

STRATHALBYN & SURROUNDS TOWN PLAN 2026 - 2041

Draft for Community Consultation
August 2026





Acknowledgement of Country

Alexandrina Council acknowledges the Peramangk and Ngarrindjeri peoples as the Traditional Custodians of the land on which Strathalbyn and its surrounds are located, recognising their continuing connection to land, waters and community. We pay our respects to Elders past, present and emerging and commit to ongoing respect, understanding and collaboration in planning for the region's future.

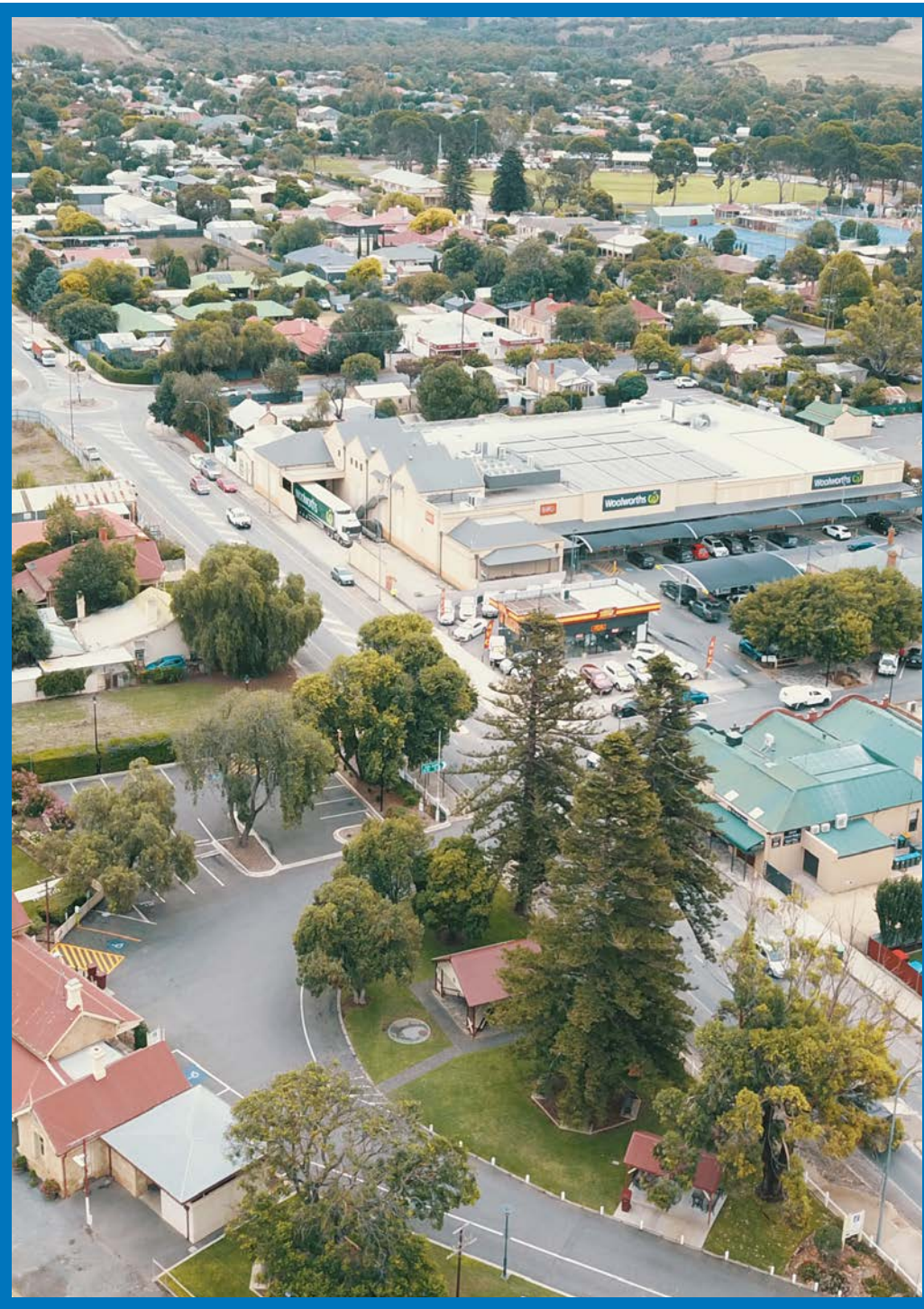
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1. Background & Context

1.1. Purpose

Over the past decade, growth within Strathalbyn and Willyaroo has been guided by the Strathalbyn Town Plan 2014 – 2024.

As this plan has now reached the end of its timeframe, the '*Strathalbyn & Surrounds Town Plan*' (SSTP) reflects on the achievements of the previous plan and provides an update on what is now required to ensure the future of the township remains aligned with community priorities, projected population growth, contemporary conditions, and the broader strategic direction for the region.

Key considerations within the SSTP include the increased demand for housing diversity, commercial and retail land, and the ongoing provision of high-quality community services, recreation and open space, and infrastructure.

In addition, the SSTP will serve as Alexandrina Council's Local Area Plan for Strathalbyn, and supports the implementation of the Greater Adelaide Regional Plan (GARP) through identifying a suitable supply of land to support forecast housing and employment growth across the region. The SSTP will also play an important role in informing Alexandrina Council's *Strategic Management Plan* and associated planning, policy, and investment decision-making processes. By providing a place-based vision, strategic directions, and identified priorities for Strathalbyn and its surrounding areas, the SSTP will help guide the Council's *Strategic Delivery Plan* and *Long Term Financial Plan*.

The State Government generally requires each council to maintain a 15-year rolling supply of land outside the Environment and Food Production Area (EFPA) to support anticipated housing and employment growth. The SSTP therefore considers the availability of suitable land for residential and employment growth, determines whether a 15-year supply is available, and identifies where additional land may be required to meet this target.

1.2. Strathalbyn Township

Strathalbyn is a well-established historic township located approximately 55 kilometres south-east of Adelaide, within the Fleurieu Peninsula region. The township, which incorporates the locality of Willyaroo, serves as an important regional service centre for the surrounding rural communities and provides a key gateway to the renowned Langhorne Creek wine region. Situated 30 kilometres south of the regional centre of Mount Barker, Strathalbyn benefits from convenient access to a broader range of services, employment opportunities, and regional facilities available to residents and the wider surrounding area.

The township is characterised by its strong heritage character, with prominent landmarks including the Soldiers Memorial Gardens and the historic St Andrew's Church contributing to its sense of place.

Other notable features include the heavy vehicle route along South Terrace that connects Strathalbyn with surrounding districts, the Terramin Mine, the Viterro silos located along Callington Road, the Strathalbyn Oval precinct, the Strathalbyn Racing Club, and the Strathalbyn Polo and Recreation Grounds, which attract equestrian activity and patronage.

1.3. Strathalbyn Town Plan 2014 - 2024

1.3.1. Overview

The Strathalbyn Town Plan 2014 – 2024 set out a comprehensive vision for managing growth, protecting heritage, and supporting community wellbeing over a ten-year period. Developed through extensive consultation, the plan recognised the town's unique identity, which is shaped by its Aboriginal and European heritage, riverside setting, and strong sense of community. It reflected a desire to maintain Strathalbyn's country town character while responding proactively to demographic changes, increasing housing needs, and growing demand for services.

A major focus of the plan was the preservation and enhancement of the town's distinctive character. This included strengthening connections between key streets and public spaces, ensuring new development complemented historic buildings, and protecting the natural landscape and waterways. The River Angas and its associated creeks were identified as vital ecological and recreational assets. The plan outlined strategies to improve biodiversity, restore degraded areas, and enhance public access to these natural spaces. In addition, it supported the celebration of local culture through arts, heritage interpretation, and partnerships with Aboriginal communities.

Planning for population growth was central to the document. The plan projected steady residential expansion and provided detailed assessments of housing supply and future land requirements. It identified an ageing population, an increase in smaller households, and rising demand for accessible and affordable housing. While sufficient residentially zoned land was considered available in the short term, the plan recommended investigations into Deferred Urban areas to maintain an adequate long-term land supply. It also considered the need for downsizing opportunities that supported ageing in place, with access to services, recognising that many older residents wished to remain within their community.

Infrastructure and transport received detailed consideration, with attention given to improving traffic safety, enhancing pedestrian and cycling networks, and addressing future parking needs. The plan called for upgrades to key intersections, clearer directional signage, and a more coordinated approach to managing vehicle movements throughout the town. It also outlined requirements for stormwater management, wastewater capacity, water supply, and telecommunications infrastructure to ensure essential services could keep pace with growth. At the same time, the plan identified opportunities to strengthen sport, recreation, and community facilities, including potential new open space areas, support for a State Equestrian Centre, and improvements to indoor recreation facilities.

Overall, the Town Plan emphasised shared responsibility in shaping Strathalbyn's future. It encouraged strong partnerships between Council, community organisations, and residents to ensure the town remained liveable, connected, and prosperous. By balancing growth with conservation and celebrating both cultural heritage and natural assets, the plan sought to guide Strathalbyn towards a cohesive and sustainable future.

1.3.2. Strathalbyn Town Plan 2014 - 2024 Actions

The Town Plan included a series of actions to be implemented over the life of the plan. As part of the preparation of the new Strathalbyn and Surrounds Town Plan, these actions have been reviewed to determine whether they have been completed, remain current, or are no longer considered relevant. This review has identified that a substantial number of initiatives have been delivered, such as improvements to public realm, street activation and pedestrian and cycle connections; and the introduction of new car parking area and parking restrictions in key areas.

An overview of the actions that remain current and have therefore been carried forward into this current draft plan is provided below.

The status of all actions from the previous plan is detailed in Attachment 1.

Connectivity and Active Transport

Improving movement and connections throughout Strathalbyn remains an important focus area. While progress has been made on a number of initiatives, there are ongoing opportunities to further improve pedestrian, cycling, and wayfinding networks, strengthen local connections, improve access to important destinations, and enhance links with surrounding regional networks.

Key actions identified within the previous Town Plan that remain relevant include:

- Establish distinctive gateways to Strathalbyn and improve directional signage to strengthen township identity and visitor navigation.
- Investigate the introduction of a Gateway Overlay to reinforce township entry statements.
- Promote and enhance pedestrian connections throughout the township; and
- Continue planning for improved cycling and pedestrian networks, including:
 - » A continuous shared-use cycle and pedestrian link along the Angas River.
 - » Continued development of the north-south cycling connection between northern residential areas and key destinations such as Soldier's Memorial Gardens.
 - » Introduction of additional bike lanes and connections to broader cycling routes, including links towards Willyaroo Road and neighbouring townships.

Heritage and Character

Strathalbyn's heritage assets continue to make a significant contribution to the township's built form, landscape character and community identity. Future planning should support the conservation, restoration and adaptive re-use of significant heritage places while encouraging high-quality contemporary development that responds sensitively to historic character.

The ongoing Strathalbyn Heritage Review provides an opportunity to review existing Historic Area Overlays and heritage listings, identify gaps in protection, and determine whether future planning policy amendments, including a potential Heritage Code Amendment, are required.

Key actions identified within the previous Town Plan that remain relevant include:

- Continue heritage investigations and identify opportunities to strengthen heritage protection;
- Identify significant heritage buildings suitable for retention, restoration, adaptive reuse and ongoing activation;
- Continue to review Council-owned buildings to identify opportunities for improved use, maintenance and preservation;
- Encourage partnerships that support heritage conservation outcomes; and
- Ensure Historic Area Statements provide appropriate guidance to support contemporary development that is sympathetic to its historical context rather than relying on reproduction of historic styles.

Environment and Biodiversity

Protecting and enhancing Strathalbyn's natural environment remains an ongoing priority, with particular focus on the Angas River corridor, remnant vegetation and biodiversity values across the township and surrounding landscape.

Council and community partners continue to undertake environmental restoration activities, including riparian revegetation, habitat enhancement, and weed management. Further opportunities exist to expand these programs, improve ecological connectivity, and protect environmentally significant land.

Key actions identified within the previous Town Plan which remain relevant include:

- Continuing programs that retain remnant vegetation, remove invasive species and rehabilitate degraded areas;
- Investigate opportunities to identify and protect environmentally significant land; and
- Continue to support the enhancement of natural biodiversity through the retention of remnant vegetation, removal of woody weeds and other invasive plant and animal species, and rehabilitation of degraded areas.

Growth, Land Supply and Infrastructure

Future growth management remains an important consideration. While Strathalbyn has accommodated residential growth largely within the existing township boundary, ongoing assessment of land supply, employment opportunities, retail growth and infrastructure requirements will be required to support future community needs.

Strathalbyn currently has sufficient land to meet demand over the next 10-15 years; however, there is the need to consider future demand, land availability and infrastructure requirements to ensure growth can be appropriately managed.

Key actions identified within the previous Town Plan that remain relevant include:

- Review future residential land demand and longer-term supply requirements;
- Assess remaining Deferred Urban zoned land and identify potential future uses or rezoning opportunities;

- Review strategic employment land supply and future demand, noting that the existing Strategic Employment Zone has not reached full capacity;
- Review opportunities for future commercial and retail growth within the existing Township Activity Centre and Township Main Street zones;
- Identify infrastructure priorities required to support future growth and strengthen advocacy for external funding opportunities; and
- Ensure infrastructure planning aligns with anticipated development areas and community needs.

Open Space

The SSTP should continue to identify opportunities to improve open space networks and support community wellbeing.

