>Tracie PO Box 833, Strathalbyn teejaymax@adam.com.au</p>	<p>1 DC Zone – support, business establishments need to be centralised within the town centre</p> <p>2 L/Creek Road – support, would be a great spot for an RV/free camp area and a community garden</p> <p>3 Milnes Road – support, Strathalbyn needs an enterprise park type area. Encouraging industrial businesses to move to the zone will free up commercial space and encourage centralised retail in the DC Zone</p> <p>4 Adelaide Road – support, suitable for residential and open space. Oppose</p>	Support noted	No change

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		retail/commercial enterprise.		
510.	Leticia Wise 5 Fresian Drive, Strathalbyn wiseletecia@gmail.com	1 DC Zone – agree with proposed changes 2 L/Creek Road – agree with proposed changes 3 Milnes Road – agree with proposed changes	Support noted	No change
511.	Jane Haste PO Box 1061, Strathalbyn janehaste@gmail.com	1 DC Zone – do not wish to see large scale development in the DC Zone. Keep smaller historic buildings rather than consolidating them into large shops and car parks. This area has significant traffic and parking problems. No more large supermarkets or services. 2 L/Creek Road – support 3 Milnes Road – support 4 Adelaide Road –support everything proposed in the landowners' development. This is the area for extra large supermarket and a few extra shops. Support petrol station. 5 Other – the Adelaide Road development must be allowed to ensure the viability of the town into the future.	See response to submission number 24	Refer item 24
512.	Yvonne Edkins PO Box 774, Strathalbyn yvonne.edkins@internode.on.net	Adelaide Road – against further development on this open space. Value as a rural district not suburbia.	Not agreed. The Minister and Council agreed to look at zoning options for the Adelaide Road land.	No change
513.	Katie Schofield No address provided cruizer_chik15@hotmail.com	Support for the SPI development. Need another medical centre, more childcare and a gym, another supermarket and specialty shops. Another service station is a must.	See response to submission number 24	Refer item 24
514.	David Edkins PO Box 774, Strathalbyn woodbine@internode.on.net	1 Adelaide Road –totally opposed to any further development on Adelaide Road. This land was agreed to be open space through previous development. An attractive entrance	Not agreed. The Minister and Council agreed to look at zoning options for the Adelaide Road land.	No change

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		<p>to our town is a great asset.</p> <p>2 Other – it is not good community planning when the community is continually ignored.</p>		
515.	Geoff Squires PO Box 479, Strathalbyn glsquires2@gmail.com	<p>1 DC Zone – support Council’s objectives</p> <p>2 L/Creek Road – support Council’s objectives</p> <p>3 Milnes Road – support Council’s objectives</p> <p>4 Adelaide Road – this land needs to remain as open space/recreation.</p>	<p>Support noted</p> <p>Not agreed. The Minister and Council agreed to look at zoning options for the Adelaide Road land.</p>	No change
516.	William Kent 48 Sandergrove Road, Strathalbyn wmkent48@gmail.com	<p>1 DC Zone – an increase (not reduction) in the amount of parking close to Dawson street is important.</p> <p>2 L/Creek Road – will limit the flying capability of the model aircraft to the south due to the lack of overflying space.</p> <p>3 Adelaide Road – would not like to see a commercial development or shopping complex at this time, the town centre can be further developed and support existing business operations.</p> <p>4 Other – support for development along Sandergrove Road with half the amount of street lights</p>	<p>Noted. The respondent is referring to plans contained in the investigations (Strathalbyn District Centre Traffic, Carparking and Streetscape Plan) and not DPA policy specifically. The respondent is encouraged to speak with Council staff regarding concerns.</p> <p>Noted. The investigations completed as part of this DPA support a rezoning L/Creek Road to Open Space. The investigations show that recreational uses can co-exist.</p>	No change
517.	Pat Gerace, Urban Development Institute (SA)	The UDIA does not have a position on the proposed rezoning on the Adelaide Road Land. Oppose policy that requires open space provision that exceeds the target in the 30 Year Plan for Greater Adelaide of 12.5% and the requirement of Section 50(1)(c) of the Development Act 1993. Oppose PDC3(d) of the Strathalbyn North Policy Area 26.	Agree. Based on DPTI direction, a specific percentage figure for open space is not considered appropriate on the basis that there is a legislative requirement for 12.5% under Section 50 of the <i>Development Act 1993</i> . Based on this assessment, delete PDC 3(d) of Strathalbyn North Policy Area 26.	Delete PDC 3(d) of Strathalbyn North Policy Area 26
518.	Ian Blue 6 Avenue Road, Strathalbyn scotlander7@gmail.com	<p>1 DC Zone – development near the railway line will result in additional noise mitigation in the building costs. Support traffic controlled crossing for South Terrace.</p>	<p>Support noted</p> <p>Agree. Reinstate the landscape buffer for Milnes Road.</p>	Reinstate the landscape buffer for Milnes Road on Concept Plan Map Alex/8 – Industry Expansion

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		<p>2 L/Creek Road – support. Rezoning based on SAPPL. Use for education and recreation will depend on public infrastructure. Public toilets, car parking, picnic and BBQ facilities are essential. Creation of caravan/RV park is long overdue. A dump point would be needed. Good proximity to petrol stations. Support use of land for drone flying.</p> <p>3 Milnes Road – general principle is sound, however relies on relocation of harness racing club. Removing landscape buffer would be disappointing. Businesses with no need for a sales front would be best located to the south-east of Forrest Road and west of Milnes Road past Dunreath Road.</p> <p>4 Adelaide Road – only housing on this land fails to open feel and sense of arrival for the township. Green belt and the removal of the pines should be a priority for council as they are a food source for flock birds. Population is growing. Council must respond to demand for more housing and demand for services, shopping and recreation. The land adjacent the skate park is ideal for service station and public toilet facilities.</p> <p>5 Other – proud of the work council is doing. Current and future growth needs to be accommodated for. Allow development which meets demands rather than inflexible policy and planning. Support creating the town centre strong. More effort on historic development projects within the town of Strathalbyn.</p>	<p>Noted. Strathalbyn Enterprise Policy Area 5 envisages business, commercial and light industrial land uses which are considered to provide a buffer from industrial land generally west of the site.</p> <p>The DPA seeks to unlock retail in the town centre and consider strategic growth opportunities in a way that balances the future social and economic requirements of Strathalbyn.</p>	(Strathalbyn)
519.	Katie Brown No address provided Cruizer_chik15@hotmail.com	Adelaide Road –support the Strath Hub development. It is hard for elderly people to get a carpark in the current shopping areas. There aren't enough shops or variety. Need a new	See response to submission number 24	Refer item 24

