

SSTP 2026 - 2041

ATTACHMENT 1



Strathalbyn Town Plan 2014-2024 Status of Actions

Summary of Actions

GUIDING PRINCIPLE ONE <i>We acknowledge the significance of Strathalbyn as a meeting place for the Peramangk and Ngarrindjeri Nations whose lands overlap here. We recognise their continuing relationship with this place.</i>		
Action	Comment	Status
1. Work with members of the Peramangk and Ngarrindjeri peoples to explore the most appropriate ways to acknowledge and interpret their culture.	To form part of new Reconciliation Plan	Superseded
2. Build on this exploration to establish a partnership approach to realising a cultural heritage project.	To form part of new Reconciliation Plan	Superseded
GUIDING PRINCIPLE TWO <i>A focus on showcasing the creativity of Strathalbyn's arts community and celebrating our Scottish heritage will contribute to community pride and tourism diversity.</i> (Better placed in a Community Plan as doesn't have a land use implication)		
Action	Comment	Status
1. Identify ways to increase access for visitors to Strathalbyn's Scottish heritage; including web-based platforms, personal interactions and events.	This should be transitioned into the Community Plan as it doesn't have a land use implication.	Superseded
2. Maintain and strengthen the promotion of Strathalbyn's visual arts community by bringing it into the public realm.	Visual art exhibitions are programmed for the Strathalbyn library. Refer to the Alexandrina Arts Culture and Events Program (AACE)	Superseded
3. Include Strathalbyn in the 2016 installation program for the Adelaide Hills International Sculpture Symposium.	Sunshine & Showers sculpture located at Sunter St bridge as part of Hills Sculpture trail project. Refer to the Alexandrina Arts Culture and Events Program (AACE)	Superseded
4. Work collaboratively with schools and neighbouring Councils to program visiting musical and dramatic performances utilising the new Performance Arts Centre at the Eastern Fleurieu School – Strathalbyn Campus.	Preference is for performances to be held in council-owned facilities i.e., Strathalbyn Town Hall and Centenary Hall.	Obsolete
5. Support a program of community events that encourage social gathering and cultural expression.	Refer to the Alexandrina Arts Culture and Events Program (AACE).	Superseded

GUIDING PRINCIPLE THREE

The design of public places including streets, footpaths and gathering spaces will create links that encourage walking, cycling and social interaction. They will use colour, public art and distinctive materials to generate vibrant and enjoyable places for people.

Actions to Increase Access	Comment	Status
1. Create a pedestrian and cycle friendly connective spine linking main streets.	Part of the Strathalbyn Streetscape project.	Completed
2. Explore ways to improve traffic flows between Sunter Street and Dawson Street.	Part of the Strathalbyn Streetscape project.	Completed
3. Ensure feeder/connector roads have footpaths both sides, street trees and street furniture to encourage pedestrian usage and provide amenity.	Council's Infrastructure Guidelines require all new collector roads to have a footpath on both sides or shared use path and minimum 1 street tree per allotment frontage or street trees at a maximum 20m spacing.	Superseded
4. Develop key car park opportunities to encourage greater pedestrian movement throughout the town.	New car park constructed next to the rail tracks on Parker Ave as part of the Strathalbyn Streetscape project	Completed
5. Establish distinctive gateways to the township and improve directional signage.	Carried Over to new SSTP	Carried Over – Refer to SSTP 5.4
6. Promote and enhance pedestrian laneway.	Remains relevant	Carried Over – Refer to SSTP Section 5.3
7. Create continuous cycle/pedestrian link along River Angas.	Remains relevant	Carried Over – Refer to SSTP Section 5.3 Initiative 1
8. Introduce bike lanes and promote connections to wider cycle links e.g. connection to Willyaroo Road and neighbouring towns.	New pathway construction to be consistent with the Pathways Masterplan.	Carried Over - Refer to SSTP Section 5.3 Initiative 7
9. Review existing pedestrian crossing points and causeway and explore additional pedestrian foot bridge connections to better link open space parcels.	Investigation and review required. Would be delivered as a multi-year staged project. Not currently identified in the Long Term Financial Plan.	Carried Over – Refer to SSTP Section 5.3 Initiatives 1, 4, 6 and 11
10. Explore potential to facilitate pedestrian link along Dawson Creek from the Caravan Park to Commercial Road and Angas River.	These are private land parcels therefore not appropriate to create a public pedestrian link through them.	Obsolete
11. Create pedestrian link on western side of Commercial Road footbridge.	New pedestrian bridge installed.	Completed
12. Create pedestrian link over rail line into residential area (consider as part of car park development).	Construction of pedestrian maze required (Parker Avenue). Not currently identified in the Long Term Financial Plan	Carried Over – Refer to SSTP Section 5.3 Initiative 6

