

## FREQUENTLY ASKED QUESTIONS

As at November 10, 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?***

It's 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;
- rezoning 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.

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 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 doubled that open space figure for the Adelaide Road land to 25 per cent.

***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.

***What is non-residential use?***

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

***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.

***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.

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 for the next nine weeks from November 16, 2017 until January 19, 2018.

Comments and submissions can be made via the My Say Alexandrina website – [www.mysay.alexandrina.sa.gov.au](http://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.

***What happens then..?***

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

**ENDS.**