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		<p>medical centre to keep up with the growing town Good for jobs.</p>		
520.	<p>Paul Watson 8 Wolf Avenue, Strathalbyn pcwatson@adam.com.au</p>	<ol style="list-style-type: none"> 1 DC Zone – needs to be adequate parking 2 L/Creek Road – new sports stadium would be better suited closer to town. 3 Milnes Road – still need industry to want to relocate or begin there 4 Adelaide Road –support for a sports stadium and CLA expansion in this area. New commercial developments will create more employment and have a flow on effect. 5 Other – don't know why the Adelaide Road development and DC Zone cannot both succeed successfully. 	See response to submission number 24	Refer item 24
521.	<p>Adam Smith 3 Lamshed Close, Strathalbyn silverstripe@outlook.com</p>	<ol style="list-style-type: none"> 1 DC Zone – will make centre of town more attractive, so a good idea. May limit car parking which would need to be addressed. 2 L/Creek Road – too far from town to function as an area for sports and children walking there. Would be good for larger events. 3 Milnes Road – support 4 Adelaide Road – there needs to be more done that just houses, support community spaces as proposed by landowner and retail At the moment, the main street shops don't provide what my family needs. 	See response to submission number 24	Refer item 24
522.	<p>Zari Wheaton No address provided triplecz88@gmail.com</p>	<ol style="list-style-type: none"> 1 Adelaide Road – oppose the DPA; proceeding with the development on Adelaide Road will benefit the town and provide opportunities for the younger generations. 2 We need to provide jobs for the people living in the town. The town would benefit from 	See response to submission number 24	Refer item 24

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		<p>3 more medical/aged care. The CLA farm and gardens will give the disabled people in the town a purpose and joy. Without this development the town will suffer.</p>		
523.	Richard (Rick) Cairney PO Box 904, Strathalbyn rick.cairney@outlook.com	<p>1 DC Zone – agree 2 L/Creek Road – agree 3 Milnes Road – agree 4 Adelaide Road – support the DPA; this land should not be rezoned for commercial/retail use. Any development outside town centre will have a detrimental impact of the current retail businesses in the town. 5 Other – Council has carried out the necessary consultation in formulating the DPA and should be commended.</p>	Support noted	No change
524.	Rosemary Fisher PO Box 661, Strathalbyn hackfish@bigpond.net.au	<p>1 DC Zone – support the DPA; there is adequate land within this zone to accommodate future retail needs. Oppose commercial development outside this zone as it will destroy the heart and soul of the town. Support for higher density housing and housing for older people but do not wish to see too much priority on car parking. More connected cycle and pedestrian routes would mean less people having to bring cars into the town centre. 2 L/Creek Road – generally support, with the exception of facilities that are already catered for within the town. 3 Milnes Road – generally supportive, but stress the need for open space buffer and managing environmental impacts. Support helipad but would like minimal disturbance of existing vegetation.</p>	<p>Support noted</p> <p>Agree. Landscape buffer to be provided to Milnes Road and Forrest Road.</p> <p>Not agreed. The proposed policy encourages open space provision on the Adelaide Road land but will be balanced with the legislative requirement for 12.5% under Section 50 of the <i>Development Act 1993</i>.</p>	Amend Concept Plan Alex/8 – Industry Expansion (Strathalbyn) to show landscape buffers

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		<p>4 Adelaide Road – Support current proposal for smaller scale commercial, medical, childcare etc in an integrated way. Oppose significant commercial development in this area, including supermarket. Commercial operations should remain in town centre and industrial and petrol stations on Milnes Road. The entrance to the town needs to reflect the rural nature of the town with at least 40% open green space and local indigenous plants. Use local indigenous species. Additional expansion of the walk and cycle paths is essential.</p> <p>5 Other – Strathalbyn is one of the most beautiful towns and I am appalled at the ongoing efforts of the developer.</p>		
525.	Botten Levinson Lawyers on behalf of H L Clark (owner of Woolworths) Level 1, 28 Franklin Street, Adelaide jal@bllawyers.com.au	<p>Support for the DPA:</p> <p>1 Aggregate and consolidate key commercial and retail uses along with institutional and service uses</p> <p>2 Will provide incentives for investment in the public realm and associated infrastructure</p> <p>3 Strathalbyn lacks (and will for the foreseeable future lack) both population and population density to justify multiple centres</p> <p>4 Continues the work of the Strathalbyn Town Plan and is well ground in broad based community support</p> <p>5 Support rezoning Adelaide Road land to Strathalbyn North Policy Area 26 in Residential Zone</p> <p style="padding-left: 20px;">a. Will provide for residential development, community facilities and recreation and open space areas with an allowance of up to 250m2 of retail or office development</p> <p>6 Commercial and/or retail development</p>	Support noted	No change

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		<p>outside the district centre should be resisted.</p> <p>7 References a number of independent assessments that conclude Adelaide Road land should not be rezoned for retail and commercial purposes</p>		
526.	Carolyn Chandler PO Box 721, Strathalbyn chandler6@bigpond.com	<p>Milnes Road – the submitter lives adjoining the Industry Zone (but not the subject site on Milnes Road).</p> <p>8 In other sections of the Industry Zone no building is allowed within 20m of the boundary</p> <p>9 Expect reasonable separation between Industry Zone and Residential Zone</p> <p>10 Please add a generously wide and planted nature strip and no building built close to the boundary in all of the Industry Zone</p> <p>11 Maintain 12.5% to 60% reserve in all Zones especially the Industry Zone</p> <p>12 Do not remove the Milnes Road nature strip requirements, and increase it.</p>	<p>PDC 7 of the Industry Zone states:</p> <p><i>PDC 7 Industrial and commercial development located on land adjoining another zone should establish a buffer adjacent the zone boundary that is planted with trees and shrubs. The width of the buffer should be:</i></p> <p>(a) no less than 10 metres for land within the Strathalbyn township</p> <p>(b) no less than 5 metres for land elsewhere.</p> <p>Not agreed. Based on DPTI direction, a specific percentage figure for open space is not considered appropriate on the basis that there is a legislative requirement for 12.5% under Section 50 of the <i>Development Act 1993</i>.</p> <p>Agree. Reinstate the landscape buffer for Milnes Road.</p>	Reinstate the landscape buffer for Milnes Road on Concept Plan Map Alex/8 – Industry Expansion (Strathalbyn)
527.	Lloyd Deer 5 Butler Drive, Strathalbyn lloyd.deer1@bigpond.com	DC Zone – do not agree with reduction of carparks in and around the main street. It is difficult now, especially for people with mobility issues. Do not agree with streetscape parklets and paving at intersections.	<p>Noted. The respondent is referring to plans contained in the investigations (Strathalbyn District Centre Traffic, Carparking and Streetscape Plan) and not DPA policy specifically. The respondent is encouraged to speak with Council staff regarding concerns.</p> <p>See response to submission number 7</p>	No change
528.	Michael Evans 18 Fairweather Drive, Strathalbyn mickeyevans88@gmail.c	Adelaide Road –very much in favour of the SPI development going ahead; will bring jobs and income to the town. Support petrol station and shopping after 9pm. Gymnasium is important as	See response to submission number 24	Refer item 24

