

Ref: CR23/255

25 January 2023

Mr Michael Osborn, Future Urban

info@futureurban.com.au

Town of Gawler Administration Centre

43 High Street

Gawler East SA 5118

PO Box 130

Gawler SA 5118

Phone: (08) 8522 9211

council@gawler.sa.gov.au

gawler.sa.gov.au

Town of Gawler Submission

550 – 554 Main North Road Evanston Park Code Amendment

Dear Mr Osborn

The Town of Gawler provides you with this submission to the above Code Amendment as part of the formal consultation stage. The Council notes that the Code Amendment is proponent led and as such formal consultation is the responsibility of Future Urban. Council provides in-principle support for the Code Amendment, subject to the successful completion of the engagement plan.

This in principle support is provided subject to the signing of the Land Management Agreement (LMA) and the Infrastructure Deed to ensure the proponent contributes to the impact of the development on the immediate area. It is noted that the Minister, Hon Nick Champion in his letter to Council dated 30 August 2022 has sought that:

“the Designated Entity must demonstrate to my satisfaction that all necessary agreements or deeds are fully executed as required to secure the funding and/or delivery of all infrastructure required to accommodate the development of the affected area as proposed by the Code Amendment (to the satisfaction of all relevant infrastructure providers).”

Council has been working with the Designated Entity and their consultants to address infrastructure issues that were identified in the Council's first letter of 11 May 2022 (attached) regarding this project. The resolution of these issues is the subject of detailed design, and the apportionment of costs between the Council and the proponent has not at this stage been determined. However, cost and design solutions will ultimately be included in a LMA and provided to Council after this consultation period.

In particular, Council notes that progress has been made to resolve the following issues, which will be specifically identified in the LMA:

- **Flooding** and stormwater - A preferred design solution seeks to develop a high-capacity drain under First Street, ultimately linking to a proposed detention basin in the Racecourse.
- **Traffic** – The site entrance will be provided via traffic lights to the middle of the block from Main North Road. Following the current engagement plan process, additional

issues may be raised regarding adjustments to the local road network. Council may seek to resolve these issues outside of this code amendment.

- **Regulated Tree Assessment** - Four Moreton Bay Figs trees at the front of the site have been identified for preservation and protection with “reasonable endeavours” being undertaken by the Designated Entity. The Fig trees are currently identified as being located in the Road Reserve fronting Main North Road. Other regulated trees on the site still require identification and management as part of a future planning application.

While these infrastructure and arboreal issues have been the focus of the Council's attention, the Designated Entity should also demonstrate how the proposed development can enhance the living experience of the area. Therefore, detail is sought on how the Designated Entity will address:

- **Pedestrian systems** – providing improvements to pedestrian access in and around the site to promote active living. This should include creation of a pedestrian and cycle network in the precinct.
- **Streetscapes** – providing stronger landscaping to enhance good design outcomes for the site and improve visual amenity within the precinct. This should include the minimisation of removal of vegetation associated with road widening.
- **Land Use Interfaces** - The interface with the Residential Zone should seek to provide a range of design and management approaches to reduce or ameliorate possible impacts of the development.

Each of these urban elements are a direct result of the impact of the proposed development. As such Council will seek the proponent to fund these necessary upgrades to ensure the commercial nature of the development can integrate with the area and reduce its impact on the adjacent residential zone.

I look forward to the finalisation of this Code Amendment and how the Designated Entity will provide design and infrastructure solutions to the site which forms an important entrance to Gawler.

Yours sincerely



Andrew Goodsell
Executive Manager, Development and Compliance

████████████████████
██

Contact: Mr Jack Darzanos

Ref: JD:jd
CC21/1277

11 May 2022

Mr Michael Osborn
Level 1, 74 Pirie Street
ADELAIDE SA 5000

Gawler



Town of Gawler Administration Centre

43 High Street
Gawler East SA 5118
PO Box 130
Gawler SA 5118
Phone: (08) 8522 9211
council@gawler.sa.gov.au
gawler.sa.gov.au

Dear Mr Osborn

Re: 550& 554 Main North Road Evanston Park - Proponent Initiated Code Amendment

As you are aware Council's Infrastructure, Environmental and Services (IES) Committee considered a report and a presentation relative to the proponent-initiated Code Amendment, seeking to rezone 550 & 554 Main North Road Evanston Park. Ultimately the rezoning will look to support a Bulky Goods Outlet style Development.

The following resolution was adopted by the committee:

COMMITTEE RESOLUTION 2022:05:IES011

Moved: Mayor K Redman

Seconded: Cr B Sambell

That the Infrastructure & Environmental Services Committee:

1. *Notes the report relative to the Proponent Funded Code Amendment seeking to rezone land located a 550&554 Main North Road Evanston Park.*
2. *Notes the presentation provided by the proponent's consultant.*
3. *Notes that the Proposal to Initiate is currently being finalised and is yet to be sent to the Minister for Planning for consideration.*
4. *Notes the administration's preliminary synopsis of issues needing to be addressed relative to the proposal.*
5. *Delegates to the CEO authority to prepare a letter to accompany the proponent's Proposal to initiate, confirming that Council have been briefed relative to the proposal and highlighting all matters which Council believe require consideration as part of this process moving forward, including appropriate investigations, the importance of legal documents such as deeds and Land Management Agreements, infrastructure and a suitable level of engagement for the Council.*
6. *Seeks for the administration to work collaboratively with the proponent in the best interest of the community.*

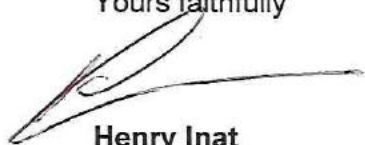
It is Council's understanding that this letter will accompany the proponent's 'Proposal to Initiate' which is to be forwarded the State Planning Commission and the Minister for Planning for their consideration. As highlighted in the resolution, I can confirm that in line with best practice Council have been briefed relative to this Code Amendment.

Council is generally supportive of the initiative, however, have identified several planning and infrastructure related matters requiring attention through the development of the Code Amendment. These matters are listed below for the proponent's consideration:

1. Flooding – Determine potential impacts of localised flooding as well as mitigations measures relative to the proposed land use.
2. Stormwater – Determine potential impacts on the localised stormwater network as well as mitigations measures relative to the proposed land use.
3. Traffic – Determine potential impacts on the localised road network as well as mitigations measures relative to the proposed land use.
4. Pedestrian systems – Investigate and promote local connectivity opportunities within and external to the site to promote active living.
5. Streetscape – Investigate options relative to connecting with the streetscape and promoting good design outcomes.
6. Regulated Tree Assessment – Determine extent of regulated trees on site.
7. Land Use Interface - Investigate impacts relative sharing a boundary with a Residential Zone and mitigation approaches to reduce any negative impacts of either user (e.g. noise, light spill, overshadowing, hours of operation etc.)
8. High Level Infrastructure (Water, wastewater, power etc.) – Determine extent of services available to the site and area more generally.
9. Infrastructure Agreement - A commitment to entering into an infrastructure agreement relative to the infrastructure deemed necessary as a consequence of investigations to take place.
10. Securing the Desired Land Use - A commitment from the proponent to exploring legal options (e.g. LMA) to ensure a desirable land use is achieved.

I trust the above information is of assistance. Council is looking forward to working collaboratively with the proponent through this process. If you require any further information, I encourage you to contact Mr. Jack Darzanos, Acting Manager Development, Environment and Regulatory Services on [REDACTED] or via e-mail [REDACTED]

Yours faithfully



Henry Inat
Chief Executive Officer

Direct line:
Email:

[REDACTED]

From: [Adrian Tero](#)
To: [Engagement](#)
Subject: RE: 550-554 Main North Road, Evanston Park Code Amendment | Consultation
Date: Monday, 30 January 2023 1:52:40 PM
Attachments: [image002.png](#)
[image003.png](#)

Hi Belinda,

Epic Energy does not have any infrastructure located in this area and therefore has no comment on the proposed code amendment.

Regards

Adrian Tero
Risk and Compliance Advisor



Epic Energy South Australia Pty Ltd
Level 6, 70 Franklin Street Adelaide SA 5000



epicenergy.com.au

From: Engagement <engagement@futureurban.com.au>
Sent: Monday, 30 January 2023 8:40 AM
To: Adrian Tero [REDACTED]
Subject: 550-554 Main North Road, Evanston Park Code Amendment | Consultation

CAUTION: This email originated from outside the organisation. Do not act on instructions, click links or open attachments unless you recognise the sender and know the content is safe.

Dear Mr Tero,

550 Main North Road Pty Ltd (the Designated Entity) has now released the 550-554 Main North Road, Evanston Park Code Amendment (the Code Amendment) for consultation as required under the *Planning, Development and Infrastructure Act 2016* (the Act).

The **attached** letter and brochure provides more information on how to access the Code Amendment and how to provide a submission.

Written submissions are invited between Monday, 30 January 2023 until Sunday, 12 March 2023.

Should you have any questions, please do not hesitate to contact me.

Kind regards,

BELINDA MONIER
Senior Consultant

signature_967180107



W. www.futureurban.com.au

A. Level 1, 74 Pirie Street, Adelaide, SA, 5000

Please note that I work a 4 day week with every Friday off.

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From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Wednesday, 1 February 2023 8:25:28 PM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: John

Family name: Hockley

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: The employment hub application is very misleading. Possibly 175 jobs. Yet wont give actual details of what is t9 be built on property only very loose sizing and possibilities. Traffic lights on Adelaide rd will cause further congestion in and out of Gawler. Significant noise increase. How can applications and engagement take place without giving exact factual outcome of what is being devised for the area. The area should be solely residential.

