

South Australia Planning, Development and Infrastructure ACT 2016

Representation on Application

First name:

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Consultation Document Submissions

Part 2 - Zones and Sub Zones > Employment Zone > Assessment Provisions (AP)

- Support
- Oppose
- Amend

Your Feedback

I make this submission on the basis that I am a property owner of a significant portion of land in the existing Commercial Zone within the Barossa Council area (Nuriootpa Township). Whilst I support the policy conversion to the Employment Zone in general terms - there appear to be a number of changes which contradict the existing land uses established within the zone, and some DTS / DFP statements which will limit the commercial viability and employment opportunities as otherwise intended for the zone.

I submit the following:

Bulky Goods

DO1, DO2 and PO1.1 as proposed summarise the existing land uses contained within the proposed Employment Zone.

It is noted that the reference to Bulky Goods has been removed, since the last consultation period, and in the transition from the Suburban Employment Zone.

Bulky good outlets already existing within this Commercial Zone at this location (specifically Defined Interiors (Curtains and fabric - office and showroom), Coates Hire (equipment hire), Barossa Garages Group (home and garage display goods offices and workshop), O'Brian Electrical (appliances and electrical), Barossa Hire (Party Supplies), Barossa 4x4 (camping equipment), The Farm Barn (Pet Supplies)).

PO 1.2 refers to a *shop, other than bulky good outlet...* - yet DTS / DFP1.2 makes provision for a bulky good outlet.

With all good intentions – it appears as though the intent is for Bulky Goods to be included – as shops and bulky goods are the primary land use within the existing zone. We submit that PO1.2 be amended to remove the exclusion to Bulky Goods outlets and that Bulky Goods are added back into the DTS/DPF 1.1. Whilst it is acknowledged that the definition of ‘shop’ includes Bulky Goods, there appears to be some inconsistency in the provisions which may leave opportunity for differences in interpretation. 69

It is understood the Codes intention is to transition existing zones across, rather than to alter the intent of existing zones – however it would appear the removal of Bulky Goods would in fact do this.

Additionally - DTS/DPF 4.1 makes provision for allotments of 1250m². A bulky goods outlet would certainly be suited to an allotment of this size whilst achieving all other DTS / DPF criteria.

Shops

A significant number of shops exist within the existing Commercial Zone and also on the opposite side of Tanunda Road in the proposed Strategic Employment Zone.

In the previous round of consultation it is noted that the Code referred to a GLA of 500m² for shops and bulky goods outlets in the Suburban Employment Zone, this has now been reduced to 100m². Given the existing nature of the uses within the locality, this reduction in GLA will in fact suggest that existing uses are not permitted. Whilst it is acknowledged that no retrospective approvals are required, it seems appropriate for the new Employments Zone provisions to (at the very least) reflect what is existing, and to allow for future growth of like for like land uses within this established zone. It is suggested that the GLA provisions for shops should revert to 500m² to ensure DO 2 can be achieved and distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces and upon entering the Nuriootpa Township. A varying degree of premises with a floor area of this size will facilitate a range of local commercial and business activities which provide for additional employment within the region.

Additionally - DTS/DPF 4.1 makes provision for allotments of 1250m², allotments of this size exist within the zone and are able to accommodate the development of a diverse range of shops whilst including carparking and landscaping. Retaining a GLA of 500m² for shops would allow for a diversity of land uses which fall under the definition of a shop whilst also providing for smaller ancillary shops associated with diverse range of low-impact light industrial, commercial and business activities.

Many shops of a small nature currently existing within the township zone and these should not be undermined. It appears the intention of the Employment Zone and the adjacent Strategic Employment Zone – is to facilitate a larger variety of uses without compromising adjacent zones. It is therefore suggested the GLA again revert back to the original GLA proposed in the Suburban Employment Zone of 500m², to provide for additional amenity and diversity of land uses outside the existing township.