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	om	the existing one is outdated. This development is giving back to the town with the CLA farm.		
529.	Peter Hackworth 28 West Terrace, Strathalbyn hackworthp@gmail.com	<ol style="list-style-type: none"> 1 DC Zone – support the DPA and strongly believe that a ‘main street’ approach to commercial development should be followed, with no commercial development outside the DC Zone. Support high density housing and proposed changes to car parking ratio. 2 L/Creek Road – support the proposed changes. 3 Milnes Road – support the proposed changes including the provision of helipad. 4 Adelaide Road – Oppose significant commercial development including a supermarket. Open green space should be increased to 40%, planted with indigenous species’ and ensure that effective weed management is undertaken. 	<p>Support noted</p> <p>The proposed policy encourages open space provision on the Adelaide Road land but will be balanced with the legislative requirement for 12.5% under Section 50 of the <i>Development Act 1993</i>. See response to submission number 14.</p>	Refer item 14
530.	Alyssa King 1 Brahma Court, Strathalbyn allieking83@outlook.com	<ol style="list-style-type: none"> 1 DC Zone – the area between the four terraces should be preserved as historic and largely as it is. Encourage more restaurant style eateries as opposed to pub/hotel. Need improved traffic safety and pedestrian access throughout the entire township. 2 L/Creek Road – great idea, need improved indoor recreational centre for basketball and other sports and a gym. Don’t agree with the harness racing club relocating here as they don’t use the current facility. Make provisions for extreme weather (rain and heat). Consider use for polo grounds and soccer club to free space on Callington Road for possible rezoning to accommodate more education services as EFS is at 	<p>Support noted</p> <p>See response to submission number 24</p>	Refer item 24

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		<p>capacity.</p> <p>3 Milnes Road – need to consider what types of businesses will be going in here and the proximity to residential housing.</p> <p>4 Adelaide Road – if developed correctly, would greatly service the expanding housing surrounding. Support greenery and walking trails. Would suggest conjoining the CLA gardens with a community garden to be used also by residents of a retirement village. A small corner shop for essential groceries could also be incorporated. A pre-school, child care is needed. Move SA Ambulance and consider CFS and SES as well. More housing is not needed.</p> <p>5 Other – too much expansion or a double storey car park within the town would ruin the heritage feel of the town. New housing should be larger blocks with the exception of retirement village areas. Encourage upkeep of existing historic buildings. Invest in and restore the empty buildings in the DC Zone.</p>		
531.	Linda and Paul McLoughlin PO Box 595, Strathalbyn aigt@bigpond.net.au	<p>1 DC Zone – it is important that under-utilised land within the DC Zone be used. This will create one stop shop for locals and elderly people. Relocating non-preferred businesses will free up more land and buildings for suitable and needed small-scale shops and services.</p> <p>2 L/Creek Road – excellent concept</p> <p>3 Milnes Road – having a defined industrial area might encourage some of the businesses within non-appropriate zones to relocate.</p> <p>4 Adelaide Road – support the DPA; commercial development would destroy the amenity and survival of the town centre.</p>	Support noted	No change

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		This land creates a country entry to the town and developing it would destroy this.		
532.	Joy Nieass PO Box 390, Strathalbyn joy.nieass@gmail.com	<ol style="list-style-type: none"> 1 DC Zone – the change will consolidate the town centre and make it interesting and accessible. 2 L/Creek Road – will lead to expansion for some facilities that have no room to expand. 3 Milnes Road – this will take some of the heavy traffic out of town. 4 Adelaide Road – support the DPA 5 Other – don't support more shops that will possibly make current shops fail. 	Support noted	No change
533.	Narelle Furuvik PO Box 141, Macclesfield rufussun1@bigpond.com	<ol style="list-style-type: none"> 1 DC Zone – agree with proposals, but Dawson St should be one way with angle parking on both sides of the street. Seating construction to be high with side rails to enable elderly/pregnant women to sit and stand easily 2 L/Creek Road – support 3 Milnes Road – okay plan, but industry should be further up the hill and the harness racing club site should be used for residential (eco-village) 4 Adelaide Road – under no circumstances should a shopping centre or petrol station be allowed here. Some residential and 60% open space would be okay. 5 Other – thanks to Council 	<p>Support noted</p> <p>Noted. The respondent is referring to plans contained in the investigations (Strathalbyn District Centre Traffic, Carparking and Streetscape Plan) and not DPA policy specifically.</p> <p>The DPA does not propose a zoning change to Milnes Road.</p> <p>The proposed policy encourages open space provision on the Adelaide Road land but will be balanced with the legislative requirement for 12.5% under Section 50 of the <i>Development Act 1993</i>. See response to submission number 14.</p>	Refer item 14
534.	Amanda Matthews 4 Stoddardt Street, Strathalbyn mandads@live.com.au	<ol style="list-style-type: none"> 1 DC Zone – agree with DPA 2 L/Creek Road – agree with DPA 3 Milnes Road – agree with DPA; facilitate job creation 4 Adelaide Road –no retail development 	Support noted	No change

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535.	Jim Pilkington 8 Rogers Lane, Strathalbyn jim@sextongloverwatts.com.au	<ol style="list-style-type: none"> 1 DC Zone – no objection 2 L/Creek Road – no objection 3 Milnes Road – no objection 4 Adelaide Road – commercial development would be detrimental. Every job created by a development would take one from the town centre. Prefer no more development in this location. 	<p>Support noted</p> <p>Not agreed. The Minister and Council agreed to look at zoning options for the Adelaide Road land.</p>	No change
536.	Trevor Hatwell 2 Elsie Drive, Strathalbyn tejay@adam.com.au	<ol style="list-style-type: none"> 1 DC Zone – keep Strathalbyn centralised 2 L/Creek Road – ideal location for industrial as opposed to Milnes Road. 3 Milnes Road – much more suitable location for CLA and sporting facilities 4 Adelaide Road – why fracture the town? 5 Other – focus on the development of the heritage township. 	<p>Not agreed. The investigations completed as part of this DPA support business community and recreation use for L/Creek Road, and residential use for Adelaide Road.</p> <p>The DPA does not propose a zoning change to Milnes Road.</p>	No change
537.	Nigel Giles No address provided judygiles4@bigpond.com	Support Council's DPA	Support noted	No change
538.	Gerald Thompson PO Box 1120, Strathalbyn gerryowen@hotmail.com	<ol style="list-style-type: none"> 1 DC Zone – fully support 2 L/Creek Road – do not support; this is better as agricultural land and preserved from loss as prime farming land 3 Milnes Road – do not fully support. The relocation of the harness racing club needs to be reconsidered so it doesn't result in the loss of agricultural land. 4 Adelaide Road – fully support 5 Other – to some extent DPA is catching up with incremental changes of land use which is a failure of the planning system 	<p>Noted.</p> <p>Not agreed. The investigations completed as part of this DPA support a rezoning L/Creek Road to Open Space.</p>	No change

