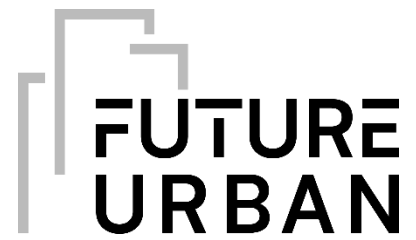


APPENDIX 11. INVESTIGATIONS – LAND SUPPLY



LAND SUPPLY REPORT

VADOULIS GARDEN CENTRE CODE AMENDMENT

550 – 554 MAIN NORTH ROAD, EVANSTON PARK

Prepared for:
550 Main North Road Pty Ltd

Date:
22.03.2022

© Future Urban Pty Ltd, 2022

Proprietary Information Statement

The information contained in this document produced by Future Urban Pty Ltd is solely for the use of the Client identified on the cover sheet for the purpose for which it has been prepared and Future Urban Pty Ltd undertakes no duty to or accepts any responsibility to any third party who may rely upon this document.

All rights reserved. No section or element of this document may be removed from this document, reproduced, electronically stored or transmitted in any form without the written permission of Future Urban Pty Ltd.

Document Control

Revision	Description	Author	Date
V1	Draft	KGH	17.03.2022
V2	Review	MO	18.03.2022
V3	Final	KGH	22.03.2022

CONTENTS

EXECUTIVE SUMMARY	1
1. INTRODUCTION	2
2. GEOGRAPHIC CONTEXT	3
3. STRATEGIC POLICY CONTEXT	4
3.1 State Planning Policies	4
3.2 30 Year Plan for Greater Adelaide	4
3.3 Gawler Community Plan 2030+.....	5
3.4 Summary	5
4. DEMAND INDICATORS	5
4.1 Data Selection for Demand Indicators	5
4.2 Population Growth and Projections	6
4.3 Demographic Trends.....	6
4.4 Development Approvals.....	7
4.5 Employment Trends	8
4.6 Demand Indicators Summary	10
5. SUPPLY.....	11
5.1 Contribution of Affected Area.....	11
5.2 Residential Land Supply	11
5.2.1 Existing Supply	11
5.2.2 Planned Supply	13
5.2.3 Summary	13
5.3 Employment Land Supply	14
5.3.1 Existing Supply	14
5.3.2 Planned Supply	14
6. KEY FINDINGS	16

APPENDICES

- APPENDIX 1. RESIDENTIAL LAND SUPPLY
- APPENDIX 2. EMPLOYMENT LAND SUPPLY

EXECUTIVE SUMMARY

550 Main North Road Pty Ltd (the Proponent) is proposing to initiate an amendment to the Planning and Design Code (the Code Amendment) as it relates to land located at 550-554 Main North Road, Evanston Park (the Affected Area), shown in Figure 1.1 below. The Code Amendment will propose to rezone the land from the General Neighbourhood Zone to the Employment Zone.

This report considers the impact of rezoning the Affected Area on residential and employment land supply within the Town of Gawler, having regard to the strategic policy setting, key demand indicators and the existing supply within the Town of Gawler.

Key strategic documents recognise the need for adequate land supply for both residential and employment purposes and to be considered adequate, land supply should account for growth over the longer term (at least 15 years).

In relation to existing supply within the Town of Gawler, there are:

- 1,933 residential allotments approved;
- A further 63 residential allotments proposed;
- The capacity to accommodate approximately 2,071 residential allotments on the remaining a vacant residential land; and
- 15 remaining vacant allotments with an accumulative area of 5.47 hectares within the Employment Zones.

To date, population growth has occurred at an average rate of 412 to 421 people per year since 2006 and population projections prepared by the Department of Planning Transport and Infrastructure (DPTI) predict that this could increase to 695 people per year through to 2036. Based on an average household size of 2.4 persons per dwelling demand is expected to be between 195 and 290 dwellings per annum. This represents 14 to 20 years of residential land supply.

The Affected Area has a potential residential yield of 60 to 70 allotments, which will have marginal impact on residential land supply, representing less than 2% of existing supply.

In relation to employment land, rates of consumption for the Outer North region of Greater Adelaide are estimated at 1 hectare of employment land per 6.95 additional people. If population growth occurs at a rate of 421 to 695 people per year, the available employment land is likely to be consumed at a rate of 0.61 to 1 hectare per year and supply may be exhausted within 5.5 to 9.0 years. There is no planned supply following this and demand will need to be accommodated in adjacent Council areas, noting that there is significant supply of employment land within the Outer North region.

In the light of the findings above, rezoning the Affected Area from the General Neighbourhood Zone to the Employment Zone will have a negligible impact on residential supply within the Town of Gawler. However, rezoning the Affected Area will:

- increase existing employment land supply within the Town of Gawler by 73%;
- enable the Town of Gawler to compete with other locations in the Outer North in the accommodation of employment lands which will support the attraction and retention of working age population;
- secure supply, based on projected demand, for the next 9.5 to 15.5 years; and
- ensure the retention of land currently used for employment purposes.

Accordingly, the rezoning of the Affected Area from the General Neighbourhood Zone to the Employment Zone will not have a detrimental impact on residential land supply and will ensure that land currently used for employment purposes will continue to be used for this purpose.

1. INTRODUCTION

550 Main North Road Pty Ltd (the Proponent) is proposing to initiate an amendment to the Planning and Design Code (the Code Amendment) as it relates to land located at 550-554 Main North Road, Evanston Park (the Affected Area), shown in Figure 1.1 below. The Code Amendment will propose to rezone the land from the General Neighbourhood Zone to the Employment Zone.

Figure 1.1 *The Affected Area*



Future Urban Pty Ltd have been engaged by the Proponent to prepare a Land Supply Report which considers the impact of rezoning the land on residential and employment land supply within the Town of Gawler.

Accordingly, this report:

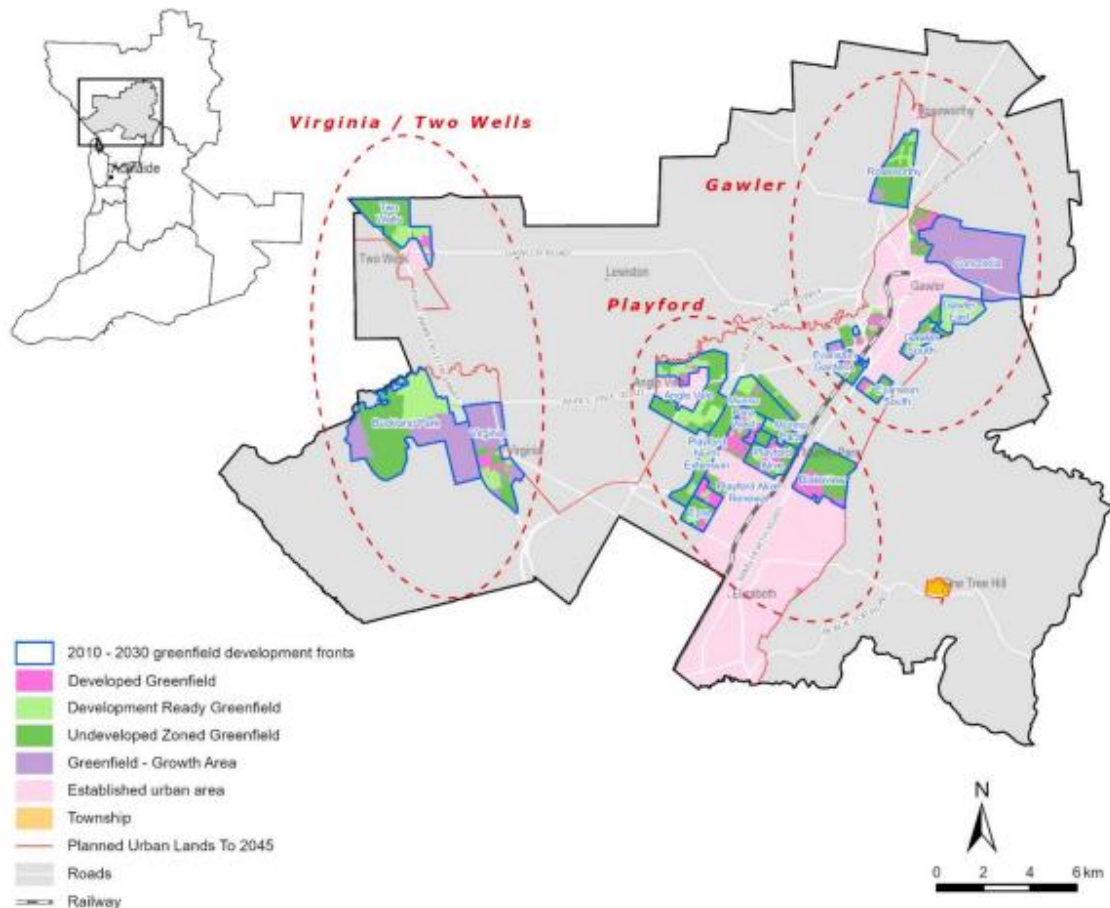
- outlines the geographic and strategic policy context for residential and employment land supply within South Australia and the Town of Gawler;
- undertakes a review of key demand indicators and trends in relation to housing and employment within the Town of Gawler; and
- identifies the existing and planned residential and employment land supply within the Town of Gawler.