Key actions identified within the previous Town Plan which remain relevant include:

- Progressing the Strathalbyn Recreation Precinct (Lot 10) project; and
- Supporting opportunities for an accessible and sustainable farm and community garden, including identifying suitable locations where these uses may be facilitated through the Planning and Design Code.

Refer to Attachment 1 for a summary of all actions identified in the Strathalbyn Town Plan 2014 – 2024.





1.4. Community Engagement

This draft plan has been guided by feedback received from the Strathalbyn community, key stakeholder groups, Alexandrina Council staff and the elected member body following a preliminary engagement process, which ran from 26 March 2026 to 20 April 2026. The preliminary engagement included the opportunity to attend informal drop-in sessions, fill out a detailed survey and provide written submissions.

The Preliminary Engagement elicited:

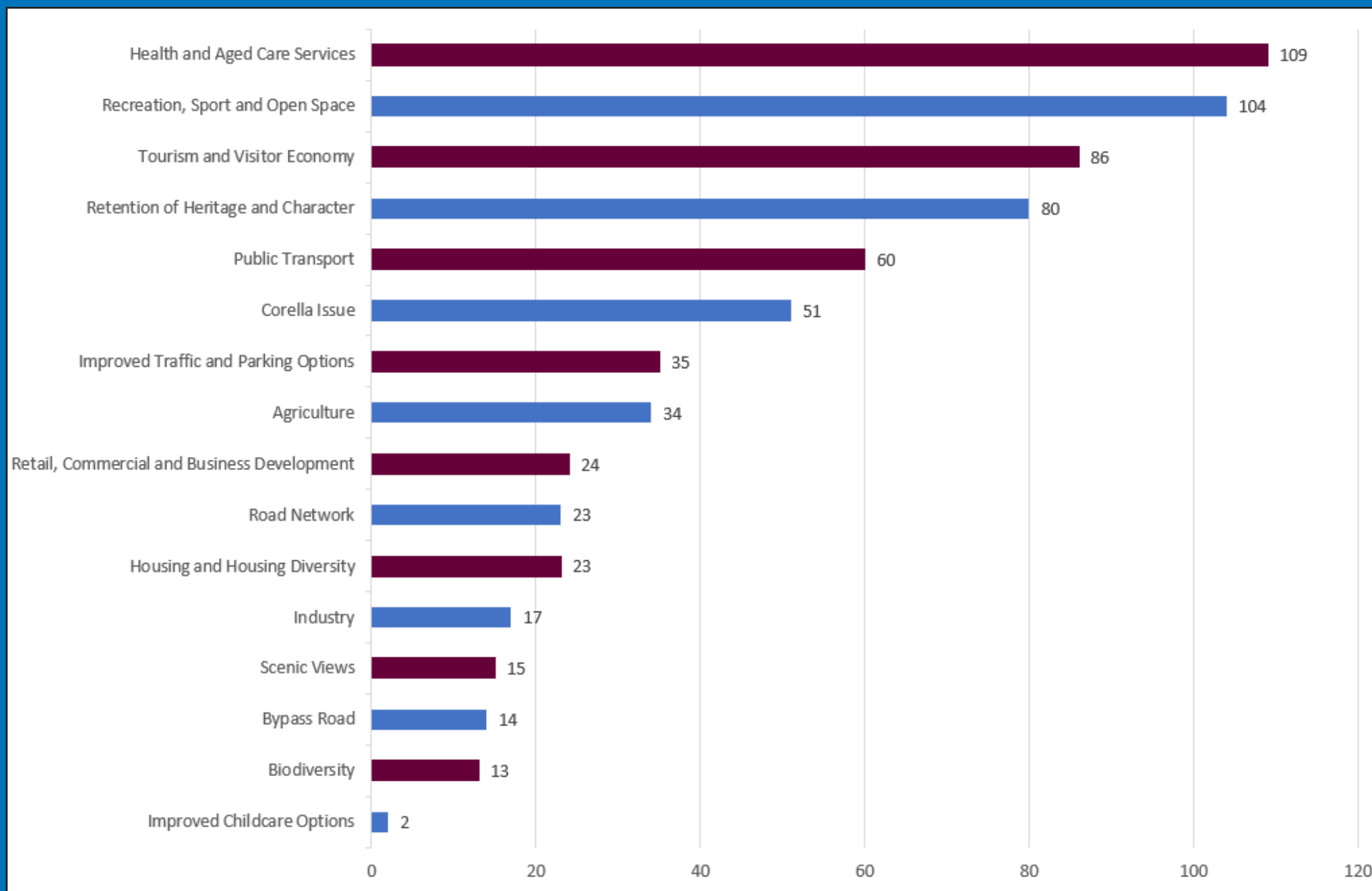
- 197 My Say Survey Responses
- 17 Written Submissions
- 161 Drop-in Session Attendees
- 6 key stakeholder groups attending a dedicated Key Stakeholder Drop-In Session.

Feedback received during the drop-in sessions provided valuable insights into the key issues, opportunities and priorities identified by the Strathalbyn community.

Participants were invited to identify the themes and topics they considered most important to them by placing sticky dots against areas of interest, resulting in 690 responses. The outcomes of this engagement provide an understanding of community aspirations for the future of Strathalbyn, highlighting the importance of protecting the township's distinctive identity while supporting initiatives that enhance liveability, connectivity, services, and long-term economic resilience.

Figure 1 provides an overview of the key themes identified by the community as priorities for consideration within the new Strathalbyn and Surrounds Town Plan.

Figure 1. Key Themes of Community Importance



2. Strathalbyn and Surrounds Town Plan 2025 - 2041

2.1. What is the Strathalbyn and Surrounds Town Plan?

The Strathalbyn and Surrounds Town Plan 2025 - 2041 (SSTP) presents a significant opportunity to shape the future of Strathalbyn through a clear evidence-based framework for land use, infrastructure planning, employment, and housing outcomes over the next 15 years.

The SSTP seeks to:

- Identify the key attributes that contribute to Strathalbyn's distinctive character and sense of place.
- Determine opportunities to protect and enhance Strathalbyn's key values, including important rural and landscape vistas, township entry points and built form character.
- Identify areas where additional residential and employment opportunities could be considered.
- Assess whether existing Deferred Urban-zoned land remains appropriate for future urban expansion.
- Align infrastructure capacity with development potential.
- Address housing diversity and affordability, identifying opportunities for different housing types within the existing township boundary.
- Integrate land uses with transport, social infrastructure, and open space.

The SSTP recognises the importance of striking a balance between development and liveability, with a focus on ensuring future development opportunities reinforce the region's identity, safeguard environmental and cultural assets, and promote community wellbeing and social equity.

Building on the achievements of the previous Town Plan, the SSTP provides a forward-looking framework to guide the township's future. The plan seeks to enhance housing diversity without compromising character; ensure coordinated infrastructure planning and delivery; protect environmental values; improve pedestrian and cycle connectivity; and strengthen community confidence in Council's planning and decision-making processes.

The SSTP will:

- Identify where planning controls may need to be reviewed to protect Strathalbyn's unique character and identity.
- Identify where future Code Amendments (rezoning applications) may be needed to support housing and employment opportunities.
- Align with the State's housing and growth targets by highlighting the role of Strathalbyn and surrounds in achieving the Fleurieu Peninsula housing and employment targets.
- Inform future iterations of the Greater Adelaide Regional Plan (GARP).
- Contribute to the State Planning Commission's 5-yearly review of the Environment and Food Production Areas (EFPA) Overlay boundary.
- Guide investment decisions related to Strathalbyn and surrounds, by informing both the private sector and Council's *Strategic Delivery Plan* and *Long Term Financial Plan*

2.2. Vision

Strathalbyn is a warm and welcoming country town where people and place shape a strong sense of identity. Our rich culture and heritage, life giving rivers and fertile landscapes sustain a vibrant community, productive industries and thriving local businesses. Grounded in cooperation and innovation, we celebrate who we are and embrace the opportunities of our future.

2.3. Goals

- **Preserve and celebrate our heritage** as a defining element of local identity.
- **Strengthen** community connections by enhancing social networks and physical linkages that foster resilience and unity.
- **Direct** growth to within the township to protect valuable farmland and reinforce a vibrant, active town centre.
- **Encourage** innovation and **enable** opportunities that support economic growth and prosperity.
- **Protect and enhance** the natural environment by conserving existing assets and restoring degraded areas.
- **Work collaboratively** to shape a cohesive future that delivers shared benefits for the whole community.

2.4. Guiding Principles

Guiding Principle 1: People, Place and Character

- **P1 - Celebrate local character and identity** by recognising Strathalbyn's First Nations heritage, history, and creative culture.
- **P2 - Enhance the public realm** through well-designed streets and spaces.
- **P3 - Respect and adapt built heritage** by conserving significant places and ensuring new development complements established character.
- **P4 - Encourage a broader range of housing choices** that support the growing population, changing community needs, improve affordability, and attract new families to the region.

Guiding Principle 2: Economic Activity

- **EC1 - Strengthen the town centre** as a vibrant, attractive focal point for retail, services, and community life.
- **EC2 - Support a diverse and resilient economy** by enabling innovation, entrepreneurship, and well-located employment land.
- **EC3 - Grow sustainable tourism** by encouraging a range of accommodation and experiences that build on local strengths.

Guiding Principle 3: Connected Communities

- **C1 - Strengthen community connections** through inclusive and well-connected neighbourhoods.
- **C2 - Foster collaboration and participation** by working in partnership with the community to deliver shared outcomes.
- **C3 - Enhance connections to open space networks** to strengthen walking, cycling and social interaction opportunities.

Guiding Principle 4: Environment and Landscape

- **E1 - Protect, restore and enhance natural systems** by safeguarding waterways, native vegetation and biodiversity, and improving ecological health.
- **E2 - Manage growth sustainably** by containing development within township boundaries to preserve productive agricultural land and landscapes.

3. Investigations Informing the Strathalbyn and Surrounds Town Plan

The SSTP has been informed by a comprehensive program of investigations designed to understand the opportunities, constraints and future needs of the township and its surrounding communities. These investigations considered strategic planning policy, population and housing trends, infrastructure capacity, environmental and heritage values, transport networks, community infrastructure requirements, land supply and property market conditions.

The investigations can be viewed in detail in Section 6 Background Investigations.

The investigations found that:

Heritage, character and sense of place are among Strathalbyn's most valued attributes, contributing significantly to community identity, liveability and tourism appeal. Ongoing protection and enhancement of these values will be critical as the township grows.

Strathalbyn has sufficient residential land to accommodate forecast population growth to 2041, but additional long-term growth opportunities will need to be identified to maintain an adequate land supply beyond this timeframe.

Housing diversity is limited, with the township characterised predominantly by detached housing. Opportunities exist to provide a broader range of housing types to improve affordability and cater for changing household needs.

The township has a strong foundation for economic growth, supported by existing employment land, a vibrant town centre, tourism assets and opportunities to expand equestrian, retail and employment activities.

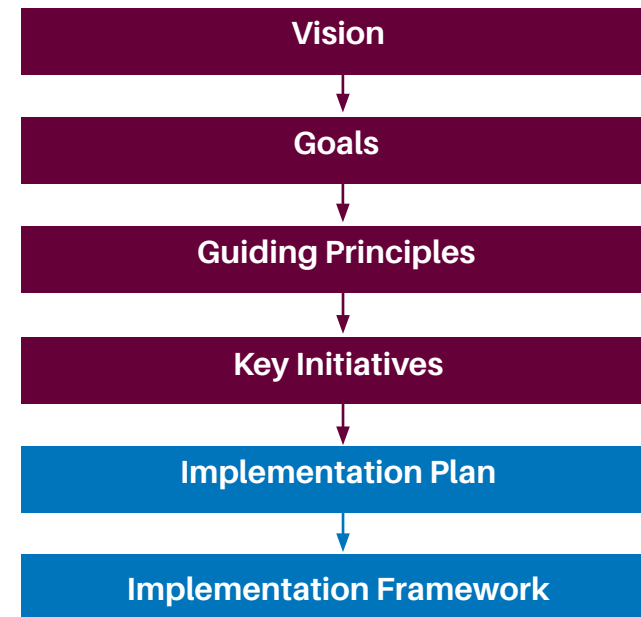
The existing network of parks, recreation facilities and community infrastructure is a significant strength, although opportunities exist to improve walking and cycling connections, expand recreational opportunities and strengthen links between key destinations.

Infrastructure networks generally provide a sound basis for future growth, however coordinated planning and ongoing investment in water, wastewater, transport, communications, and community facilities will be required to support future development.

Environmental assets and landscapes play a defining role in shaping future growth, with native vegetation, waterways, scenic entry corridors, productive agricultural land and the Environment and Food Production Area influencing where development can occur.

3.1. Key Elements Informing the SSTP

The following flowchart shows the key considerations and processes that underpin the SSTP.



4. Strategic Priorities

The findings of the investigations have informed a series of Strategic Priorities to guide future planning, investment and decision-making within Strathalbyn and surrounds. Consistent with the four Guiding Principles of the SSTP, these priorities respond to the opportunities and challenges identified through community engagement, technical investigations, and strategic analysis, and provide a framework for managing growth and change over the next 15 years.