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Sent to proponent email: engagement@futureurban.com.au

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Saturday, 4 February 2023 4:55:48 PM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: John

Family name: Hockley

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: My residence is [REDACTED] the property in consultation of amendment. I find the information to be lacking a lot of the necessary information by Future Urban to make an educated decision. Upon looking further into the applications through Planning SA (which shouldn't be a requirement for me to extensively have to search for this information) I am concerned about the height of the acoustic barrier 4.5 metres, will this reduce the noise enough to not impact myself and family? Noise of trucks and forklifts? The positioning of the traffic lights on Main North road, which will definitely cause further congestion entering and existing Gawler. Increase of noise, hours of trading? Air quality if storing chemicals, fertilizers, etc? Manufacturing? These are all dependent on the actual use of this land. However there is no guidance on the actual use of the land. There needs to be an actual plan of what the land is to be used for, not a list of possibilities. Each use obviously uses a different structure, etc. I would like to see the land used for residential area. The code needs to be updated to make sure the stakeholders have clear and precise information to work with. The employment zoning is not suitable for this area and there are several other suitable sites within Gawler available.

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Sent to

proponent engagement@futureurban.com.au
email:

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Saturday, 4 February 2023 7:32:44 PM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: julie

Family name: roberts

Organisation:

Email address:

Phone number:

My overall
view is: I do not support the Code Amendment

Comments: This should NOT be rezoned as employment, it would create traffic,
noise to all locals it should remain residential

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Sent to
proponent engagement@futureurban.com.au
email:

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Saturday, 4 February 2023 7:39:56 PM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: brian

Family name: roberts

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: This should not be rezoned and should remain as residential, the traffic, noise and disruption would impact local and surrounding residents

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Sent to proponent email: engagement@futureurban.com.au

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Saturday, 4 February 2023 7:46:48 PM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: julie

Family name: roberts

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: This would seriously impact all local and surrounding residents if this was rezoned it needs to be kept as residential,

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Sent to
proponent engagement@futureurban.com.au
email:

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Saturday, 4 February 2023 11:38:30 PM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: michelle

Family name: Dunstan

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: Traffic management in Gawler has been notoriously poorly planned. Every time more traffic lights have been installed there has been a noticeable increase in traffic congestion. This proposal suggests traffic lights be installed. There are two sets of traffic lights not much further up the road. Another set of lights in Gawler is one too many. I don't trust that the "planning" gone into this proposal is going to be any benefit to local residents, much like the planning into Schomburgk drive in Gawler east where there is a 50 zone when it should have been 80, the roadway along there is already crumbling and the traffic management measures on the corner of high st and lyndoch road has resulted in an increase in traffic congestion along lyndoch road particularly at school pick up times. I have no confidence this proposed development and traffic management proposal will be in the least bit adequate or properly planned. There are plenty of options for bunnings to utilise underused spaces near Gawler park shopping village further west of vadoulis or further along the main north road nearer to kudla.

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Sent to proponent email: engagement@futureurban.com.au

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Sunday, 5 February 2023 3:52:20 AM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: Rosey

Family name: Connolly

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: We live in a residential area and it should stay this way. We do not need a commercial noise pollution in this area and we would be happy to see more housing developments to keep in line with the current beautiful area. The road is congested at the best of times with traffic to schools and shopping centre. This will only add to the problem. This proposed development is a big eyesore to the beautifying of Gawler main entrants. I cannot say it loud enough it's a big No from me and over 60 persons. Local residential who attended the meeting with Tony Piccolo this am! There are many other commercial sites larger than this in Gawler that could accommodate a new business.

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Sent to proponent email: engagement@futureurban.com.au

From: [Kayla Morgan](#)
To: [Engagement](#)
Subject: 550-554 Main North Road, Evanston Park Code Amendment
Date: Sunday, 5 February 2023 6:31:06 PM

Hi Belinda Monier,

Thank you for your letter informing us of proposed changes to zoning and requesting our feedback.

We strongly believe Evanston Park should remain as General Neighbourhood Zoning and not be changed to Employment Zoning.

We see many existing opportunities for future businesses and employment already within Gawler, with half of the shops in the Main Street sadly empty and available for lease with no businesses currently occupying them. We are in complete disagreement that the reasoning for this proposed change is the need to generate future employment opportunities. There is a far greater need for further residential housing within Gawler, with the proposed location far more suitable for this purpose, especially in this current climate.

The decision to change the zoning would greatly negatively impact the lifestyle, peace and well-being of the existing residents occupying the area. To highlight some key points, the inclusion of another set of unnecessary traffic lights would result in a greatly increased amount of traffic using Coleman Parade as a detour road to bypass these intersections as previously demonstrated by changes in other parts of Gawler. Main North Road already doesn't flow well with traffic with significant congestion already frequently occurring along here between Sheriff Street and Potts Road, with further sets of traffic lights within this short distance further increasing congestion and only exasperating this issue.

Significant noise pollution would also be associated with the operation of any proposed large business at this site, greatly negatively impacting the health and well-being of all nearby residents with proposed mitigation methods grossly inadequate. Increased frequent noise pollution would be expected from elements of the operations of any large business such as from garbage trucks, stock delivery and dispatch on trucks, service delivery and plant equipment, and generally from hours of operation, with much of this also likely to occur at unacceptable times despite any assurances otherwise.

We hope that you appreciate our points and where we are coming from as our home is our sanctuary and believe it should remain a place that's as peaceful as possible. While we believe Gawler will benefit from certain types of ongoing development, we do not believe this type of proposed re-zoning is necessary, with any suggested benefits to the township of Gawler non-existent when compared to the negative impacts it would generate.

Thank you

Jase Morgan and Kayla Morgan

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From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Monday, 6 February 2023 12:00:12 AM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: Christine

Family name: Beckett

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: I moved to [REDACTED] last year, one reason because it is a well maintained and lovely housing estate, which I didn't think could be changed in any major way, which was also another reason I decided to choose it. I would not want to see any sort of commercial development (which is what is being suggested) built on this land as more than likely it will increase traffic on Coleman, noise and even parking (because in most cases there is never enough on site parking provided, and consequently they then park on roads around it, and again mostly all day parking, thus disrupting the area and the locals). Surely there must be other local land in an industrial/commercial area (even on Main North Road) that could be utilised instead of this particular pocket of land. Maybe another option would be single level housing, which would fit in with the rest of this area. To say I was horrified when I received this notification in the mail is an understatement. When you purchase a home in a lovely area such as this, you most certainly don't expect that the Council would suggest a change from the existing Planning Code to allow anything other than housing to be built. This is unfair to every home owner in this area that this proposed plan will most certainly affect.

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Sent to

proponent engagement@futureurban.com.au
email:

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Monday, 6 February 2023 12:29:21 PM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: Rosemarie

Family name: Connolly

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: The traffic in this area is challenged as is ..we don't need any more noise pollution either. We would welcome public housing in the area. Let keep Gawler access .. gateway to the Barossa Valley beautiful...and 13 mtr buildings out of residential areas I strongly oppose re zoning this area as it would effect and completely change our immediate living quality of country residential life .

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Sent to proponent email: engagement@futureurban.com.au

From: [Susan Robinson](#)
To: [Engagement](#)
Subject: Vadoulis development
Date: Monday, 6 February 2023 4:31:25 PM

My name is Susan Robinson I'm a resident of [REDACTED] Evanston Park.
I'm emailing you to voice my opposition to the rezoning of the Vadoulis land from residential to commercial. My [REDACTED], I'm very concerned about the impact it will have on the valuation of my house, I feel the the placing of high walls etc will cause unwanted heat being directed onto my garden and house. I don't want to sit in my house and worry about the noise that will undoubtedly come from the development. There is also the concern of added lighting and the concern that it may become a meeting place for hoon drivers and graffiti vandals. Thankyou for tabling my concerns Regards Susan Robinson.
Sent from my iPad

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Wednesday, 8 February 2023 6:29:57 AM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: Rosemarie

Family name: Connolly

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: I do not support a new Bunnings 13 metre high building on this site. It is a country quiet residential area, with many families who purchased with this in mind. We do not need the noise pollution in the working daylight hours as dictated in the submission of 7am till 10pm at night. Nor the extra traffic this will generate in the area. it is congested at the best of times with school traffic, Gawler green traffic, general local traffic as well as Gawler being the Gateway to the Barossa Valley. That said the entrance to Gawler should remain a beautiful entrance. Not big ugly concrete buildings so close to the main road. I feel sorry for the residents whose properties back onto the area, the eyesore and heat generation from all the concrete will devalue their homes. they will lose sunlight and their tree views. This would also bring more people parking on our streets, most of the roads are smaller and it is hard enough getting through without cars parked on either side. We understand that Milton wishes to sell due to ill health and feel for him, but not at the expense of our country's family's way of living and the reason choose to live here. We would welcome more residential homes and feel this would be more appealing to all in the Gawler council. All being that there is a shortage of housing.

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Sent to

proponent engagement@futureurban.com.au
email:

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Wednesday, 8 February 2023 6:44:08 AM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: Allison

Family name: Tregent

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: I don't believe the roads can support Bunning's being moved, even with the changes. It will become exceptionally hazardous on the Main North Road, that can already be quite dangerous. It will increase the traffic to surrounding quieter streets, which they will not be able to handle. It will make them unsafe & loud. A lot of people use these streets for exercise because they are safe. They catch up with neighbor's on their walks & this will make it much more difficult.

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Sent to proponent email: engagement@futureurban.com.au

From: [michael](#)
To: [Engagement](#)
Subject: code amendment proposal 550 to 554 Main North Road Evanston Park
Date: Friday, 10 February 2023 10:51:18 AM

Attn Belinda Monier

Please find attached, our submission in relation to this proposal. Key points are:-

- We strongly disagree with the proposal and seek to ensure the current rezoning remains in place.
- The current restrictions on traffic in Ames drive remain in place
- The proposal submitted for approval should be modified to include a 'no vehicle access' limit along the eastern boundary of the land as well as along Sheriff Street.

Thanking you in anticipation.