Based on the findings of the above, the impact of the rezoning the Affected Area on residential and employment land supply within the Town of Gawler has been evaluated.

2. GEOGRAPHIC CONTEXT

The Affected Area is situated within the Town of Gawler, approximately 50 kilometres north of the Adelaide Central Business District and sits within the 'Outer North' region of Greater Adelaide.

Figure 2.1 *Outer North Region (Greenfield Land Supply Report¹)*



In relation to land supply, the Outer North region features:

- The largest stock of greenfield land for residential purposes, when compared to all other regions;
- The lowest amount of general infill development over the last ten years when compared to other regions, correlating with the lowest average rate of demolitions;
- 151 hectares of zoned and vacant employment land remained, accounting for just under 8% of total vacant employment land supply within Greater Adelaide; and
- More than 1,732 hectares of identified future employment land (unzoned), accounting for 95% of all identified future employment land across Greater Adelaide. The majority of this land is located within the Greater Edinburgh Parks (GEP) precinct and required significant investment, investigations and rezoning prior to being market ready. The GEP precinct is located approximately 6 kilometres from the Town of Gawler and hence is not overly convenient to the resident workforce of Gawler.

¹ Available here:

https://plan.sa.gov.au/data/assets/pdf_file/0005/830984/Land_Supply_Report_for_Greater_Adelaide_-_Greenfield.pdf

Locally, the Affected Area is approximately 1.5 kilometres from Gawler's District Centre.

The Town of Gawler is 41.1 square kilometres in size and had an estimated resident population of 24,718 people at 30 June 2020². Due to its position near the northern urban growth boundary for Greater Adelaide, Gawler acts as a regional hub for the northern areas. More specifically, the Town of Gawler's Economic Development Strategy 2020-2025 estimates that centre services a regional catchment of 110,000 people, noting that the nearest centres to the north are Nuriootpa (30 kilometres north-east) and Kapunda (34 kilometres north).

3. STRATEGIC POLICY CONTEXT

3.1 State Planning Policies

The State Planning Policies (SPPs) set out the State's overarching goals and requirements for the planning system.

SPP 1 'Integrated Planning' is most relevant when considering land supply. The overarching objective and most relevant policies are provided in Table 3.1 below.

Table 3.1 *State Planning Policy 1 Integrated Planning Objective and Relevant Policies.*

Objective	To apply the principles of integrated planning to shape cities and regions in a way that enhances our livability, economic prosperity and sustainable future.	
SPP 1 Policies	1.1	An adequate supply of land (well serviced by infrastructure) is available that can accommodate housing and employment growth over the relevant forecast period.
	1.4	Plan growth in areas of the state that is connected to and integrated with, existing and proposed public transport routes, infrastructure, services and employment lands.

It is evident from the above that land supply for both housing and employment needs to account for growth and that growth areas should be well serviced.

3.2 30 Year Plan for Greater Adelaide

The 30 Year Plan for Greater Adelaide (2017 Update) is the Regional Plan which puts the SPPs into practice and guides the growth and progress of Greater Adelaide. This Plan is likely to be replaced in 2023.

In relation to housing and employment land supply, Policy 46 anticipates that '*an adequate land supply is available to accommodate housing and employment growth over the longer term (at least a 15 year supply)*' is planned for.

To do so, the Plan has identified areas for growth until 2045. The Affected Area is already identified as 'urban land' and as a result, is not identified as new land to accommodate for growth. More detail on the planned supply for the Town of Gawler is provided in section 5 of this report.

² Estimated resident population information released by the Australian Bureau of Statistics here: https://www.abs.gov.au/statistics/people/population/regional-population/2019-20/32180DS0002_2019-20.xls

3.3 Gawler Community Plan 2030+

The Gawler Community Plan 2030+ guides the future allocation of resources for the type and standard of infrastructure and service provided to the community by Council.

In relation to population and growth, the Plan recognises that the population projections released by the Department of Planning, Transport and Infrastructure (DPTI) in 2019 predicted that Gawler will grow by a further 14,212 residents between 2019 and 2036. In addition, the Plan acknowledges that the surrounding areas rely on the Town of Gawler. More specifically, more than 4,000 residents currently live adjacent Council's immediate boundaries which will significantly increase when the development of Concordia eventuates.

In relation to employment, the Plan acknowledges the regional context of the Town of Gawler which acts as a regional hub for the surrounding areas, as mentioned in section 2 above. In addition, the Plan highlights that a significant percentage of Gawler citizens work outside of the Council area and that many people working in Gawler, reside elsewhere.

Having regard to the above, the Plan sets out a series of goals. The goal most relevant to land supply is Goal 2.1.1 which states:

Aim for an adequate supply of well-located and affordable industrial, commercial and residential land.

The Plan does not refer to land supply in the context of the limited opportunities for the growth of Gawler, noting the small geographic size of Gawler. However, it does refer to:

- Realigning Council boundaries to acquire adjacent growth areas such as Concordia; and
- Undertaking ongoing investigations to support a potential Planning and Design Code Amendment for the remaining areas within the Rural Zone in the Council area.

3.4 Summary

It is evident that the above strategic documents recognise the need for adequate land supply for both residential and employment purposes. The 30 Year Plan for Greater Adelaide is the only document providing guidance regarding the 'adequacy' of land supply and indicates that land supply should account for growth over the longer term (at least 15 years).

Accordingly, the impact of the Code Amendment on land supply should be considered in this context.

4. DEMAND INDICATORS

4.1 Data Selection for Demand Indicators

A number of factors can influence and indicate demand for residential and employment lands. These include:

- Population growth and projections;
- Demographic trends, such as age and household occupancy;
- Historical dwelling and allotment approvals; and
- Employment trends.

Each of these indicators are considered below.

4.2 Population Growth and Projections

Between 2006 and 2016, the Town of Gawler experienced a population growth of 4,123 people or an average of 412 people per year; a growth rate of 2.18% per annum.

At 30 June 2020, the estimated resident population was 24,718 people, suggesting that the population has increased by a further 1,684 people in 4 years. This would continue the growth at 421 people per year at a rate of 1.82% per annum.

In December 2019 the DPTI predicted that this growth rate would increase and projected that Gawler would grow by 13,894 people between 2016 and 2036 (an increase from 23,352 to 37,246 people)³. This represents:

- an overall population increase of 59.5% which is the largest proportional increase projected for a Local Government Area (LGA) in South Australia; and
- an annual growth rate of 695 people or 2.97% per annum.

It is worth noting that these projections were undertaken prior to COVID-19 and the full effects of the pandemic on population projections are unknown. However, market preferences for larger allotments and greater flexibility for remote working and learning have anecdotally encouraged growth within outer regions of Greater Adelaide, such as Gawler.

The 2021 Australian Bureau of Statistics Census results will not be available until June 2022 and unfortunately, were not available at the time of preparing this report to verify if this projected growth is being experienced.

4.3 Demographic Trends

The median age of residents within the Town of Gawler has gradually increased between 2006 and 2016 from 39 to 41, which suggests that the rate of aging in the Town of Gawler is greater than within Greater Adelaide which increased from 38 to 39 years of age over the same period.

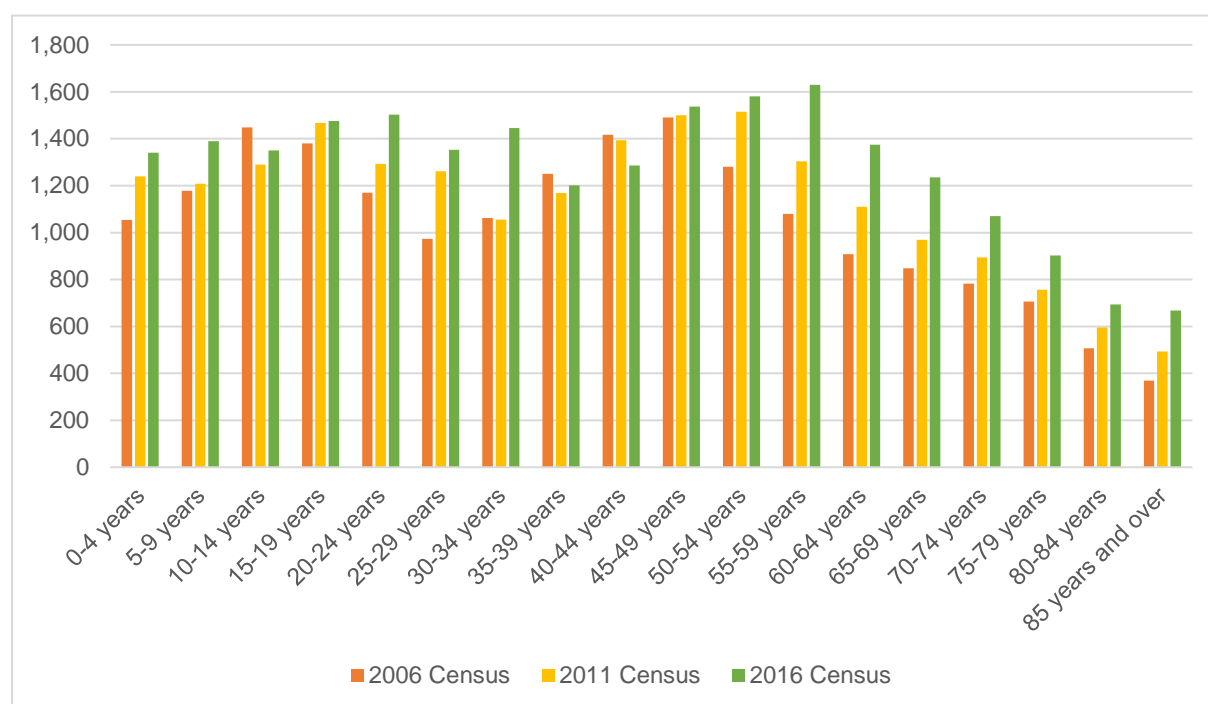
People aged between 55 and 59 years of age represent the largest age group within the Town of Gawler and experienced the most growth between 2006 and 2016. All age groups over 45 experienced growth within this period, as shown in Figure 4.1 below.

