

## Summary and Response to Agency Submissions

Sub No.	Agency name/Address/Contact Person	Submission Summary	Comment	Council Response
1.	DPTI	<ul style="list-style-type: none"> <li>• Provide greater justification as to why the previously considered 300 square metres for residential development in the northern portion of the 'Adelaide Road' land is now considered to be inappropriate.</li> <li>• Give further consideration to the provision of non-residential development, in the form of low impact local conveniences (including a supermarket), to ensure the policies within the development area are able to accommodate the level of conveniences required to service the daily needs of the local community.</li> </ul> <p>Accordingly, the Department would appreciate the opportunity to further discuss with Council administration the proposed policy framework (applying to non-residential forms of development), after Council has had the opportunity to give appropriate consideration to feedback received from the broader community.</p> <ul style="list-style-type: none"> <li>• Reduce the requirement for linear park/ open space from 25 per cent to a level, which is consistent with the 12.5 per cent target in The 30-Year Plan for Greater Adelaide and the Development Act 1993.</li> <li>• Provide greater justification for the policies which require dwellings to incorporate minimum rain water storage, and give greater consideration to the potential for conflict between this policy and the building rules requirements.</li> </ul>	<p>The intent of the changes to Desired Character of Strathalbyn North Policy Area 26 is to contemplate a mix of allotment sizes on the land located between Adelaide Road and Hampden Way. DPTI has directed that policy in relation to this land should provide for flexibility and subsequently it is not proposed to designate an area for smaller allotments. 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. Of note, is that a number of public submissions indicated a preference for larger housing allotments on the Adelaide Road land.</p> <p>See response to submission number 2 for non-residential development.</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.</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</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> <p>Insert new PDCs 11 and 12 in Strathalbyn North Policy Area 26 as it relates 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>

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			<p>Area 26, and Concept Plan Map Alex/16 – Residential Growth (Strathalbyn North), as it relates to open space provision, linear parks, landscape buffers and view corridors.</p> <p>See response to submission number 24 for minimum rainwater storage.</p>	
		<p>1. Agency Specific Issues</p> <p>Many of the investigations in the DPA are agency specific. The Department will be guided on these issues by the advice of other agencies at the public consultation approval stage. Should Council elect to not adopt agency advice, this should be clearly justified in the Summary of Agency Submissions.</p> <p>The DPA should also establish clear and logical links between the investigations and the proposed policy changes and/or whether the issues are already adequately addressed by existing policy.</p>	Noted	As contained in the documentation
		<p>2. General Policy Comment</p> <p>The maximum gross leasable floor area for a shop within the Strathalbyn North Policy Area 26 has been increased from 150 square metres to 250 square metres. A shop of this size however, is unlikely to support a supermarket that would be capable of providing the range of conveniences required to service the local community.</p> <p>Council should consider a policy framework that would allow for the development of a small scale centre that is large enough to adequately support a growing community, is capable of providing a greater retail choice for the population</p>	<p>Council staff met with DPTI on 22 February and 10 May 2018 seeking clarification regarding convenience.</p> <p>Council has reviewed convenience and supermarket gross leasable floor areas. A gross leasable floor area in the order of 150 square metres to 250 square metres is consistent with convenience. Gross leasable floor area in the order of 450 square metres to 650 square metres is consistent with supermarket convenience. The existing IGA within the town centre is in the order of 490 square metres.</p> <p>Of note, is that a standard ALDI supermarket is in the</p>	Insert new PDC 3 part (d) in Strathalbyn North Policy Area 26 for non-residential uses.