The key strategic priorities are to:

- **Protect and enhance heritage and character** through ongoing heritage reviews, improved heritage policy, adaptive reuse of historic buildings and context-sensitive development. This is informed by the heritage investigations, Historic Area Overlay analysis, and community feedback highlighting the importance of Strathalbyn's identity and sense of place.
- **Plan for long-term residential land supply** by assessing existing residential capacity, reviewing Deferred Urban land, and identifying future growth areas to maintain a sufficient land supply beyond 2041. This is informed by the Land Supply Dashboard analysis, population forecasts, land capability assessments and EFPA considerations.
- **Increase housing diversity and choice** by reviewing planning controls and supporting a broader range of housing types, including alternative housing models and infill opportunities. This responds to population projections, demographic trends, household composition analysis, housing market investigations and community feedback.
- **Support economic growth and employment opportunities** by protecting and expanding employment land, strengthening the town centre, investigating additional activity centres, and supporting tourism and equestrian-related industries. This derives from the Production Economy Land Demand and Supply Analysis, retail studies and strategic employment land investigations.
- **Improve community connectivity and access to recreation** through expanded walking and cycling networks, improved open space connections, delivery of the Lot 10 Recreation Precinct, and enhanced links between key community destinations. This is informed by transport, recreation, and social infrastructure investigations.
- **Protect environmental assets and landscape character** by conserving native vegetation, strengthening biodiversity outcomes, protecting scenic gateways and view corridors, and directing growth away from environmentally sensitive areas. This is informed by investigations into native vegetation, hydrology, landscape character, environmental constraints and the EFPA.
- **Coordinate infrastructure planning with future growth** by ensuring water, wastewater, transport, communications, and community infrastructure can support future development and population growth. This is informed by infrastructure capacity assessments and relevant state and regional infrastructure strategies.



5. Implementation Plans and Framework

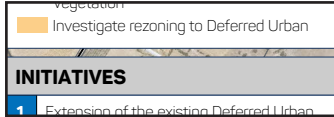
The Strategic Priorities have been translated into a series of Key Initiatives: practical actions with a clear delivery pathway and timeframe. Structured around the four Guiding Principles, the Key Initiatives are shown spatially on maps called Implementation Plans, and detailed within a corresponding Implementation Framework, which outlines who is responsible for the action, any known constraints, and the likely timeframe in which the action should be implemented.

Together, the Background Investigations, Strategic Priorities and Implementation Plan provide a coordinated and evidence-based framework for managing growth, protecting Strathalbyn's character and landscapes, supporting housing and employment opportunities, improving community connectivity, and enhancing environmental outcomes over the life of the SSTP.

How to Read the Implementation Plan

An Implementation Plan has been prepared for each Guiding Principle that identifies the spatial area where key initiatives have been identified:

Key elements of each Implementation Plan include:

Map Element Description	Icon
Initiative Number Each initiative is assigned a number, which is shown on the Implementation Plan and corresponding Implementation Framework.	
Initiative Description A brief description of each initiative is provided against the corresponding number on the right hand side.	

How to Read the Implementation Framework

Each Implementation Plan is then supported by an Implementation Framework, which provide a list of the initiatives and the following details:

- **Initiative No.**
 - » The Reference Number identified in the SSTP
- **Description**
 - » A brief description of the initiative
- **Guiding Principles**
 - » Which guiding principle/s the initiative meets
- **Initiative Type**
 - » What specific action (e.g., Code Amendment) is required to facilitate the initiative
- **Current Zone (where relevant)**
 - » What the current zoning is
- **Proposed Zone (where relevant)**
 - » The zoning change necessary to support the initiative
- **Physical, Policy & Cultural Constraints**
 - » If the land is affected by any natural (e.g. bushfire, flooding), policy (e.g., Planning and Design Code zones or overlays) or cultural (e.g. Aboriginal or European heritage) constraints that require consideration

- **Landowner Constraints**

- » If the land has more than one landowner, which can be a complicating factor

- **Responsibility**

- » Who is responsible for implementing or facilitating the initiative

- **Timeframes**

- » Whether the initiative should be considered in the short-, medium- or long-term.

The timeframes endeavour to balance the need for additional research, analysis and consultation that might be required; and changing levels of demand, budget allocation, further engagement with the community and stakeholders, and funding availability:

- **Short Term (0 - 5 Years)**

- » Initiatives identified as short-term opportunity are generally those where there is a known appetite for immediate action or where an initiative can be delivered in a timely, cost-effective manner.

- **Medium Term (5 - 10 Years)**

- » Initiatives identified as a medium-term opportunity are generally those that require further research, analysis or consultation, or are dependent on other outcomes or actions prior to progression.

- **Long Term (10+ Years)**

- » Initiatives identified as a long-term opportunity are generally those that do not require immediate action but remain strategically important to future growth and development; or with substantial constraints to delivery.





5.1. GUIDING PRINCIPLE 1.

PEOPLE, PLACE & CHARACTER

5.1.1. Heritage and Character

Strathalbyn's distinctive identity is shaped by its rich heritage, as evidenced by the significant number of State and Local Heritage Places and representative buildings within the town, and extensive areas protected by the Historic Area Overlay. These heritage assets contribute to the township's unique sense of place, reinforce its cultural and historic significance, and support ongoing community, tourism and economic outcomes.

Key initiatives to guide the ongoing protection, enhancement and adaptive management of Strathalbyn's heritage character include:

- **Encourage use of the Co-located Housing Policy within the Established Neighbourhood zone. (1)**

- » The application of the Co-Located Housing policy within the Established Neighbourhood zone presents an opportunity to support greater housing diversity, while promoting the retention and adaptive reuse of existing dwellings.

This policy allows for a second house to be constructed to the rear of an existing house together with shared facilities, such as a backyard. This approach allows for the delivery of low-scale, well-integrated housing that responds sensitively to the established built form, streetscape character, and heritage values of these areas.

- **Continue to review and assess Council-owned heritage assets to identify opportunities for improved protection, maintenance, adaptive reuse, and long-term preservation. (2)**

- » Continued assessment of heritage assets will support the identification and protection of places of significance, supporting stronger heritage conservation outcomes and maintaining Strathalbyn's unique historic character and identity.

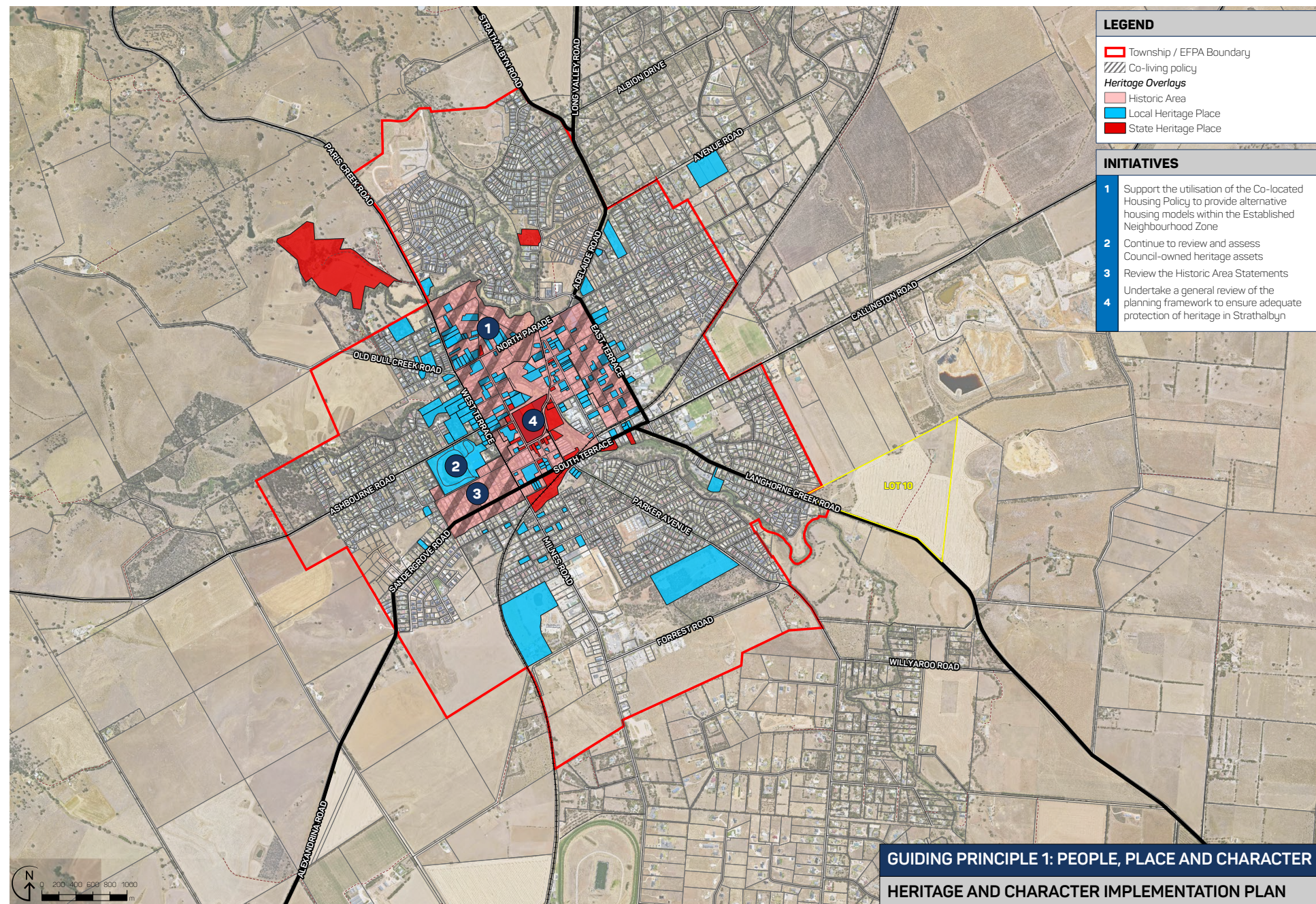
- **Review Historic Area Statements to provide clear guidance to facilitate contemporary development that respects and complements existing heritage values and character. (3)**

- » The continued review of Historic Area Statements will support more consistent and context-responsive development outcomes, ensuring that contemporary development remains sympathetic towards Strathalbyn's character, heritage significance, and sense of place. Where the review identifies a need to update the Historic Area Statements, a Code Amendment would be required.

- **Undertake a general review of the planning rules to ensure adequate protection of heritage in Strathalbyn. (4)**

- » A review of the planning rules will ensure heritage protections remain effective, supporting the identification and conservation of significant places and preserving the town's distinctive historic character and identity.

Heritage and Character Implementation Plan

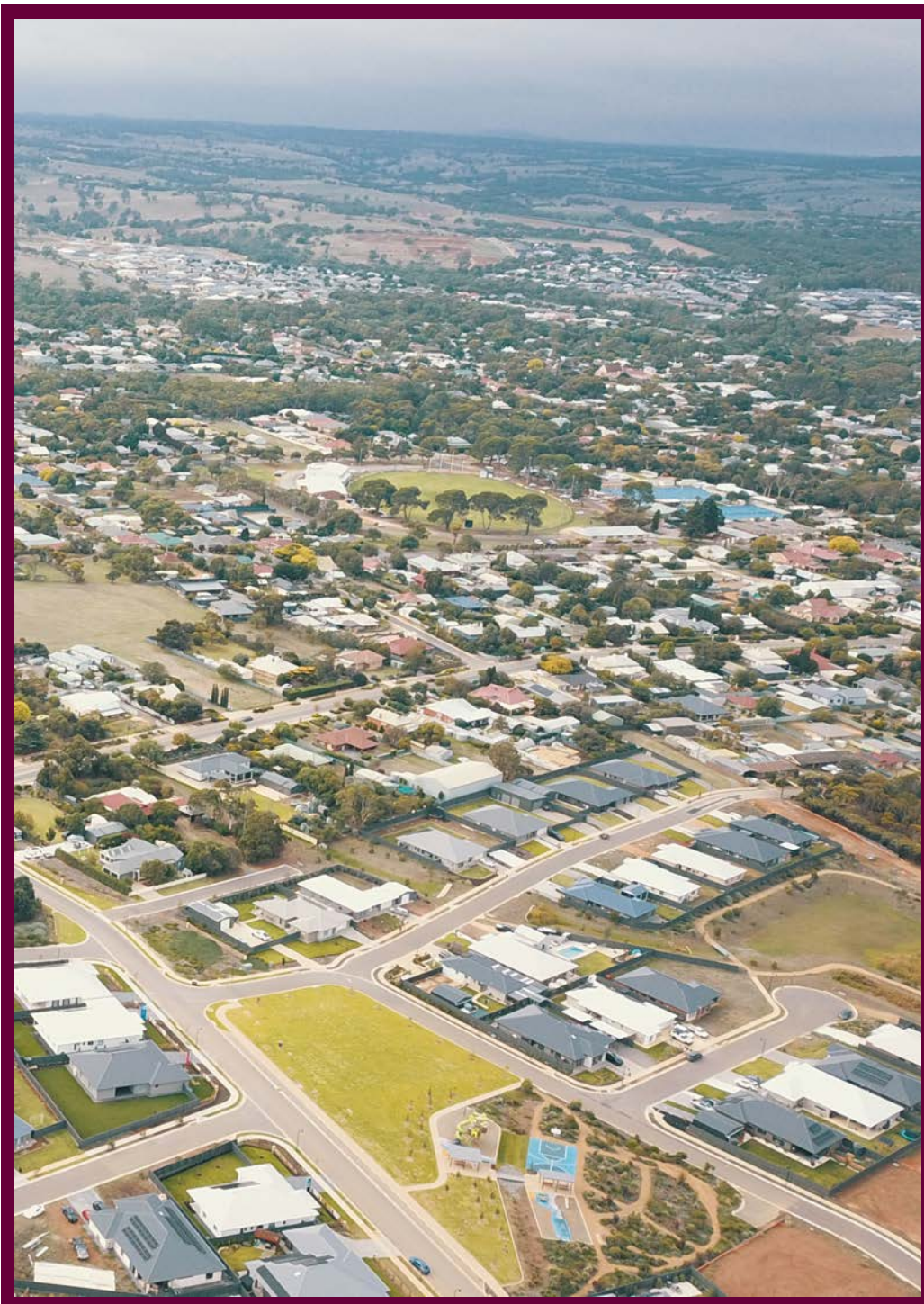


Heritage and Character - Implementation Framework

No.	Initiative	Initiative Type ¹	Guiding Principle	Delivery Timeframe	Responsibility
1	Encourage use of the Co-located Housing Policy which allows for a second smaller home to be built to the rear of an existing home in the Established Neighbourhood zone.	CI	P3/P4	Short-Medium	Council / Landowner
2	Continue to review and assess Council-owned heritage assets to identify opportunities for improved protection maintenance, adaptive reuse, and long-term preservation.	CI	P3	Short	Council
3	Review Historic Area Statements to provide clear guidance to facilitate contemporary development that respects and complements existing heritage values and character	CI/CA	P3	Short	Council
4	Undertake a general review of the planning rules to ensure adequate protection of heritage in Strathalbyn.	CI	P3	Short	Council

