

FAQ

Draft Code Amendment for Lots 13, 14 & 20 Hampden Way, and Lots 11 & 12 Braemar Drive (formerly 'Lot 5 Hampden Way, Strathalbyn')

Where is the Proposed Code Amendment?

The Affected Area is located at Lots 13, 14 & 20 Hampden Way, and Lots 11 & 12 Braemar Drive (formerly 'Lot 5 Hampden Way, Strathalbyn') between Hampden Way, Adelaide Road and Braemar Drive, Strathalbyn. This parcel of land is considered a key strategic site for Strathalbyn, located at the northern 'gateway' into the township.

What is being proposed and what does this mean?

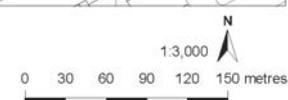
Strath Property Investments Pty Ltd seeks to rezone the Affected Area from the 'Hills Neighbourhood Zone' to the 'Local Activity Centre Zone'. This will be to facilitate the development of a convenience based local activity centre which would allow for a range of shops, including small-scale supermarket, offices, business, health and community facilities to provide daily services to and support walkable neighbourhoods.

What does this mean for existing local business?

The Code Amendment has been largely informed by the '*Retail and Economic Investigation*' report prepared by Deep End. This report considers the status of Strathalbyn's retail offerings in consideration of anticipated growth and retail activity. A copy of this report can be found on the Plan SA Portal.



- Concept Plan Boundary
- Activity Centre
- Open Space / Stormwater Management
- Existing Traffic Management Device
- ↔ Primary Vehicle Access Point
- ↔ Secondary Vehicle Access Point



Concept Plan X STRATHALBYN NORTH LOCAL ACTIVITY CENTRE

Will there be any traffic impacts?

A traffic survey and modelling of the neighbouring road network was done in July 2022, encompassing the Adelaide Road/Primary Site Access and Adelaide Road/Braemar Drive/East Terrace roundabouts. The access would support expected traffic volumes with little disturbance to Adelaide Road's operation in an 'ultimate growth scenario.' Queues will be accommodated exclusively inside the Affected Area, minimizing the site's potential impact.

What provisions are being made for parking?

Regarding car parking inside the Affected Area, all on-site parking is anticipated to be provided in compliance with Code standards.

Several other considerations, such as shared-use/shared-trips, accessibility of public transportation services, surrounding active transport networks, and associated connections, may also be considered in reducing parking requirements.

How will native vegetation be managed?

Investigations performed by EBS Ecology (EBS) have been undertaken to determine the potential impacts of the Code Amendment on the existing native vegetation. EBS determined that there is no vegetation covered by the Native Vegetation Act 1991 within the Affected Area. However, to preserve vegetation wherever possible, the proposed concept design identifies open space areas in the vicinity of existing vegetation.

What stage is the project at?

We have initiated our consultation period and will begin seeking feedback from the community. Engagement will be undertaken over a 9-week period, commencing on **21 November 2022** and concluding on **23 January 2023 (5:00pm)**.

What happens after public consultation is completed?

Following the completion of the consultation period, an Engagement Report will be prepared, outlining what was heard during consultation and how the proposed Code Amendment was changed in response to submissions. This will be made publicly available on the Plan SA website:

https://plan.sa.gov.au/have_your_say/general_consultations

Once the Engagement Report has been provided to the Minister, the Minister will then either adopt the Code Amendment (with or without changes) or determine that the Code Amendment should not proceed.

How can I provide feedback or ask a question?

There are several ways in which you can provide feedback or ask a question regarding the Code Amendment. This includes:

- Online via the Plan SA website (www.plan.sa.gov.au)
- Email: enquiries@planningfutures.com.au
- Post: Strathalbyn Draft Code Amendment, PO Box 58, Daw Park SA 5041
- Phone: Planning Futures, 08 7093 2750