It is worth noting that there was only an increase of 287 children aged between 0 and 4 years between 2006 and 2016, accounting for only 7.0% of the population growth experienced over this period. Accordingly, the population growth experienced during this period was largely due to migration to the area, rather than through natural increase. This is consistent for Greater Adelaide, noting that only 7.5% of population growth between 2006 and 2016 was as a result of natural increase.

Notwithstanding the increase in age, the average number of people per household has remained at 2.4 people per household between 2006 and 2016.

³ A copy of the population projections are available here:
https://plan.sa.gov.au/_data/assets/pdf_file/0010/822727/Local_Area_SA2_and_LGA_Population_Projections_for_South_Australia,_2016_to_2036.pdf

Figure 4.1 Age Groups within the Town of Gawler between 2006 and 2016.



The ageing of the population (45 plus age cohort) is an important strategic consideration for the Town of Gawler. Provision of adequate employment opportunities is a key driver of attraction working age population, which has well recognised flow on benefits to the local economy.

4.4 Development Approvals

The land supply pipeline indicators prepared by the Department of Transport and Infrastructure⁴ confirm the number of proposed allotments, deposited allotments and completed allotments between 2007 and 2020 and are provided in Figure 4.2 below.

There are three evident peaks in the number of allotments proposed in 2011, 2019 and 2020. Each of these peaks follows the rezoning of land for residential purposes, including:

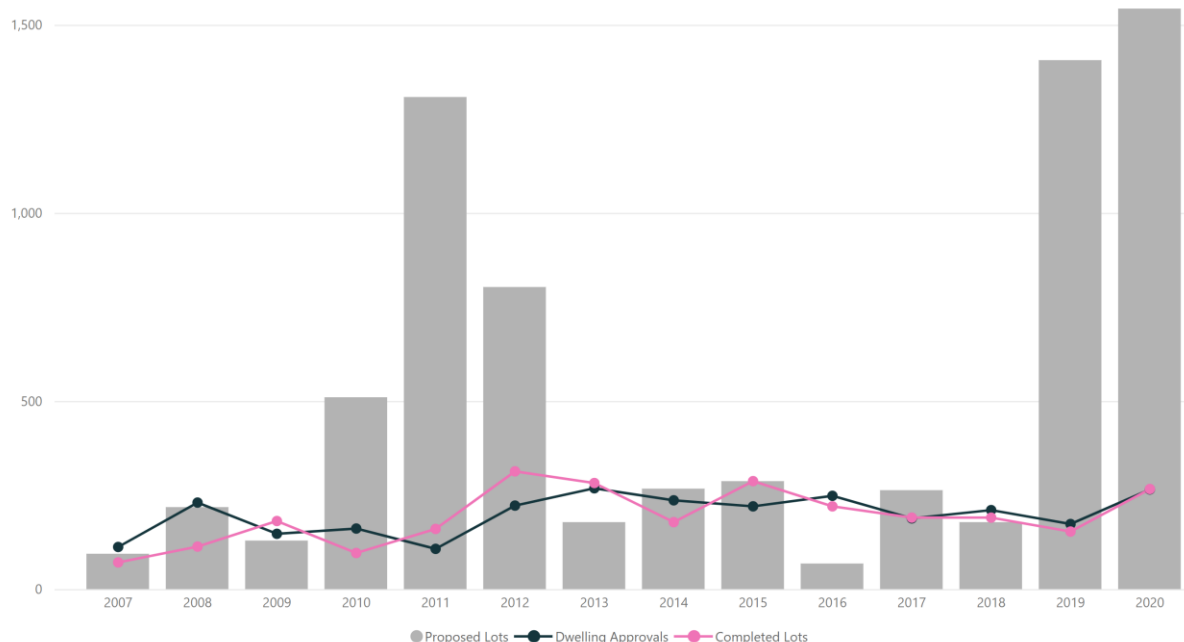
- Gawler East DPA (Ministerial) consolidated on 26 August 2010;
- Evanston Gardens DPA consolidated on 20 February 2018; and
- Gawler East Structure Plan DPA consolidated on 11 July 2019.

It is also clear that the number of dwelling approvals closely aligns with the number of deposited allotments released to the market. This suggests that supply is being consumed as soon as it is being created and it is possible that supply is constraining population growth. This is considered further in section 4.6 below.

⁴ Available here:

https://plan.sa.gov.au/state_snapshot/land_supply/Residential_land_development_monitor

Figure 4.2 Land Supply Pipeline Indicators for Town of Gawler

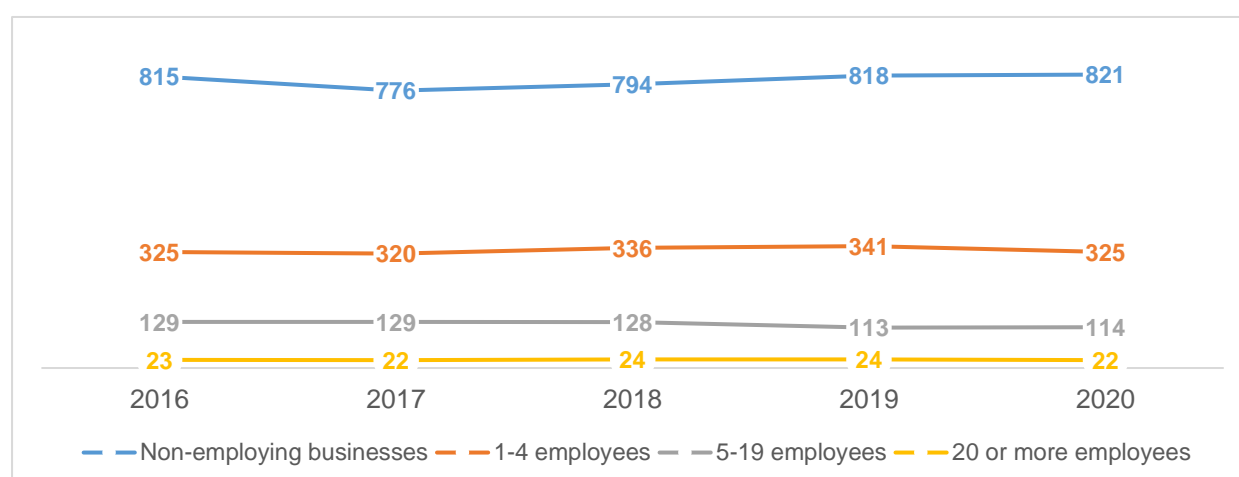


4.5 Employment Trends

The total number of businesses within the Town of Gawler was 1,282 business at 30 June 2020⁵, with no overall growth since 2016.

Small business comprises the majority of businesses within Gawler, noting that 64% of businesses do not have additional employees, as shown in Figure 4.3 below, and this has not changed between 2016 and 2020.

Figure 4.3 Number of businesses by size (employees) (as at 30 June 2020)



In relation to the type of businesses, the Town of Gawler's largest industries are construction (24.9%), professional, scientific and technical services (9.6%), rental, hiring and real estate services (9.3%) and health care and social assistance (7.9%).

⁵ Australian Bureau of Statistics: <https://dbr.abs.gov.au/region.html?lyr=lga&rgn=42030>

As shown in Table 4.1 below, administrative and support services have experienced the most growth between 2016 and 2020 (68%), whilst the number of businesses in retail trade, electricity, gas water and waste services and arts and recreation services have all declined by 20% over the same period. Most other industries have remained relatively consistent over this period.

The provision of additional employment lands, through an Employment Zone or similar, would provide opportunities to accommodate a number of industries, including retail trade, transport, postal and warehousing, and wholesale trade.