¹ Council Initiative (CI)
Code Amendment (CA)





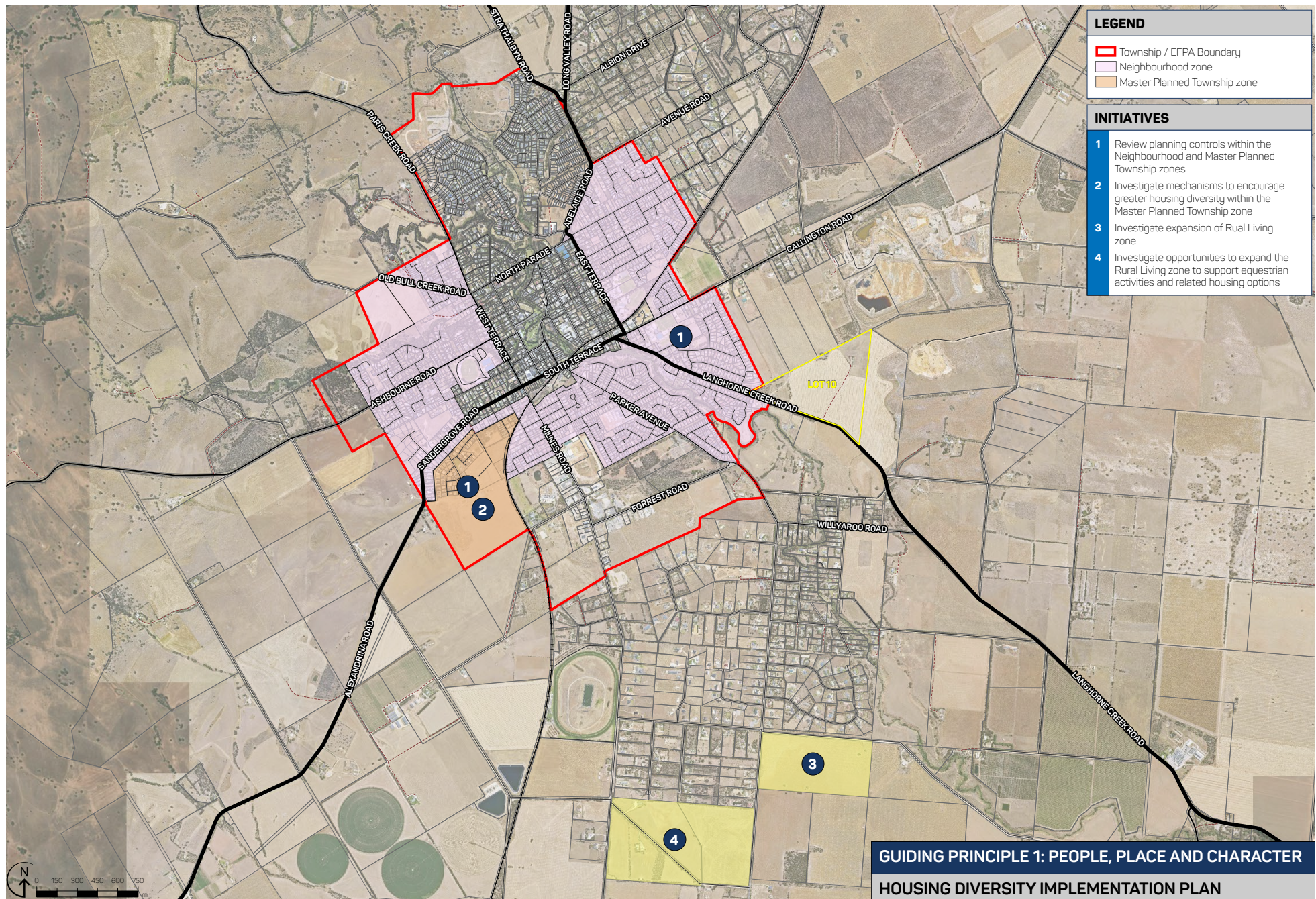
5.1.2. Housing Diversity

Land in Strathalbyn and surrounding areas that has been zoned Neighbourhood and Master Planned Township provides an opportunity to support greater housing diversity by enabling a broader range of dwelling types, lot configurations and built form outcomes. This creates potential for more varied and adaptable housing solutions, including smaller allotments, different dwelling types to meet the varied needs of the community, and more efficient use of land in appropriate locations.

To support the delivery of increased housing diversity within Strathalbyn, the following initiative has been identified:

- **Review planning controls within the Neighbourhood and Master Planned Township zones (1)**
 - » There is an opportunity for Council to review and refine planning controls within the Neighbourhood and Master Planned Township zone to enable greater flexibility in allotment sizes, setbacks, and modest increases in building heights, where appropriate, while ensuring development remains responsive to local character and amenity outcomes.
- **Investigate mechanisms to encourage greater housing diversity within the Master Planned Township zone (2)**
 - » Exploring appropriate mechanisms within the Master Planned Township Zone will support housing diversity by facilitating a mix of dwelling types and allotment sizes to meet varying community needs, including advocating for the ability to specify dwelling type proportions to help guide the diversity of housing delivered within new development areas.
- **Investigate expansion of Rural Living and equestrian opportunities (3) (4)**
 - » The extension of the Rural Living Zone, together with the application of the Intensive Horse Establishment Subzone, would create opportunities for additional residential development that supports horse-related uses and capitalises on the area's proximity to the Strathalbyn Racecourse. The recommended expansion of Rural Living areas is currently located within the Environment and Food Production Area (EFPA) and would therefore require excision from the EFPA prior to any future development proceeding.

Housing Diversity Implementation Plan



Housing Diversity - Implementation Framework

No.	Initiative	Initiative Type ¹	Guiding Principle	Current Zone	Proposed Zone	Physical & Cultural Constraints ²	Landowner Constraints ³	Delivery Timeframe	Responsibility
1	Review planning controls within the Neighbourhood and Master Planned Township zones.	CI	P4	Neighbourhood & Master Planned Township	No Change	Yes	Yes	Short	Council
2	Investigate mechanisms to encourage greater housing diversity within the Master Planned Township zone.	CI	P4	Master Planned Township	No Change	Yes	Yes	Short	Council / Landowner
3	Investigate expansion of the Rural Living zone.	CA	P4	Rural	Rural Living & Intensive Horse Establishments Subzone	No	No	Medium-Long	Council / Landowner
4	Investigate opportunities to expand the Rural Living zone to support equestrian activities and related housing options.	CA	P4	Rural	Rural Living & Intensive Horse Establishments Subzone	Yes	No	Medium-Long	Council / Landowner

¹ Council Initiative (CI)
Code Amendment (CA)

² No - No Constraints
Yes - Constraints Present

³ No - Single Ownership
Yes - Multiple Ownership

5.1.3. Residential Land Supply

The State Government's Land Supply Dashboard identifies **a theoretical residential land supply of 1,231 lots within Strathalbyn**. This comprises 162 housing-ready lots, 283 lots with development approval, 596 lots currently under assessment, 100 lots of undeveloped residential-zoned potential, and 90 lots within the Deferred Urban Zone.

As part of investigations informing the SSTP, a review of the Land Supply Dashboard was undertaken which determined a **practical availability of 1,153 allotments** within existing residential-zoned land, with a **further 30 lots potentially achievable within the township boundary subject to rezoning**. This represents a **practical supply of approximately 1,180 allotments, which is broadly sufficient to satisfy forecast housing requirements to 2041**.

However, **both the State Government projections and SSTP investigations identify a longer-term need to identify additional growth areas**, as existing greenfield supply is expected to be largely exhausted over the projection period. This is further compounded by the fact that almost half of the existing Deferred Urban land is constrained by native vegetation and may not be able to achieve its theoretical development yield. Future expansion will be constrained by the EFPA, and while recent developments and rezonings have increased development capacity, further land releases will be required to accommodate growth beyond the current planning horizon.

Accordingly, while there is sufficient land to accommodate population growth to 2041, the available supply is unlikely to maintain the State Government's requirement for a 15-year rolling residential land supply beyond 2041.

Prior to any Code Amendment to rezone land for future urban purposes, detailed ecological assessments must be undertaken to identify threatened flora, fauna, habitat values and native vegetation, with areas of high conservation value excluded from urban development.

The following sections outline three potential options to address future land supply requirements beyond 2041. These include one option that refines the existing allocation of Deferred Urban land, and two additional options that provide for either low or moderate levels of growth.

As part of Phase 2 Community Engagement, the SSTP seeks to understand the community's views, priorities, and preferences in relation to the options presented.

Feedback received during this phase will inform the identification of a preferred scenario for inclusion within the final SSTP. The preferred scenario may reflect one of the options outlined below, or a hybrid approach incorporating elements from multiple scenarios.



Option 1. Replacement of Deferred Urban Land

Option 1 is limited to reviewing the distribution of land that is currently zoned Deferred Urban within the township.

The Deferred Urban Zone is a zone that is applied over land on the outskirts of an existing township to safeguard it for future urban growth as the population increases, subject to the land being rezoned to an appropriate zone that allows for residential use.

Land to the west of the township includes 16.3 hectares of land that is zoned Deferred Urban. However, preliminary consultation with the Native Vegetation Council has identified that nearly half of this land contains native vegetation, reducing its suitability for future residential development. The potential removal of the vegetated land from the Deferred Urban Zone is discussed within Guiding Principle 4.

Accordingly, Option 1 identifies two alternative locations where the Deferred Urban Zone could be applied to support the township's future urban growth. The key opportunities associated with these locations are outlined as follows:

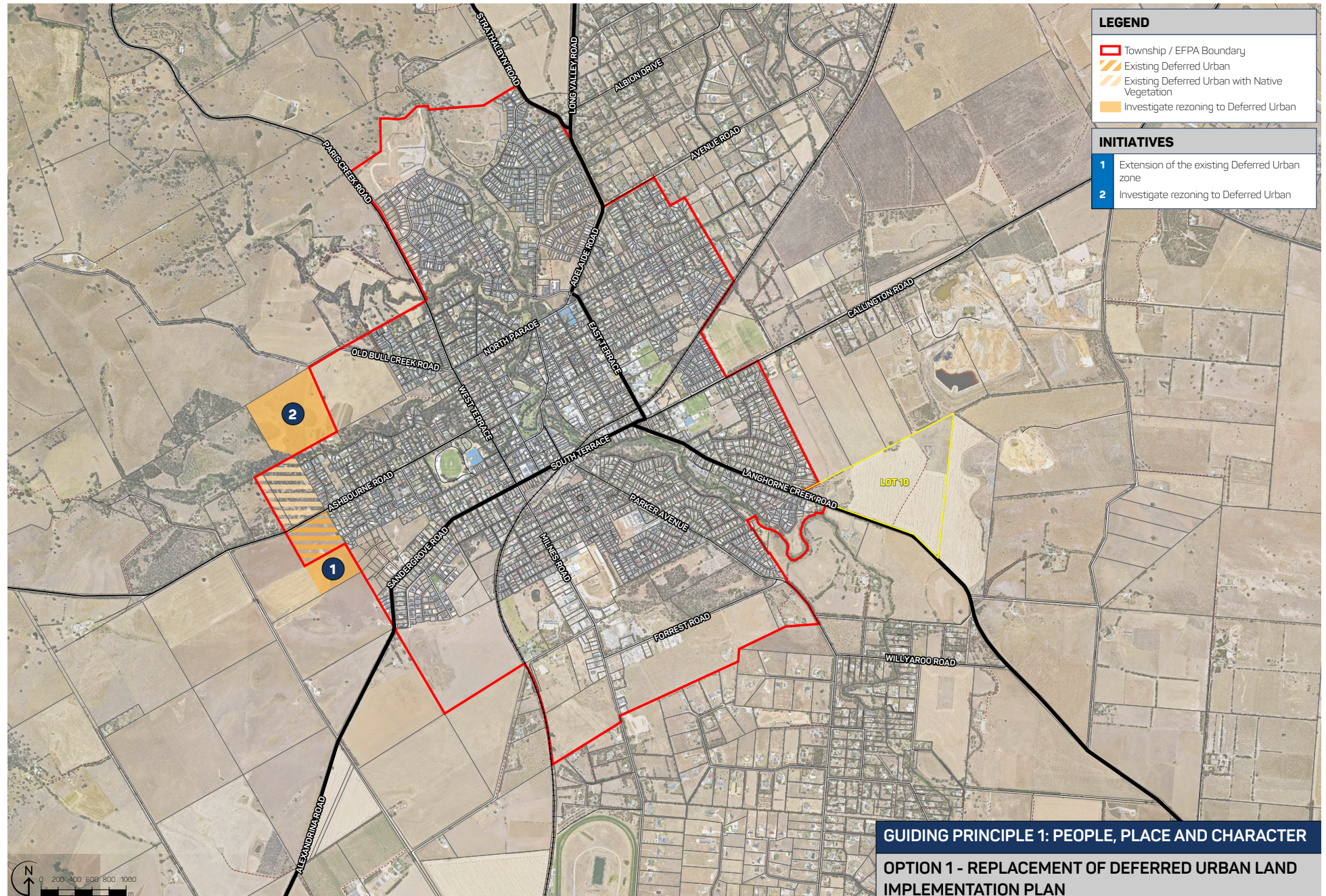
- **Extension of the existing Deferred Urban Zone (1)**

- » To offset the reduction in the Deferred Urban Zone due to the presence of native vegetation, it is recommended that the remaining Deferred Urban Zone is extended further south to capture the full extent of Lot 308 Ashbourne Road. This would provide for 11.9 hectares of Deferred Urban zoned land to support future residential growth in an area which already contains existing interfaces to residential development to the east. This would be subject to the boundary of the EFPA Overlay being amended to exclude this land, and a Code Amendment to rezone the land to Deferred Urban. A second Code Amendment will be required to rezone the land for residential purposes.