13. Reinforce main access route around edge of town and links to connector roads through signage and public art.	There are gazetted routes for heavy vehicles utilising the DIT roads that cannot be changed. Signage project not currently part of the Long Term Financial Plan.	Obsolete
Actions for Enhancing Place	Comment	Status
1. Continue to implement and grow Town Theme opportunities within the public realm (improve footpath condition and provide bins, seating and street trees).	Completed with the Strathalbyn Streetscape project.	Completed
2. Promote public art opportunities as part of main street and open space upgrades.	Watershed public art project x 2 murals Colman Tce & Berry Smith Drive. Kenny Blake memorial sculpture top of High Street	Completed
3. Consider relocation of some car parks within main street precincts to encourage increased street activation and outdoor dining opportunities.	Completed with the Strathalbyn Streetscape project.	Completed
4. Potential for additional public toilets (opposite side of river from existing toilets).	Not consistent with the service levels in the Public Toilet Management Plan.	Obsolete
5. Develop small destination and 'pocket places' along the river providing activation, play, interpretation and amenity e.g. Potential to upgrade the open space (shelters, seating, barbecues) along river's edge adjacent St Andrew Drive.	Will form part of the Recreation Open Space and Sport Strategy (ROSS) to help inform the future for all open space within the region	Superseded
6. Create events space/amphitheatre/play for activation opportunities (concerts, open air cinema, etc).	May be considered as part of future iterations of the Recreation Open Space and Sport Strategy (ROSS) to help inform the future for all open space within the region.	Superseded
7. Promote street activation (markets, fork in the road, etc) and consider main streets' activities program.	Albyn Terrace has event infrastructure installed in the public realm to support road closure and activation of this space. Currently utilised as such for Christmas where the Angas flows and the Adelaide Rally.	Completed
8. Explore the opportunity to utilise rail yard and old carriages as key destination building on heritage character and proximity to Dawson Street.	Not in Council ownership. Requires advocacy with the landowner of the Steam Ranger.	Obsolete
9. Explore a commercial/community partnership to establish a community music centre or similar, e.g. in the former "Bells" building.	This cannot be actioned as the building has since been purchased by a private investor.	Obsolete

GUIDING PRINCIPLE FOUR

The contribution of Strathalbyn's heritage assets to its built form and landscape character will be strengthened through restoration and innovative re-use of iconic buildings and the sympathetic design of contemporary buildings.

Actions to Increase Access	Comment	Status
1. Identify significant heritage buildings that should be retained and develop partnerships for their maintenance, active restoration and re-use where appropriate.	Strathalbyn Heritage Review undertaken to identify any gaps in the Historic Area Overlay and local heritage place listings.	Completed
2. Maintain the policies in the Development Plan that support the historic pattern and form of development.	The Development Plan has now transitioned into the state-wide Planning and Design Code over which council has no authority.	Obsolete
3. Encourage high quality contemporary building design that is sympathetic to its historical context rather than poorly executed reproductions.	Ensure Historic Area Statements provide adequate guidance. The Planning and Design Code includes policy in the heritage-related overlays which seek sensitive design for new development.	Carried Over – Refer to SSTP Section 5.1.1 Initiative 3
4. Reinvigorate and add to existing heritage interpretation in the town using a mix of physical and technological media.	This should be transitioned into the Community Plan as it doesn't have a land use implication. New wayfinding suite and heritage trail was installed as a part of the revitalisation project.	Superseded
		Completed

GUIDING PRINCIPLE FIVE

The natural environment, including our waterways and remnant vegetation will be protected and restored to improve their health and contribution to habitat biodiversity.