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Friday, 10 February 2023 10:21:04 AM
Attachments: [550-554-Main-Nth-Rd-Evanston-Park-code-amendment-submission.docx](#)

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: michael

Family name: wright

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: Submission attached

Attachment 1: 550-554-Main-Nth-Rd-Evanston-Park-code-amendment-submission.docx, type application/vnd.openxmlformats-officedocument.wordprocessingml.document, 17.0 KB

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Sent to proponent email: engagement@futureurban.com.au

550-554 Main North Road Gawler – code amendment application

Response by the residents of [REDACTED] Evanston Park

We strongly disagree with the proposal, and seek to ensure the current zoning remains in place.

Current situation

The general area east of the racecourse is almost exclusively residential and should remain so.

The overall environment which combines residential areas with parks and paths/cycle tracks; which link them in a band from the Humphrey George reserve in the south, the Helen Street reserve, and the Coleman Parade reserve, should be extended and supplemented by similar community facilities in the proposed development area. **A significant opportunity which should be embraced by Council.**

Traffic

The negative impact of traffic in the area is clearly a concern to us and many of our neighbours. The most often stated one is that of 'rat running' and we share that concern. However, there is more to it than a 'throwaway line'. We already witness many heavy vehicles ignoring the vehicle mass limitations on Ames Drive – and it is a short jump in logic to link that, the access to the eastern bypass via Coleman Parade, and a significant increase in both passenger vehicles, and heavy vehicles. Not only will this directly impact on us, but the roads which are not designed for such traffic will deteriorate more quickly – with all the attendant costs and inconvenience.

It follows that we insist that the current restrictions on Ames drive remain, including the access limitations at the eastern end.

In addition, we note that whilst the proposal stipulates a 'no vehicle access' limit along Sherriff Street, there is a vacant block on Coleman Parade, backing onto the land subject to the application. If purchased, this is in an ideal position to create an access from the land onto Coleman Parade. **We therefore propose that the application be modified to include a 'no vehicle access' limit along the eastern boundary of the land as well as along Sheriff Street.**

Vehicle access described in the proposal includes 'new signaled access be provided from Main North Road', and allege that investigations have been undertaken and recommendations made for this solution. Three sets of traffic lights in less than a kilometer in an area known to have significant build-up in peak periods – and which is expected to become busier??? None of the locals I have spoken to has anything but criticism for this facile proposal. It is just not acceptable.

Visual Amenity

We agree with other residents of Ames Drive and Coleman Parade, that the visual appearance and amenity as described in the Future Urban information sheet, are unacceptable. At 13 meters, with a 9 meter set back from the boundary, the buildings will appear imposing from all surrounding streets and the occupants of the dwellings along them.

Noise

Additionally, in relation to noise impacts referred to, the statement in the information sheet that; 'Compliance with these levels will prevent annoyance, sleep disturbance and unreasonable interference on the amenity..' is both vague and makes assumptions not compatible with the other advice, which clearly states that Urban Planning does not know what uses will be made of the site, by whom, and how. We note that music is excepted, and wonder what is meant by 'the amenity of sensitive receivers'. We are not convinced that the potential problems associated with noise will be dealt with to the satisfaction of the neighbours who will have to live with them permanently and without recourse.

Property values

Then there is the matter of potential devaluation of the surrounding properties and the difficulties of finding buyers who are prepared to live with the structures and associated activities. There is a significant risk that the numerous people who purchased their homes on the understanding that the environment was a quiet residential area, will be disadvantaged financially if this proposal succeeds.

Consultation and communication

We have concerns in relation to the clarity and transparency of documentation associated with the proposal. Examples include:-

- In relation to the assertion that the 'code amendment will introduce zoning in accordance with its current use' (p3 Info sheet). The stated exception being the garden centre shop misconstrues the situation as the area is mostly vacant land, and the nature of the business is quiet and unobtrusive.
- The Future Urban information sheet manipulates statistics to present a dubious argument when it mixes the land supply data for the Town of Gawler with the 30 year plan for the Greater Adelaide area. When one considers the current debates over use of the 'green belt' land, this plot is insignificant.

We were first made aware of the situation when we received a letter from Future Urban in mid 2022, advising of their intention to make this application. I then telephoned the Town of Gawler planning office and asked what the situation was and what they were doing about it. I was advised that they knew about the proposal, and that we would be kept informed of developments as they occurred. **We have received no advice from Council, nor have we been consulted by them.**

Given that on the 12th of April 2022, Future Urban gave a presentation to Council members seeking in part to 'work collaboratively with the proponent', there has been ample opportunity for community consultation by Council. It begs the question so loved by barristers – 'Witness, are you corrupt or incompetent?'.

From: [liz.mc.cann](#)
To: [Future Urban](#)
Subject: Proposed rezoning of Vadoulis site Evanston Park
Date: Sunday, 12 February 2023 8:00:01 PM

Dear Sir/Madam

I am a resident of [REDACTED] Evanston Park and will be adversely affected by this proposed amendment to rezoning of the Evanston Park Vadoulis site. Residents bought and moved into what is a RESIDENTIAL AREA and we are writing to inform Future Urban that all of the residents who live in this area are not happy with the proposed rezoning of this area. This includes the residents who live up the hillside who bought properties for the view and not the view of an industrial site. These residents were not even considered as part of this rezoning, nor were the rest of Gawler residents who will have to put up with all sorts of delays driving through Gawler to get to the freeway, schools etc. It is already bad enough without becoming WORSE. This means that the whole of Gawler residents will be affected, not just the residents near the site. Perhaps this needs to be advertised via a maildrop to ALL Gawler residents and a petition started to see how many people really want this to go ahead.

Gawler needs less traffic and less trucks along its main road, NOT MORE. Going and coming from the 3 schools in the area is a nightmare NOW. Council have already spent astronomical amounts of ratepayer's money to upgrade Adelaide Road and now this will cause even more delays and more congestion and higher rates to cover more unforeseen future problems. Yes it may employ lots of people but where you put an industrial site will make no difference to the amount of people it can employ, people will still go to where they can get employment even if they need to travel a short distance to get there.

Council did not notify any of the residents of this proposal. Mr Vadoulis outrightly lied and said it was all rumours when asked about the amendment. This all sounds very underhanded and should be investigated further.

Mt Barker Council would not let this type of proposal go ahead. They have specifically built an "Industrial Park" for industrial /bulk goods facilities of all kinds. Perhaps Future Urban should go there and look at their model.

Most residents moved to Gawler because of the country feel of the main street and the fact that it had few traffic lights and was essentially still a large country town.

We all hazard a guess that none of your staff or owners of Future Urban, nor Mr Vadoulis, the Mayor and Councillors of Gawler DO NOT live on properties with their boundaries metres from a huge building, lots of noise at all hours, ugly buildings, future stormwater issues causing devaluation of their properties, etc etc. Why would YOU expect anyone else to put up with and live under these types of living conditions. I am pretty sure you would not want your sons or daughters to live next to such an eyesore.

We are hoping that Future Urban and Gawler Council uses common sense in this matter and please consider the residents who are already living in this area., all of whom want to live a quiet peaceful life.

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Saturday, 18 February 2023 8:03:44 PM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: julie

Family name: roberts

Organisation:

Email address:

Phone number:

My overall view is: I do not support the Code Amendment

Comments: Totally oppose this development, noise traffic would be unbearable to locals, keep it residential as it is

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Attachment 4: No file uploaded

Attachment 5: No file uploaded

Sent to
proponent email: engagement@futureurban.com.au


From: [Rosslyn Bevis](#)
To: [Engagement](#)
Subject: Rezoning of 550 Main North Road Gawler
Date: Sunday, 19 February 2023 10:53:27 AM

I'm against rezoning of this parcel of land to Employment - why

- 1) not in keeping with the surrounding area - the scale of development will detract visually from the locality
- 2) the single lane traffic entry in and out of Gawler is congested enough already without adding additional bulky goods traffic plus yet another additional set of traffic lights.
- 3) there already exists a development just down the road for industrial which has way too many vacancies so why do we another one.
- 4) This proposal I feel will only add to the already over congested road network in and out of Gawler.

Gawler is renowned for traffic congestion . I have lived in Gawler for 40 years. Road congestion has increased dramatically and will only get worse once the 10,000 homes have been built in Concordia.

I'm not against progress or "employment" developments in any way but they shouldn't intrude on already existing housing areas and they need to be developed on the outskirts of towns not in the middle of them.

Regards
Ros Bevis

Gawler East 5118

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From: [REDACTED]
To: [Engagement](#)
Subject: developement
Date: Monday, 20 February 2023 6:09:58 PM

hello

to whom it ,at concern im a resident of [REDACTED] estate and want to keep the zone RESIDENTIAL thank
you please do not change whats not brocken thank you abbie carse

Email sent using Optus Webmail

From: [giocav225](#)
To: [Engagement](#)
Subject: Stop development
Date: Monday, 20 February 2023 6:24:58 PM

Hello how are you doing today I want to keep the zoning as residential not comercial and I moved to this beautiful residential area to raise my children and I don't want to be looking at an eye saw of a pre cast building I'm sorry leave this area the way it is thank you
Giovanni

Sent from my Galaxy

Belinda Monier

From: Alison Greateorex [REDACTED] >
Sent: Monday, 20 February 2023 7:54 PM
To: [REDACTED]
Cc: [REDACTED] Ally Greateorex
Subject: Greateorex Re: 550-554 Main North Road Evanston Park Code Amendment – Objection
Attachments: Evanston Park Cde Amendment 550 to 554 Main North Road.docx
Importance: High

Please see attached our response to the abovementioned Code Amendment.

Kind regards

Ally Greateorex

Send to: engagement@futureurban.com.au; [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

W & A Greatorex

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

20th February 2023

Attn: Belinda Monier

550 554 main North Road, Evanston Park Code Amendment

Future Urban

Level 1/74 Pirie Street

Adelaide 5000

Email: engagement@futureurban.com.au

Re: 550-554 Main North Road Evanston Park Code Amendment – Objection

I wish to register my objection to this inappropriate code amendment based on the points below. At this time, I must also state my disappointment in the Gawler Council's submission of support at this time made without any attempt to consult with the impacted community.