Table 4.1 *Number of businesses by Industry (at 30 June 2020)*

Description	2016	2017	2018	2019	2020	Percentage Change
Construction (no.)	306	291	307	319	319	4%
Professional, scientific and technical services (no.)	118	104	103	116	123	4%
Rental, hiring and real estate services (no.)	135	137	132	134	119	-12%
Other services (no.)	95	99	108	109	102	7%
Health care and social assistance (no.)	92	88	94	97	101	10%
Financial and insurance services (no.)	86	83	86	92	84	-2%
Retail trade (no.)	94	88	80	85	75	-20%
Agriculture, forestry and fishing (no.)	70	73	73	67	70	0%
Transport, postal and warehousing (no.)	63	61	68	65	65	3%
Accommodation and food services (no.)	56	57	59	53	57	2%
Manufacturing (no.)	44	49	56	52	48	9%
Administrative and support services (no.)	28	25	34	44	47	68%
Wholesale trade (no.)	28	26	24	27	27	-4%
Arts and recreation services (no.)	25	23	21	18	20	-20%
Education and training (no.)	22	16	13	15	18	-18%
Information media and telecommunications (no.)	5	5	4	4	5	0%
Electricity, gas water and waste services (no.)	5	4	4	5	4	-20%
Mining (no.)	----	----	----	3	3	
Public administration and safety (no.)	----	----	3	3	3	
Currently unknown (no.)	5	5	6	3	----	
Number of businesses by industry - total	1 282	1 254	1 279	1 301	1 282	

State-wide, the Land Supply Report for Greater Adelaide – Background and Context Report highlighted that manufacturing ‘has declined substantially in recent decades, due to increased global competition and local economic reform’⁶. In addition, increased consumption and global trade (prior to the pandemic) has ‘led to an increase in the amount of land dedicated to the storage and distribution of goods, particularly in employment lands with good access to strategic freight routes and trade gateways’⁵.

Data on the consumption of land for employment purposes for the Town of Gawler is not readily available. However, a review of existing supply is provided in section 5.4.

By way of comparison, over the whole of the Outer North employment land consumption is occurring at a rate of 3.3 hectares per annum⁷ between 2008 and 2018. During a similar period (2010 to 2019), the population for the Outer North grew by 2,294 people per annum. This suggests that approximately 1 hectare of employment land is consumed per 695 additional people, across the whole region. If applying a similar rate of consumption to the Town of Gawler, and the anticipated growth of 695 people per annum occurs⁸, this suggests there could be demand for 1 hectare of land per year within the Town of Gawler. This is subject to land being available of a nature and location which is attractive to the market, with key criteria typically being access and exposure to main arterial roads.

4.6 Demand Indicators Summary

In relation to residential land demand, it appears that demand for residential land within the Town of Gawler is increasing and is predicted to increase further to accommodate population growth.

Table 4.2 below compares historic population growth, projected growth and the number of dwellings approved over a corresponding period. This indicates that prior to 2016 the average number of dwellings being approved typically exceeded demand and despite the rate of dwelling approvals matching the rate of supply of allotments to the market, supply may not have been constraining demand.

Table 4.2 Comparison of Population Growth, Household Occupancy and Dwelling Approvals

Period	Average Population Growth per Year (number of people)	Average Number of People per Dwelling	Approximate Number of Dwellings Needed to Accommodate Growth per Year	Average Number of Dwellings Approved
2006 - 2016	412	2.4	172	195 dwellings approved per year between 2007 and 2016
2016 – 2020	421	2.4	175	209 dwellings approved per year between 2016 and 2020
2020 - 2036	695	2.4	290	-

⁶ Land Supply Report for Greater Adelaide – Background and Context Report, page 24 - 26, available here:

https://plan.sa.gov.au/_data/assets/pdf_file/0003/830982/Land_Supply_Report_for_Greater_Adelaide_-_Background_and_Context.pdf

⁷ Please note that this excludes land within centres, which accommodates a large proportion of offices, consulting rooms, retail and hospitality which contribute to employment.

⁸ See section 4.2 of this report.

In relation to employment land, if applying a similar rate of land consumption for the Outer North region of Greater Adelaide to the Town of Gawler, there could be demand for up to 1 hectare per annum. However, it is worth noting that whilst demand for employment land will increase as the population increases, surrounding Council areas have significant areas planned for employment growth which could offset shortfalls of employment land supply experienced in the Town of Gawler.

5. SUPPLY

5.1 Contribution of Affected Area

The Affected Area is approximately 4 hectares in size and is currently occupied by one detached dwelling and the Vadoulis Garden Centre. Approximately 2 hectares of the Affected Area is currently vacant and is underutilised. This is likely due to the incompatibility of the existing Zone and the existing use, constraining opportunities for improvements and/or expansion.

Low density residential development exists to the north, east and south of the Affected Area and the Gawler Racecourse exists to the west. The Suburban Activity Centre Zone exists approximately 150 metres to the south of the Affected Area.

In the event that the existing commercial use of the land ceased and the land was developed for residential purposes, approximately 60 to 70 allotments could be accommodated on the land.

5.2 Residential Land Supply

5.2.1 Existing Supply

The existing residential land supply is shown in Figure 5.1 below. **Appendix 1** shows each of the existing (zoned) and the planned (unzoned) areas in more detail.

Within the future growth areas zoned for residential development, approvals exist for the creation of the following allotments:

- 1,414 allotments within 'Zone 1' shown on Figure 5.1 by Springwood Development Nominees Pty Ltd (DA 960/D024/20);
- 71 allotments within 'Zone 1' by Yellowcrest SA Pty Ltd (DA 490/543/2015);
- A remaining 104 allotments of the 360 approved allotments are yet to be deposited in 'Zone 2' by Evanston South Pty Ltd (DA 490/D033/11); and
- Approximately half of the 688 allotments approved within 'Zone 3' are yet to be deposited by Devine Springwood No.2 Pty Ltd (DAs 490/D036/11, 490/D002/14, and 490/102/2019).

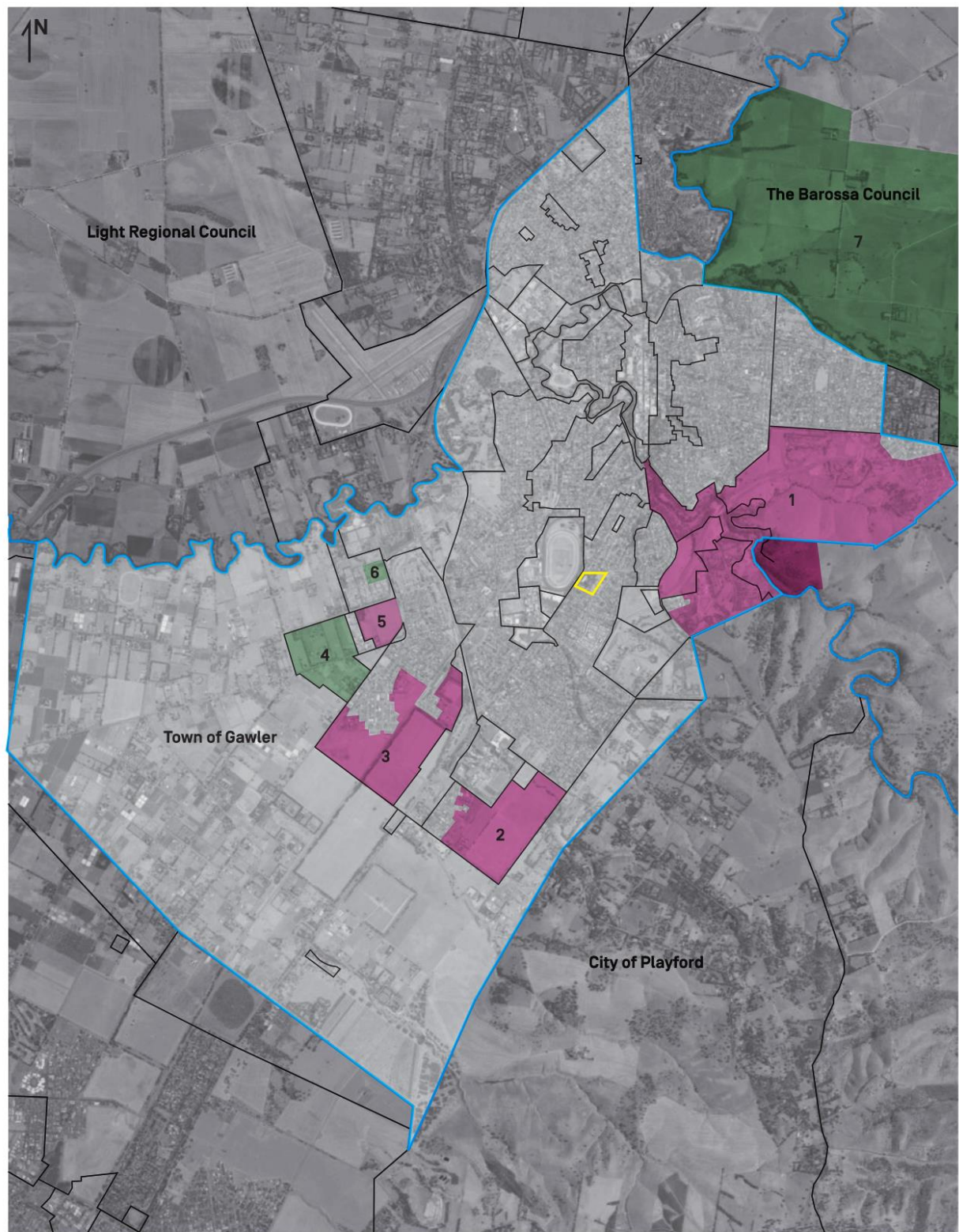
In total, 1,933 allotments are being prepared to be released to the market.

In addition to the above, development applications have been lodged for the creation of the following:

- 30 allotments within 'Zone 1' by Branford Planning and Design (DA 490/D005/21); and
- 33 allotments within 'Zone 1' by Prasads Motel Pty Ltd (490/D014/20).