Action	Comments	Status
1. Implement Action 1.4.5 in the Alexandrina Council Environmental Action Plan to 'develop and implement a management plan for Council reserves adjacent to the Angas River in Strathalbyn'.	This now sits within the new Environmental Action Plan.	Superseded
2. Extend this program to other Strathalbyn rivers and creeks.	This now sits within the new Environmental Action Plan.	Superseded
3. Contribute to improved natural biodiversity by retaining remnant vegetation, removing woody weeds and other invasive plant and animal species and rehabilitating degraded areas.	Remains relevant.	Carried Over – Refer to Section 5.4 Initiative 5

4. Maintain strong support for community involvement in revegetation, riparian corridor restoration and other environmental management programs.	Commenced and ongoing. This now sits within the new Environmental Action Plan.	Superseded
5. Liaise with the NRM Group to continue to improve upstream land management practices.	Commenced and ongoing. This now sits within the new Environmental Action Plan.	Superseded
6. Establish a benchmark standard for riparian restoration and revegetation programs.	Commenced and ongoing. This now sits within the new Environmental Action Plan.	Superseded
GUIDING PRINCIPLE SIX <i>Residential growth will be managed within the existing township boundaries, so that good quality primary production is retained.</i>		
Action	Comment	Status
1. Recognise that there is currently in excess of a 10 year rolling supply of residentially zoned land in Strathalbyn.	Residential growth has been limited to existing township boundary. New Town Plan to identify future demand/supply	Carried Over – Refer to SSTP Sections 5.1.3 & 10.1
2. In order to maintain this level of supply, undertake investigations on the current Deferred Urban Land resulting in an approved Residential Development Plan Amendment by 2018.	Apart from an area of land to the west of the Strathalbyn township, other Deferred Urban Zones have been rezoned for residential purposes. The remaining area of Deferred Urban Zoned land to be reviewed as part of the SSTP	Carried Over – Refer to SSTP Section 5.1.3 Initiative 1 & Section 5.4.1 Initiative 1
GUIDING PRINCIPLE SEVEN <i>Sufficient land will be provided in well serviced, accessible locations for large scale commercial and industrial land uses. Planning policies will support innovation and entrepreneurship.</i>		
Action	Comment	Status
1. Support the location of larger scale commercial activities and new business enterprises within the Industry and Enterprise Zone.	The existing Strategic Employment Zone has not been developed to full capacity; review existing supply and future demand as an action in future Town Plan.	Carried Over – Refer to SSTP Sections 5.2 & 10.2
GUIDING PRINCIPLE EIGHT <i>Tourism accommodation is provided to meet the needs of all market sectors and so strengthen the overall contribution of tourism to the Strathalbyn economy.</i>		
Action	Comment	Status
1. Support the development of appropriate facilities at the Strathalbyn Caravan Park within its existing footprint.	We are currently developing a Recreation, Open space and Sport strategy that will help guide the maintenance and future needs for infrastructure within these spaces.	Completed

2. Encourage the development of self-catering accommodation of a 3 to 4 star quality in walking distance of the town centre.	Carried Over to SSTP	Carried Over – Refer to SSTP Section 5.2 Initiatives 5, 7 and 8
3. Examine the opportunities to cater for Recreational Vehicles (RV's) with parking, dump points and relevant facilities with an initial focus on land adjacent to the Railway Station and/or the proposed State Equestrian Facilities.	Various locations identified for consideration. Carried Over to SSTP	Carried Over – Refer to SSTP Section 5.2

GUIDING PRINCIPLE NINE

Retail growth will be managed within the existing District Centre Zone boundaries to strengthen business viability and develop an identifiable focus for shops and services.

Action	Comment	Status
1. New shops and services should be located within the existing District Centre Zone.	Neighbourhood Zone now allows for shops & services.	Obsolete
2. Retail expansion associated with supermarkets should be encouraged to achieve a consistent built form edge to Dawson Street with car parking located less visibly.	Difficult to achieve with constraints of the Planning and Design Code	Obsolete
3. Review planning policies for High Street to facilitate appropriate retail and commercial developments on larger sites.	Difficult to achieve with constraints of the Planning and Design Code	Obsolete

GUIDING PRINCIPLE TEN

Physical infrastructure will be designed and delivered in a timely manner to meet the needs of a growing community.

