Strathalbyn Township and Environs Development Plan Amendment Consultation

Summary of Responses

Week 4 – 04 December 2017 to 10 December 2017

11 Cadell Street (PO Box 21) Goolwa SA 5214
www.alexandrina.sa.gov.au
T 08 8555 7000 F 08 8555 3603 E alex@alexandrina.sa.gov.au
ABN 20 785 405 351

Letter to Alexandrina Council regarding the future of Strathalbyn

The Alexandrina Council

PO Box 21

Goolwa SA 5214

By Email: *alex@alexandrina.sa.gov.au*

Dear Sir/Madam,

RE: SUBMISSION ON THE STRATHALBYN TOWNSHIP AND ENVIRONS DEVELOPMENT PLAN AMENDMENT

This submission is made in response to the *Strathalbyn Township and Environs Development Plan Amendment* (DPA) and in particular to the proposed rezoning of the **'Adelaide Road Land'**.

I support the development of the Adelaide Road Land as part of the township and including a range of residential, community and commercial uses.

I do not want the existing town centre's historic buildings and character destroyed by forcing large shops, offices, medical rooms and other services into this area.

I want the existing town centre revitalised and improved and the existing shops and historic buildings upgraded to compete with other towns.

I want more retail shops so that I can buy more of my shopping in Strathalbyn.

I want more carparking in the Dawson Street area. I do not agree that there is sufficient carparking and do not support any reduction.

The number of houses and people living in Strathalbyn has grown hugely in the past 15 years but shops and services have not expanded to cater for the extra people.

I support a range of community and commercial uses as proposed by the developer for the Adelaide Road Land including:-

- Retail facilities (shops) including a competitive Foodland Supermarket and some specialty shops / café;
- Integrated petrol station and associate convenience shop;
- Medical Centre for doctors, specialists and allied health services;
- Child Care centre;
- Indoor sports and recreation centre and 24 hour gym;
- A community Farm and associated training and administration facilities (for Community Living Australia);
- An ambulance station;
- Tourist exhibition spaces;
- Residential Aged care, Nursing Home and retirement living; and
- Residential dwellings (low to medium density housing).

I believe there needs to be some certainty that the commercial and community uses can proceed as soon as possible to reinvigorate Strathalbyn's business base. We need them now.

I want the 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.

I ask that Council revise the Development Amendment Plan to include what I believe the local community wants and what the town needs to have a viable and vibrant future.

I thank you for the opportunity to make this submission and confirm that:

- I wish to be heard in support of this submission at the public meeting to be held at The Strathalbyn Football Club, Strathalbyn at 6:00pm on Tuesday, 23 January 2018.

OR (please strike out one)

- I do not wish to be heard at the public meeting in support of this submission.

Yours Sincerely

R Crase.

(SIGNATURE)

Date 7 / 12 / 2017

Name ROB CRASE

Postal Address [redacted]

STRATHALBYN SA 5255

Email * [redacted]

Phone Number * [redacted]

* (optional)

FM20174227 - 3.20.008
07 DEC 2017
Source Box:

RECEIVED
05 DEC 2017
ALEXANDRINA COUNCIL

Strathalbyn Township & Environs DPA
Feedback Form

Name: Steve Clark
Email: [redacted]
Phone number: [redacted]
Postal Address: *** [redacted] Berri 5343

***Copies of all submissions received will be available for inspection by interested persons at the Strathalbyn Library, 1 Colman Terrace, Strathalbyn until the Public Hearing. Please note that all feedback received will be published as part of a Summary Report to Council. To be a valid submission your name and a contact address are required to be provided.

Comment/s in relation to the proposed changes within the District Centre Zone.

- Remains to District Centre - Great planning
- Rejects a developers plan to segregate the town further - lessons in Berri & Renmark learn't here - V. good.
- Council / The minister have remained resolute against SPI's bullying tactics
- I see a need for an improved gopher / pedestrian access from High St medical precinct into Donald St across the river.

Comment/s in relation to the proposed changes on the land identified as Lot 10 Langhorne Creek Road.

Strath currently has very fragmented sporting occupations. Sporting ~~hubs~~ hubs / precincts are very much the future for regional towns - easier Fed govt funding opportunities.
Shared clubroom + open space opportunities provides for greater sporting precinct economies + scale PLUS a ~~reduct~~ reduced licenced premises clubrooms and liability to council re: same

Comment/s in relation to the proposed changes to the Industry Zone on Milne Road.