- **Investigate rezoning of land to Deferred Urban (2)**

- » There is an opportunity to establish an additional area of Deferred Urban land within the western portion of Lot 1000 Old Bull Creek Road, which is currently zoned Rural. This area would provide 16.3 hectares of land for future residential growth and represents a logical extension of the existing Neighbourhood Zone to the south and east. This area is located within the EFPA and, as such, any development potential would be subject to its removal from the EFPA as well as a Code Amendment to rezone the land to a residential-type zone.

Option 1 - Replacement of Deferred Urban Land - Implementation Plan



Option 1 - Replacement of Deferred Urban Land - Implementation Framework

No.	Initiative	Initiative Type ¹	Guiding Principle	Current Zone	Proposed Zone	Physical & Cultural Constraints ²	Landowner Constraints ³	Delivery Timeframe	Responsibility
1	Extension of the existing Deferred Urban zone	CI / CA	P4	Rural	Deferred Urban	No	No	Short	Council
2	Investigate rezoning of land to Deferred Urban	CA	P4	Rural	Deferred Urban	Yes	No	Short-Medium	Council

¹ Council Initiative (CI)
Code Amendment (CA)

² No - No Constraints
Yes - Constraints Present

³ No - Single Ownership
Yes - Multiple Ownership

Option 2. Limited Boundary Expansion (Low Growth Scenario)

The State Government's housing targets are typically based on a high growth scenario, which in the case of Strathalbyn assumes a growth rate of 1.6% per annum. For the purposes of Option 2, a low growth scenario of 1.2% growth per annum has been used to calculate the number of additional houses that would be required to service the population.

Based on the population figure from the 2021 Census of 8,026, assuming a growth rate of 1.2%p.a, the population of Strathalbyn will reach 10,188 by 2041, which equates to an additional 2,162 people. Using the average household size of 2.4 people, this means an additional 900 houses will be required to be built by 2041. Whilst there is sufficient capacity within the township to meet this requirement, beyond 2041 Strathalbyn will be unable to maintain a 15-year rolling land supply.

Although there is existing Deferred Urban land which can accommodate for some future growth, almost half of this land contains native vegetation and is, therefore, considered unsuitable for residential development. Consequently, additional land needs to be identified and safeguarded to ensure Strathalbyn can maintain an adequate supply of future residential land.

To this effect, this Option:

- Considers the extension of the existing Deferred Urban zone;
- Identifies additional land considered suitable for Deferred Urban zoning; and
- Proposes the extension of the Neighbourhood Zone over land currently zoned Strategic Employment.

The following key opportunities have been identified under Option 2:

- **Extension of existing Deferred Urban land (1)**
 - » To offset the reduction in Deferred Urban land due to the presence of native vegetation, it is recommended that the remaining Deferred Urban Zone is extended further south to capture the full extent of Lot 308 Ashbourne Road. This would provide 11.9 hectares of Deferred Urban-zoned land to support future residential growth in an area that already interfaces with residential land to the east.

A portion of Lot 308 Ashbourne Road is located within the Environment and Food Production Area (EFPA), which restricts land division associated with residential development. Accordingly, the developability of this area would be contingent on its future removal from the EFPA and subsequent rezoning (via a Code Amendment) to an appropriate residential zone.

- **Rezoning of land to Deferred Urban (2)**

- » The western portion of Lot 1000 Old Bull Creek Road, currently zoned Rural, has been identified as suitable for residential expansion and is recommended for rezoning to Deferred Urban, subject to a Code Amendment. This area would provide 16.3 hectares of land for future residential growth and represents a logical extension of the existing Neighbourhood Zone to the south and east. This area is located within the EFPA and, as such, any development potential would be subject to its removal from the EFPA as well as a Code Amendment to rezone the land to a residential-type zone.

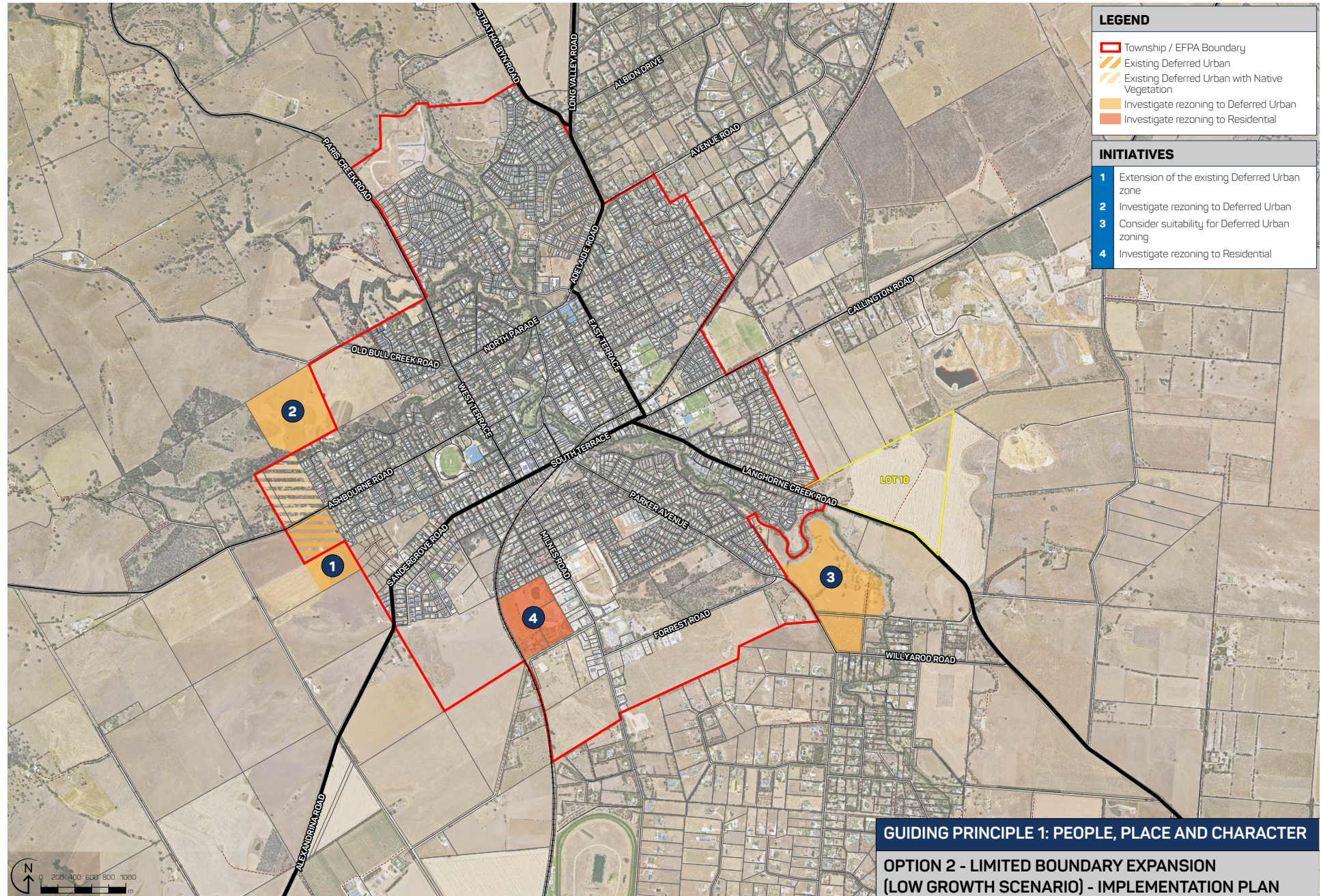
- **Investigate rezoning of land to Deferred Urban (3)**

- » There is an opportunity to establish additional areas of Deferred Urban land to the south-east of the township, which could capitalise upon its proximity to existing residential areas and the Lot 10 recreation precinct. However, due to the presence of the Angas River (which may result in some flood risk) and native vegetation, further investigations would be required to assess the land's suitability for future development.

- **Rezoning of land for residential development (4)**

- » To unlock additional residential land within the township, it is recommended that land at 22 and 32 Dunreath Road is earmarked as suitable for future rezoning from Strategic Employment to Neighbourhood Zone. This would be subject to a separate Code Amendment process and would provide approximately 12.6 hectares of land for future residential development.

Option 2 - Limited Boundary Expansion (Low Growth Scenario) - Implementation Plan



Option 2 - Limited Boundary Expansion (Low Growth Scenario) - Implementation Framework

No.	Initiative	Initiative Type ¹	Guiding Principle	Current Zone	Proposed Zone	Physical & Cultural Constraints ²	Landowner Constraints ³	Delivery Timeframe	Responsibility
1	Extension of the existing Deferred Urban zone	CI / CA	P4	Rural	Deferred Urban	No	No	Short	Council
2	Investigate rezoning of land to Deferred Urban	CA	P4	Rural	Deferred Urban	Yes	No	Medium-Long	Council
3	Investigate rezoning of land to Deferred Urban	CA	P4	Rural	Deferred Urban	No	No	Medium-Long	Council / Landowner
4	Investigate rezoning of land for residential development	CA	P2/P4	Strategic Employment	Neighbourhood	Yes	Yes	Short-Medium	Council / Landowner

¹ Council Initiative (CI)
Code Amendment (CA)

² No - No Constraints
Yes - Constraints Present

³ No - Single Ownership
Yes - Multiple Ownership

Option 3. Boundary Expansion (Moderate Growth Scenario)

For the purpose of Option 3, a moderate growth scenario of 1.4% growth per annum has been used to calculate the number of additional houses that would be required to service the population.

Based on the population figure from the 2021 Census of 8,026, assuming a growth rate of 1.4% p.a., the population of Strathalbyn will reach 10,606 by 2041, which equates to an additional 2,580 people. Using the average household size of 2.4 people, this means an additional 1,075 houses will be required to be built by 2041. Whilst there is sufficient capacity within the township to meet this requirement, beyond 2041 Strathalbyn will be unable to maintain a 15-year rolling land supply.

Although there is existing Deferred Urban land which can accommodate for some future growth, almost half of this land contains native vegetation and is, therefore, considered unsuitable for residential development. Consequently, additional land needs to be identified and safeguarded to ensure Strathalbyn can maintain an adequate supply of future residential land.

To this effect, this Option:

- Considers the extension of the existing Deferred Urban zone;
- Identifies additional land considered suitable for Deferred Urban zoning; and
- Proposes the extension of the Neighbourhood Zone over land currently zoned Strategic Employment.

The following key opportunities have been identified under Option 3:

- **Extension of existing Deferred Urban land (1)**
 - » To offset the reduction in Deferred Urban land due to the presence of native vegetation, it is recommended that the remaining Deferred Urban Zone is extended further south to capture the full extent of Lot 308 Ashbourne Road. This would provide 11.9 hectares of Deferred Urban-zoned land to support future residential growth in an area that already interfaces with residential land to the east. A portion of Lot 308 Ashbourne Road is located within the Environment and Food Production Area (EFPA), which restricts land division associated with residential

development. Accordingly, the developability of this area would be contingent on its future removal from the EFPA and subsequent rezoning (via a Code Amendment) to an appropriate residential zone.

- **Rezoning of land to Deferred Urban (2)**

- » The western portion of Lot 1000 Old Bull Creek Road, currently zoned Rural, has been identified as suitable for residential expansion and is recommended for rezoning to Deferred Urban, subject to a Code Amendment. This area would provide 16.3 hectares of land for future residential growth and represents a logical extension of the existing Neighbourhood Zone to the south and east. This area is located within the EFPA and, as such, any development potential would be subject to its removal from the EFPA as well as a Code Amendment to rezone the land to a residential-type zone.

- **Investigate rezoning of land to Deferred Urban (3)**

- » There is an opportunity to establish an additional area of Deferred Urban land to the south-east of the township, which could capitalise upon its proximity to existing residential areas and the Lot 10 recreation precinct. However, due to the presence of the Angas River (which may result in some flood risk) and native vegetation, further investigations would be required to assess the land's suitability for future development.