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		<p>of Strathalbyn and is able to capture some of the retail expenditure that currently escapes the local economy into the larger surrounding retail centres such as Mount Barker.</p> <p>In light of this, the Department seeks the opportunity to discuss this matter with Council administration in further detail once Council has had the opportunity to give appropriate consideration to feedback received from the broader community.</p>	<p>order of 1,600 square metres and a full-line (Coles or Woolworths) supermarket can be expected to be in the order of 3,500 square metres. These latter floor areas are considered to exceed local convenience shopping.</p> <p>The landowner has actively been seeking a rezoning of the Adelaide Road land to Suburban Neighbourhood Zone. The South Australian Planning Policy Library for the Suburban Neighbourhood Zone suggests smaller local activity centres in the order of 500 to 1500 square metres of retail floor area as community focal points.</p> <p>Council has reviewed policy for non-residential floor area in Residential Zones of comparable Development Plans. Non-residential floor area is commonly between 80 and 250 square metres. Council has provision for 450 square metres within the Alexandrina Council Development Plan.</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 250m<sup>2</sup> for the Adelaide Road land to provide for local convenience.</p>	
		<p>3. Amendment Instructions Table 3</p> <p>The DPA is seeking to introduce part (b) of the following:</p>	<p>Agree</p> <p>Amend part (b) of the non-complying criteria for a dwelling in the District Centre Zone. Refer to comments under dot point 4 below</p>	<p>Amend part (b) of non-complying criteria for a dwelling in the District Centre Zone.</p> <p>Amend PDC 30 of Precinct 8</p>

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		<p>Dwelling    Except where (a) or (b) applies:  (a) in conjunction with a non-residential development  (b) it is located within <b>Strathalbyn Centre Policy Area 4, Precinct 8 High Street South</b></p> <hr/> <p>Excluding dwellings from being non-complying in this precinct only, appears to be inconsistent with the zone/policy area policies.</p> <p>There are only two policies within the entire District Centre Zone, which speak to residential development and they both relate to dwellings above non-residential land uses and these policies relate to the entire zone and are not specific to Precinct 8. The policies in Policy Area 4 do not speak to residential development and neither do the policies for Precinct 8. While there are established dwellings within Precinct 8 there are also established dwellings within all of the other precincts.</p> <p>Council should provide greater justification or reasoning for this policy, and consider whether additional policies are required to provide greater clarification as to what forms of dwelling are appropriate, rather than excluding all dwellings.</p>	<p>Amend PDC 30 to provide clarification about envisaged land use and for consistency with provisions in other Precincts.</p> <p>Replace amended Desired Character of Strathalbyn Centre Policy Area 4, as follows</p> <p><i>Development for residential purposes is <del>only</del> appropriate where it is required for the management of a business conducted on the same site, or where it involves the extension to an existing residential building.</i></p>	<p>High Street South of the Strathalbyn Centre Policy Area 4.</p> <p>Insert statement in Desired Character of Strathalbyn Centre Policy Area 4 immediately after the first sentence.</p>
		<p>4. Amendment Instructions Table 3</p> <p>At the very least the non-complying criteria should be amended from this:</p>	<p>Refer to comments under dot point 3 above</p> <p>Amend part (b) non-complying criteria to this:</p>	<p>Amend part (b) non-complying criteria for a dwelling in the District Centre Zone.</p>

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		<p>Dwelling    Except where (a) or (b) applies:  (a) in conjunction with a non-residential development  (b) it is located within <b>Strathalbyn Centre Policy Area 4, Precinct 8 High Street South</b></p> <hr/> <p>To this:</p> <hr/> <p>Dwelling    Except where (a) or (b) applies:  (a) it is in conjunction with a non-residential development  (b) it is located within <b>Strathalbyn Centre Policy Area 4, Precinct 8 High Street South</b></p>	<p>Dwelling    Except where (a) or (b) applies:  (a) it is in conjunction with a non-residential development  (b) it is an extension to an existing residential building</p>	
		<p>5. Amendment Instructions Table 3</p> <p>Policy Area names in the non-complying list should all include the policy area number i.e. "<b>Goolwa Centre Policy Area 3</b>" not just "<b>Goolwa Centre Policy Area</b>"</p> <hr/> <p>Hotel where located within <b>Goolwa Centre Policy Area - Precinct 1 Bulky Goods or Precinct 2 Civic Focus</b></p>	<p>Agree</p>	<p>Amend Policy Area names to include Policy Area number in non-complying list and public notification table in the District Centre Zone.</p>
		<p>6. Amendment Instructions Table 3</p> <p>The non-complying listing for "Motor Repair Station where located within in <b>Strathalbyn Centre Policy Area 4</b>" should be included within the "Motor Repair Station where located within <b>Goolwa Centre Policy Area - Precinct 2 Civic</b></p>	<p>Agree</p>	<p>Amend non-complying listing for Motor Repair Station in the District Centre Zone.</p>

