

## DIT:Planning Reform Submissions

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**From:** [REDACTED]  
**Sent:** Friday, 18 December 2020 12:34 PM  
**To:** DIT:Planning Reform Submissions  
**Cc:** Gmail  
**Subject:** Planning and Design Code - retail impacts in country towns

**Categories:** Kate

Dear Sir/Madam

I am concerned that the proposed changes will not provide for public notification of new retail/shops, consulting rooms and offices in residential areas and zones (master-planned, hills, neighbourhood etc) in country towns like Strathalbyn. I am also concerned that the proposed wording does not control the cumulative impacts of each of these developments over time where numerous applications are made on contiguous or nearby allotments to get around prescribed minimum floor areas. Ongoing and subsequent developments proposals, of the land uses mentioned, have the ability to challenge an already established retail hierarchy (ie main streets and town centres) in country towns as well as introduce negative amenity impacts (hours of operation, noise, light spill, hotter areas through increasing carparking etc) on residential land holders.

Existing town centres are harmed by segregation of foot traffic and loss of critical mass leading to even more building vacancies, inhibiting re-generation of older buildings and moving general day to day shopping activity to non-centralised areas over time.

I am of the opinion that towns, which are not regional towns/cities, should attract public notification rights for new retail/shopping, offices and consulting rooms in residential areas/zones, as applies under the current planning system. I also believe planning policy should acknowledge and control the cumulative expansion of shops, consulting rooms and offices in residential areas. It is particularly important on main roads, at the entrances of country towns, to apply better controls to limit shops, consulting rooms and offices, for the purpose of maintaining attractive town entrances and to acknowledge the damage that can occur to existing main streets and town centres in country towns where a commuting population exists. In terms of walkability, a strong and central town area where most day to day activities occur is more beneficial than creating a planning platform to skew activities onto the fringes of country towns over time. It also enables commercial operators to benefit from one another ie coffee and lunch premises benefit from employees of nearby supermarkets.

With online trends, and the weakening of planning policy on rural land to enable restaurants and tourism developments over the last two decades, it is difficult for country towns to fill vacant town centre premises and this trend is likely to continue. Whilst towns are currently experiencing increased tourist numbers, these numbers are likely to be re-set once the global population is vaccinated and travel overseas starts again. Main street beautification and social media/marketing can assist with tourist numbers but it will not match or overcome the damage done by too many activity or shopping areas in a country town.

I ask that the South Australia Planning System better supports town centres and main streets in country towns by controlling development in residential areas until a town is of a certain population size. I also ask that the current public notification of retail/shops, consulting rooms, petrol stations and offices in residential-type zones and areas be retained.

Regards

Belinda Croser