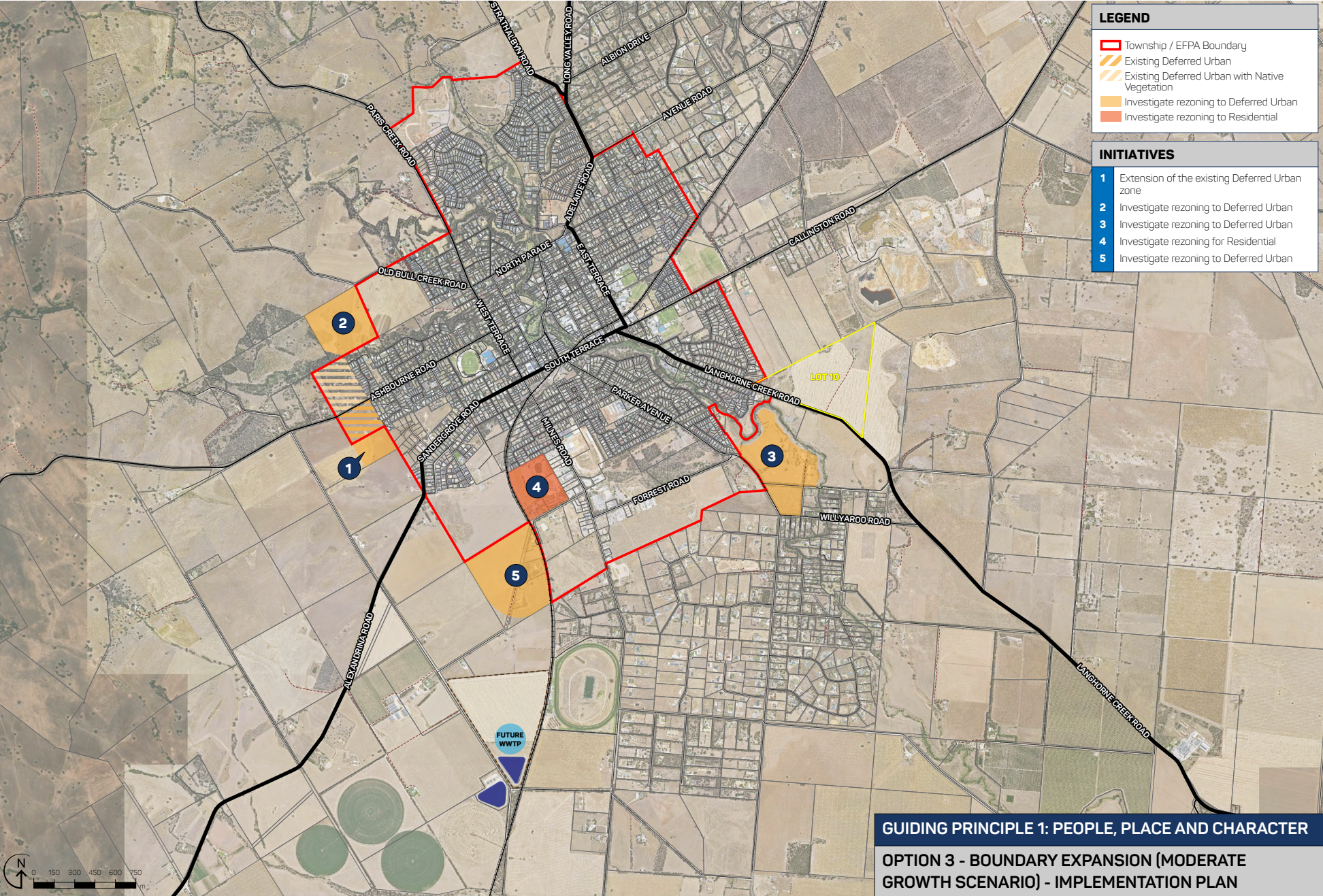
- **Rezoning of land for residential development (4)**

- » To unlock additional residential land within the township, it is recommended that land at 22 and 32 Dunreath Road is earmarked as suitable for future rezoning from Strategic Employment to Neighbourhood Zone. This would be subject to a separate Code Amendment process and would provide approximately 12.6 hectares of land for future residential development.

- **Investigate rezoning of land to Deferred Urban (5)**

- » There is an opportunity to establish an additional area of Deferred Urban land to the south of the existing Aurora development, which is currently zoned Rural. However, further investigations would be required to assess the land's suitability for future development.

Option 3 - Boundary Expansion (Moderate Growth Scenario) - Implementation Plan



Option 3 - Boundary Expansion (Moderate Growth Scenario) - Implementation Framework

No.	Initiative	Initiative Type ¹	Guiding Principle	Current Zone	Proposed Zone	Physical & Cultural Constraints ²	Landowner Constraints ³	Delivery Timeframe	Responsibility
1	Extension of the existing Deferred Urban zone	CI / CA	P4	Rural	Deferred Urban	No	No	Short	Council
2	Investigate rezoning of land to Deferred Urban	CA	P4	Rural	Deferred Urban	Yes	No	Medium-Long	Council
3	Investigate rezoning of land to Deferred Urban	CA	P4	Rural	Deferred Urban	No	No	Medium-Long	Council / Landowner
4	Investigate rezoning of land for residential development	CA	P2/P4	Strategic Employment	Neighbourhood	Yes	Yes	Short-Medium	Council / Landowner
5	Investigate rezoning of land to Deferred Urban	CA	P4	Rural	Deferred Urban	No	Yes	Medium-Long	Council / Landowner

¹ Council Initiative (CI)
Code Amendment (CA)
Infrastructure Delivery (ID)

² No - No Constraints
Yes - Constraints Present

³ No - Single Ownership
Yes - Multiple Ownership



5.2. GUIDING PRINCIPLE 2. ECONOMIC ACTIVITY

5.2.1. Employment and Economic Growth

Economic activity plays a key role in supporting the long-term resilience, prosperity, and liveability of Strathalbyn by facilitating investment, employment growth, business development, and the delivery of services that support the local and regional community. A diverse and adaptable economic base will assist the township in accommodating future residential growth, supporting existing businesses, attracting new enterprises, expanding tourism opportunities, and reinforcing Strathalbyn's role as an important regional centre.

Maintaining an adequate supply of appropriately located employment, commercial and activity centre land is fundamental to enabling sustainable economic growth. Whilst existing Strategic Employment land provides capacity for 50.6 hectares of development, with the potential to support an estimated 1,719 full-time jobs, the realisation of this development potential is influenced by landowner intentions, development feasibility, and market demand.

While there is a significant supply of employment land, a substantial proportion is held by a single landowner, creating uncertainty regarding the timing, availability, and delivery of future employment opportunities. To improve certainty and support ongoing economic growth, additional employment land opportunities should be investigated to provide greater flexibility for investment, business expansion and employment-generating development. **Consideration should also be given to establishing an additional Local Activity Centre to support future residential growth** by providing retail, commercial and community services, alongside the identification of opportunities for tourism-related uses that enhance Strathalbyn's visitor appeal and contribute to a more diverse and resilient local economy.

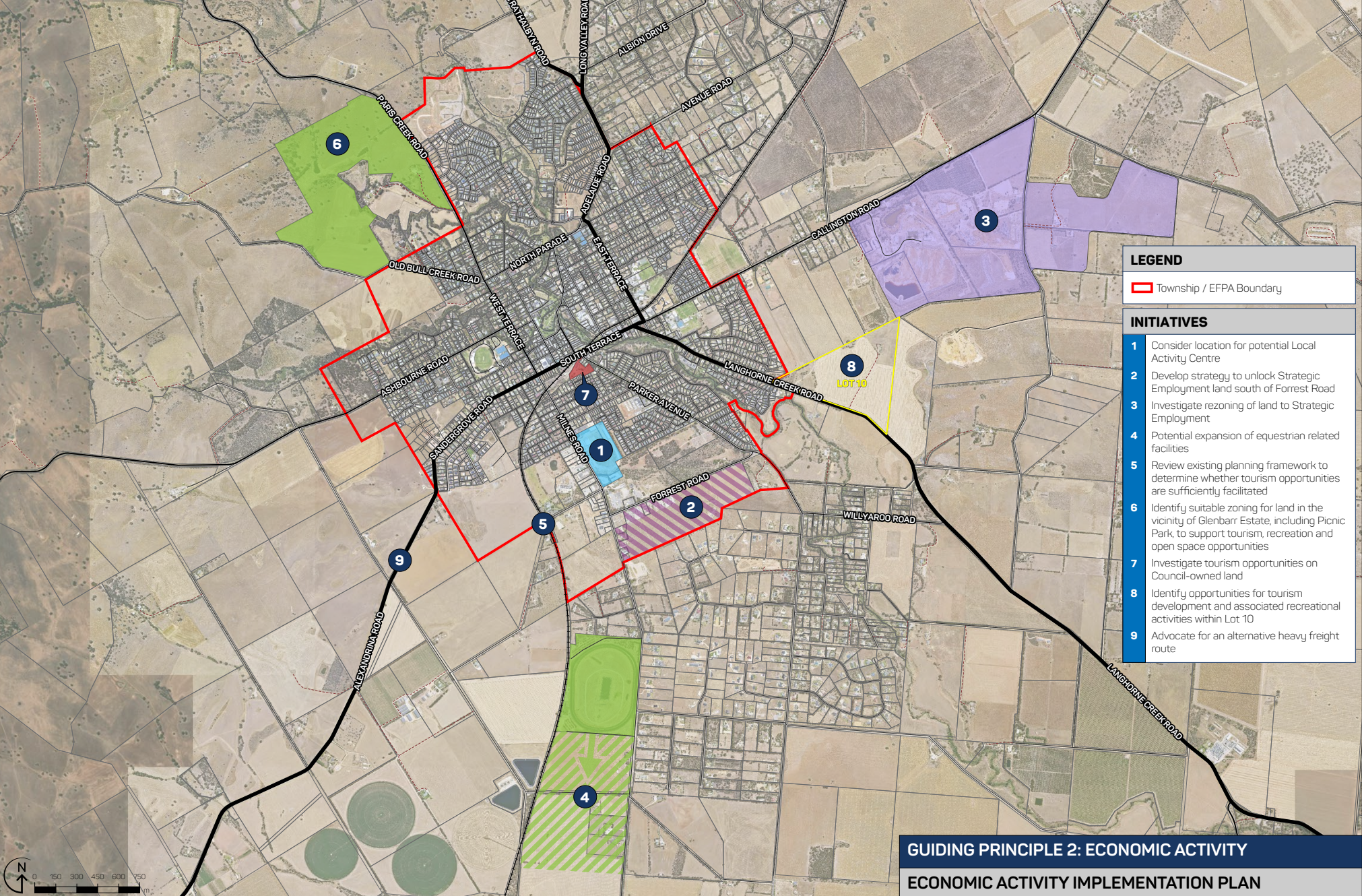
To support ongoing economic growth within the township the following actions have been identified.

- **Consider location for Potential Activity Centre (1)**
 - » Over the longer term, there is potential to establish a Local Activity Centre on the eastern side of Milnes Road to support growth associated with residential infill and expansion. The feasibility of this centre would depend on detailed investigations undertaken at the time of any future rezoning proposals.
- **Strategy to unlock Strategic Employment land south of Forrest Road (2)**
 - » A significant parcel of undeveloped strategic employment land exists south of Forrest Road under single ownership. Although it is well-positioned to support future employment uses, its delivery is contingent on the landowner's intentions. Council should liaise with the landowner to establish a long-term strategy to progressively unlock the site, reducing the need to identify and bring forward additional Strategic Employment land.
- **Rezoning of land to Strategic Employment (3)**
 - » Recognising that the delivery of existing Strategic Employment land is dependent on landowner intentions, additional Strategic Employment zoning is recommended for land east of the township along Callington Road. This includes the operational waste transfer station (former Terramin mine site) and land further east near Bletchley Road. Collectively, these areas provide an additional 61.5 hectares of employment land and benefit from direct access to a key freight corridor.
- **Expansion of equestrian-related facilities (4)**
 - » The Strathalbyn Racecourse presents a significant opportunity to strengthen the township's role as a centre for equestrian activity by facilitating the expansion of horse-related uses, including agistment, breeding, stabling and training facilities, and a potential equine-related precinct complementing the Strathalbyn Racing Club.

- **Review existing planning framework to determine whether tourism opportunities are sufficiently facilitated (5)**
 - » Council should review the existing planning framework to determine whether tourism opportunities can be sufficiently facilitated and identify the need for any additional policy needed to support tourism-related development and investment.
- **Identify suitable zoning for land in the vicinity of Glenbarr Estate, including Picnic Park, to support tourism, recreation and open space opportunities (6)**
 - » Council should undertake investigations to identify suitable zoning for land within the vicinity of Glenbarr Estate to facilitate the delivery of tourism, recreation and open space uses.
- **Investigate tourism opportunities on Council-owned land (7)**
 - » Council should investigate opportunities on Council-owned land to support tourism-related development that enhances the township's appeal as a visitor destination.
- **Identify opportunities for tourism development and associated recreational activities within Lot 10 (8)**
 - » The development of Lot 10 as a key sporting and recreation precinct provides an opportunity for the establishment of tourism development and complementary recreational assets, which enhance Lot 10's status as a significant community asset and regional destination.
- **Advocate for an alternative heavy freight route (9)**
 - » Council should advocate for an alternative heavy freight route to reduce the impacts of heavy vehicle movements within Strathalbyn, while supporting improved regional freight connections that enhance economic activity and freight efficiency.