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		<p><b>Focus, Precinct 3 Goolwa Village or Precinct 4 Main Street</b>, rather than a separate listing.</p>		
		<p>7. Amendment Instructions Table 5</p> <p>Council should seek to avoid the use of policies, which are subjective or open to interpretation or even more so undermine other policies. You should seek to not have a minimum allotment size and then a vague policy that suggest you can have allotments less than that. Council can make such an assessment on balance at the DA stage. Furthermore, Council should avoid the use of words such as "Generally" in policies.</p> <hr/> <p>5 Insert Immediately after the last sentence in paragraph two of the Desired Character Statement, insert the words:</p> <p style="color: green;">Land division into lots less than the minimum is not encouraged where it will be detrimental to the intent of the zone. Generally, fragmentation of sites is not appropriate.</p> <hr/>	<p>Agree.</p> <p>Remove proposed change to Desired Character of Industry Zone.</p> <p>Amend first paragraph of Desired Character, from:</p> <p style="color: green;">Industrial activities are vital to the long-term economic and social health of the Strathalbyn and Goolwa townships. It is expected that the zone will cater for a variety of industrial uses and activities, including general, light and service industries that are required to service the towns and surrounding districts. The establishment and scale of office and retail development will be limited to that which complements and is ancillary to industrial activities.</p> <p>To this:</p> <p style="color: green;">Industrial activities are vital to the long-term economic and social health of the Strathalbyn and Goolwa townships. The zone will accommodate a range of large to medium scale industrial uses and activities, including general, light and service industries that are required to service the towns and surrounding districts. The establishment and scale of office and retail development will be limited to that which complements and is ancillary to industrial activities.</p>	<p>Amend Desired Character of Industry Zone</p>
		<p>8. Amendment Instructions Table 9</p>	<p>Not agreed.</p>	<p>No change.</p>

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		<p>Part (b) over rides part (c) need to consider whether (c) is required</p> <hr/> <p>Shop or group of shops</p> <p>Except where (a) or (b) or (c) apply:</p> <p>(a) it is located within the <b>Goolwa Wharf and Surrounds Policy Area 6.</b></p> <p>(b) it is located outside of the <b>Goolwa Wharf and Surrounds Policy Area 6</b> and it has a gross leasable area less than 80 square metres</p> <p>(c) it is located within the <b>Strathalbyn Recreation and Community Policy Area 33</b> and is in association with and/or ancillary to a recreation and community use and of a size not exceeding 80 square metres.</p> <hr/>	Part (c) has an area and use component.	
		<p>9. Amendment Instructions Table 9</p> <p>Amend part (b) of the following:</p>	<p>Agree.</p> <p>Amend part (b)</p>	<p>Amend part (b) of non-complying listing for Tourist accommodation in the Open Space Zone.</p>

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		<p>Tourist accommodation</p> <p>Except where (a) or (b) apply:</p> <ul style="list-style-type: none"> <li>(a) it is located within the <b>Goolwa Wharf and Surrounds Policy Area 6.</b></li> <li>(b) it is located within the <b>Strathalbyn Recreation and Community Policy Area 33</b> and is: <ul style="list-style-type: none"> <li>(i) a temporary camping area in association with an event, or</li> <li>(ii) a caravan park for the purposes of recreational vehicles only.</li> </ul> </li> </ul> <hr/> <p>To this:</p> <ul style="list-style-type: none"> <li>(b) it is located within the <b>Strathalbyn Recreation and Community Policy Area 33</b> and one of the following applies: <ul style="list-style-type: none"> <li>(i) it is in the form of a temporary camping area in association with an event</li> <li>(ii) it is a caravan park used for the temporary parking of recreational vehicles only.</li> </ul> </li> </ul>		
		<p>10. Amendment Instructions Table 12</p> <p>Amend the exception for office from this:</p> <p>Except where (a) or (b) or (c) apply:</p> <ul style="list-style-type: none"> <li>(a) it is located within the <b>Home Industry Policy Area</b></li> </ul>	<p>Agree</p> <p>Amend parts (a) and (c)</p>	<p>Amend parts (a) and (c) of non-complying listing for Office in the Residential Zone.</p>