1. Firstly, the code amendment bases some of its merit on a shortage of land for employment generating uses and job creation. 550 – 554 Main North is not the only land that is available and some of the other options available with land not yet sold

for residential purposes is clearly more appropriate for commercial purposes or a similar code amendment.

2. Adverse impact on lifestyle and enjoyment of current resident's homes due to the close proximity of potential commercial buildings. This is in several forms:
 - a. Potential 13m tall constructions restricting ambient lighting in to existing dwellings.
 - b. Undesirable aesthetics of 13m concrete or tin vertical slabs as your only view from your backyard despite hollow assurances to alleviate this in the proposal. All other developments of this type in the north of Adelaide utilize this type of construction.
 - c. The current proposed 9m Exclusion Zone to minimise the visual impacts on existing residents is totally inadequate for this purpose as SA Urban's "Sections Demonstrating Interference With Adjoining Residential" diagrams show.
 - d. Lighting pollution based on commercial entity lighting of brand name as with current commercial entities in the vicinity through the night e.g. Bunnings at Gawler Green.
 - e. Increased noise pollution and disturbances above what is normal and acceptable in Residential zones during daylight hours from commercial activities and associated traffic.
 - f. Additional noise disturbances from commercial traffic delivering goods and or unloading goods by forklift with the subsequent noise for reversing sirens mandated for such vehicles. I understand commercial daylight hours when such activity could be anticipated is from 0700 to 2200.
 - g. For point f above existing noise from Gawler Green and the Racecourse can already be heard when weather conditions are conducive. This proposed development would be considerably closer.
3. Traffic congestion on Main North Road caused by additional traffic to potential new commercial entities as well as the impact of yet another set of traffic lights assisting entry to the new Employment Zone for traffic northbound and turning right into the zone.
 - a. Additionally, the code amendment makes no mention of the potential impact to surrounding residential streets as traffic attempts to find alternate routes into the zone and avoid the Main North Road. What impact is anticipated to the uplift of traffic on nearby residential streets?
4. The building of highly undesirable business' for fuel distribution or fast food brings with it a further list of concerns for existing residential neighbours with further noise, smell and light pollution in a 24 hour operational capacity. The registration of a Deed and Land Management Agreement (LMA) excluding the building of these types of entities is of little comfort given the Gawler Council has already contested and lost challenges to at least one of these types of agreement in the past. Given the cost of contesting such a challenge there is no guarantee the Gawler Council will even elect to do so.

I hope my concerns and those of similarly impacted residents are given the appropriate consideration and alternative development sites considered which have far less impact on existing neighbouring areas of whatever zoning. I would be happy to discuss these concerns further with Future Urban representatives but as my objections support; this site is not appropriate to this code amendment for an employment zone.

Kind regards,

Wayne Greatorex

Mobile: [REDACTED]

[REDACTED]

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Tuesday, 21 February 2023 6:27:17 AM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: Dale

Family name: Lawrence

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: This area is surrounded by houses which these roads are residential and 50k zones and not designed for trucks or increasing traffic with families and kids in the area. There land gawler west or evanston west areas more suited as the potential to have 3 traffic lghts in a 1 km stretch is ridiculous and all trucks if this proposal goes ahead will require access in and out if gawler road, not local streets !

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Sent to proponent email: engagement@futureurban.com.au

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Tuesday, 21 February 2023 6:55:39 AM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: Nadine

Family name: Gilbert

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: Traffic in the area with the current occupants is very bad. Local neighbouring areas are all residential so it would not be fair to them to put a large retail shop in this location. The current shopping centre at Gawler Green causes sufficient traffic chains and noise and is enough for that area of Main North Road to cope with

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Sent to proponent email: engagement@futureurban.com.au

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Wednesday, 22 February 2023 8:34:33 AM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: Cornell

Family name: Smith

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: This amendment is inappropriate for the site. Allowing a large format bulky store so close to a character residential area is terrible planning and repeats the mistakes of the past. The traffic consequences will be severe for residents and will severely impact the amenity of our town. We want a vibrant, liveable, walkable town that celebrates our distinct heritage - this proposal only serves to further erode this aim. This type of development belongs on the outskirts of town and not at the entry to its historic heart.

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Sent to proponent email: engagement@futureurban.com.au

From: [Cornell Smith](#)
To: [Engagement](#)
Subject: Proposed code amendment to 550 - 554 Main North Road, Evanston Park
Date: Wednesday, 22 February 2023 9:12:51 PM

To whom it may concern,

I am writing to register my opposition to the proposed code amendment to the site at 550-554 Main North Road, Evanston Park (Vadoulis site). I have previously made a submission through the PlanSa website, however I would like to elaborate on the reasons for my opposition.

I am a long term resident of Gawler and take an active interest in the issues that affect the amenity and liveability of the town. The proposed code amendment will not in my view have a positive impact on Gawler - neither from a physical or social point of view.

Gawler is a long established town with an urban structure and built form that is different to the typical suburban form seen in many areas of metropolitan Adelaide.

Gawler has a defined town centre with a vibrant main street. The residential areas are characterised by heritage style homes and a mature tree canopy. Services are available locally. Larger format businesses are located away from character areas.

These characteristics have lead to a liveable and walkable town that is made for living and not just to commute from. Gawler is not just another dormitory community, but rather a unique South Australian town which could with the right planning become an evermore desirable place to live, work, play and visit.

The Vadoulis site is located adjacent to Gawler South - a character area in our town. A code amendment that would allow the development of a bulky good store with a large associated parking lot is completely contrary to the look and feel of the area. The marked loss of tree canopy on the site will also add to the severe visual disturbance that this code amendment would lead to.

The site is surrounded by houses. It is hard to comprehend that an employment zone of the magnitude as the one proposed, could be allowed in such close proximity to where people live. The visual and noise disturbance that local residents will suffer is not an acceptable planning outcome.

The proposed code amendment will have a negative impact on traffic flow and volumes along Main North Road and the local residential streets. Already traffic volumes make it hard for residents to travel across Gawler. A traffic signal will inevitably exacerbate this issue.

From a good planning point of view it is also hard to understand a planning proposal that encourages car use and funnels those cars into a congested area. Good planning would look at ways to shift cars away from town centres and residential areas. Instead this code amendment would lead to an outcome where eventually Gawler is no different than Main North Road in Munno Para/Elizabeth or North East Road in Modbury. These are not planning outcomes to aspire to.

I am very concerned about the precedent that the proposed code amendment will set for Gawler. Already there is significant community angst about the loss of our unique heritage and town character. If this amendment is allowed to proceed it will inevitably lead to a domino effect where similar code amendments will encroach further and further into our historic town.

The proposed code amendment is an example of poor planning that has no place in the year 2023. In fact it feels like something that would have been proposed in the 1980's when we treated concepts such as liveability, amenity, heritage, character and sustainability with casual disregard at best and outright hostility at worst.

I respectfully call on the proponent to reconsider the proposed code amendment and failing this on the Minister for Planning to deny the proposal.

Regards

Cornell Smith



Sent from my iPhone

From: [caroleigh.hunt](#)
To: [Engagement](#)
Subject: Change to commercial use at Vadoulis Garden Centre site.
Date: Wednesday, 22 February 2023 10:04:59 AM

Hello Belinda, I want to let you know that I am in favour of the change of code amendment for the land at Vadoulis Garden Centre.

It will allow far more employment opportunities for local people and reduce the need for people to travel out of our town for shopping etc.

Thank you and regards,

Leigh Hunt

Willaston 5118

From: [Paul Wingate](#)
To: [Engagement](#)
Subject: RE: FW: 550/554 Main North
Date: Wednesday, 22 February 2023 10:45:14 AM
Attachments: [image001.png](#)

Hi Belinda

Yes please include this with the formal submission on code amendment
We have attended meetings in the park
And spoken with neighbors

Regards
Paul&Lee

Sent from [Mail](#) for Windows

From: [Engagement](#)
Sent: Wednesday, 22 February 2023 10:09 AM
To: [REDACTED]
Subject: RE: FW: 550/554 Main North

Hi Lee and Paul

Thank you for your email. Would you like it to be included as a formal submission on the Code Amendment?

If you would like to meet to discuss your concerns, please let me know what days/times suit and we can arrange a meeting.

Kind regards,

BELINDA MONIER
Senior Consultant
signature_967180107



M. [REDACTED]

W. www.futureurban.com.au

A. Level 1, 74 Pirie Street, Adelaide, SA, 5000

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From: lee Wingate [REDACTED]
Sent: Tuesday, 21 February 2023 5:05 PM
To: [REDACTED];

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
Subject: Fwd: FW: 550/554 Main North

Importance: High

----- Forwarded Message -----

Subject:FW: 550/554 Main North

Date:Tue, 21 Feb 2023 16:38:29 +1030

From:Paul Wingate [REDACTED]

To:lee Wingate [REDACTED]

Sent from [Mail](#) for Windows

From: [Paul Wingate](#)

Sent: Monday, 20 February 2023 1:25 PM

To:

Subject: 550/554 Main North

Dear Minister

I am Writing to you on behalf of my self and my wife

Paul & Lee Wingate
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

My wife and I strongly oppose amendments to the zoning of of property at 550/554 Main North Rd ,Evanston park referred to as the Vadoulis Garden centre

We purchased Our Property at [REDACTED] - some four years ago having been told that the land cross the street from us was zoned residential, if it was ever to be developed.

We understand that the owners of the vacant land in question (known as the Vadoulis site) have the right to make money from their investment; but without compromising the neighbourhood.

Therefore - A housing development, with appropriate green spaces and facilities for the families

of this area is more in keeping with this community

It was common knowledge the Mayor had given her support to change the zoning very early in this process as long as it did not contain fast food outlets. (Very Vague)

There are many Other areas in Gawler (more in the Outskirts towards Roseworthy perhaps) which would better suit this type of proposed development in their areas.

I have many reasons why the rezoning should not go forward .

