

FREQUENTLY ASKED QUESTIONS

As at November 28, 2017

What are you doing?

For the next nine weeks, we're in a period of public consultation to encourage the Strathalbyn community to 'have a say' about the future development of our town.

Why?

The public consultation is in response to the feedback we received when we developed the Strathalbyn Town Plan. Through that process and feedback, it became obvious that we needed to potentially look at changes to support the balanced growth of our town.

We drafted **four** proposed amendments to the existing Development Plan.

What are the four proposed amendments?

- a new objective and desired character statement and provisions to discourage small allotments within the Industry Zone, and more specifically on the Milnes Road land;
- rezoning the Langhorne Creek Road land to Open Space and adding a new policy, which will provide for uses such as recreation facilities, sports grounds, community centre, camping area, etc.;
- amending the desired character statement, policies and provisions within the Strathalbyn Centre Policy Area 4 (part of the District Centre Zone) to encourage housing for older persons, encourage preferred land uses and relocation of non-preferred land uses, extend the zone boundary and reflect the recommended change to the off-street parking requirements;
- re-zoning the Adelaide Road land to Residential and amending the policy within the Strathalbyn North Policy Area 26 to reflect the desired balance of residential development, open space and appropriate small-scale non-residential uses.

What are your proposed amendments based on?

Key for us are three things ... balance, future sustainability and maintaining the feel that makes Strathalbyn so special in the Adelaide Hills and Fleurieu.

We believe the four key areas where we're suggesting a change really **complement** each

other.

It's about making sure that retail, commercial, industrial, recreational and residential developments can **all occur**, but in locations which best support the community's vision for Strathalbyn, as they told us when we were developing the Strathalbyn Town Plan.

What has the State Government said about the proposed amendments so far?

As is required prior to community consultation, these recommendations were put to the State Government and all were agreed to by the Minister for Planning, **except** the recommendation for the Adelaide Road zone.

Why was the Adelaide Road rezoning proposed amendment not accepted?

We had proposed that 60 per cent of the area be kept as open space.

The Government has asked us to reduce that to be more in line with the 12.5 per cent required as a guideline under the State's Development Act.

In order to move forward with the consultation process and hear what the community has to say, Council has now put out to consultation a proposed figure of 25 per cent for the open space for the Adelaide Road land – doubling the 12.5% guideline figure.

That is a huge drop in open space and non-residential use, how will Council respond to that?

Council has discussed this and while we clearly wanted more open space in that area, we believe it's time for the community to have its say.

So now, we're looking for comments from across the community so that we have broad and clear feedback from them, before we submit a **final** recommendation back to the Minister for Planning.

We believe this is a genuine opportunity for the community's voice to be heard to assist the Council in landing on a final draft DPA that genuinely reflects community feedback. We're looking for the community to advise us and give us clear directions, in the recommendations going back to the Minister.

Will retail / commercial development be possible on the Adelaide Road land as a result of the proposed DPA?

Small-scale non-residential development is possible in all residential zones within Strathalbyn – as it has been for many years - and this area will be no different.

The current Residential Zones within Council's Development Plan generally provide for a shop or group of shops (other than a restaurant) of 150m² or less in gross leasable floor area.

In some instances, other small scale non-residential uses that serve the local community are also anticipated, such as child care, health and welfare services, shops, offices or consulting rooms.

These policies currently apply to the Strathalbyn North Policy Area 26, which encompasses Hampden Estate, Aberdeen Park and Pipers Crest estates.

The revised DPA proposes to incorporate the Adelaide Road land into the Strathalbyn North Policy Area 26 and will have a maximum gross leasable area for non-residential uses of up to 250m², which includes shops, offices and restaurants.

How might this translate into development approvals in the future and what happens to applications over 250 square metres?

Applications over 250 square metres will be non-complying. If, having gone through the non-complying assessment process, an application is deemed to have merit it will require a decision of the Council Assessment Panel and if approved the concurrence of the State Planning Assessment Commission.

What is non-residential use?

Non-residential uses are uses such as childcare centres, medical practices and other low impact and small-scale businesses.

Are you moving the oval or caravan park out to Langhorne Creek Road?

No we are not moving anything. The draft Strath DPA is providing the opportunity for the development of the land as an education and recreation hub.

What sporting groups might move out to the Langhorne Creek Road land?

As already mentioned, there is no intention to move sporting groups to the land. However many clubs and organisations may want to consider the benefits of being part of a new hub for sport, education and recreation.

What changes are you suggesting for the Milnes Road land?

The proposal is to make some changes to the objective and desired character statement to discourage small allotments within the Industry Zone. The concept plan will be amended to remove the landscape buffer along the Milnes Road Boundary. We expect these changes

open up opportunities for new investment, and even provide an opportunity for the harness racing club to relocate.

What changes are you suggesting for the District Centre?