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		<p><b>17</b> and where the following applies:</p> <ul style="list-style-type: none"> <li>(i) the total floor area is less than 100 square metres; and</li> <li>(ii) the site does not front an arterial road</li> </ul> <p>(b) it is located within the <b>Marina Policy Area 18</b></p> <p>(c) it is located within <b>Strathalbyn North Policy Area 26</b> and where the following applies:</p> <ul style="list-style-type: none"> <li>(i) the total floor area is less than 250 square metres; and</li> <li>(ii) the site does not front an arterial road</li> </ul> <p>To this:</p> <p>where (a) or (b) or (c) apply:</p> <ul style="list-style-type: none"> <li>(a) it is located within the <b>Home Industry Policy Area 17</b> and all of the following applies: <ul style="list-style-type: none"> <li>(i) the total floor area is less than 100 square metres</li> <li>(ii) the site does not front an arterial road</li> </ul> </li> <li>(b) it is located within the <b>Marina Policy Area 18</b></li> <li>(c) it is located within <b>Strathalbyn North Policy Area 26</b> and where all of the following applies: <ul style="list-style-type: none"> <li>(i) the total floor area is less than 250 square metres</li> <li>(ii) the site does not front an arterial road</li> </ul> </li> </ul>							
		<p>11. Amendment Instructions Table 13</p> <table border="1" data-bbox="481 1225 1115 1342"> <tr> <td data-bbox="481 1225 515 1342">1.</td> <td data-bbox="515 1225 616 1342">Replace</td> <td data-bbox="616 1225 981 1342">Residential Zone Procedural Matters, Non-complying Development, where the Form of Development is:</td> <td data-bbox="981 1225 1037 1342">N</td> <td data-bbox="1037 1225 1115 1342">N</td> </tr> </table>	1.	Replace	Residential Zone Procedural Matters, Non-complying Development, where the Form of Development is:	N	N	<p>Agree</p> <p>Amend parts (a) and (b)</p>	<p>Amend parts (a) and (b) of non-complying listing for Restaurant in the Residential Zone.</p>
1.	Replace	Residential Zone Procedural Matters, Non-complying Development, where the Form of Development is:	N	N					

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		<table border="1" data-bbox="479 363 1117 1075"> <tr> <td data-bbox="479 363 616 1075"></td> <td data-bbox="616 363 981 1075"> <p>Restaurant</p> <p>Under the column Exceptions, replace with:</p> <p>Except where (a) or (b) apply:</p> <p>(a) it is located within the <b>Marina Policy Area 18</b>;</p> <p>or</p> <p>(b) it is located within <b>Strathalbyn North Policy Area 26</b> and where the following applies:</p> <p>(i) has a total floor area of no more than 250 square metres; and</p> <p>(ii) the site does not front an arterial road</p> </td> <td data-bbox="981 363 1039 1075"></td> <td data-bbox="1039 363 1117 1075"></td> </tr> </table> <p>To this:</p> <p>Except where (a) or (b) apply:</p> <p>(a) it is located within the <b>Marina Policy Area 18</b></p> <p>(b) it is located within <b>Strathalbyn North Policy Area 26</b> and where all of the following applies:</p> <p>(i) it has a total floor area of no more than 250 square</p>		<p>Restaurant</p> <p>Under the column Exceptions, replace with:</p> <p>Except where (a) or (b) apply:</p> <p>(a) it is located within the <b>Marina Policy Area 18</b>;</p> <p>or</p> <p>(b) it is located within <b>Strathalbyn North Policy Area 26</b> and where the following applies:</p> <p>(i) has a total floor area of no more than 250 square metres; and</p> <p>(ii) the site does not front an arterial road</p>				
	<p>Restaurant</p> <p>Under the column Exceptions, replace with:</p> <p>Except where (a) or (b) apply:</p> <p>(a) it is located within the <b>Marina Policy Area 18</b>;</p> <p>or</p> <p>(b) it is located within <b>Strathalbyn North Policy Area 26</b> and where the following applies:</p> <p>(i) has a total floor area of no more than 250 square metres; and</p> <p>(ii) the site does not front an arterial road</p>							