1. When we first arrived in Gawler the alterations of Main North Rd were underway to accommodate the lights for the Industrial Park and the Gawler Green SHOPPING PRECINCT (2 SETS OF TRAFFIC LIGHTS AND ROAD WIDENING WHICH CONTINUED FOR THREE YEARS) this was a huge disruption to traffic flow which anyone who lives in this end of Gawler found very difficult
2. In the plans presented the 9 metre buffer zone exists all around *except on Sheriff St - from my drive I will be facing a wall and beyond that a thirteen metre wall - sound buffer does not exist*
3. I believe that bitumen and concrete is not conducive to the area particularly as trucks and forklifts and lights will be allowed to run until 10:00 pm at night
4. *This will reduce the values of all our properties in this area*
5. *Traffic will drive around the site to avoid hold ups -so Coleman Pde. Mount St and Sheriff st would carry the increased traffic.*
6. *The inconvenience, Disruption and cost of more road works and placing a new set of lights on the Main North Rd (this would be the third in 1 km) this stretch of Adelaide Rd is already congested and Chaotic!*

The Industrial park is only 50% occupied and the main street has empty shops everywhere, and there is a new housing development on our north eastern side;

I think there is more than enough opportunities for employment - Without destroying our neighbourhood.

Affordable Housing with Green areas for families is more in keeping with Our Community

Kind Regards

Paul & Lee Wingate

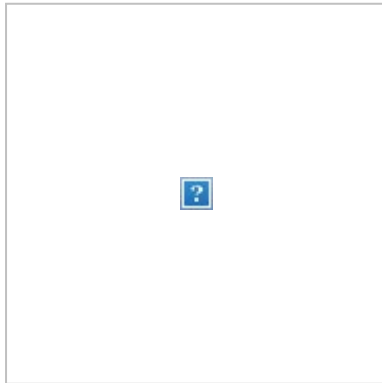
Sent from [Mail](#) for Windows

From: [Hans van Heuven](#)
To: [Engagement](#)
Subject: I support the land project at Vadoulis Garden Centre
Date: Wednesday, 22 February 2023 10:28:54 AM
Attachments: [image818388.jpg](#)
[image793685.jpg](#)
[image380537.png](#)
[image902674.png](#)

Hi

I would like to add my support to the land project at Vadoulis Garden Centre.

Hans van Heuven



Hans van Heuven, CPA

Director

P: [REDACTED]

A: [REDACTED] Gawler South, SA, 5118

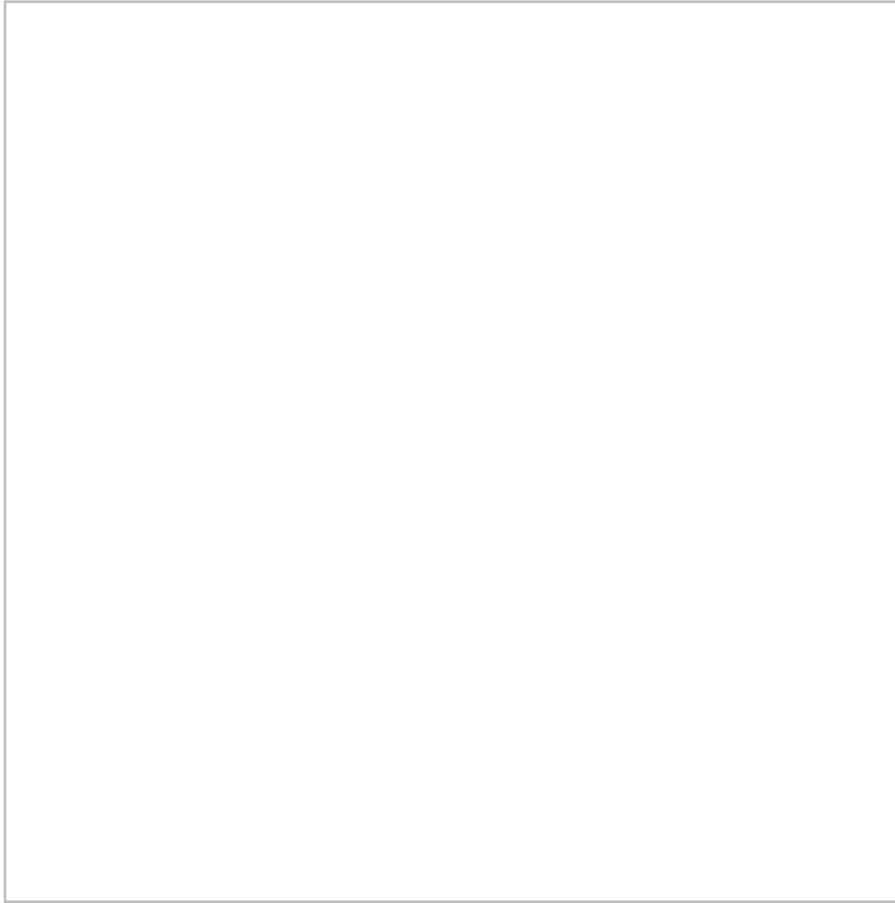
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From: [Adam Hunt](#)
To: [Engagement](#)
Subject: 550-554 Main North Road, Evanston Park
Date: Wednesday, 22 February 2023 8:39:27 PM
Attachments: [image001.jpg](#)
[image002.png](#)
[image003.png](#)

Hi there,
I support the application.
Cheers

Adam Hunt

Branch Manager Gawler/Co-Owner Gawler & Barossa Valley

Ph: [REDACTED]

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From: [Michael Jacob](#)
To: [Engagement](#)
Subject: Subject: Engagement Support for 550 - 554 Main North Rd
Date: Thursday, 23 February 2023 11:14:44 AM

I support this application as I see employment in the town area, especially youth employment, a higher priority than residential at this time.

Regards

Michael Jacob
MYCOMPUTERMAN
Mb: [REDACTED]

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Thursday, 23 February 2023 11:30:52 AM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: ben

Family name: mclean

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: Premium land for housing is in decline and encroaching on already developed dwellings. We do not want industrial and commercial developments built in areas that will severely impact current residents. Traffic in this area is also congested severely already, and any extra entry/egress control (ie traffic lights) will cause even more traffic flow disfunction

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Sent to proponent email: engagement@futureurban.com.au

From: [Naomi Bernhardt](#)
To: [Engagement](#)
Cc: [REDACTED]
Subject: Bunnings proposed development at Vadoulis
Date: Thursday, 23 February 2023 2:08:55 PM

We are writing to you in opposition of the proposed development of Bunnings at the Vadoulis site. We strongly disapprove of this development so close to our home.

We live at [REDACTED] [REDACTED] and the proposed Bunnings will be directly in front of our house. We recently moved to the area from a very built up area closer to the city and we love the quiet country feel and sense of space and especially the outlook of the trees across the road to behind Vadoulis and across to the racetrack.

We are concerned with additional traffic along Coleman Parade, the light & noise pollution from Bunnings, which will be allowed to trade until late at night. We are also concerned with the drop in the value of our house being so close to this large scale development.

We believe the relocation of Bunnings would be a detriment to the area, and would prefer the land to be used for residential housing rather than large scale retail and warehousing.

Kind regards

Naomi & Paul Bernhardt


From: [Alana Potgieter](#)
To: [Engagement](#)
Subject: Re: code amendment for 550 - 554 Main North Road
Date: Thursday, 23 February 2023 2:17:57 PM

To Whom It May Concern

I am against the code amendment for this site (the Vadoulis site and adjacent property) as I fear it may be used for a bulky goods/ large warehouse style store. This would be unacceptable for the following reasons:

- 1) It is in a residential area and abutts a historic character neighbourhood area. It is inappropriate for homes to be overlooked by what could result in a tall enormous warehouse with a huge parkade where inadequate landscaping and an increased level of activity and noise to local residents to an uncomfortable degree.
- 2) There are already large commercial employers near this site including the lifestyle centre (Gawler Park) of which half the available stores are empty as well Gawler Green which is perfectly adequate in providing for the needs of Evanston and also the rest of Gawler.
- 3) If this site is also developed as a bulky goods site it seems not only superfluous but will create a garishly commercial entrance to what is a unique and important historic town that breaks entirely with the efforts made to beautify and accentuate the historic and heritage characteristics of our town. In fact it begs the question whether the initiators of this proposal have even visited this site in person or have any sort of appreciation for the town itself.
- 4) Adelaide Rd in this area (which is what this part of Main North Road is referred to by locals) is already at capacity and is a dreadful traffic nightmare most times, not just in peak hour. It is extremely congested and very difficult to turn Northward from Vadoulis. The additional traffic flow created by a large commercial zone will be an enormous problem.
- 5) I believe that the argument for creation of employment opportunities is exaggerated. At best there are a handful of people employed compared to customer foot and car traffic. It is but a short sighted argument as we are already seeing the automization of check-outs (and thus reduction of employment opportunities) by many large chains and can be seen first hand in Gawler and surrounds at Coles, Woolworths and Bunnings and is likely to become increasingly so in the near future.
- 6) This site should be developed with more effort to be in tune with the community locally and the town as a whole and will be better served by a residential, school or mixed use area. Even a senior centre or health care facility will make better use of this land and likely provide greater amenity as well as long term employability, and sit better in its surroundings.

Yours sincerely,
Dr Alana Potgieter

A large black rectangular redaction box covering the signature area.

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Friday, 24 February 2023 10:14:54 AM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: Rachel

Family name: Pantelios

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: We have just bought a property on Ames Drive that has back fence bordering the proposed site. I would prefer not to have a distribution centre that is bringing noisy trucks in. Would prefer a retail space if it must be used instead of housing.

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Sent to proponent email: engagement@futureurban.com.au

From: [REDACTED]
To: [Engagement](#)
Subject: 550-554 Main North Road Gawler support for employment zone amendment
Date: Friday, 24 February 2023 2:29:07 PM

My Interest in 550-554 Main north road is purely personal, I love Gawler , have been involved with it most of my life , as a child I played in the ruins of James Martin foundry, in my father's time , he sought small ball bearings there to play marbles with, and my grandfather swept floors for James Martin as a child for needed pocket money, James Martin was best man at my great Grandfather's wedding so no child slave labour there, just helping a young friend .