In the event these applications are approved, this would result in an additional 63 allotments being prepared to be released to the market.

Figure 5.1 *Future Residential Growth Areas in Town of Gawler*



**Future Urban
Growth Areas
Locality Plan**

LEGEND

— Affected Area Boundary

— Zone Boundary

Future Urban Growth Areas - Unzoned

Future Urban Growth Areas - Zoned

The remaining vacant land is anticipated to accommodate the following residential yields:

- Approximately 410 allotments could be accommodated on the vacant land in the Master Planned Neighbourhood Zone in Zone 1;
- Approximately 861 allotments could be accommodated on the vacant land in the Master Planned Neighbourhood Zone in Zone 2;
- Approximately 550 allotments could be accommodated on the vacant land in the Master Planned Neighbourhood Zone in Zone 3; and
- Approximately 250 allotments could be accommodated on the vacant land in the Master Planned Neighbourhood Zone in Zone 5.

Accordingly, the existing supply has the capacity to accommodate a further 2,071 allotments.

When combining the number of approved allotments, proposed allotments and potential future allotments, the existing supply has the capacity to accommodate 4,067 residential allotments.

Based on a consumption rate of 195 to 290 allotments per year, the existing supply has the ability to cater for 14 to 20 years of residential land supply.

Any general infill delivered during this period will further increase supply.

5.2.2 Planned Supply

The planned supply for residential land is shown in Figure 5.1 above.

The planned supply is approximately 45 hectares in area and is likely to accommodate low to medium density residential development, based on the density anticipated in the adjacent Master Planned Neighbourhood Zone. The planned supply could accommodate between 600 and 1000 allotments, based on average allotment sizes between 300 to 500 square metres.

In addition to the supply provided within the Town of Gawler, it is also worth noting that a significant growth area is planned on the Council boundary and within the Barossa Council, referred to as Concordia. The growth area is approximately 978 hectares in size and is anticipated to yield up to 10,500 allotments and a population of 23,000 people.

5.2.3 Summary

There is sufficient residential land supply to accommodate historical rates of consumption for the next 20 years and in the event that population growth accelerates as projected by the DPTI, there is sufficient supply to accommodate residential growth for the next 14 years. The planned supply ensures that there is sufficient land to rezone and increase the availability of the supply if consumption occurs at an accelerated rate.

It is also worth noting that the 15 year lead time is to account for the time it takes to commence the rezoning process through to the construction of infrastructure and delivery of the allotments to the market. The recent implementation of the *Planning Development and Infrastructure Act 2016* has resulted in the rezoning process becoming more efficient and in turn, is likely to enable land to be made available for residential purposes within 15 years should the need arise. Accordingly, reviewing the 2021 census data when it becomes available later this year should confirm if growth is occurring at the rate anticipated and suggest whether rezoning of the planned supply should be prioritised.

5.3 Employment Land Supply

5.3.1 Existing Supply

Existing employment land supply is shown in Figure 5.2 below. **Appendix 2** identifies each of the vacant allotments within these Zones. There are 15 remaining vacant allotments with an accumulative area of 5.47 hectares within the Employment Zones and there are 5 vacant allotments within the centre type Zones with an accumulative area of 10.2 hectares (such as the Local Activity Centre Zone and Township Main Street Zone).

Having regard to the consumption rates for the Outer North region of Greater Adelaide, the land within the Employment Zones is likely to be consumed at a rate of 1 hectare per 695 people. If population growth occurs at a rate of 421 to 695 people per year, the above Employment Zones will be consumed at a rate of 0.61 to 1 hectare per year. Accordingly, the existing employment zone supply may be exhausted within 5.5 to 9.0 years. This assumes all zoned land is made available for development, is not constrained and is fit for purpose.

Rezoning the Affected Area, which is 4 hectares in size, will increase employment land supply by 73% and should service projected demand for approximately 9.5 to 15.5 years.

5.3.2 Planned Supply

In 2018, a review of vacant and planned industrial land was undertaken and this data is made available by the Attorney General's Department on Location SA⁹. No planned land for industrial or employment growth exists in the Town of Gawler.

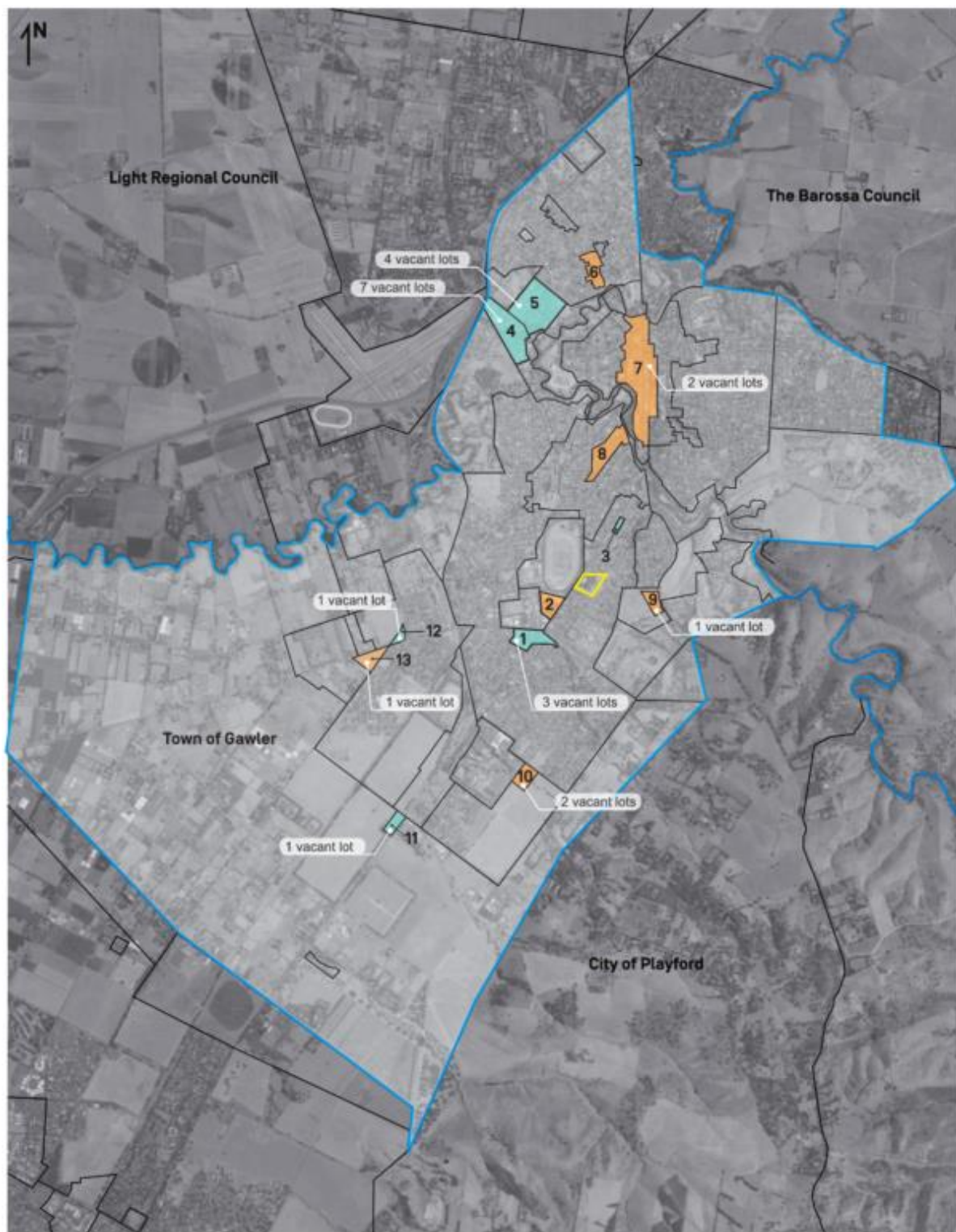
It is worth noting that whilst existing supply for employment land within the Town of Gawler is likely to be exhausted within the medium term, there is:

- 151 hectares of zoned and vacant employment land within the Outer North region of Greater Adelaide; and
- More than 1,732 hectares of identified future employment land (unzoned) within the Outer North region of Greater Adelaide, accounting for 95% of all identified future employment land across Greater Adelaide.

The vacant and future land within the Outer North region is strategically located in close proximity to the Northern Connector. Accordingly, demand for employment land within the Town of Gawler may be limited to smaller scale employment uses requiring proximity to a District Centre. This is consistent with the current scale of businesses experienced within Gawler.

⁹ <https://location.sa.gov.au/viewer/>

Figure 5.2 *Employment Land Supply*



**Employment Zone
Locality Plan**

LEGEND

- Affected Area Boundary
- Zone Boundary
- Employment Zones
- Local, Strategic & Township Activity Centre

- 1. Employment Zone
- 2. Suburban Activity Centre Zone
- 3. Employment Zone
- 4. Strategic Employment Zone
- 5. Employment Zone
- 6. Township Main Street Zone
- 7. Township Main Street Zone
- 8. Township Main Street Zone
- 9. Local Activity Centre Zone
- 10. Local Activity Centre Zone
- 11. Employment Zone
- 12. Suburban Activity Centre Zone
- 13. Employment Zone

6. KEY FINDINGS

Key strategic documents recognise the need for adequate land supply for both residential and employment purposes and to be considered adequate, land supply should account for growth over the longer term (at least 15 years).