Economic Activity - Implementation Plan



Economic Activity - Implementation Framework

No.	Initiative	Initiative Type ¹	Guiding Principle	Current Zone	Proposed Zone	Physical & Cultural Constraints ²	Landowner Constraints ³	Delivery Timeframe	Responsibility
1	Consider for potential Local Activity Centre	CI / LN	EC2	Strategic Employment	TBD	Yes	Yes	Medium	Council / Landowner
2	Develop strategy to unlock Strategic Employment land	CI / LN	EC2	Strategic Employment	No Change	Yes	No	Medium-Long	Council / Landowner
3	Investigate rezoning of land to Strategic Employment	CA	EC2	Rural	Strategic Employment	No	Yes	Medium-Long	Council / Landowner
4	Potential expansion of equestrian-related facilities	ID	EC2 / EC3	Rural	No Change	No	Yes	Short-Medium	Landowner
5	Review existing planning rules to determine whether tourism opportunities are sufficiently facilitated	CI	EC2 / EC3	Multiple	Not Applicable	Yes	Yes	Short	Council
6	Identify suitable zoning for land in the vicinity of Glenbarr Estate, including Picnic Park, to support tourism, recreation and open space opportunities	CI / LN	EC2 / EC3	Rural	TBD	Yes	No	Short-Medium	Council / Landowner
7	Investigate tourism opportunities on Council-owned land	CI	EC2	Township Main Street	No Change	No	No	Short	Council
8	Identify opportunities for tourism development and associated recreational activities within Lot 10	CI / ID	EC3	Recreation	No Change	No	No	Short	Council
9	Advocate for an alternative heavy freight route	CI	EC3	Not Applicable	Not Applicable	Yes	Yes	Short-Medium	Council

¹ Council Initiative (CI)

Code Amendment (CA)

Landowner Negotiations (LN)

Infrastructure Delivery (ID)

² No - No Constraints

Yes - Constraints Present

³ No - Single Ownership

Yes - Multiple Ownership



5.3. GUIDING PRINCIPLE 3. CONNECTED COMMUNITIES

5.3.1. Open Space, Recreation and Community Facilities

Open space, recreation and community facilities are integral to supporting Strathalbyn's liveability, health, and wellbeing by providing opportunities for recreation, social interaction, community participation, and connection with the natural environment. These spaces contribute to the township's character, identity, and supports an inclusive and connected community.

Strathalbyn benefits from an established network of open spaces, sporting facilities, and community assets that provide a strong foundation to support current and future community needs, whilst providing a high-level of amenity for residents. The township's natural setting, including the Angas River, green corridors, and surrounding landscape features presents an opportunity to further enhance and connect these existing assets.

Expanding the open space network through the delivery of linear parks, shared use paths and improved pedestrian and cycling connections will support greater accessibility between residential areas, schools, community facilities and key recreation destinations. These improvements will encourage active transport, strengthen connections across the township, and ensure that open space continues to support the needs of a growing community.

The following actions have been identified to enhance Strathalbyn's open space network, strengthen connectivity, and enhance recreation opportunities:

- **Provide for linear pedestrian and cycle links along the creek network (1)**

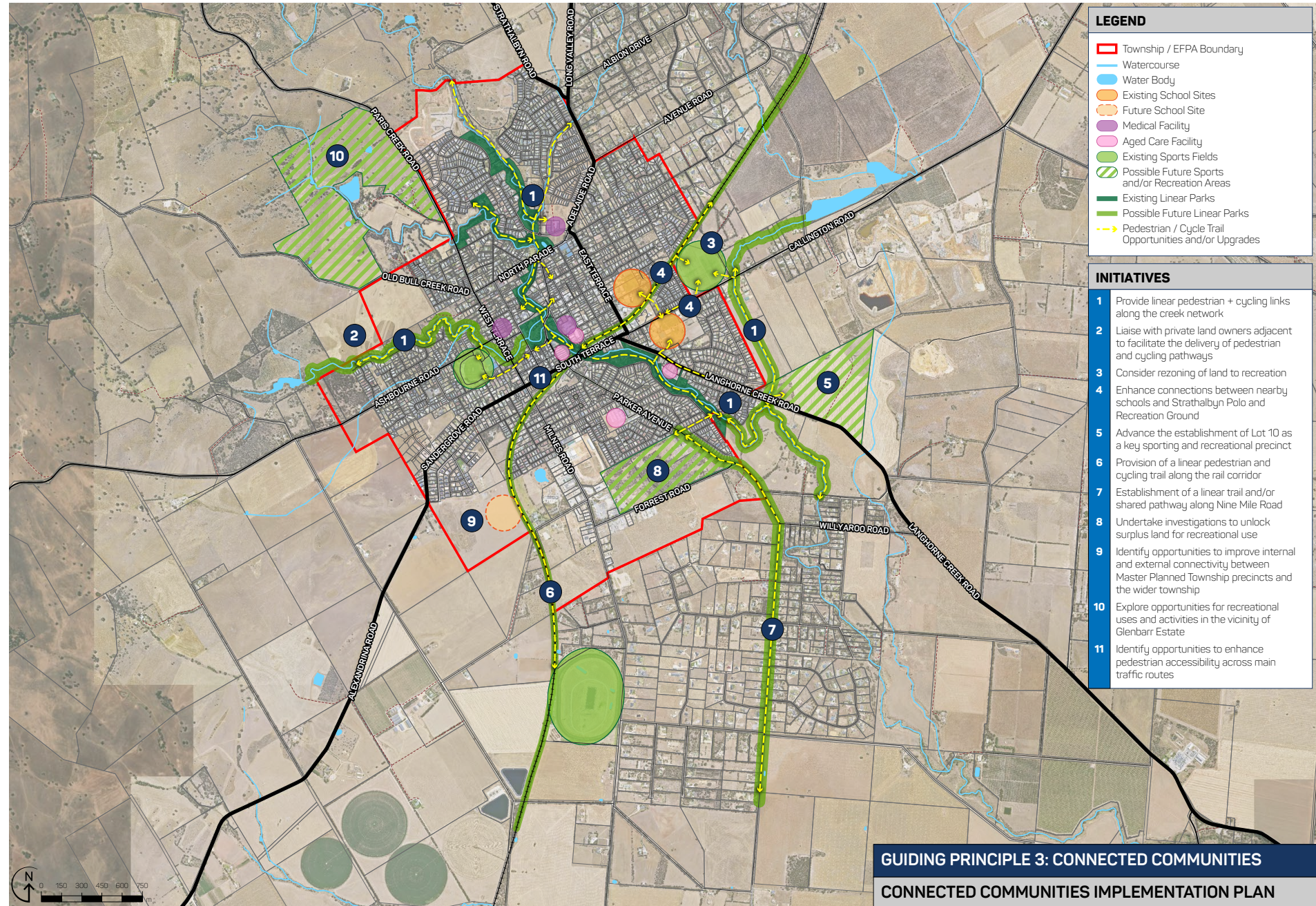
- » The River Angas and its tributary network provide an important environmental and recreational asset for Strathalbyn, presenting an opportunity to deliver a connected network of linear parks, walking trails and cycling pathways. These connections would improve access between key destinations across the township, and enhance linkages to important recreational assets including the Strathalbyn Polo and Recreation Grounds, Strathalbyn Football Club, and Lot 10.

- **Liaise with private landowners adjacent the creek to facilitate the delivery of pedestrian and cycling pathways (2)**
 - » The establishment of additional pedestrian and cycling connections along the creek network will require collaboration and agreement with affected private landowners. Council should liaise with landowners to explore opportunities to facilitate these linkages and support the expansion of Strathalbyn's active transport network.
- **Consider rezoning of land to Recreation to reflect existing use(3)**
 - » The Strathalbyn Polo and Recreation Grounds should be rezoned to Recreation to reflect its established recreational purpose, and provide an appropriate planning pathway to support its continued operation, improvement, and future growth.
- **Enhance connections between nearby schools and Strathalbyn Polo and Recreation Grounds (4)**
 - » The proximity of Tyndale Christian School and Eastern Fleurieu School to the Strathalbyn Polo and Recreation Grounds presents an opportunity to establish improved pedestrian and cycling connections along the rail corridor and/or Callington Road, providing safer and more direct access between key education and recreation destinations.
- **Advance the establishment of Lot 10 as a key sporting and recreational precinct (5)**
 - » Lot 10 Langhorne Creek Road has long been identified as a future recreational precinct. To support the delivery of this important community asset, Council should continue to actively advance the planning and development of Lot 10.
- **Provision of a linear pedestrian and cycle trail along the rail corridor (6)**
 - » The rail corridor presents an opportunity to deliver a dedicated pedestrian and cycling connection between Strathalbyn and the Strathalbyn Racecourse. This linkage would enhance accessibility, support active transport outcomes, and strengthen connections between key recreational destinations within the township.
- **Establishment of a linear trail and/or shared pathway along Nine Mile Road (7)**
 - » The development of a linear trail and/or shared pathway along Nine Mile Road would provide an opportunity to establish a continuous active transport connection between Willyaroo and Strathalbyn.



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- **Undertake investigations to unlock surplus land for recreational use (8)**
 - » The pocket of Rural-zoned land north of Forrest Road accommodates a range of land uses, including recreational activities associated with the Great Southern Archers and Strathalbyn Scouts. Given the diversity of existing uses and ownerships, a review should be undertaken to assess the ongoing suitability of the zoning and to identify opportunities to unlock surplus land for dedicated recreational use.
 - **Identify opportunities to improve internal and external connectivity between Master Planned Township precincts and the wider township (9)**
 - » The establishment of new residential areas within Master Planned Township precincts presents an opportunity to identify and support measures that improve internal and external connectivity between these precincts and the wider township.
 - **Explore opportunities for recreational uses and activities in the vicinity of Glenbarr Estate (10)**
 - » Council should explore opportunities for land within the vicinity of Glenbarr Estate for recreational uses and activities.
 - **Identify opportunities to enhance pedestrian access across main traffic routes (11)**
 - » Council should explore opportunities to improve pedestrian access across main traffic routes to support safe and efficient access to between destinations.
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Connected Communities - Implementation Plan



Connected Communities - Implementation Framework

No.	Initiative	Initiative Type ¹	Guiding Principle	Current Zone	Proposed Zone	Physical & Cultural Constraints ²	Landowner Constraints ³	Delivery Timeframe	Responsibility
1	Provide for linear pedestrian and cycle links along the creek network	CI/ID	C3	Not Applicable	Not Applicable	Yes	Yes	Short-Medium	Council
2	Liaise with private landowners to facilitate the delivery of pedestrian and cycling pathways	CI / ID / LN	C3	Not Applicable	Not Applicable	No	Yes	Short-Medium	Council / Landowner
3	Consider rezoning of land to Recreation to reflect existing use	CA	C2	Rural	Recreation	No	Yes	Short	Council / Landowner
4	Enhance connections between nearby schools and Strathalbyn Polo and Recreation Grounds	CI / ID	C3	Not Applicable	Not Applicable	No	No	Short-Medium	Council
5	Advance the establishment of Lot 10 as a key sporting and recreational precinct	CI / ID	C1/C3	Recreation	No Change	No	No	Short	Council
6	Provision of a linear pedestrian and cycle trail along the rail corridor	CI / ID	C3	Not Applicable	Not Applicable	No	Yes	Short-Medium	Council
7	Establishment of a linear trail and/or shared pathway along Nine Mile Road	CI / ID	C3	Not Applicable	Not Applicable	No	Yes	Short-Medium	Council

¹ Council Initiative (CI)
Code Amendment (CA)
Landowner Negotiations (LN)
Infrastructure Delivery (ID)

² No - No Constraints
Yes - Constraints Present

³ No - Single Ownership
Yes - Multiple Ownership

No.	Initiative	Initiative Type ¹	Guiding Principle	Current Zone	Proposed Zone	Physical & Cultural Constraints ²	Landowner Constraints ³	Delivery Timeframe	Responsibility
8	Undertake investigations to unlock surplus land for recreational use	CI	C3	Rural	No Change	Yes	Yes	Medium	Council
9	Identify opportunities to improve internal and external connectivity between Master Planned Township precincts and the wider township	CI / ID	C3	Master Planned Township	No Change	Yes	Yes	Short	Council / Landowner
10	Explore opportunities for recreational uses and activities in the vicinity of Glenbarr Estate	CI / LN	C1	Rural	No Change	Yes	No	Short-Medium	Council / Landowner
11	Identify opportunities to enhance pedestrian access across main traffic routes	CI / ID	C1	Not Applicable	Not Applicable	Yes	Yes	Short	Council

¹ Council Initiative (CI)
Landowner Negotiations (LN)
Infrastructure Delivery (ID)

² No - No Constraints
Yes - Constraints Present

³ No - Single Ownership
Yes - Multiple Ownership



5.4. GUIDING PRINCIPLE 4.

ENVIRONMENT & LANDSCAPES

5.4.1. Biodiversity Considerations

The natural environment and landscape character of Strathalbyn are fundamental to the township's identity, liveability and long-term sustainability. The surrounding rural landscapes, waterways, remnant native vegetation and broader natural features contribute to Strathalbyn's unique sense of place, support important ecological values, and influence opportunities for future growth.

As the township is surrounded by the Environment and Food Production Area (EFPA), any future expansion of Strathalbyn must carefully balance the need to maintain an appropriate 15-year rolling supply of land, while ensuring that the loss of agricultural land is minimised and that potential impacts on the surrounding landscape are appropriately managed.