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		<p>metres (ii) the site does not front an arterial road.</p>		
		<p>12. Amendment Instructions Table 15</p> <p>5 Within the area shown on <a href="#">Concept Plan Map Alex/6 - District Centre Expansion (Strathalbyn)</a>, advertising signs and hoardings should:</p> <ul style="list-style-type: none"> <li>(a) have a maximum advertisement area of 10 square metres on each face</li> <li>(b) in the case of a freestanding sign, be not more than 6 metres in height above natural ground level</li> <li>(c) where it represents a major or significant freestanding sign, be located near to the South Terrace frontage.</li> </ul> <p>To this:</p> <p>5 Within the area shown on <a href="#">Concept Plan Map Alex/6 - District Centre Expansion (Strathalbyn)</a>, advertising signs and hoardings should:</p> <ul style="list-style-type: none"> <li>(a) have a maximum advertisement area of no more than 10 square metres on each face</li> <li>(b) in the case of a freestanding sign, be not more than 6 metres in height above natural ground level</li> <li>(c) freestanding sign, which exceed X square metres should be located near to the South Terrace</li> </ul>	<p>Agree in part</p> <p>Amend part (a) and delete part (c), noting due to renumbering this PDC is now PDC 6</p>	<p>Amend PDC 6 part (a) and delete part (c) of Strathalbyn Centre Policy Area 4.</p>

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		<p style="text-align: center; color: green;">frontage.</p> <p>Part (c) is vague and open to interpretation, the policy should be clear about the size of signs that would be major or significant.</p>		
		<p>13. Amendment Instructions Table 15</p> <p>PDC 27 is vague, subjective and open to interpretation. A policy such as this could be included in the Desired Character Statement but even then the policies within the Development Plan should be used to assess a point in time development application rather request a form of development. If the policy is to remain then it is suggested to rewording to:</p> <p>X Signage should incorporate simple fonts that are consistent with the early era and not include bright colours or internal illumination.</p> <p>X Signage should be limited and be designed to minimise the visual impact of the sign on the character of the locality.</p>	<p>Agree</p> <p>Replace PDC 27</p>	<p>Replace PDC 27 of Precinct 7 High Street of the Strathalbyn Centre Policy Area 4.</p>
		<p>14. Amendment Instructions Table 15</p> <p>PDC 31. The following PDC is fine but the concept plan map does not provide any additional information that could be used to determine whether a commercial activity is consistent or not.</p> <p style="color: green;">31 The area of the precinct east of East Terrace should be developed for commercial activities consistent with <a href="#">Concept Plan Map Alex/15 - Residential Growth (Strathalbyn)</a>.</p>	<p>Acknowledged.</p> <p>This concept plan has largely served its purpose and can be removed. However, due to the consequential amendments required it is proposed to address this matter through the transition to the Planning and Design Code.</p>	<p>No change</p>

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		<p>15. Amendment Instructions Table 20</p> <p>PDC 1 should be amended to alphabetical order also it is superfluous to include all dwellings as an envisaged use and then include "detached dwelling no more than two storeys in height" it may be better just to include "detached dwelling no more than two storeys in height" as the other policies in the policy area appear to speak to this form of dwelling. It doesn't mean that other dwellings are not envisaged. The PDC could be amended as follows:</p> <p>1 The following forms of development are envisaged in the policy area:</p> <ul style="list-style-type: none"> <li>▪ <del>dwelling</del></li> <li>▪ community centre</li> <li>▪ detached dwelling no more than two storeys in height</li> <li>▪ open space</li> <li>▪ recreation area</li> <li>▪ residential flat building</li> <li>▪ supported accommodation</li> </ul>	<p>Agree</p> <p>Amend PDC 1</p>	<p>Amend PDC 1 Strathalbyn North Policy Area 26.</p>
		<p>16. Amendment Instructions Table 20</p> <p>PDC 8 &amp; 9. The table should be formatted correctly.</p>	<p>Agree</p>	<p>Format PDC 8 and 9.</p>
		<p>17. Amendment Instructions Table 21</p> <p>The Desired Character Statement should include definitive statements, PDC 1 provides the 'Should'.</p> <p>Therefore the Desired Character Statement should be reworded as follows:</p>	<p>Agree</p> <p>Amend Desired Character</p>	<p>Amend Desired Character of Strathalbyn Recreation and Community Policy Area 33.</p>

