

From: Slavka - Koch's Foodland [REDACTED]
Sent: Thursday, 28 November 2019 3:36 PM
To: DPTI:Planning Engagement
Cc: Henderson, Cameron (DPTI)
Subject: Rural Planning

Dear Michael

RE Rural Planning

I am writing with real concern regarding the Rural Planning inconsistencies between regional towns. Strong consideration needs to be given to having Consistency in all Rural and Regional Towns defined as "Township Activity Centres" and "Township Mainstreet Zones" and NOT Suburban Level zoning.

A lot of damage was done to Renmark as a town when Council changed the Town Zoning and allowed for the Renmark Square development to be built and split the town. As a result there is still approx. 30 plus empty shops in the Town Centre. There is an urgency to ensure that an approach is adopted to avoid unintended consequences of another shopping centre development being facilitated remote from the main street.

We need to reduce the level of retailing or "shop" development in the various 'employment' and neighbourhood zones to a restricted trigger of 500m² not 1000m² which will still allow for several shop and or small cafes to service employment or neighbourhood precincts e.g.- given the current industry zone non complying triggers 500m² – 1000m²

Consideration should be given adopting a placeholder approach for activity centre zones where they are not located in the main street or the heart of the township to avoid unintended consequences of full line supermarkets and shopping centres being constructed away from our town centre, as is the case with Renmark.

As part of the Regional Plans there should be a full review of all Suburban and Townships Activity Centre Zones that are remote from the main street or core business areas of the townships with a view to determining if an alternate zone e.g. General Neighbourhood, Employment etc is more appropriate.

We seriously need to work towards a plan and strategy for Councils to invest in Main Street Programs, revitalization and Urban design initiatives in Renmark. There is a plan currently underway, but more Funding Urgency from State and Federal funding buckets will help improve the public realm, streetscapes and the overall presentation of the main streets and townships, which will and should encourage private investment.

We welcome the opportunity to be involved within the Stat's Planning reforms and look forward in continuing to assist the planning Commission and Minister with regards to implementing a Planning System that is robust, flexible and more importantly fair for all stakeholders.

Regards

Grenfell and Slavka Koch

Owners

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