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539.	Kristie Stone 21 Manse Road, Strathalbyn mksf@internode.on.net	<ol style="list-style-type: none"> 1 DC Zone – any changes in this area need appropriate associated car parking and infrastructure. Walking some distance is already a problem for the elderly and people with young children especially at the South Terrace end of Dawson Street 2 L/Creek Road – support 3 Milnes Road – support 4 Adelaide Road – in support of residential with landscape buffer. Would like to see speed limit of 50km/h extended to the edge of the development area to help prevent speeding which occurs along Manse Road. Also in favour of the Strath Hub development, including supermarket and service station, these facilities would benefit the community and create much needed jobs for youth. 5 Other– population of Strathalbyn has grown immensely and more facilities are needed. 	See response to submission number 24	Refer item 24
540.	Eric Grant 66 Sandergrove Road, Strathalbyn Egrant54@hotmail.com	Adelaide Road – support for medical, health and community development only, no commercial development.	Support noted	No change
541.	Lachy Hogarth 915/145 Pirie Street, Adelaide (on behalf of Accord Property) lhogarth@accord.property	<p>Adelaide Road:</p> <ol style="list-style-type: none"> 1 Accord Property have a contracted interest in the development of a new child care (pre-school) on the land recognised as the Adelaide Road Land 2 Fully support vision of the Strath Hub Group. 3 Support rezoning of the land. 4 Do not support proposed rezoning to Strathalbyn North Policy Area 26 of the Residential Zone as non-residential land uses are not generally envisaged and in most instances, are a non-complying form of 	<p>Child care is an envisaged use of the Residential Zone.</p> <p>Amend PDC 1 of the Strathalbyn North Policy Area 26 to specifically envisage child care as a small scale non-residential use.</p> <p>See response to submission number 24</p>	Amend PDC 1 of the Strathalbyn North Policy Area 26 to specifically envisage child care as a small scale non-residential use.

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		<p>development.</p> <p>5 Proposal only envisages 'small scale' child care centres and shops</p> <p>6 Seek and support Neighbourhood Centre Zone or Suburban Neighbourhood Zone to accommodate neighbourhood retail, commercial and community facilities including a new child care centre.</p> <p>7 Studies show there is sufficient demand for a new childcare centre within Strathalbyn.</p> <p>8 Adelaide Road land is ideally located with excellent main road exposure and is more desirable than residential</p> <p>9 We understand there is demand from other retailers for a supermarket, retail fuel and medical to locate in the precinct.</p> <p>10 SPI proposal will create construction jobs and ongoing employment of approx. 15-20 full time jobs once the child care centre is operational.</p> <p>11 Will provide a service for the local community.</p>		
542.	Thompson Brinkworth 6B Queen Street, Strathalbyn mrthompson@hotmail.com	<p>12 DC Zone – agree with DPA to keep stores within the township</p> <p>13 L/Creek Road – agree with DPA</p> <p>14 Milnes Road – agree with DPA</p> <p>15 Adelaide Road – agree with DPA</p>	Support noted	No change
543.	Kerry Rayner 14 West Terrace, Strathalbyn	Submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan Amendment as proposed by Council. Refer item 379	See response to submission number 379	Refer item 379
544.	Paul Andrew Allen PO Box 92, Strathalbyn theoriginallollyshop@hotmail.com	Submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan	See response to submission number 379	Refer item 379

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	mail.com	Amendment as proposed by Council. Refer item 379		
545.	John C Clasohm PO Box 754, Strathalbyn treedale@bigpond.com	Submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan Amendment as proposed by Council. Refer item 379	See response to submission number 379	Refer item 379
546.	Bennett Dodd 5 Langhorne Creek Road, Strathalbyn Bennettdodd21@gmail.com	<ol style="list-style-type: none"> 1 DC Zone – agree with proposed changes. When the expansion is implemented it will more than satisfy the needs of the town. 2 L/Creek Road – there are many things proposed for this land, it would be best suited for a sporting facility/stadium/ground 3 Milnes Road – support moving the tyre shops and SES out of town centre (if they wish) to make more room for retail within this district. 4 Adelaide Road – best suited for housing, but an aged care facility, child care centre and CLA headquarters would be perfect. Oppose more retail, especially supermarket 	<p>Support noted.</p> <p>The intent of the proposed policy for the Adelaide Road land is to provide for residential development interspersed with open space and linear trails with small scale non-residential opportunities. The Residential Zone envisages recreational uses, small scale shop or group of shops, consulting (such as small scale medical rooms), child care, health and supported accommodation.</p>	No change
547.	Frank Hall 12A Jackson Ave, Strathalbyn Blacknight18@internode.on.net (see sub. no. 51 and 195)	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development on Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
548.	Phanida Raksakaew 957 Meechi Road, Langhorne Creek	<ol style="list-style-type: none"> 1 DC Zone – support keeping retail in the town centre. 2 L/Creek Road – support 3 Milnes Road – support 	Support noted	No change

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		4 Adelaide Road – support		
549.	Wanida Raksakaew 6B Queen Street, Strathalbyn	1 DC Zone – support keeping retail in the town centre. 2 L/Creek Road – support 3 Milnes Road – support 4 Adelaide Road – support	Support noted	No change
550.	Les Wilson 957 Meechi Road, Langhorne Creek	1 DC Zone – agree to keeping retail within the township 2 L/Creek Road – support 3 Milnes Road – support 4 Adelaide Road – support	Support noted	No change
551.	Various	Petition containing 975 Signatures against the SPI development and supporting Council DPA.	Support noted	No change
552.	Phatcharida Raksakaew 6B Queen Street, Strathalbyn phatcharida1997@hotmail.com	1 DC Zone – agree to keeping retail within the township 2 L/Creek Road – support 3 Milnes Road – support 4 Adelaide Road – support	Support noted	No change
553.	C Blake Simone Crescent, Morphett Vale	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development on Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
554.	T Bell 607 Nangkita Road, Nangkita	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development on Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24