The actions included to support this Guiding Principle do not seem to be relevant to the 'delivery of infrastructure in a timely manner'. The purpose of the Town Plan is to identify future growth opportunities and plan for future infrastructure to support those additional growth areas. Perhaps need to include advocacy type actions for example, seek funding/grant opportunities to assist in delivery of infrastructure'

Action	Comment	Status
1. Undertake a Flooding Study prior to rezoning any of the Deferred Urban land for residential purposes.	This is a procedural element that is built into the Code Amendment process. In addition, the State Government's State-Wide Flood Hazard Code Amendment has identified flood prone areas based on level of risk to public safety and this will inform any future planning for all townships.	Obsolete

2. Establish a partnership approach with land developers to address stormwater management to minimise flood impacts, provide biodiversity habitat and contribute to natural open space areas that can be enjoyed by residents.	Water Sensitive Design policies are incorporated in the Planning and Design Code and advanced as part of any future land division proposal. Also, need to be cognisant of ROSS outcomes. Council's Infrastructure design guidelines encourage the use of high quality basins and stormwater features to manage stormwater flows and quality.	Obsolete
GUIDING PRINCIPLE ELEVEN <i>The traffic environment will be modified, as required, to improve the safety of all road users.</i>		
Action	Comment	Status
1. Council undertake long term planning to investigate alternative options for heavy vehicle through traffic movements that avoid using East and South Terraces.	A2040 ACP 2.4.8 Strathalbyn freight by-pass opportunities Explore strategic transport opportunities for a heavy vehicle freight by-pass in Strathalbyn as part of the township master plan review at 2.4.12 Delivery Years 2026-27 and 2027-28	Carried Over – Refer to SSTP Section 5.2 Initiative 9
2. Investigate opportunities to direct articulated vehicles (i.e., semi-trailers) to use Callington Road, via Woodchester, as an alternative route to East Terrace.	A2040 ACP 2.4.8 Strathalbyn freight by-pass opportunities Explore strategic transport opportunities for a heavy vehicle freight by-pass in Strathalbyn as part of the township master plan review at 2.4.12 Delivery Years 2026-27 and 2027-28	Carried Over – Refer to SSTP Section 5.2 Initiative 9
3. Undertake detailed traffic planning for the core area between the Terraces to identify and develop traffic management interventions that reduce traffic speeds and improve safety and amenity for all users.	Traffic modifications completed with the Strathalbyn Streetscape project.	Completed
4. Provide a more efficient use of available on-street car parking by introducing timed parking in key locations.	Timed parking introduced in angled parks adjacent the Victoria Hotel.	Completed

5. Review the previous proposal to provide long term (all day) parking for employees and for larger tourist vehicles on the Crown land adjacent to the Railway Station. Ensure that the proposal provides safe access and egress for vehicles and pedestrians in a way that minimises impacts on the adjoining residential area.	New carpark constructed next to the rail tracks off Parker Tce with the Strathalbyn Streetscape project.	Completed
6. Continue to develop the north-south cycling path to connect the new developments to the north of the town with Soldier's Memorial Gardens, cognisant of possible impacts on the river environment of path design and location.	Would need to be consistent with the Pathways Masterplan.	Carried Over – Refer to SSTP Section 5.3 Initiative 1
7. Use a combination of traffic management tools and urban design approaches to create a safe and attractive pedestrian environment within the Town Centre. Continue these qualities through the residential areas by better links and upgraded footpaths.	Completed with the Strathalbyn Streetscape project.	Completed
8. Provide clear directional signage at township entrances to reduce confusion and provide better access to and between the precincts in the town centre.	A wayfinding strategy would be required. Not currently identified in A2040 or the LTFP.	Not Started
GUIDING PRINCIPLE TWELVE <i>Open space areas will be developed and maintained to meet the needs of a diverse community providing for nature conservation, reflection, social interaction, play and physical activity.</i>		
Action	Comment	Status
1. Undertake a detailed study of the river corridors that examines the best way to protect and restore significant habitat while increasing access for walking, natural play, reflection and picnics.	Not started or funded by Council. Refer Guiding principle 3, Item 9.	Carried Over – Refer to SSTP Section 5.4 Initiative 5
2. Undertake the investigations required to inform a Development Plan Amendment to rezone the Council owned land on Langhorne Creek Road and the land located between Adelaide Road and Hampden Way for open space purposes.	Part of the Strathalbyn Recreation precinct project.	Completed
		Obsolete (Hampden Way)

GUIDING PRINCIPLE THIRTEEN

Recreation and sports facilities will be provided in partnership with community and non-government organisations in appropriate locations that support access by multiple user groups according to the scale and the facility.