Given Straths present / past industry is housed in "historic" buildings. This substantial expansion of the industry Zone is ① 'moves' industry to greenfields sites ② allows back fill of historic industry into tourism / services ③ provides economic relief to ~~the~~ industries that move

RECEIVED
7 - DEC 2017
Alexandrina Council

- Good futre planning

CONNECTING COMMUNITIES

RECEIVED
05 DEC 2017
ALEXANDRINA COUNCIL

ALEXANDRINA

Comment /s in relation to the proposed changes on the land between Adelaide Road and Hampden Way.

The Adelaide Rd verge is the only substantial screen / buffer to the reso on this land. The DPA should go further & insist the developers on the Richards land plant a screen or buffer (40m) within the pedestrian access as proposed in the DPA

Other comments in relation to the Strathalbyn Township and Environs DPA.

- Lines up well with the Town Plan 2014-2024
- Is methodical concentric expansion / planning
- Maintains the character of the town centre
- The DPA should vary demolition of a local heritage place to Cat 1. to facilitate better amalgamation of titles for development in Dawson + High St precints.

I wish to make a representation in person at the Public Hearing at 6pm on Tuesday, 23 Jan 2018.

- ○ Yes
- ✓ No

If answered yes to above question, I wish to be heard with relation to my submission by:

- ○ appearing personally at the relevant Public Hearing
- ○ being represented by someone else.
  I am being represented by, Name:_____

Thank you for your feedback

CONNECTING
FM20174229 - 3.20.008
07 DEC 2017
Source Box:

RECEIVED
05 DEC 2017
ALEXANDRINA COUNCIL

ALEXANDRINA

Strathalbyn Township & Environs DPA
Feedback Form

Name: Janine Ewens
Email: [redacted]
Phone number: [redacted]
Postal Address: *** [redacted], Strathalbyn

***Copies of all submissions received will be available for inspection by interested persons at the Strathalbyn Library, 1 Colman Terrace, Strathalbyn until the Public Hearing. Please note that all feedback received will be published as part of a Summary Report to Council. To be a valid submission your name and a contact address are required to be provided.

Comment/s in relation to the proposed changes within the District Centre Zone.

All looks like it would be of benifit to the town centre.

Comment/s in relation to the proposed changes on the land identified as Lot 10 Langhorne Creek Road.

Sounds like an assest to town

Comment/s in relation to the proposed changes to the Industry Zone on Milne Road.

Looks like a good move.

7 - DEC 2017
Alexandrina Council

CONNECTING COMMUNITIES

RECEIVED
05 DEC 2017
ALEXANDRINA COUNCIL

ALEXANDRINA

Comment /s in relation to the proposed changes on the land between Adelaide Road and Hampden Way.

1st A toilet block should be top priority at the skate park.

Totally opposed to any major business development in this area

Other comments in relation to the Strathalbyn Township and Environs DPA.

I wish to make a representation in person at the Public Hearing at 6pm on Tuesday, 23 Jan 2018.

- ❍ Yes
- ❍ No

If answered yes to above question, I wish to be heard with relation to my submission by:

- ❍ appearing personally at the relevant Public Hearing
- ❍ being represented by someone else.
  I am being represented by, Name:_____

Thank you for your feedback

From: My Say Alexandrina <notifications@engagementhq.com>
Sent: Monday, 4 December 2017 3:43 PM
To: Customer Contact - Information Management
Subject: E201722416 - 3.20.008 - Anonymous User completed Strathalbyn Township & Environs DPA

Anonymous User just submitted the survey 'Strathalbyn Township & Environs DPA' with the responses below.

Name:

Sean McShane

Email:

[redacted]

Phone number:**

[redacted]

Postal Address: ***

[redacted] Strathalbyn SA 5255

Comment/s in relation to the proposed changes within the District Centre Zone.

Strathalbyn Needs Carpark Spaces and New Developments no one will stop if they cant park.

Comment/s in relation to the proposed changes on the land identified as Lot 10 Langhorne Creek Road.

-

Comment/s in relation to the proposed changes to the Industry Zone on Milne Road.

-

Comment /s in relation to the proposed changes on the land between Adelaide Road and Hampden Way.

This Land should be used for the proposed addition of a Shopping Centre and Petrol Station. Your deny people the right to have opportunity to shop and not travel all the way to Mt Barker it cant be seen from the centre of town which is the true beauty. We the younger people of Starthalbyn deserve jobs, deserve cheaper fuel and deserve opportunity. Thats why the cost of living is bad up here cause there is nothing.

Other comments in relation to the Strathalbyn Township and Environs DPA

More Parking, More Opportunity for Retail, More Jobs for people. More Petrol Stations. 24/7 Servo is what we need.

I wish to make a representation in person at the Public Hearing at 6pm on Tuesday, 23 January 2018.

No