Alexandrina Council
Strathalbyn Township and Environs Development Plan Amendment
Attachment A — Summary and Response to Public Submissions

Sub No.	Name and Address	Submission Summary	Comment	Council Response
555.	Robert Cross 18 Milnes Road, Strathalbyn	Adelaide Road – no retail development Other comments relating to reducing debt rather than commentary on the DPA	Noted	No change
556.	C Talbot 10 Taylors Lane, Strathalbyn kctal@esc.net.au	Submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan Amendment as proposed by Council. Refer item 379	See response to submission number 379	Refer item 379
557.	Roger Yarrow 1224 Nangkita Road, Nangkita	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development on Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
558.	Amber Yarrow PO Box 373, Strathalbyn	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development on Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
559.	Daryl Stevenson 11 Melville Street, Strathalbyn	Submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan Amendment as proposed by Council. Refer item 379	See response to submission number 379	Refer item 379
560.	Kerri Richards PO Box 373, Strathalbyn	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development on Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
561.	D Bell 507 Nangkita Road, Nangkita	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development on Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24

**Alexandrina Council
Strathalbyn Township and Environs Development Plan Amendment
Attachment A — Summary and Response to Public Submissions**

Sub No.	Name and Address	Submission Summary	Comment	Council Response
562.	T O'Neill 7 Field Drive, Strathalbyn	Submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan Amendment as proposed by Council. Refer item 379	See response to submission number 379	Refer item 379
563.	David Yarrow PO Box 373, Strathalbyn	Adelaide Road – support proposed SPI development including retail, housing and community farm as a good thing for Strathalbyn.	See response to submission number 24	Refer item 24
564.	Tracey Male PO Box 813, Strathalbyn	<ol style="list-style-type: none"> 1 DC Zone – support the DPA. Hopefully there is a site for a gym within the township. 2 L/Creek Road – agree with proposed changes. Potential opportunity for EF school for Ag and Equine studies freeing school land for gym and extra classrooms. CLA supported. Question about whether Model Aircraft will stay. 3 Milnes Road – good idea. Need to promote new investors into the industrial area. Hopefully full-time and part-time work rather than casual. 4 Adelaide Road – support open space with walking/bike tracks and recreation areas, especially adjoining the skate park. Support for housing, childcare and medical centre with café and small convenience. Oppose petrol station, supermarket or retail development, keep this within the CBD. 5 Other – agree with housing growth and new services. Strathalbyn doesn't need fast food chains. Public transport should be added to the consultation. Question about Old Garage Motorcycle fuel stop. 	<p>Support noted</p> <p>The Strathalbyn Model Aircraft Club/Model Aerospot SA was consulted in the preparation of the Concept Plan for Lot 10 L/Creek Rd. It is understood they are seeking long-term use of the site.</p> <p>The intent of the proposed policy for the Adelaide Road land is to provide for residential development interspersed with open space and linear trails with small scale non-residential opportunities. The Residential Zone envisages recreational uses, small scale shop or group of shops, consulting (such as small scale medical rooms), child care, health and supported accommodation.</p> <p>A petrol filling station is a non-complying form of development in the Residential Zone.</p> <p>The respondent is encouraged to speak with Council staff to obtain further information.</p>	No change
565.	Ray Holdinghausen PO Box 700, Strathalbyn	Submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan Amendment as proposed by Council.	See response to submission number 379	Refer item 379

Alexandrina Council
Strathalbyn Township and Environs Development Plan Amendment
Attachment A — Summary and Response to Public Submissions

Sub No.	Name and Address	Submission Summary	Comment	Council Response
		Refer item 379		
566.	C Blake Morphett Vale	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development on Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
567.	Colin Heinjus 7 Kerslake Court, Strathalbyn my_eo@bigpond.com	Submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan Amendment as proposed by Council. Refer item 379	See response to submission number 379	Refer item 379
568.	Rainer Holdingausen PO Box 700, Strathalbyn rbh09@bigpond.com (2 separate submissions)	Submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan Amendment as proposed by Council. Refer item 379 Oppose SPI development as proposed for Adelaide Road	See response to submission number 379	Refer item 379
569.	Wiesia Davis 3 Logan Court, Strathalbyn daviswiesia@gmail.com	<ol style="list-style-type: none"> 1 DC Zone – support for the DPA and housing for the elderly 2 L/Creek Road – ideal area for sporting and family outings 3 Milnes Road – strong support 4 Adelaide Road – support Council proposal 5 Other –pleased to see improvements whilst leaving the character of the town. 	Support noted	No change
570.	Beverley Rowe PO Box 1065, Strathalbyn (2 separate submissions)	<ol style="list-style-type: none"> 1 Adelaide Road – development is 5-10 years too early. Proposed development will have an impact on the CBD. Council to incentivise industrial businesses relocating from town centre to free space for retail and associated car parking. 	See response to submission number 379 The respondent has raised issues broader than a DPA policy specifically. The respondent is encouraged to speak with Council staff regarding concerns.	Refer item 379

**Alexandrina Council
Strathalbyn Township and Environs Development Plan Amendment
Attachment A — Summary and Response to Public Submissions**

Sub No.	Name and Address	Submission Summary	Comment	Council Response
		<p>2 Concern about condition of causeway over Angus River</p> <p>3 Concern about ambulance/vehicle access to the other side of the river in the park.</p> <p>4 Concern about entry/exit points to the Braemar Drive development in the case of an emergency/bushfire.</p> <p>5 Lack of bins/dog litter bags in the Braemar Drive river embankment area.</p> <p>6 Public toilets are required in the vicinity of the skate park.</p> <p>Second submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan Amendment as proposed by Council. Refer submission item 379</p>	<p>Subsequent development of the Adelaide Road land will be required to demonstrate traffic impacts can be adequately managed. The investigations completed as part of this DPA support a single access on Adelaide Road land. Concept Plan Map Alex/16 - Residential Growth (Strathalbyn North) shows three access points for the residential growth area.</p>	
571.	<p>Deb and Nick Weckert PO Box 750, Strathalbyn debweckert@hotmail.com</p>	<p>1 DC Zone – support</p> <p>2 L/Creek Road – support</p> <p>3 Milnes Road – support the idea of keeping all industrial in one place.</p> <p>4 Adelaide Road – do not support the proposal to rezone for a commercial hub away from the centre of town.</p>	<p>Support noted</p>	<p>No change</p>
572.	<p>Mr and Mrs Eastman 2 Melville Lane, Strathalbyn</p>	<p>Submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan Amendment as proposed by Council. Refer submission item 379</p>	<p>See response to submission number 379</p>	<p>Refer item 379</p>
573.	<p>Dr Peter Morrison 6 Harriet Street, Strathalbyn</p>	<p>Submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan Amendment as proposed by Council. Refer item 379</p>	<p>See response to submission number 379</p>	<p>Refer item 379</p>