I am a long termer here and have seen lots of changes in our district, not all successful but that's progress , but Gawler always has been the regional centre, the colonial Athens to quote others and historically a centre for development for South Australia, history attests to that, and the Gawler of today must retain as much development potential as it can, of course taking into account those that live in around employment zones but that's good business I would have thought a no brainer, look after the locals .

imagine arriving into Gawler with no iconic Racecourse at the entrance or just as horrific , no historic Gawler Civic Centre, these are part of our soul and I feel , by losing valuable central Gawler commercial land , we reduce employment possibilities further down the track. We have enormous tracts of land now opening up all around the Gawler district for housing development and this is good, as more people want to enjoy the great life we have here, but the heart of Gawler does not need to be another dormitory, and we have the opportunity now to future proof this block of land, to be able to employ more people in local jobs in the future.

large employers need space to develop and always have been the lifeline of this town, employers for example Vadoulis Garden Centre, Steinborner motors, Winterlichs , James Martin Foundry (over 700 worked there on a good day , not including my Great Grandfather) Gawler Racecourse or the Gawler greyhound track at Gawler oval, all integral commercial plots of land in Gawler

My point is don't lose inner Gawler employment zones to general neighbourhoods (especially along the Main North Road) , housing developers have plenty of other land around , we cant afford to lose any more commercial blocks in Gawler town and I know our forefathers would have had the same vision

Google earth this Vadoulis Garden Centre and you see commercial space abound this area, it would not look as good or be as relevant if it was a sea of houses , leave a few larger blocks eh!

So I say amend the code , instead of a general neighbourhood it needs to be an employment zone and a future proof commercial employment opportunity, not many of them left along the main road and some businesses can only survive along busy throughfares (McDonalds wouldn't put a shop down Paxton street would they) , I know its worth a lot of money as a housing development site but its worth more to Gawler as a place of employment

I support to amend the code for an employment zone application not left as a neighbourhood zone

Kind Regards
Paul Barnett

Rate payer of Gawler council

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Saturday, 25 February 2023 5:38:10 AM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: Naomi

Family name: Bernhardt

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: We strongly disapprove of this development so close to our home. We live at [REDACTED] and the proposed Bunnings will be directly in front of our house. We recently moved to the area from a very built up area closer to the city and we love the quiet country feel and sense of space and especially the outlook of the trees across the road to behind Vadoulis and across to the racetrack. We are concerned with additional traffic along Coleman Parade, the light & noise pollution from Bunnings, which will be allowed to trade until late at night. We are also concerned with the drop in the value of our house being so close to this large scale development. We believe the relocation of Bunnings would be a detriment to the area, and would prefer the land to be used for residential housing rather than large scale retail and warehousing. Kind regards Naomi & Paul Bernhardt

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Sent to proponent email: engagement@futureurban.com.au

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Saturday, 25 February 2023 3:14:11 PM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: Sharon

Family name: Carlin

Organisation: Evanston Park Resident

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: I strongly oppose the rezoning of this neighbourhood site. The surrounding area is a quiet, well maintained residential area. There has been very limited consultation and the proposal should have been open for discussion to the wider community. If this proposal is in the best interest in of the wider community why has there been such a limited time for consultation (less than a month)? The increased traffic flow along Coleman Parade and throughout Gawler South will have an adverse affect on hundreds of home owners. Real Estate values will possibly decrease as the area zoning changes. The lack of green space and extensive building and fence heights, along with carparking will increase the radiant heat of the area. I strongly urge you to reconsider the rezoning proposal. Gawler already has: Stratco, Bunnings, Mitre 10 and this community does not need another such business or the relocation of any said business to this site. Evanston Park should remain residential.

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Sent to proponent email: engagement@futureurban.com.au

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Saturday, 25 February 2023 3:38:24 PM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: David

Family name: Giles

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: I am strongly opposed to the code amendment. This proposal is inconsistent with the usage of surrounding residential properties and is inappropriate for such an area and will impact upon my right to quiet enjoyment of my home to my detriment. Proposals such as this should be located on Greenfields sites where existing residents are not disturbed. An employment zone is neither needed or wanted in this location and traffic issues will be a major impediment on the main arterial road into and out of Gawler. Proposed building heights will constitute an eyesore and loading and unloading of vehicles a noise nuisance.

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Sent to proponent email: engagement@futureurban.com.au

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Saturday, 25 February 2023 5:04:10 PM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: Morgan

Family name: Smith

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: The land should be used for housing. Alternatively, it could remain a General Neighbourhood Zone. Three sides of the site contain single story residential dwellings. A 13 metre structure on the site would be completely out of character with the area.

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Sent to
proponent email: engagement@futureurban.com.au

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Saturday, 25 February 2023 8:20:24 PM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: Janelle

Family name: Gill

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: I live [REDACTED] the vacant paddock where the proposed development will be and I am extremely disappointed that such an absurd, unwanted, unnecessary commercial development is even being proposed amidst a beautiful, peaceful residential community - residents who have been longstanding members within the Gawler area. Not to mention directly near a lifestyle village and a nursing home for the elderly. The Gawler township is in great need of more residential development especially close to the town centre and the nearby schools. It just makes zero sense to rezone an area from something the town needs to build another ill-planned, unneeded commercial centre. Currently commercial business struggles to thrive and the lack of infrastructure and planning undertaken by gawler council has left our community completely hamstrung with traffic dilemmas worthy of a poorly built simcity by a child. Only two years ago I could travel the 2.5kms from Sheriff street to Trinity College in 4 minutes and now with the extremely painful, congestion that the two additional set of lights the council installed that travel time is 14 mins! And you propose another set of lights and another unwanted commercial development across from the current Coles, Bunnings, Aldi development. There are much more appropriate locations which would facilitate the space these developments require and would relieve traffic congestion directly around residents and schools that sit on the fringe of Gawler. if this proposed development of Gawler goes ahead you will be actively ruining what was one of the most desired neighbourhoods of Gawler to be in. You will reduce property values, and you will continue to have more empty commercial buildings in Gawler. There needs to be a commercial hub centre where these types of business can congregate which doesn't bring traffic to a standstill, where there is space and where it doesn't devalue and debeatify desired neighbourhoods.

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Sent to
proponent engagement@futureurban.com.au
email:

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Sunday, 26 February 2023 10:14:18 AM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: Lorraine

Family name: Pearson

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: I do not support the planned change. Gawler will no longer be recognised as a town but just another suburb bottlenecked with more traffic and longer times to get into Gawler with traffic lights every few hundred metres which will result in cars using quiet streets as a wayfare. Plus looking industrialised.

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Sent to proponent email: engagement@futureurban.com.au

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Sunday, 26 February 2023 10:59:18 AM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: Susan

Family name: Robinson

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: Where the proposed site is, sits in a residential area, it will bring more traffic to a already congested road. The surrounding homes will be subjected to more traffic to escape the congestion. There are more sites available in a more industrial setting, if this amendment is approved it will disrupt a quiet community.

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Sent to proponent email: engagement@futureurban.com.au

Belinda Monier

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Sunday, 12 March 2023 11:37 AM
To: Engagement
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment

Categories: Responded to / Filed

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: Susan

Family name: Robinson

Organisation: Home owner

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: Please add this to my previous submission ,I refer to future urban appendix 9 .investigation transport,page3of13 of the mfy report.It shows that the development has a floor area of 16,000m2 and smaller bulkygood tenancies totalling 2,000m2 .This will only be 9 metres from homes,how people are expected to live with this behind their homes is an injustice.When homes were bought in the area it was with the knowledge that if sold Vadoulis would be solely residential.This development if approved will cause increased traffic to a road that is extremely busy ,we are afraid that it will cause rat running through Coleman Parade so not only will we have a development behind us that will cause huge disruption to our way of life but also increased traffic.

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Sent to
proponent email: engagement@futureurban.com.au

From: [REDACTED]
To: [Engagement](#)
Cc: [REDACTED]
Subject: 550-554 Main North Road, Evanston Park Code Amendment
Date: Monday, 27 February 2023 1:01:22 AM

Attention : Belinda Monier,

I do not believe the Employment Zone is the most appropriate Zone for the Affected Area because;

Increased traffic flow associated with an Employment Zone will cause further traffic congestion along the Main North Road and further extend travel times when using Main North Road.

This will impact negatively on residents in our area and the greater Gawler area as we already have traffic congestion problems in our town.

Another set of traffic signals on Main North Road in the vicinity of the racecourse would increase traffic congestion even further and cause bottlenecks and this would result in commuters seeking an alternative route through the adjacent residential streets increasing traffic flow especially during school drop-off and pick-up times.

Increased traffic flow would also cause problems for residents to access the Main North Road this would pose a safety risk for drivers and pedestrians and have a negative impact.

I am very negative about any large commercial activity in the proposed zone being so close to a residential area would have a negative affect the lifestyle of the adjacent residents with an increase in noise from large trucks and heavy vehicles, unloading and loading. This will have an negative impact on health, safety and well-being of local residents. The adjacent residential area is a lovely residential area.

The scale of the proposed development would add nothing to the visual amenities of the locality and I believe it would significantly impact on local residents with a building height of up to 13 metres nearby homes would be completely overshadowed in winter.

The landscaping of the site will be minimal and have a negative impact on the area.

These are my comments.

I await your response.

Regards,

Helen Collins

From: [peter ryan](#)
To: [Engagement](#)
Subject: Evanston Park Code Amendment
Date: Monday, 27 February 2023 11:38:39 AM

I wish to record my support for the proposed development in this area.

I live, work and invest in Gawler.

Gawler needs more area for people to work and shop. This is probably the last large piece of land in which this is possible.

A vibrant community needs places for employment, shopping and entertainment, not just a place where people come home to sleep.