To ensure the ongoing protection, enhancement and sustainable management of Strathalbyn's environmental assets, the following key actions have been identified:

- **Removal of land containing native vegetation from the Deferred Urban Zone (1)**

- » Native vegetation is concentrated across the portion of Deferred Urban Zone located north of Ashbourne Road. While some vegetation removal may be permissible to facilitate development where impacts cannot otherwise be reasonably avoided, the extent of native vegetation in this area limits its overall suitability for residential development. Accordingly, the Deferred Urban Zone should be removed from this area and replaced with zoning that provides a higher level of environmental protection, such as the Conservation Zone. This would be subject to a future Code Amendment process.

- **Review and consider the protection of native vegetation within land north of Forrest Road (2)**

- » Areas of native vegetation are located within Rural-zoned land north of Forrest Road. As part of future investigations to determine opportunities to unlock underutilised land within this locality, consideration should be given to the retention and protection of these vegetation areas through appropriate land use planning mechanisms and/or zoning outcomes.

- **Advocate for a review of native vegetation and biodiversity mapping (3)**

- » LocationSA has a native vegetation dataset that shows mapped areas of native vegetation across the state. The mapping for Strathalbyn is limited and does not accurately reflect the level of native vegetation within the township and surrounding areas. Council should advocate for the Department for Environment and Water (DEW) to undertake a review and update of native vegetation mapping within the township to improve understanding of the location, extent, and significance of these areas and impacts on developability of land.

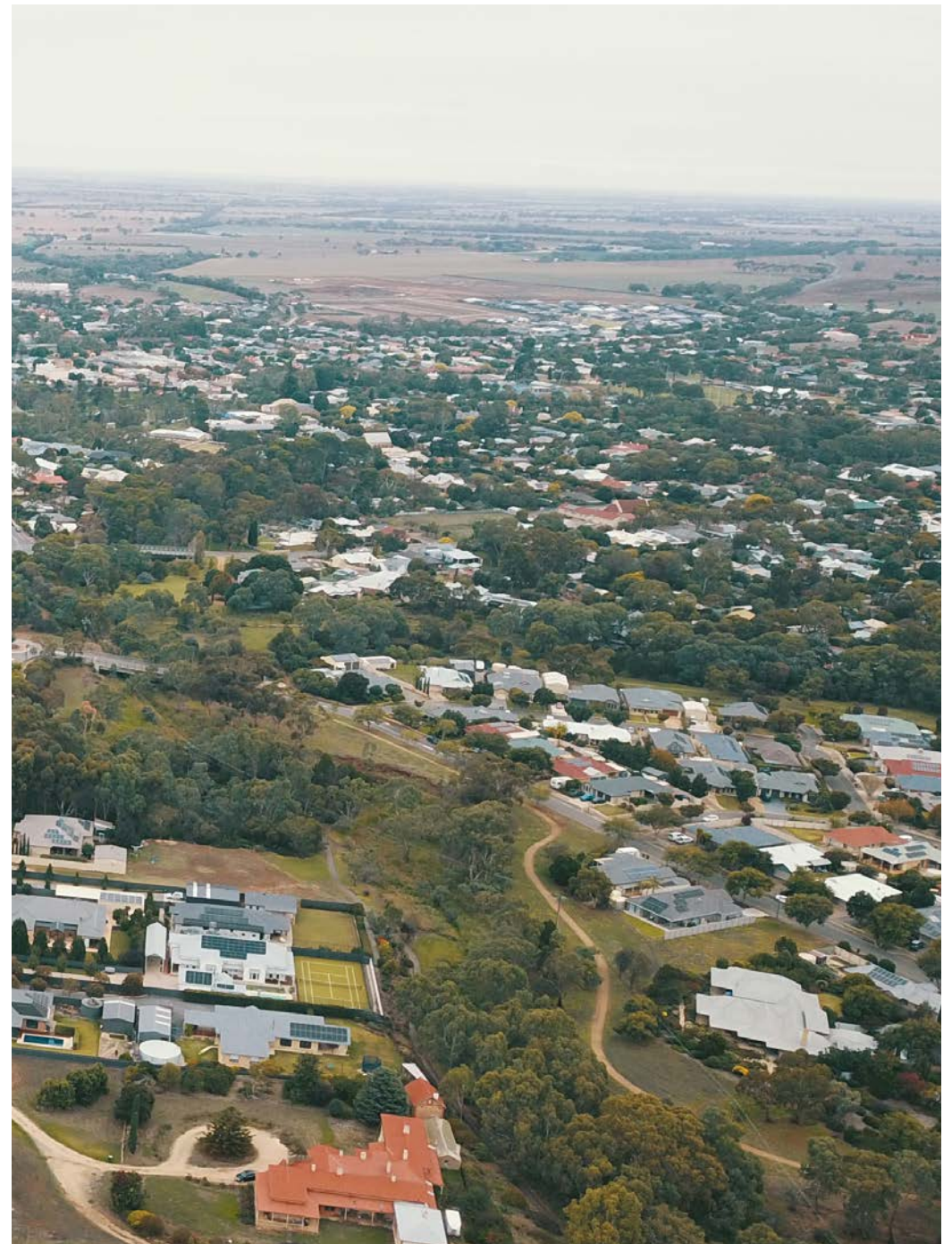
- **Ensure the protection of key scenic view corridors along Strathalbyn's entry roads (4)**

- » Long Valley Road, Alexandrina Road, and Langhorne Creek Road serve as key entry corridors into the township, providing scenic views across the surrounding rural landscape and contribute to Strathalbyn's character, identity, and sense of arrival. Any future development within the vicinity of these roads should be carefully considered to minimise visual impact and protect the integrity of these important view corridors.

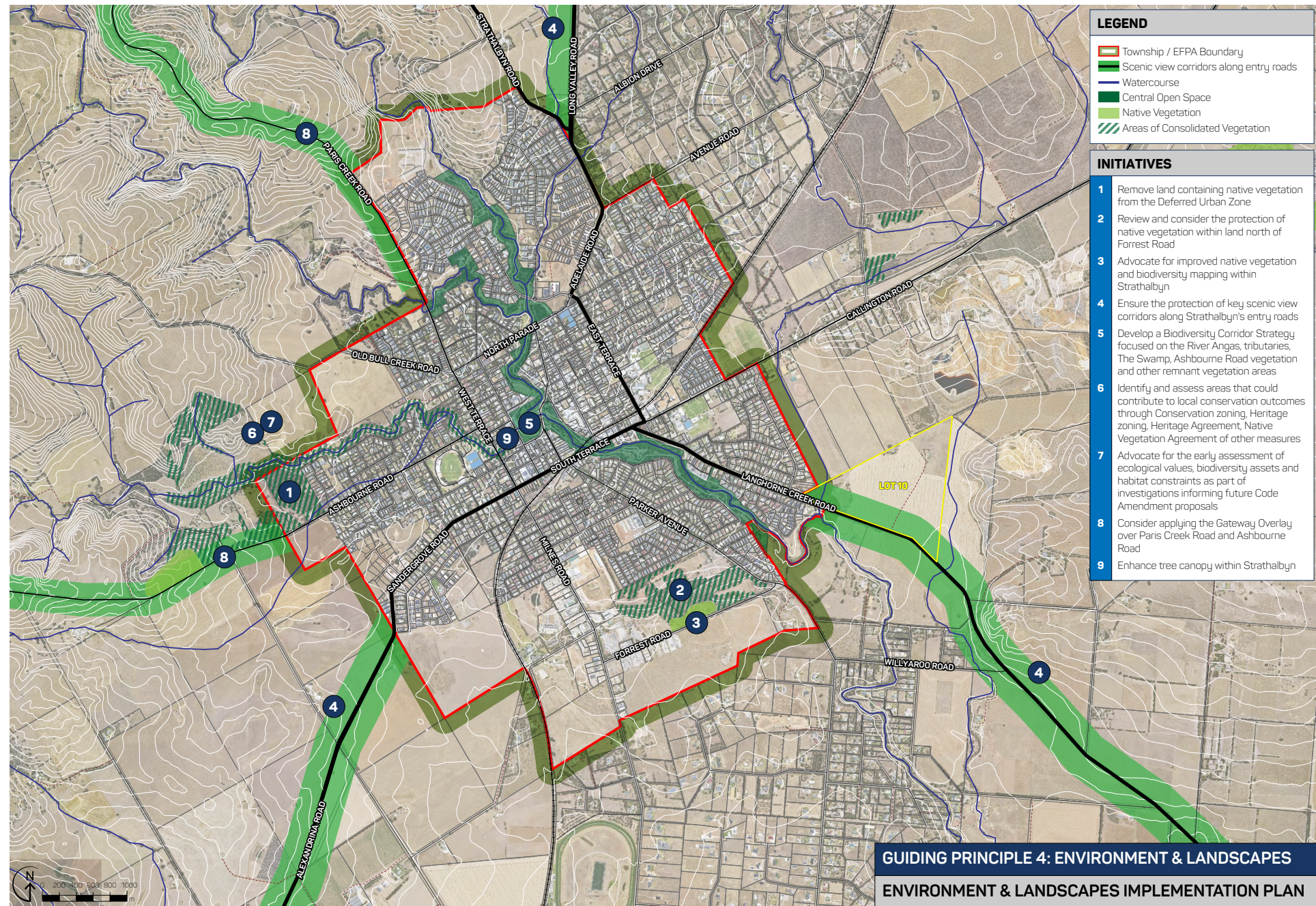
- **Develop a Biodiversity Corridor Strategy focused on the River Angas, tributaries, The Swamp, Ashbourne Road vegetation and other remnant vegetation areas (5)**

- » A Biodiversity Corridor Strategy should be undertaken to identify opportunities to protect and restore ecological assets to strengthen biodiversity outcomes.

- **Identify and assess areas that could contribute to local conservation outcomes through Conservation zoning, Heritage zoning, Heritage Agreement, Native Vegetation Agreement or other measures (6)**
 - » Council should identify and assess areas containing native vegetation, habitat values, or significant landscape features for their potential contribution to long-term conservation outcomes.
- **Advocate for the early assessment of ecological values, biodiversity assets and habitat constraints as part of investigations informing future Code Amendments (7)**
 - » Council should advocate for early ecological assessments as part of future Code Amendment investigations to identify biodiversity values and environmental constraints at the outset. This will help ensure that future development avoids or minimises impacts on areas of ecological significance.
- **Consider implementing the Gateway Overlay over Paris Creek Road and Ashbourne Road (8)**
 - » Council should consider the suitability of applying the Gateway Overlay to Paris Creek Road and Ashbourne Road to help maintain and improve visual amenity and streetscape appeal by ensuring the careful siting of buildings and other activities within a well-landscaped setting.
- **Enhance tree canopy cover within Strathalbyn (9)**
 - » Council should continue to enhance tree canopy cover within Strathalbyn to support township greening, improve biodiversity, strengthen local character, and create cooler, more attractive public spaces.



Environment and Landscapes - Implementation Plan



Environment and Landscapes - Implementation Framework

No.	Initiative	Initiative Type ¹	Guiding Principle	Current Zone	Proposed Zone	Physical & Cultural Constraints ²	Landowner Constraints ³	Delivery Timeframe	Responsibility
1	Remove land containing native vegetation from the Deferred Urban Zone	CI / CA	E1	Deferred Urban	Conservation	Yes	Yes	Short	Council
2	Review and consider the protection of consolidated native vegetation within land north of Forrest Road	CI	E1	Rural	No Change	Yes	Yes	Medium	Council
3	Advocate for improved native vegetation mapping	CI	E1	Not Applicable	Not Applicable	Yes	Yes	Short	Council
4	Ensure the protection of key scenic view corridors along Strathalbyn's entry roads	CI	E1	Not Applicable	Not Applicable	Yes	Yes	Short-Long	Council / Landowner
5	Develop a Biodiversity Corridor Strategy focused on the River Angas, tributaries, The Swamp, Ashbourne Road vegetation and other remnant vegetation areas	CI	E1	Multiple	Not Applicable	Yes	Yes	Short-Medium	Council / Department for Environment and Water

¹ Council Initiative (CI)
Code Amendment (CA)

² No - No Constraints
Yes - Constraints Present

³ No - Single Ownership
Yes - Multiple Ownership

No.	Initiative	Initiative Type ¹	Guiding Principle	Current Zone	Proposed Zone	Physical & Cultural Constraints ²	Landowner Constraints ³	Delivery Timeframe	Responsibility
6	Identify and assess areas that could contribute to local conservation outcomes through Conservation zoning, Heritage zoning, Heritage Agreement, Native Vegetation Agreement or other measures	CI	E1	Multiple	TBD	Yes	Yes	Short-Medium	Council / Landowner
7	Advocate for the early assessment of ecological values, biodiversity assets and habitat constraints as part of investigations informing future Code Amendment proposals	CI	E1	Multiple	Not Applicable	Yes	Yes	Short-Medium	Council
8	Consider applying the Gateway Overlay over Paris Creek Road and Ashbourne Road	CI/CA	E1/E2	Not Applicable	Not Applicable	Yes	Yes	Short-Medium	Council
9	Enhance tree canopy within Strathalbyn	CI	E1/E2	Not Applicable	Not Applicable	Yes	Yes	Short-Medium	Council

¹ Council Initiative (CI)
Code Amendment (CA)

² No - No Constraints
Yes - Constraints Present

³ No - Single Ownership
Yes - Multiple Ownership



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