Alexandrina Council
Strathalbyn Township and Environs Development Plan Amendment
Attachment A — Summary and Response to Public Submissions

Sub No.	Name and Address	Submission Summary	Comment	Council Response
574.	Keith Bowler 6 Harriet Street, Strathalbyn	Submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan Amendment as proposed by Council. Refer item 379	See response to submission number 379	Refer item 379
575.	Paul McLoughlin PO Box 595, Strathalbyn aigt@bigpond.net	Submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan Amendment as proposed by Council. Refer item 379	See response to submission number 379	Refer item 379
576.	Linda McLoughlin PO Box 595, Strathalbyn aigt@bigpond.net	Submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan Amendment as proposed by Council. Refer item 379	See response to submission number 379	Refer item 379
577.	Craig Michelmore PO Box 433, Strathalbyn chaslynnvale@bigpond.com	<ol style="list-style-type: none"> 1 DC Zone – support the DPA; will be good to open the business district up. 2 L/Creek Road – agree with changes. If the trotting track needs to relocate this is a good location. 3 Milnes Road – support the DPA; will be good for more businesses to move here. 4 Adelaide Road – support the DPA. Need a childcare centre, medical facilities and gym. 5 Other – would like to see Dawson Street made one way with angle parking on both sides to eliminate need for traffic lights and make the road safer and less congested 	<p>Support noted.</p> <p>The intent of the proposed policy for the Adelaide Road land is to provide for residential development interspersed with open space and linear trails with small scale non-residential opportunities. The Residential Zone envisages recreational uses, small scale shop or group of shops, consulting (such as small scale medical rooms), child care, health and supported accommodation.</p> <p>Streetscape improvements for Dawson Street are identified in Council plan (Strathalbyn District Centre Traffic, Carparking and Streetscape Plan) which incorporate measure to slow speeds rather than introduce one way roads.</p>	No change
578.	Paul Edwards 5d Celtic Court, Strathalbyn pauledwards3@bigpond.com	Submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan Amendment as proposed by Council. Refer item 379	See response to submission number 379	Refer item 379

**Alexandrina Council
Strathalbyn Township and Environs Development Plan Amendment
Attachment A — Summary and Response to Public Submissions**

Sub No.	Name and Address	Submission Summary	Comment	Council Response
579.	Sharon Pascall 5 Russel Street, Strathalbyn	1 DC Zone – support 2 L/Creek Road – support 3 Milnes Road – support 4 Adelaide Road – proposed retail development will affect shops in the main street.	Support noted	No change
580.	Nic Logan High Street, Strathalbyn	1 DC Zone – support 2 L/Creek Road – support 3 Milnes Road – support 4 Adelaide Road – leave as open space, no commercial/retail development.	Support noted. Not agreed. The Minister and Council agreed to look at zoning options for the Adelaide Road land.	No change
581.	Pat McAlinden 43/6 Commercial Road, Strathalbyn	Submission is a pre-written letter known to have been circulated responding to the DPA and in particular supporting the Development Plan Amendment as proposed by Council. Refer item 379	See response to submission number 379	Refer item 379
582.	Mervyn Hopgood PO Box 198, Milang	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supported the SPI development on Adelaide Road land. Refer item 379	See response to submission number 379	Refer item 379
583.	Gracie Reid No address provided	Submission was a pre-written leaflet known to have been circulated responding to the DPA and in particular supporting the SPI development on Adelaide Road land. Refer item 24.	See response to submission number 24	Refer item 24
584.	Joyce Hopgood PO Box 198, Milang	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supported the SPI development on Adelaide Road land. Refer item 379	See response to submission number 379	Refer item 379
585.	Graham Bolto 62 Marchant Road, Strathalbyn	Submission was a pre-written letter known to have been circulated responding to the DPA and in particular supporting the SPI development of	See response to submission number 24	Refer item 24

Alexandrina Council
Strathalbyn Township and Environs Development Plan Amendment
Attachment A — Summary and Response to Public Submissions

Sub No.	Name and Address	Submission Summary	Comment	Council Response
	grahamandalice@bigpond.com	Adelaide Road land. Refer item 24.		

Attachment B – Summary and Response to Public Meeting Submissions

Eighty-nine (89) submitters requested to be heard, and therefore a public meeting was held on 17 February 2018. Note: not all submitters attended the public meeting.

Sub No.	Name of Respondent	Summary of Verbal Submission/Issues Raised	Council Response
1.	Frank Hall	Did not speak	N/A
2.	Les Watson	Did not speak	N/A
3.	Graham Duncan	Did not speak	N/A
4.	Clara Stockigt (per Peter Sutton)	Did not speak	N/A
5.	Jamie Warland	<ul style="list-style-type: none"> • Agrees with the streetscape plan although questions the benefits for the business community and has concerns about the impacts during construction • Schooling – additional space needed; although not responsible for education, Council should identify suitable sites for future schools • Langhorne Creek Road land is ideal for a school • Lack of Commercial zoning – doesn't agree that it can fit in the current CBD; it will destroy the character of the historic township • Strengthen existing retail and re-zone Adelaide Road land to Suburban Neighbourhood Zone 	<p>The DPA will increase land zoned for educational purposes.</p> <p>Not agreed. The investigations completed as part of this DPA support rezoning the Adelaide Road land to Residential.</p>
6.	Maxine Brook	Did not speak	N/A
7.	Ian (and Sue) Hurst	<ul style="list-style-type: none"> • Support for Adelaide Road land rezoning for small shopping centre. Need a petrol outlet, and facilities for young people • Locals who work in Mount Barker also shop in Mount Barker. We need facilities so that they shop in Strathalbyn. 	Noted. The intent of the proposed policy for the Adelaide Road land is to provide for residential development interspersed with open space and linear trails with small scale non-residential opportunities.