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		<p>Development will promote good design of the built form and public realm within an open landscape setting. Development will maintain or enhance the amenity of the approach to the Strathalbyn township and be design to create a physical environment that promotes linkages between complementary uses and establish logical and safe pedestrian and vehicular circulation and movement within the area.</p> <p>The policy area will include an education and training precinct with a range of uses such as training centre, community gardens, and limited roadside or on-site sales of primary produce.</p> <p>Tourist accommodation in the form of a caravan park, camping ground or space for recreational vehicles is an appropriate temporary use. The holding of animals for community purposes such as for events, training, and shows, rather than as a form of intensive animal keeping, is envisaged in the policy area.</p> <p>Development that is sited and designed to minimise any potential conflict with on-site and surrounding land uses and so as not to unreasonably encroach on or compromise the viability of existing activities. An open space buffer of 20 metres will be provided to surrounding land uses.</p> <p>Existing mature vegetation, watercourses and landscape values are to be protected and enhanced. Landscaping will be provided to improve the attractiveness of the site having appropriate regard to indigenous species and adequate bushfire prevention measures.</p> <p>Opportunities for the creation of additional allotments is limited and, if required, they are to be directly linked to the</p>		

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		appropriate separation of community and recreational land uses. Land division for residential purposes is not appropriate.		
		<p>18. Amendment Instructions Table 21</p> <p>PDC 2 should be amended from this:</p> <p>2 A shop or group of shops should only be developed where:</p> <ul style="list-style-type: none"> <li>(a) it is ancillary to recreation and sport development; and</li> <li>(b) the total gross leasable area is 80 square metres or less.</li> </ul> <p>To this:</p> <p>2 A shop or group of shops should only be developed where it achieves both (a) and (b):</p> <ul style="list-style-type: none"> <li>(a) it is ancillary to recreation and sport development</li> <li>(b) the total gross leasable area is 80 square metres or less.</li> </ul>	<p>Agree</p> <p>Amend PDC 2</p>	<p>Amend PDC 2 of the Strathalbyn Recreation and Community Policy Area 33.</p>
		<p>19. Amendment Instructions Table 21</p> <p>PDC 4 is subjective and open to interpretation and difficult to use an assessment. Should be amended from this:</p> <p>4 The location of facilities should not unreasonably inhibit the enjoyment of co-located facilities or the continuation of existing surrounding land uses.</p> <p>To this:</p> <p>4 Land uses and activities should be designed and sited</p>	<p>Agree</p> <p>Amend PDC 4</p>	<p>Amend PDC 4 of the Strathalbyn Recreation and Community Policy Area 33.</p>

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		<p>to minimise the impact and not jeopardise the continuance of other co-located land uses.</p>		
		<p>20. Amendment Instructions Table 21</p> <p>PDC 5 refers to the ongoing management of the land uses rather than just a point in time assessment tool. Should be amended from this:</p> <p>5 Roadside or on-site sales of primary produce should remain ancillary and incidental to the principal use of the land such as for education and training purpose, events, and community uses, and not for the purpose of general retailing.</p> <p>To this:</p> <p>5 Roadside or on-site sales of primary produce should only occur where they are ancillary and incidental to the principal use of the land and not for the purpose of general retailing.</p>	<p>Agree</p> <p>Amend PDC 5</p>	<p>Amend PDC 5 of the Strathalbyn Recreation and Community Policy Area 33.</p>
		<p>21. Amendment Instructions Table 21</p> <p>PDC 6 should be amended from this:</p> <p>6 Development involving new built form or hard paved parking or display areas should include landscaping, appropriate to the site and locality, to enhance the appearance of the site.</p> <p>To this:</p> <p>6 Development involving new built form or hard paved parking or display areas should incorporate</p>	<p>Agree</p> <p>Amend PDC 6</p>	<p>Amend PDC 6 of the Strathalbyn Recreation and Community Policy Area 33.</p>