In relation to existing supply within the Town of Gawler, there are:

- 1,933 residential allotments approved;
- A further 63 residential allotments proposed;
- The capacity to accommodate approximately 2,071 residential allotments on the remaining a vacant residential land; and
- 15 remaining vacant allotments with an accumulative area of 5.47 hectares within the Employment Zones.

To date, population growth has occurred at an average rate of 412 to 421 people per year since 2006 and population projections predict that this could increase to 695 people per year through to 2036. Accordingly, dwelling demand is expected to be between 195 and 290 dwellings per annum and the existing supply has the ability to cater for 14 to 20 years of residential land supply.

The Affected Area has a potential residential yield of 60 to 70 allotments and has a marginal impact on residential land supply in the context of the existing supply and the projected demand.

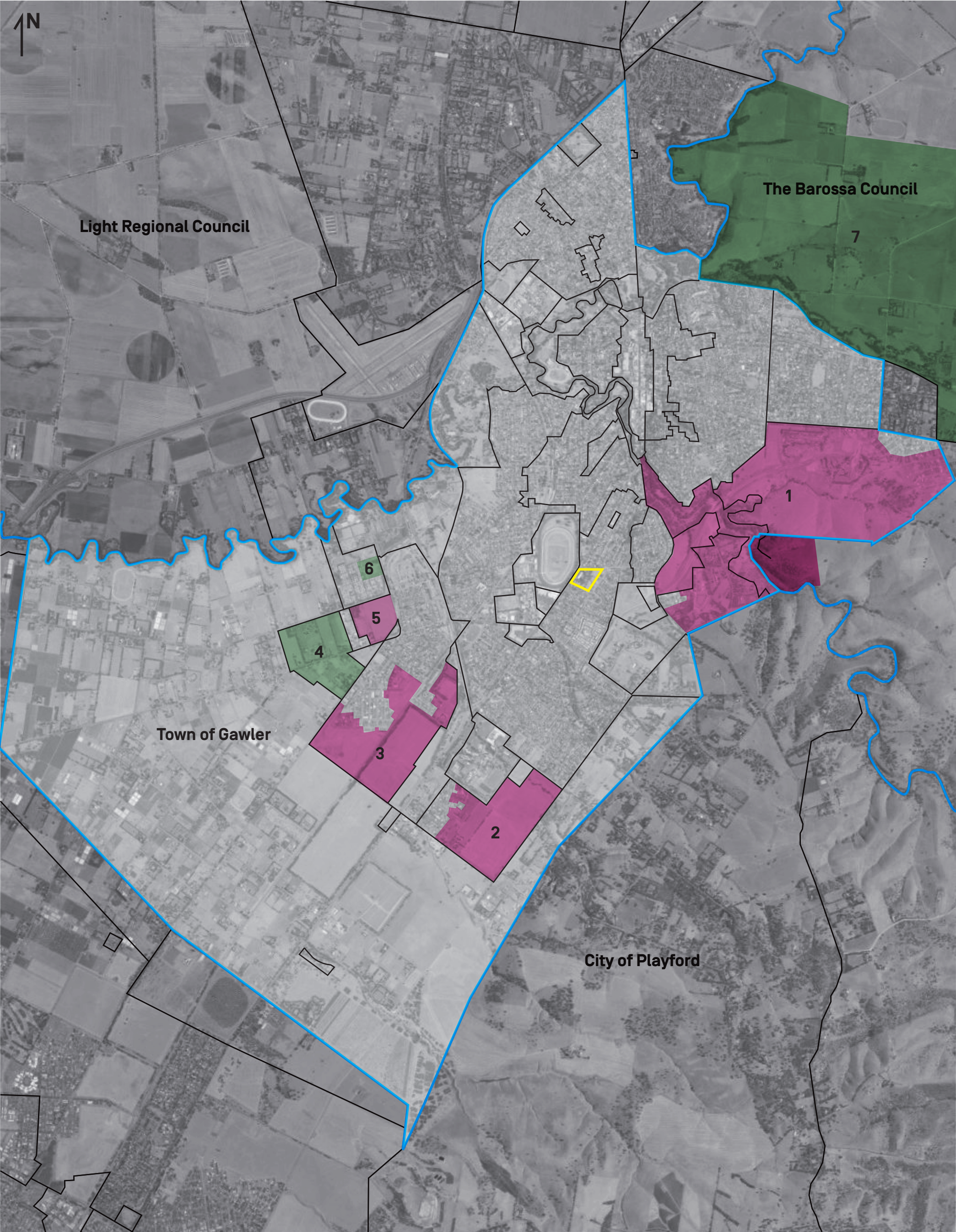
In relation to employment land, rates of consumption for the Outer North region of Greater Adelaide are estimated at 1 hectare of employment land per 6.95 additional people. If population growth occurs at a rate of 421 to 695 people per year, the available employment land is likely to be consumed at a rate of 0.61 to 1 hectare per year and supply may be exhausted within 5.5 to 9.0 years. There is no planned supply following this and demand will need to be accommodated in adjacent Council areas, noting that there is significant supply of employment land within the Outer North region.

In the light of the findings above, rezoning the Affected Area from the General Neighbourhood Zone to the Employment Zone will have a negligible impact on residential supply within the Town of Gawler. However, rezoning the Affected Area will:

- increase existing employment land supply within the Town of Gawler by 73%;
- enable the Town of Gawler to compete with other locations in the Outer North in the accommodation of employment lands which will support the attraction and retention of working age population;
- satisfy projected demands for the next 9.5 to 15.5 years; and
- ensure the retention of land currently used for employment purposes.

Accordingly, the rezoning of the Affected Area from the General Neighbourhood Zone to the Employment Zone will not have a detrimental impact on residential land supply and will ensure that land currently used for employment purposes will continue to be used for this purpose.