The focus in the town centre is to continue to unlock the heart of Strathalbyn as a retail centre. Proposed amendments will extend the zone boundary, encourage housing for older people, reduce car parking requirements for new developments, and encourage preferred land uses.

What is the history of community feedback to Council on the Adelaide Road land that informed Council's approach?

Since 2014 the Strathalbyn community have been telling us that they want to grow the heart of Strathalbyn, not see retail development on the fringe of town. For example approximately 400 people commented on the Strathalbyn Town Plan.

Council completed this year the Strathalbyn Traffic, Parking and Streetscape Plan which specifically focussed the community on how we can better link the two main streets and improve the amenity of the public realm. Approximately 200 people contributed to this consultation process.

Council has since also listened to the Minister's directive in the Statement of Intent for economic and social benefit and that a Draft DPA needed to have open space reduced from 60% which Council proposed to the Minister, more in line with 12.5% (which Council has released at 25%).

Who can comment?

Alexandrina Council is looking for feedback from interested local residents, businesses and community groups. We're committed to listening to everyone, equally.

Isn't this just a knee-jerk reaction to try and block that proposal for a \$150 million development on Adelaide Road?

No. This is about more than any single project. It's about securing the long-term look, feel and prosperity of Strathalbyn as a whole.

But yes, we are particularly keen to receive feedback from the local community on whether the proposed changes for the Adelaide Road land are an accurate reflection of what **they** want for this area on the outskirts of Strathalbyn.

Can you explain what the sign erected by a developer has on Adelaide Road is about?

A developer has been advocating for a new commercial / retail development on the site for some time and appears to have issue with the expert investigations Council has undertaken

as part of the DPA process which found no expected demand for an additional supermarket within Strathalbyn for at least the next 10 years.

The investigations also found that a new supermarket outside of the current District Centre Zone would compete with and threaten the viability of the retail activities within the District Centre.

It has also been shown through the investigations that there are sufficient opportunities to cater for additional retail development within the District Centre Zone.

The sign erected recently has clearly raised emotions in the community. Council has and continues to undertake considerable community consultation. The decision regarding this site was based on investigations undertaken in a thoughtful and professional manner.

However it should be noted that the sign is not compliant with development regulations and we will be requesting its removal.

I have heard there is a proposal to include a community garden in the development proposal for the Adelaide Road site?

Yes, there has been a proposal to establish a community garden whereby produce is sold, with offices and training facilities established for the clients of the organisation (CLA). Council has always supported the proposal however not the location due to potential conflicts with residential uses. The Langhorne Creek Road land has been suggested as an alternative as there are synergies with the school and other educational / training opportunities.

Did Council draw up its own proposal or was there any independent input?

We enlisted the services of an external and independent town planning and governance consultancy Holmes Dyer to provide a report.

So did you follow their recommendations?

In drafting the four proposed changes, we have opted to pursue **most**, but not all, of the land-use options recommended by our DPA consultant, Holmes Dyer.

So why ask – and pay - for expert advice and then ignore it?

While the Holmes Dyer recommendations were assessed and considered, we felt that some elements of their recommended zoning scenario for the Adelaide Road Land didn't give **enough weight to the community sentiment** – and vision - as expressed in the Strathalbyn Town Plan. Elected Members get a range of advice not just from a consultant.

We've also made it very clear before this process, that we're committed to growing the 'heart' of Strathalbyn as a priority.

How can people give their feedback?

Copies of the Draft Strathalbyn Township and Environs DPA are available from the Council and the consultation period will continue until January 19, 2018.

Comments and submissions can be made via the My Say Alexandrina website – www.mysay.alexandrina.sa.gov.au.

People can also visit the Council's Strathalbyn Shopfront (Shop 4, 10 Dawson Street) to see the proposed changes, talk to Council staff and complete a submission form.

Copies of all submissions received will be available for public viewing at the completion of the consultation until the public meeting which is to be held on 23 January 2018.

What happens then..?

Once the feedback has been collated, it will be provided back to Council for consideration before a final draft is submitted to the Department and the Minister for Planning to make a decision.

How long is this likely to take?

Key dates

The online consultation with the public finishes on 19 January 2018.

A Public Meeting is then conducted by Council to hear those people who have requested to be heard on their submissions. This is an opportunity for Council to hear additional information from those that have **already** provided a submission and not an open meeting to discuss the merits or otherwise of the DPA content or to answer specific questions.

A "Summary of Consultations and Proposed Amendments Report" is then prepared by Council.

Council endorses the final draft DPA and submits it to the Minister for approval.

Depending on the volume of public submissions, Council anticipates it could take up to four weeks to get a final draft to the Minister.

We cannot predict when the Minister will make a decision, and need to be aware that with a March election State Government enters caretaker mode on 17 February. We would hope for a resolution as soon as possible but probably after the election.

ENDS.