Regards

Peter Ryan 

From: [Belinda Monier](#)
To: [Engagement](#)
Subject: FW: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Monday, 27 February 2023 1:12:22 PM
Attachments: [image001.png](#)

From: Humby Consulting [REDACTED]
Sent: Thursday, 23 February 2023 9:39 PM
To: Belinda Monier [REDACTED]
Subject: FW: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment

Bel,

Another submission.

Regards

ANDREW HUMBY

DIRECTOR

Urban and Regional Planning Consultants

[REDACTED]
humbyconsulting.com.au



From: PlanSA Submissions <noreply@plan.sa.gov.au>
Date: Thursday, 23 February 2023 at 5:54 pm
To: [REDACTED]
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment

Andrew Humby – Director, Humby Consulting,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment
Customer type: Member of the public
Given name: Ruth
Family name: Wickham
Organisation:
Email address: [REDACTED]
Phone number: [REDACTED]
My overall view is: I do not support the Code Amendment

Comments: Traffic noise will be unacceptable for nearby residents.

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Sent to proponent email:



From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Monday, 27 February 2023 2:07:40 PM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: Maureen

Family name: Dunkeld

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: The proposed amendment does not fit within this residential area. I am concerned about the potential traffic issues and the impact on Coleman Parade. Commercial buildings, lighting and noise will be intrusive in an existing quiet residential area. I moved to this area understanding that the land was zoned residential. This is potentially a most disturbing development.

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Sent to proponent email: engagement@futureurban.com.au

From: [Graeme Hedges](#)
To: [Engagement](#)
Subject: 550 Main North Rd Evanston
Date: Monday, 27 February 2023 2:25:43 PM
Attachments: [image001.png](#)
[image002.jpg](#)
[image003.png](#)
[image004.png](#)
[image005.jpg](#)
Importance: High

Hi There,

I am writing in support of the above – I support the proposal, I think it should be good for Gawler. It will create and keep jobs in the township as well as bring around \$40 million of investment to the town. I think that it would be great for the area.

If you have any other questions, please feel free to reach out to me

Kind Regards

***Graeme Hedges MBA, Dip FP, Dip FS
CERTIFIED FINANCIAL PLANNER™ Practitioner***



W: www.hedges-assetplanning.com

L:



www.barossafinancialservices.com.au

Help prevent spreading Spam, Viruses and Malware. Please remove my Email address if forwarding.
Use BCC: when sending/forwarding email. Thank you



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From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Monday, 27 February 2023 2:59:25 PM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: Pat

Family name: McQueen

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: I do not support the rezoning, it will further impact on the already heavy traffic load on Main North Road. Traffic will try to avoid Main North Road congestion by using Coleman Parade. This area is a well kept quiet residential area. Residents want it kept this way to maintain a quiet and safe area. No objection to housing development on Vadoulis site which will further enhance this residential area.

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Sent to proponent email: engagement@futureurban.com.au

From: [Gino Martino](#)
To: [Engagement](#)
Subject: Supporting Project 550 Main North Rd, Evanston Park
Date: Monday, 27 February 2023 2:59:42 PM
Attachments: [image001.png](#)
[image002.jpg](#)
[image003.jpg](#)
[image004.jpg](#)
[image005.jpg](#)
[image006.png](#)

To whom it may concern,

I am writing to express my strong support for Project 550 Main North Rd, Evanston Park, and its potential to bring future business and create employment opportunities in the area.

As you may be aware, this project aims to construct a commercial building in a prime location in Evanston Park. The new facility will house several businesses, including retail stores, offices, and service providers, which will contribute to the economic growth of the area. By providing more commercial space for entrepreneurs, it will attract new businesses and provide a boost to the local economy.

Furthermore, this project will create numerous employment opportunities for the local community. The construction phase alone will require the services of many workers, such as builders, architects, electricians, and plumbers. Once completed, the new businesses in the commercial building will require additional staff, from sales assistants to accountants, further increasing the job opportunities in the area.

In summary, I strongly believe that Project 550 Main North Rd, Evanston Park, will bring numerous benefits to the local community. It will create jobs, stimulate the local economy, and provide a platform for new businesses to thrive. I urge you to support this project and work together to make it a success.

Thank you for your attention.

Regards



Gino Martino MBA, MFin, GAICD, FMVA
Australian Portable Camps

www.australianportablecamps.com.au

WORK SAFE TODAY - ENJOY TOMORROW

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From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Monday, 27 February 2023 4:00:19 PM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: Timothy

Family name: Newman

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: This change in zoning lacks any common sense. The location of this zone lies between two well developed and long established housing areas. Any encroachment into this area by hulking great bulk goods stores would greatly damage the local neighbourhood and definitely lower house prices in the area. Furthermore, the almost negligent infrastructure proposed for this project is beyond ridiculous. Gawler as a whole and especially the Gawler green area is already bursting at the seams with motor vehicle traffic. An increase in this with nothing more than some lane changes and potentially a set of traffic lights would put an unbearable strain on the current infrastructure. More worryingly it would push large volumes of traffic into the residential roads surrounding the proposed zone. This proposal screams as a money grab for council. Nothing more, nothing less.

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Sent to proponent email: engagement@futureurban.com.au

From: [Daniel Chin](#)
To: [Engagement](#)
Subject: 550 Main North Road
Date: Monday, 27 February 2023 4:09:05 PM

To whom it may concern,

Dear Sir/ Madam,

I would like to express my strong support for the project proposed at 550 Main North Road in Evanston.

The obvious benefits to the local economy will not only include the immediate stimulus brought by increased jobs during construction, but long term jobs in the businesses that will occupy the premises.

There is no doubt that the \$40 million investment to the greater Gawler area will enhance and further economic growth in the region. Gawler's status as an area worth investing in will be solidified.

Many thanks for your time in considering this matter.

Regards,
Dr Daniel Chin (BDS)

From: [bg](#)
To: [Engagement](#)
Date: Monday, 27 February 2023 4:27:18 PM
Attachments: [image001.gif](#)
[image002.jpg](#)

Dear Sir/ Ma'am,

In regards to the proposal at 550 Main North Road Evanston. I support this project for its merits and financial attributes to the local and broader community. The construction benefits alone will be apparent to the community and the trades that are bought in during this phase will have immediate impact. Once the project is finalised the building will house new businesses that will require additional staff thus bringing in further income to the area.

Regards,

Brenton Griguol
Company Director



www.cutprice.com.au
www.koalacar.com.au



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From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Monday, 27 February 2023 5:08:58 PM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: Kerry

Family name: Walker

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: Three sides of this parcel of land has residential properties on them - it seems like common sense to have this land for low and medium density house as well. Having large commercial buildings built on that land would destroy the current nature and feel of the residential area. I know of no 'employment zone' areas in Gawler and surrounds that has such close proximity to residential properties on three or more sides.

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Attachment 4: No file uploaded

Attachment 5: No file uploaded

Sent to proponent email: engagement@futureurban.com.au

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Monday, 27 February 2023 7:17:02 PM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: debi

Family name: chamings

Organisation: Resident

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: Overshadowing of sunlight, air circulation, treescape view privacy. cutting down more trees i.e at race course to widen road for stated development. height of building, height of boundary fence, feeling caged in. daily noise. traffic congestion on Main rd. traffic diverting down Coleman pde to bypass 3 sets of traffic lights. sifting traffic from west side of main Rd in commercial estate with limited adjoining backstreets to east side which is a residential zone and many adjoining back streets and increased traffic. height of buildings. not right development for area. visually unappealing entering Gawler. future change of business owner, not knowing what will go there after initial one leaves. safety concerns regarding vandalism graffiti possible drug hangout loitering. Gawler park has very low occupancy. where is the employment opportunity?! why do we need more empty shops. Plenty of "employment" zoned land elsewhere in Gawler that is more suited to this type of development

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Attachment 4: No file uploaded



Attachment 5: No file uploaded

Sent to proponent email: engagement@futureurban.com.au

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Monday, 27 February 2023 8:35:31 PM
Attachments: [Feedback-Future-UrbanJ-27.02.23.pdf](#)

Belinda Monier, Future Urban,


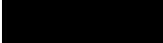
Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment
Customer type: Member of the public
Given name: KAREN
Family name: TUCKER
Organisation:
Email address: 
Phone number: 
My overall view is: I do not support the Code Amendment
Comments: Please find attached feedback for public consultation on 550-554 Main North Road Evanston Park.
Attachment 1: Feedback-Future-UrbanJ-27.02.23.pdf, type application/pdf, 103.1 KB
Attachment 2: No file uploaded
Attachment 3: No file uploaded
Attachment 4: No file uploaded
Attachment 5: No file uploaded
Sent to proponent email: engagement@futureurban.com.au

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Monday, 27 February 2023 10:16:26 PM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment
Customer type: Member of the public
Given name: James
Family name: Leske
Organisation:
Email address: 
Phone number: 
My overall view is: I support the Code Amendment
Comments: I support the code amendment
Attachment 1: No file uploaded
Attachment 2: No file uploaded
Attachment 3: No file uploaded
Attachment 4: No file uploaded
Attachment 5: No file uploaded
Sent to proponent email: engagement@futureurban.com.au

From: [Pauline Long](#)
To: [Engagement](#)
Cc:

Subject: Fwd: FW: 550-554 Main North Road, Evanston Park Code Amendment
Date: Monday, 27 February 2023 10:16:47 PM

Subject: 550-554 Main North Road, Evanston Park Code Amendment

Attention : Belinda Monier,

I do not believe the Employment Zone is the most appropriate Zone for the Affected Area for the following reasons;

- Increased traffic flow associated with an Employment Zone will cause further traffic congestion along the Main North Road and further extend travel times when using Main North Road.
- Another set of traffic signals on Main North Road in the vicinity of the racecourse would increase traffic congestion even further and cause bottlenecks and this would result in commuters seeking an alternative route through the adjacent residential streets increasing traffic flow especially during school drop-off and pick-up times.
- Any large commercial activity in the proposed zone being so close to a residential area would have a negative affect the lifestyle of the adjacent residents with an increase in noise from large trucks and heavy vehicles, unloading and loading. This will have an negative impact on health, safety and well-being of local residents. The adjacent residential area is a lovely residential area.
- The scale of the proposed development would add nothing to the visual amenities of the locality and I believe it would significantly impact on local residents with a building height of up to 13 metres nearby homes would be completely overshadowed in winter.