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		<p>landscaping, which is appropriate to the site and enhances the visual attractiveness of the locality.</p>							
		<p>22. Amendment Instructions Table 21</p> <p>PDC 7 should be amended from this:</p> <p>7 Appropriate signage and way finding strategies for logical and safe pedestrian and vehicular circulation and movement within the area.</p> <p>To this:</p> <p>7 Development should contribute to the provision of a safe and convenient internal road and path network, including signage, which facilitates logical vehicular circulation and movement, and encourages walking and cycling within the area. through the provision of and attractive routes with connections to adjoining streets, paths, open spaces, schools, pedestrian crossing points on arterial roads, public and community transport stops and activity centres.</p>	<p>Agree</p> <p>Amend PDC 7</p>	<p>Amend PDC 7 of the Strathalbyn Recreation and Community Policy Area 33.</p>					
		<p>23. Amendment Instructions Table 22 TABLES</p> <p>The amendment instruction table should be amended to clearly express, which table and the appropriate location within the table ie alphabetical order.</p> <p>Furthermore the format and expression of the proposed inclusion is inconsistent with the remainder of the table and therefore should be amended from this:</p> <table border="1" data-bbox="481 1273 1135 1334"> <tr> <td data-bbox="481 1273 533 1334">22</td> <td data-bbox="533 1273 622 1334">Insert</td> <td data-bbox="622 1273 1028 1334">Immediately after the existing table, the whole of the following:</td> <td data-bbox="1028 1273 1077 1334">Y</td> <td data-bbox="1077 1273 1135 1334">N</td> </tr> </table>	22	Insert	Immediately after the existing table, the whole of the following:	Y	N	<p>Agree</p> <p>Amend format Table Alex/2</p>	<p>Amend format Table Alex/2 - Off Street Vehicle Parking Requirements.</p>
22	Insert	Immediately after the existing table, the whole of the following:	Y	N					

Sub No.	Agency name/Address/Contact Person	Submission Summary				Comment	Council Response						
				<p>1 Non-residential development excluding tourist accommodation within <b>Strathalbyn Centre Policy Area 4</b>, should provide off-street vehicle parking in accordance with the following rates:</p> <table border="1" data-bbox="629 643 1019 863"> <thead> <tr> <th>Location</th> <th>Minimum number of required vehicle parking spaces</th> <th>Maximum number of vehicle parking spaces</th> </tr> </thead> <tbody> <tr> <td><b>Strathalbyn Centre Policy Area 4</b></td> <td>3 spaces per 100 square metres of gross leasable floor area</td> <td>5 spaces per 100 square metres of gross leasable floor area</td> </tr> </tbody> </table>	Location	Minimum number of required vehicle parking spaces	Maximum number of vehicle parking spaces	<b>Strathalbyn Centre Policy Area 4</b>	3 spaces per 100 square metres of gross leasable floor area	5 spaces per 100 square metres of gross leasable floor area			
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To this:		<table border="1"> <thead> <tr> <th>Form of Development</th> <th>Number of Required Car Parking Spaces</th> </tr> </thead> <tbody> <tr> <td>Non-residential development,</td> <td> <table border="1"> <thead> <tr> <th>Minimum number of required</th> <th>Maximum number of</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> </tr> </tbody> </table> </td> </tr> </tbody> </table>	Form of Development	Number of Required Car Parking Spaces	Non-residential development,	<table border="1"> <thead> <tr> <th>Minimum number of required</th> <th>Maximum number of</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> </tr> </tbody> </table>	Minimum number of required	Maximum number of					
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		<p>except for tourist accommodation, where it is located within <b>Strathalbyn Centre Policy Area 4</b></p> <table border="1" data-bbox="701 368 1133 676"> <thead> <tr> <th data-bbox="701 368 913 552">vehicle parking spaces</th> <th data-bbox="913 368 1133 552">vehicle parking spaces</th> </tr> </thead> <tbody> <tr> <td data-bbox="701 552 913 676">3 spaces per 100 square metres of gross leasable floor area</td> <td data-bbox="913 552 1133 676">3 spaces per 100 square metres of gross leasable floor area</td> </tr> </tbody> </table>	vehicle parking spaces	vehicle parking spaces	3 spaces per 100 square metres of gross leasable floor area	3 spaces per 100 square metres of gross leasable floor area				
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3 spaces per 100 square metres of gross leasable floor area	3 spaces per 100 square metres of gross leasable floor area									
		<p>24. Building Department Comments relating to Strathalbyn North Policy Area 26</p> <p>Council should provide greater justification for requiring such a large amount of storage. Also there are concerns that this provision will conflict with the Building Rules requirements, which require a 1000L tank for dwellings.</p> <p>Development listed in the table below should incorporate minimum rainwater storage capacity as follows:</p> <table border="1" data-bbox="479 1018 1117 1278"> <thead> <tr> <th data-bbox="479 1018 779 1098">Development</th> <th data-bbox="779 1018 1117 1098">Minimum rainwater storage capacity (L)</th> </tr> </thead> <tbody> <tr> <td data-bbox="479 1098 779 1177">A site containing a detached dwelling</td> <td data-bbox="779 1098 1117 1177">20 000 per site</td> </tr> <tr> <td data-bbox="479 1177 779 1278">A site containing a dwelling other than a detached dwelling</td> <td data-bbox="779 1177 1117 1278">5000 per dwelling</td> </tr> </tbody> </table>	Development	Minimum rainwater storage capacity (L)	A site containing a detached dwelling	20 000 per site	A site containing a dwelling other than a detached dwelling	5000 per dwelling	<p>Not agreed.</p> <p>20,000 litres per site is an existing provision. This PDC is consistent with the principles of WSUD and will particularly assist with stormwater management in the Policy Area.</p>	<p>No change</p>
Development	Minimum rainwater storage capacity (L)									
A site containing a detached dwelling	20 000 per site									
A site containing a dwelling other than a detached dwelling	5000 per dwelling									
		<p>25. DPTI General Mapping Comments</p>	<p>Noted</p>	<p>Final mapping submitted to</p>						