**Alexandrina Council
Strathalbyn Township and Environs Development Plan Amendment
Attachment B – Summary and Response to public Meeting Submissions**

8.	Darryn Hopgood	Did not speak	N/A
9.	Amanda Stroh	Did not speak	N/A
10.	Julie Parsons	Did not speak	N/A
11.	Neale Probert	Did not speak	N/A
12.	David William Eccles	Did not speak	N/A
13.	Samantha Ward	Did not speak	N/A
14.	Alistair Gray	Did not speak	N/A
15.	Matthew Parker	Did not speak	N/A
16.	Donald Gurney	Did not speak	N/A
17.	Chris Phillips	Did not speak	N/A
18.	Kailan Tiver	<ul style="list-style-type: none"> • The town is growing but we need facilities as well as houses. • Agrees with the Adelaide Road re-zoning. Need facilities to cater for growth, and need jobs for youth. This will help keep young people in the town 	Noted. The intent of the proposed policy for the Adelaide Road land is to provide for residential development interspersed with open space and linear trails with small scale non-residential opportunities.
19.	Matthew Jansen	Did not speak	N/A
20.	Yvonne Gurney	Did not speak	N/A
21.	Louise Rayner	Did not speak	N/A
22.	Geoffrey Moran	Did not speak	N/A
23.	Ray Holdsworth	Did not speak	N/A
24.	Rory Taylor	Did not speak	N/A
25.	Steven Holdsworth	Did not speak	N/A
26.	Myra Holdsworth	Did not speak	N/A
27.	DL Noble	Did not speak	N/A
28.	Andrea Elwell	Did not speak	N/A

Council Name
Name of DPA Development Plan Amendment
Attachment B – Summary and Response to Public Meeting Submissions

29.	K Jenkins	Did not speak	N/A
30.	Sarah Guscott	<ul style="list-style-type: none"> • Have supported the Strath Hub development since 2014 • Some policy is good for Dawson Street, some is not eg. traffic management is good for pedestrians but not for cars • Council should work with the developers not against them, and help businesses promote the town • Town needs promoting, with Council's help • There is no comparison with Renmark – the supermarket hasn't affected tourism or the old town centre. Strathalbyn is a much smaller scale 	Not agreed. The DPA seeks to unlock retail in the town centre and consider strategic growth opportunities in a way that balances the future social and economic requirements of Strathalbyn.
31.	Jennifer Bell	Did not speak	N/A
32.	Jack Finharty-Marsh	Did not speak	N/A
33.	Diana Stribling	Did not speak	N/A
34.	David Stribling	Did not speak	N/A
35.	P Daoutidis	Did not speak	N/A
36.	Chris Dinos	Did not speak	N/A
37.	David Fairweather	Did not speak	N/A
38.	Bill Bullock	<ul style="list-style-type: none"> • Council and the community has a choice – enable commercial development by making real changes to the Development Plan or sit back and let the town centre die • Cannot have “no change”. Need sustainable commercial development to help grow the community. Strathalbyn commercial development is in decline/little investment • The DPA does not make appropriate provision for expansion of retailing and community services • Adelaide Road land - need to remove impediments in the plan for future commercial development. This is a logical extension of the 	Not agreed. The DPA seeks to unlock retail in the town centre and consider strategic growth opportunities in a way that balances the future social and economic requirements of Strathalbyn.

**Alexandrina Council
Strathalbyn Township and Environs Development Plan Amendment
Attachment B – Summary and Response to public Meeting Submissions**

		<p>district centre. No comparison to Renmark.</p> <ul style="list-style-type: none"> • Need to create local jobs, self-sufficiency; without this the town centre will die. The DPA needs to be amended to allow for commercial growth 	
39.	Lesley Bell	Did not speak	N/A
40.	Sally Gibbon	Did not speak	N/A
41.	Tom Thornley	Did not speak	N/A
42.	R Hass	Did not speak	N/A
43.	Cheryl Ritchie	Did not speak	N/A
44.	Ellie Ritchie-Wilson	Did not speak	N/A
45.	Craig Ritchie	Did not speak	N/A
46.	Sadie Brooks	Did not speak	N/A
47.	Frankie Ritchie	Did not speak	N/A
48.	B So	<ul style="list-style-type: none"> • Strathalbyn needs to grow and needs local jobs and facilities, particularly for youth. Not everyone can drive to Mount Barker 	Noted
49.	S Ritchie	Did not speak	N/A
50.	Holly Hughes	Did not speak	N/A
51.	Phil Richards	<ul style="list-style-type: none"> • Considerable growth in Strathalbyn. Concerns about the IGA expansion. IGA expansion will reduce parking. Woolworths had car-parking subsidised. • Queried the Logan (Masterplan) submission and the adequacy of this land for commercial development • Queried on the accuracy of the report informing the town plan • Outlined the Strathalbyn Property Investments (SPI) proposal for the Adelaide Road land and the 	Not agreed. The investigations completed as part of this DPA support rezoning the Adelaide Road land to Residential.

Council Name
Name of DPA Development Plan Amendment
Attachment B – Summary and Response to Public Meeting Submissions

		jobs that will be lost if it doesn't proceed. Supports re-zoning to Suburban Neighbourhood Zone	
52.	R Reid-Smith	Did not speak	N/A
53.	John Dawkins	Did not speak	N/A
54.	Brian Turner	Did not speak	N/A
55.	Raymond Cowley	Did not speak	N/A
56.	Peter Manuel	Did not speak	N/A
57.	Kon Patsouris	<ul style="list-style-type: none"> • Supports the DPA – don't let Strathalbyn become like Mount Barker • Maintain Adelaide Road land for open space/golf course and protect the Angas River 	Not agreed. The Minister and Council agreed to look at zoning options for the Adelaide Road land.
58.	Brita Stertern-Gill	<ul style="list-style-type: none"> • Supports the DPA; loves Strathalbyn the way it is • Disappointed that the golf course did not proceed 	Noted
59.	Michael Klobas (9 Dot Group)	<ul style="list-style-type: none"> • Proponent for SPI land development • Saturday morning not a good time for a meeting • Goolwa is a good example of a shopping centre outside the main street where the main street continues to thrive • The SPI development offers unique benefits including parking for RVs and the possibility of a farmers' market • Supports re-zoning of Adelaide Road land to commercial; prepared to cap retail floor area 	Not agreed. The investigations completed as part of this DPA support rezoning the Adelaide Road land to Residential.
60.	Richard Dwyer (Ekistics)	<ul style="list-style-type: none"> • Saturday is an inappropriate day for a public meeting • Outlined the benefits of re-zoning of the Adelaide Road land, including sporting facilities, community farm, modest retail centre, medical facilities, child care and aged care facilities 	Not agreed. The investigations completed as part of this DPA support rezoning the Adelaide Road land to Residential.