APPENDIX 1. RESIDENTIAL LAND SUPPLY



**Future Urban
Growth Areas
Locality Plan**

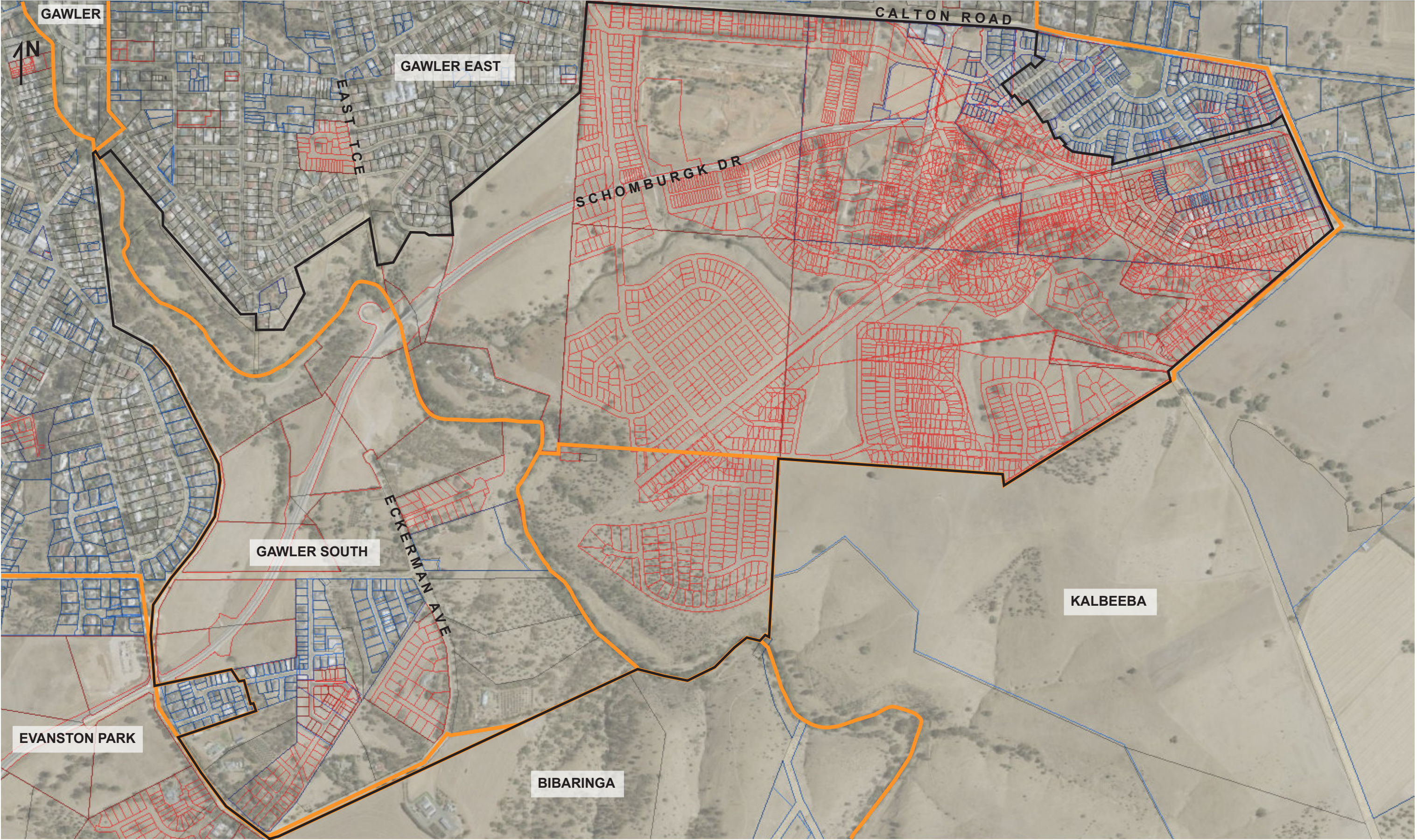
LEGEND

Affected Area Boundary

Zone Boundary


Future Urban Growth Areas - Unzoned


Future Urban Growth Areas - Zoned





**Future Urban Growth
Areas - Zoned 1**

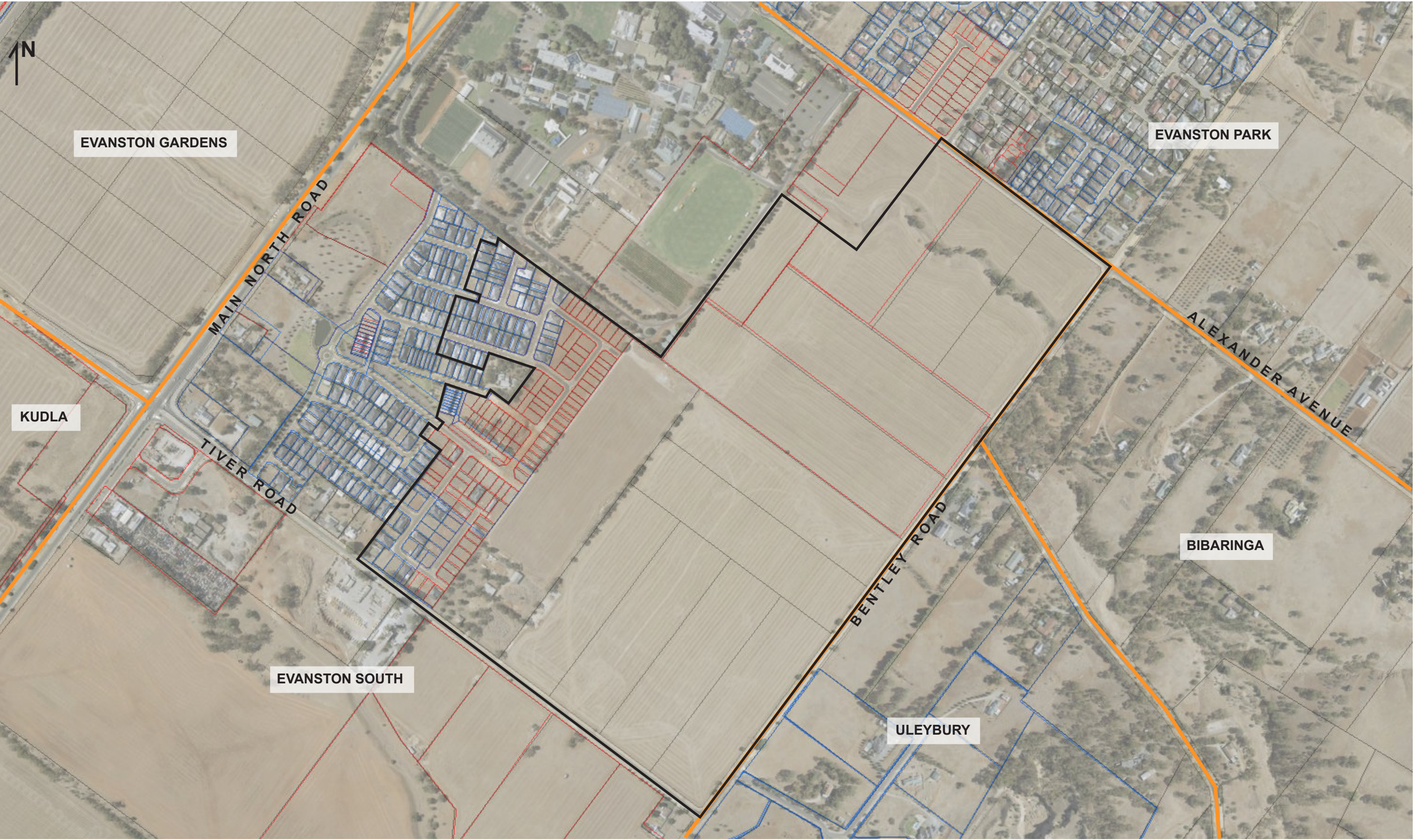
LEGEND

 Future Urban Growth Area Boundary

 Suburb Boundary

 Proposed and/or approved

 Deposited



**Future Urban Growth
Areas - Zoned 2**

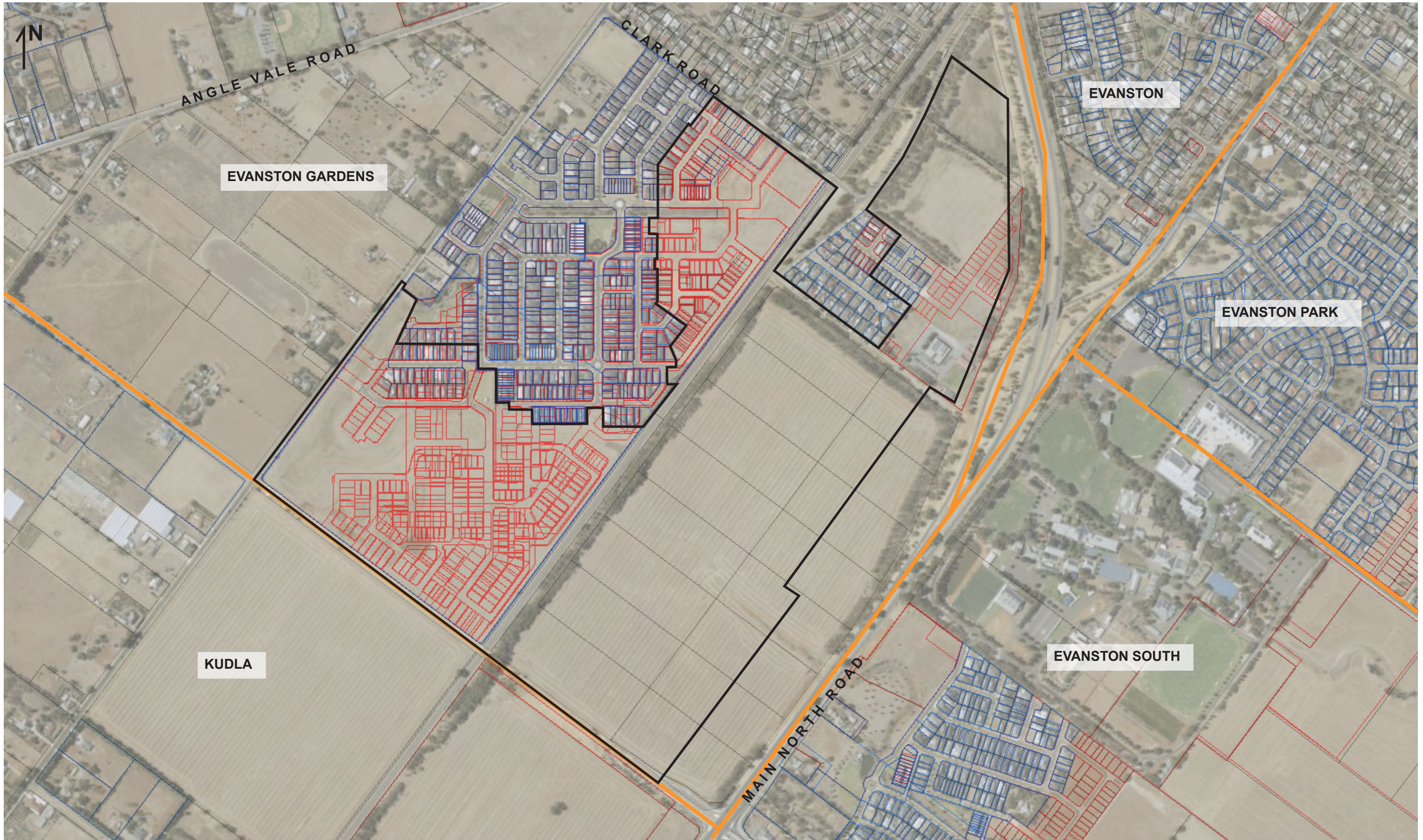
LEGEND

Future Urban Growth Area Boundary

Suburb Boundary

Proposed and/or approved

Deposited



**Future Urban Growth
Areas - Zoned 3**

LEGEND

— Future Urban Growth Area Boundary

— Suburb Boundary

— Proposed and/or approved

— Deposited



**Future Urban Growth
Areas - unzoned 4 & 6
+ Future Urban Growth
Areas - zoned 5**

LEGEND

— Future Urban Growth Area Boundary

— Suburb Boundary

— Proposed and/or approved

— Deposited



**Future Urban Growth
Areas - Unzoned 7**

LEGEND

- Future Urban Growth Area Boundary
- Suburb Boundary
- Proposed and/or approved
- Deposited