Action	Comment	Status
1. Work with the Strathalbyn Polo and Recreation Grounds Management Committee to support their development of improved facilities and promote these to the wider community.	Assistance provided where possible at the request of the Management Committee. Not relevant to the Town Plan.	Obsolete
2. Encourage and promote the establishment of a State Equestrian Centre in Strathalbyn.	Assistance provided where possible at the request of the Management Committee. Not relevant to the Town Plan.	Obsolete
3. Do not support the provision of motor sport, shooting or other noisy recreation and sporting activities within the Strathalbyn Township.	Change of Use applications are subject to the policies in the Planning & Design Code and assessments must be made against the relevant policies in the Code.	Obsolete
4. Investigate the feasibility of improving the provision of indoor recreation facilities, particularly for basketball.	Part of the Lot 10 Langhorne Creek Rd Strathalbyn Recreation precinct project. Draft concept plans, feasibility and Cost Benefit Analysis complete.	Completed

GUIDING PRINCIPLE FOURTEEN

Community services and facilities will be provided in accessible and appropriate locations to meet the needs of all members of our community, especially the most vulnerable.

Actions for Housing and Support for Older People	Comment	Status
1. The land proposed for a retirement village north of the 'Lodge' should become residential, i.e. the requirements for a retirement village should be deleted from the Development Plan. This will require an amendment to the Strathalbyn North Policy Area 26 to delete a Principle of Development Control (PDC5) and to amend the Concept Plan, Alex/16.	This land has been divided and dwellings constructed.	Completed

2. Review planning policies in the District Centre Zone and surrounding town centre zones to ensure that these could facilitate development of clusters of housing for older people.	The Development Plan has now transitioned into the State-wide Planning and Design Code. The centre-type zones within the Code support dwellings at upper levels to facilitate diversity in housing. Neighbourhood-zoned areas adjacent the centre-type zones also support retirement facilities and supported accommodation. The Co-located Housing Overlay that has been applied across the Established Neighbourhood Zone in Strathalbyn seeks to facilitate ageing in place. The new Significant Retirement Facility and Supported Accommodation Sites Overlay that applies over the Neighbourhood Zone and Master Planned Township Zone provides incentives for large sites to be developed with accommodation to support a communities' ageing residents.	Obsolete
3. Integrate the South Australian 'Age Friendly Guidelines for Residential Development' into policies for these zones and find ways to encourage this form of development.	The Planning and Design Code has since been deployed and replaced the District Centre Zones, and other town centre zones, with the Township Main Street Zone, Township Activity Centre Zone and Local Activity Centre Zone. The State is now the custodians of the Code policy.	Obsolete
Actions for Social Connections and Community Facilities	Comment	Status
1. Support proposals for improved medical centre facilities for the delivery of general practice, specialist and allied health services in appropriate locations.	The centre-type zones support medical facilities and allied health services land uses. Proposals will need to be assessed against the relevant policies of the Planning and Design Code.	Obsolete
2. Support the relocation of the SA Ambulance Service to appropriate premises.	Achieved - moved to Milnes Rd	Completed
3. Undertake a collaborative review of Council-owned community facilities ensuring that management arrangements (including leasing and governance) improve their utilisation to deliver broader community benefits.	Part of an ongoing program. Not relevant to the Town Plan.	Obsolete

4. Liaise with local schools to contribute to cross generational programs and community use of school facilities.	Not relevant to the Town Plan.	Obsolete
Action to Support Disability Directions	Comment	Status
1. Support the development of an 'Accessible and Sustainable Farm and Community Garden' by CLASS Inc on a suitable, accessible site within or adjacent to Strathalbyn.	The SSTOP can identify locations where this type of use may be supported by the Code.	Carried Over - Refer to Section 5.2
GUIDING PRINCIPLE FIFTEEN <i>The Strathalbyn community will participate as active partners in the implementation of this Town Plan.</i>		
Action	Comment	Status
1. Identify, establish and resource an effective community representative body that can co-operate with Council and other spheres of Government to oversee the implementation of the Strathalbyn Town Plan and to facilitate local projects and programs.	This has no land use impact and therefore beyond the scope of the SSTOP. This is now largely the remit of the Village Conversations.	Obsolete