**Alexandrina Council
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Attachment B – Summary and Response to public Meeting Submissions**

		<ul style="list-style-type: none"> • The proposal is fully funded and ready to proceed, and will be a significant employment generator • Do not support rezoning of land to policy area 26 of the Residential Zone given non-residential uses are not envisaged • Do not support the DPA's open space proposals • Does not support the DPA as it stands and disputes the findings of the SGS Economics' report – other studies support the need for additional retail 	
61.	Jenny Fox	Did not speak	N/A
62.	Bev and Nic Logan (represented by Masterplan)	Withdrawn	N/A
63.	J S Lamshed	Did not speak	N/A
64.	Geoff Blieschke	Did not speak	N/A
65.	Melina Henningsen	Did not speak	N/A
66.	Reinhard Walker	<ul style="list-style-type: none"> • Outlined the vision of Colonel Light and in particular the provision of the parklands – unique in the world but unpopular at the time • Enjoys the ambience of the current town 	Noted
67.	Belinda Croser	<ul style="list-style-type: none"> • Streetscape works need to proceed to support the town • Retailing has changed and is no longer an employment generator. The town needs a large employer. • Supports the DPA 	Support noted
68.	Richard Cairney	Did not speak	N/A
69.	HL Clark (represented by Botten Levinson lawyers)	Did not speak	N/A
70.	Jim Pilkington	Did not speak	N/A
71.	Candy Scown	<ul style="list-style-type: none"> • Presented ideas for a community garden behind the railway station and a community farm on the 	Noted

Council Name
Name of DPA Development Plan Amendment
Attachment B – Summary and Response to Public Meeting Submissions

		<p>Mitchelmore Road land</p> <ul style="list-style-type: none">• Presented ideas for a repaired old Bell's Building on Sunter Street, and a zone for eco villages• Presented an idea for Strathalbyn's own renewable energy power plant	
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Attachment C – Timeframe Report

SCPA Timeframe Report: Process B – with consultation approval

The SOI was agreed by the Minister and Council on 1 December 2018.

Key steps	Period agreed to in SOI	Actual time taken	Reason for difference (if applicable)
Investigations conducted, DPA prepared	30 weeks	13 weeks and 2 days 1 December 2016 Statement of Intent (SOI) agreed to by the Minister 18 May 2017 Consultants appointed 21 August 2017 Council endorsed DPA for submission to the Minister for consultation approval	Timeframe reflects procurement process for DPA investigations
Agency and public consultation period (report on any delays incurred by agencies)	8 weeks	9 weeks and 1 day 19 October 2017 Ministerial approval to commence consultation subject to amendments 6 November 2018 Council endorsed DPA with amendments 16 November 2017 to 19 January 2018 formal consultation undertaken	Time extended to reflect public holidays and holiday period
Public Hearing held, submissions summarised and DPA amended in accordance with Council's assessment of submissions. Summary of Consultations and Proposed Amendments submitted to Minister for approval.	15 weeks	18 weeks 17 February 2018 Public Meeting held 30 April 2018 Elected Member workshop on consultation outcomes 21 May 2018 Council meeting to endorse approach following consultation 25 June 2018 Council endorsed SCPA and the Amendment for Ministerial approval	Time extended to reflect large number of submissions and change of Council meeting schedule

Attachment D – Schedule 4A Certificate

Schedule 4A—Certificate—section 25(10)

Certificate of chief executive officer that a Development Plan Amendment (DPA) is suitable for purposes of public consultation

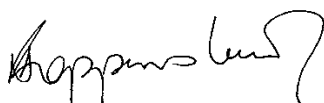
Glenn Rappensberg, as Chief Executive Officer of Alexandrina Council, certify that the Statement of Investigations, accompanying this DPA, sets out the extent to which the proposed amendment or amendments—

- (a) accord with the Statement of Intent (as agreed between the Council and the Minister under section 25(1) of the Act) and, in particular, all of the items set out in regulation 9 of the Development Regulations 2008; and
- (b) accord with the Planning Strategy, on the basis that each relevant provision of the Planning Strategy that relates to the amendment or amendments has been specifically identified and addressed, including by an assessment of the impacts of each policy reflected in the amendment or amendments against the Planning Strategy, and on the basis that any policy which does not fully or in part accord with the Planning Strategy has been specifically identified and an explanation setting out the reason or reasons for the departure from the Planning Strategy has been included in the Statement of Investigation; and
- (c) accord with the other parts of the Development Plan (being those parts not affected by the amendment or amendments); and
- (d) complement the policies in the Development Plans for adjoining areas; and
- (e) satisfy the other matters (if any) prescribed under section 25(10)(e) of the Development Act 1993.

The following person or persons have provided advice to the Council for the purposes of section 25(4) of the Act:

Helen Dyer, FRPIA
Sally Roberts, MPIA
Tom Gregory, MPIA

Date: 2 July 2018



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Glenn Rappensberg
Chief Executive Officer

Attachment E – Schedule 4B Certificate

Schedule 4B—Certificate—section 25(14)(b)

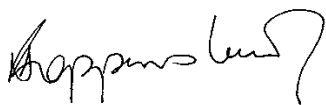
Certificate of chief executive officer that an amendment to a Development Plan is suitable for approval

I, Glenn Rappensberg, as Chief Executive Officer of Alexandrina Council, certify, in relation to the proposed amendment or amendments to the Alexandrina Council Development Plan as last consolidated on 24 November 2016, referred to in the report accompanying this certificate—

- (a) that the Council has complied with the requirements of section 25 of the Development Act 1993 and that the amendment or amendments are in a correct and appropriate form; and
- (b) in relation to any alteration to the amendment or amendments recommended by the Council in its report under section 25(13)(a) of the Act, that the amendment or amendments (as altered)—
 - (i) accord with the Planning Strategy, on the basis that each relevant provision of the Planning Strategy that relates to the amendment or amendments has been specifically identified and addressed, including by an assessment of the impacts of each policy reflected in the amendment or amendments against the Planning Strategy, and on the basis that any policy which does not fully or in part accord with the Planning Strategy has been specifically identified and an explanation setting out the reason or reasons for the departure from the Planning Strategy has been included in the report of the Council; and
 - (ii) accord with the other parts of the Development Plan (being those parts not affected by the amendment or amendments); and
 - (iii) complement the policies in the Development Plans for adjoining areas; and
 - (iv) satisfy the other matters (if any) prescribed under section 25(14)(b)(ii) of the Development Act 1993; and
- (c) that the report by the Council sets out a comprehensive statement of the reasons for any failure to complying with any time set for any relevant step under section 25 of the Act; and
- (d) that the following person or persons have provided professional advice to the Council for the purposes of section 25(13)(a) of the Act:

Helen Dyer, FRPIA
Sally Roberts, MPIA
Tom Gregory, MPIA

Date: 2 July 2018



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Glenn Rappensberg
Chief Executive Officer