APPENDIX 2. EMPLOYMENT LAND SUPPLY



**Employment Zone
Locality Plan**

LEGEND

Affected Area Boundary

Employment Zones

Zone Boundary

Local, Strategic & Township Activity Centre

1. Employment Zone

2. Suburban Activity Centre Zone

3. Employment Zone

4. Strategic Employment Zone

5. Employment Zone

6. Township Main Street Zone

7. Township Main Street Zone
8. Township Main Street Zone

9. Local Activity Centre Zone

10. Local Activity Centre Zone

11. Employment Zone

12. Suburban Activity Centre Zone

13. Employment Zone



Employment Zone 1

LEGEND

— Zone Boundary

— Suburb Boundary



Vacant allotments



**Strategic Activity
Centre Zone 2**

LEGEND

— Zone Boundary

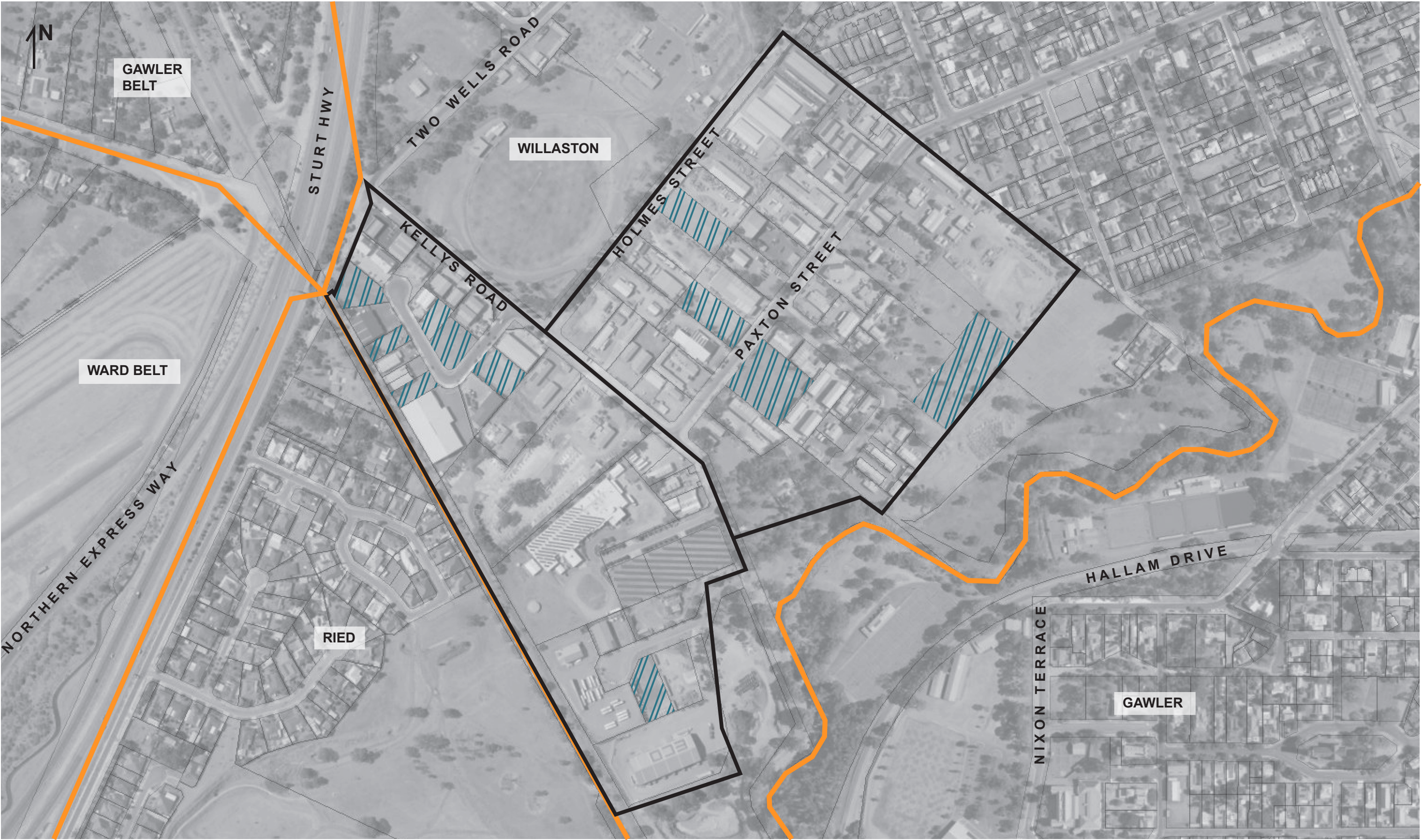
— Suburb Boundary



Employment Zone 3

LEGEND

— Zone Boundary



**Strategic
Employment Zone 4 &
Employment Zone 5**

LEGEND

— Zone Boundary

— Suburb Boundary



Vacant allotments

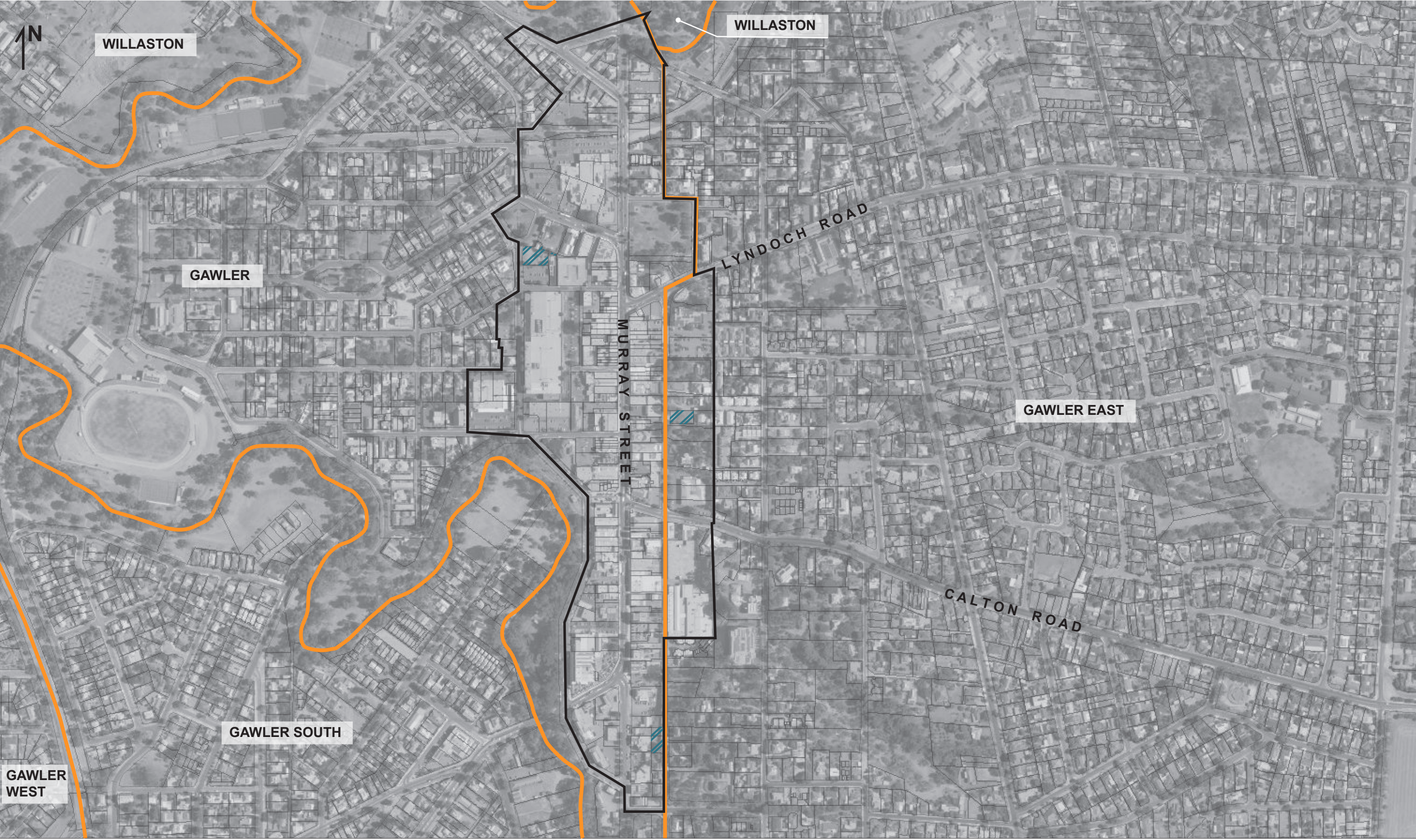


**Township Mainstreet
Zone 6**

LEGEND

— Zone Boundary

— Suburb Boundary



**Township Mainstreet
Zone 7**

LEGEND

Zone Boundary

Suburb Boundary

Vacant allotments



**Township Mainstreet
Zone 8**

LEGEND

— Zone Boundary

— Suburb Boundary




**Local Activity Centre
Zone 9**

LEGEND

— Zone Boundary


— Suburb Boundary


 Vacant allotments




**Local Activity Centre
Zone 10**

LEGEND

 Zone Boundary


 Suburb Boundary


 Vacant allotments




Employment Zone 11

LEGEND

 Zone Boundary

 Suburb Boundary

 Vacant allotments



EVANSTON GARDENS


COVENTRY RD

ANGLE VALE ROAD

**Employment
Zone 12 & 13**

LEGEND

— Zone Boundary

 Vacant allotments