Sub No.	Agency name/Address/Contact Person	Submission Summary	Comment	Council Response
		Mapping is suitable for Consultation. Final versions of the mapping must be sent to DPTI prior to approval		DPTI.
2	EPA	<p>Lot 10 Langhorne Creek Road</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• South Coast Helicopters is a potential source of noise from departures and arrivals. Potential encroachment on sensitive uses needs to be carefully considered.</li> <li>• Recommends that possible site contamination be investigated.</li> </ul>	Existing policy is adequate	No change.

Sub No.	Agency name/Address/Contact Person	Submission Summary	Comment	Council Response
		<p>Adelaide Road Land:</p> <ul style="list-style-type: none"> <li>• Recommends application of site contamination policy from the Alexandrina Development Plan as necessary.</li> <li>• 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.</li> </ul>	Existing policy is adequate	No change.
		<p>District Centre:</p> <ul style="list-style-type: none"> <li>• It is noted that the Alexandrina Development Plan contains sufficient policy to manage any development in the extended District Centre Zone.</li> </ul>	Existing policy is adequate	No change.
		<p>Milnes Road:</p> <ul style="list-style-type: none"> <li>• 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.</li> </ul>	Existing policy is adequate	No change.
3	SA Water	<ul style="list-style-type: none"> <li>• Provides water but not sewer to Strathalbyn</li> <li>• An augmentation charge may be required</li> <li>• The information in the DPA regarding future rezoning and land development will be incorporated into SA Water's planning process</li> </ul>	Noted	No change.

Sub No.	Agency name/Address/Contact Person	Submission Summary	Comment	Council Response
4	PIRSA	No issues raised	Noted	No change.
5	SAPN	<ul style="list-style-type: none"> <li>• 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).</li> <li>• Consideration should be given towards current capacity, long lead times in meeting increased demand and requirements for developers to contribute towards augmentation costs.</li> </ul>	Noted	No change.
6	Coorong District Council	DPA focusses on Strathalbyn, with no issues arising for shared boundaries between Alexandrina and Coorong District Council	Noted	No change.