



Community Consultation Feedback Report

**Regional Development Australia Lease
Request**

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1.0 Background

Council sought community feedback on a proposal to provide a 10-year commercial lease to Regional Development Australia, Adelaide Hills Fleurieu and Kangaroo Island Inc, for continued occupancy of the Old Headmasters Cottage located at 1 Colman Terrace Strathalbyn, behind the Strathalbyn Council Office.

Why did we ask?

As the land is community land and the proposed term of the lease is greater than 5 years, community consultation is required under the Local Government Act 1999, to provide the public with an opportunity to consider the essential terms proposed and make a submission regarding the proposal should they choose to.

Community engagement is integral to Council when considering a proposal over community land. Following close of community engagement, the submissions received are provided to Council to assist Council Members in making an informed decision on the proposal.

Proposed lease details

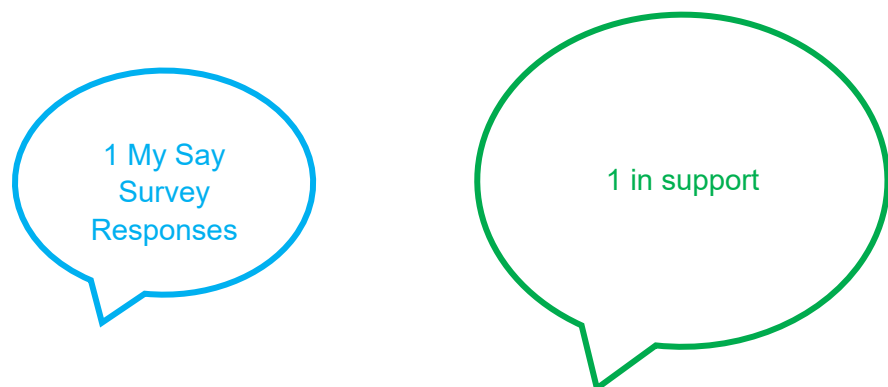
The community are provided with the below essential terms of the proposed lease:

- Ten (5 + 5) year commercial building lease
- Commencement date of 1 November 2025.
- Expiry date of 31 October 2035
- Commencement lease fee to be determined by Independent Valuation with annual increase by CPI.
- Commencement lease fee on five (5) year renewal term to be determined by Independent Valuation with annual increase by CPI.
- Lease area as provided within the consultation process
- All services, insurances, outgoings and maintenance responsibilities are the cost of the Lessee, with Council responsible for replacement of infrastructure at end of useful life.

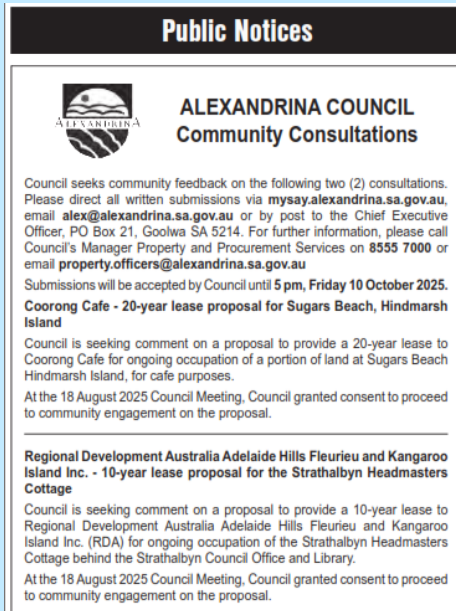
2.0 Engagement Snapshot

During the consultation period from Thursday 18 September 2025 until Friday 10 October **1 response** was received across both the My Say platform and via email/hard copy.

Email and hard copy surveys were consolidated into the My Say platform to streamline data and keep it in one central location.



2.1 Engagement communications

Activity/ Method	Date	Outcome/ Result
My Say project page	18 September 2025	68 page views 52 visits 1 submission via the online survey
Local Displays – Council Office	18 September 2025	 The poster is titled 'Lease Proposals Community Consultations'. It features a red circular badge in the top right corner that says 'Submit your feedback before 5 pm, 10 October 2025'. Below the title, there are two main sections: 'Regional Development Australia (RDA)' and 'Coorong Cafe'. The RDA section mentions a 10-year lease proposal for the Strathalbyn Headmasters Cottage. The Coorong Cafe section mentions a 20-year lease proposal for Sugars Beach, Hindmarsh Island. At the bottom, there is a 'Share Your Feedback' section with icons for online, email, and in-person feedback. The footer includes the website 'mysay.alexandrina.sa.gov.au' and a QR code.
Instagram	18 September 2025 9 October 2025	Over 937 views and 527 accounts reached
Facebook	18 September 2025 9 October 2025	Approximately 2.9k views and 9 link clicks.
Public Notice Fleurieu Sun and Southern Argus	18 September 2025	 The poster is titled 'Public Notices' and is from 'ALEXANDRINA COUNCIL Community Consultations'. It features the council's logo. The text states: 'Council seeks community feedback on the following two (2) consultations. Please direct all written submissions via mysay.alexandrina.sa.gov.au, email alex@alexandrina.sa.gov.au or by post to the Chief Executive Officer, PO Box 21, Goolwa SA 5214. For further information, please call Council's Manager Property and Procurement Services on 8555 7000 or email property.officers@alexandrina.sa.gov.au. Submissions will be accepted by Council until 5 pm, Friday 10 October 2025. Coorong Cafe - 20-year lease proposal for Sugars Beach, Hindmarsh Island. Council is seeking comment on a proposal to provide a 20-year lease to Coorong Cafe for ongoing occupation of a portion of land at Sugars Beach Hindmarsh Island, for cafe purposes. At the 18 August 2025 Council Meeting, Council granted consent to proceed to community engagement on the proposal. Regional Development Australia Adelaide Hills Fleurieu and Kangaroo Island Inc. - 10-year lease proposal for the Strathalbyn Headmasters Cottage. Council is seeking comment on a proposal to provide a 10-year lease to Regional Development Australia Adelaide Hills Fleurieu and Kangaroo Island Inc. (RDA) for ongoing occupation of the Strathalbyn Headmasters Cottage behind the Strathalbyn Council Office and Library. At the 18 August 2025 Council Meeting, Council granted consent to proceed to community engagement on the proposal.'

3.0 Consultation Response Overview

3.1 Evaluation

On close of consultation, one (1) response was received in support of the proposed lease. The My Say platform provided opportunity (non-compulsory) to provide a reason to support a submission response, which was not taken up in this instance.

4.0 Self-nomination to participate

It is important to acknowledge that involvement in the public consultation process is voluntary, with participants self-nominating to contribute. As a result, the feedback gathered should not be regarded as statistically representative of all perspectives.

5.0 Consultation images

N/A