These are my comments.

Regards,

Pauline Long
Gawler South Resident

Belinda Monier

From: Marianthy Vadoulis [REDACTED]
Sent: Tuesday, 28 February 2023 7:35 AM
To: Engagement
Cc: Milton Vadoulis; Margaret Hara Agapy Leske
Subject: Support Code amendment on Vadoulis Garden Centre whole property 9-10 acres site

Categories: Responded to / Filed

Dear Future Urban

I support Code amendment on Vadoulis Garden Centre whole property 9-10 acres site, as it will improve employment and job potential on the site and in Gawler overall.

Kind Regards
part-owner of property
Marianthy Vadoulis
[REDACTED]

S.A.
5042

[REDACTED]

Hi

I could have got a lot more signatures as many people support this to go ahead.

I thought that it would not be appropriate to go to a supermarket, and seek signatures as did the people not wanting rezoning to progress.

There are 14 signatures and names attached.

Marianthy

I support 550-554 Main North Road Gawler
to be developed to improve employment & job
opportunities. I support a zoning change to
allow for commercial development

NAME	EMAIL	SIGNATURE
MARIANTHY VADOULIS		M. Vadolis
Ann Pessios		A. Pessios
Simon Pessios		S. Pessios
Joanne Pessios		J. Pessios
Helen Audterlonie		H. A.
Pierin Ducaj		P. Ducaj
Adam Kela		A. Kela
Gaelin Ducey		G. Ducey
Betty Guis		B. G.
Brendy Maddocks		B. B. M.
Barbara Elsley		B. E. Elsley
Julie Ellis		J. E.
ANNA Samardzic		A. S.
Frank Myska		F. Myska

From: [Kym Knight](#)
To: [Engagement](#)
Subject: Support
Date: Tuesday, 28 February 2023 9:50:38 AM

To whom it may concern

I support the future redevelopment project at Vadoulis Garden Centre in Gawler SA.

Kym Knight

[REDACTED]
[REDACTED]

Sent from [Outlook](#)

From: [Julie Roberts](#)
To: [REDACTED]
Subject: Proposed rezoning of 550-554 main north road, Evanston park SA
Date: Tuesday, 28 February 2023 12:56:24 PM

I strongly oppose the rezoning of this land, it was proposed without any community consultation, council has a responsibility for their local residents. It would cause huge traffic, noise pollution and disruption to the local and community. It would cause health, emotional and mental issues to all concerned
Brian Roberts

Sent from my iPhone

From: [debi.c](#)
To: [Engagement](#)
Subject: change of code amendment
Date: Tuesday, 28 February 2023 1:50:12 PM

i am writing to voice my OPPOSITION to the change of code amendment to 550 - 554 Main North Road Evanston Park.

My concerns are:

- >overshadowing of sunlight, air circulation, treescape, view and privacy
- >cutting down trees, not only on site but at the race course to make way to widen the road for another set of traffic lights
- >a third set of traffic lights in a very short distance of each other, leading to extra congestion
- >height of buildings
- >height of boundry fences
- >feeling caged in, due to height of boundry fence
- >daily noise
- >traffic congestion on the main road, diverting traffic down Coleman Parade to bypass three sets of traffic lights and general congestion
- >shifting traffic from west side of Main North Road in a commercial estate with limited adjoining backstreets, to the east side of Main North Road which is a residential estate with many adjoining backstreets and increasing traffic flow
- >this not being the right development for the area
- >visually unappealing entering a country town
- >future change of business owner and not having a say after initial owner leaves
- >safety concerns regarding vandalism, graffiti, possible drug hangout, loitering. all the problems gawler park allegedly experienced
- >Gawler Park shopping precinct has very low occupancy.. employment opportunity? why do we need more empty shops!
- >plenty of "employment" zoned land elsewhere in Gawler that is more suited to this type of development

Thank you for viewing my concerns

debi chamings

[REDACTED]

S A

From: [Rob Knight](#)
To: [Engagement](#)
Subject: 550-554 Main North Road rezoning
Date: Tuesday, 28 February 2023 3:27:57 PM

To whoever this may concern,

I'm writing to record our strong objection to the current proposal to build a bulk-goods depot in this location. I don't know who is pushing this, but I've heard nothing but a blanket "no" from residents since the first communication. The proposal to "develop" (an understatement) this land seems to be more than that, and there has been no real attempt at legitimate consultation: I think as far as residents are concerned, the decision has clearly already been made and that this has been a sham consultation.

This area has already been turned into a nightmare with traffic thanks to some poorly-designed infrastructure and ill-advised traffic management decisions. This is without even considering how bad this area is for cyclists or pedestrians simply trying to cross the road. Any attempt to deliberately bring in more traffic (and therefore to "manage" it further) is frankly a sign of no thought for the people who live around there or for those who already use these roads. Not to speak of the visual and auditory impact it would have and the likely-negative impact on property prices.

This is being pushed through with no thought for the consequences for users in the area. This is an absolutely inappropriate location for any sort of drastic rezoning short of maybe a small set of shop-fronts with no parking, etc. If this is no longer going to be a business then this should perhaps be housing and/or, considering the lack of any decent open areas, maybe a large residential park with facilities considering it's the last open space left anywhere (thanks to these options being ignored for many years). I understand that this may be worth less money to the current land-owner, but I don't see how that is relevant and why the rest of us need to suffer as a result.

There seems to be some sort of flawed agenda here; how anyone believes this proposed heavy-goods area should be in this location is beyond me and speaks to the disdain planners and decision-makers have for existing land-owners. This is not NIMBYism, this is simply bad planning. In an ideal world this land parcel - if it must be sold as land - would be used for the inherent value of being the only open space left in the entire suburb, perhaps becoming a park, and maybe with a small amount of housing in addition. Or even just housing, as money rules all decisions... I guess that would be too far towards improving a suburb, when the aim is to do the opposite, and we're clearly not good enough to have a park which isn't actually a drain.

I mean, is it too much to ask that we not be assaulted by advertising and concrete everywhere we look and go, even in our own back-yards? This is not to mention the impact of tree/shade loss, hard surfaces, heat-island effects, and loss of usable open space in densifying suburbs, or the effect on any remaining local biodiversity. We all know developers couldn't care less about those things - just look at the Springwood development.

This proposal should be stopped dead right now and move on to more appropriate options. Does resident opposition actually mean anything any more? I categorically reject this proposal and those who seek to push their "development at all costs" ideology anywhere they please. Some of us actually want liveable, usable neighbourhoods despite what you may think.

R Knight.

From: [Collins, Paul](#)
To: [Engagement](#)
Cc:

Subject: 550-554 Main North Road, Evanston Park Code Amendment
Date: Tuesday, 28 February 2023 4:10:39 PM

Attention : Belinda Monier,

I do not believe the Employment Zone is the most appropriate Zone for the Affected Area because the following points;

Increased traffic flow associated with an Employment Zone will cause further traffic congestion along the Main North Road and further extend travel times when using Main North Road.

Gawler already has traffic congestion problems increasing traffic congestion especially during school drop-off and pick-up times will impact negatively on residents.

Another set of traffic signals on Main North Road in the vicinity of the racecourse would increase traffic congestion even further and cause bottlenecks and this would result in commuters seeking an alternative route through the adjacent residential streets near parks and aged care facilities .

Increased traffic flow would also cause problems for residents to access the Main North Road this would pose a safety risk for drivers and pedestrians and have a negative impact.

I am very negative about any large commercial activity in the proposed zone being so close to a residential area would have a negative affect the lifestyle of the adjacent residents with an increase in noise from large trucks and heavy vehicles, unloading and loading. This will have an negative impact on health, safety and well-being of local residents. The adjacent residential area is a lovely residential area.

The scale of the proposed development would add nothing to the visual amenities of the locality and I believe it would significantly impact on local residents with a building height of up to 13 metres nearby homes would be completely overshadowed in winter.

The landscaping of the site will be minimal and have a negative impact on the area.

These are my comments.

I await your response.

Regards
Paul Collins
Gawler Resident

[Redacted signature block]

[REDACTED]

[REDACTED]

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[Veteran Employment Program | JLL](#)



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From: [John Lewkowicz](#)
To: [Engagement](#)
Subject: Evanston Park Code Amendment
Date: Wednesday, 1 March 2023 10:34:23 AM
Attachments: [Rezoning Response 2023.docx](#)
[Rezoning Response Marg 2023.docx](#)

Att. Belinda Monier

Please find attached 2 responses re the proposed Code Amendment Evanston Park (Vadoulis Nursery Site).

It would be appreciated if you could confirm receipt of this email and 2 attachments.
Thank you for the opportunity to provide feedback.

John Lewkowicz

John Lewkowicz

[REDACTED]

[REDACTED]

Ms Belinda Monier

Evanston Park Code Amendment

Future Urban

Level1/74 Pirie Street

ADELAIDE SA 5000

Feedback Re: Evanston Park Code Amendment Proposal

Thank you for the opportunity to provide feedback on the proposed code amendment for the current Vadoulis Garden Centre site and connecting properties bounded by Ames Drive, Coleman Parade and Sherriff Street Gawler South.

In response to your letter inviting feedback, I provide the following commentary.

You asked:

Whether you believe the employment zone is the most appropriate zone for the affected area.

In short, my answer is that it is not appropriate for the area to be rezoned as an Employment Zone. The zone should remain as is or better yet zoned solely for housing except for that area that fronts Main North Road. In my opinion, it is disingenuous to claim that Gawler needs more Employment Zones within the town, particularly major commercial operations as there is ample land within the Council's boundaries that would better cater for these zones. Eg land south of Gawler Township around Tiver Rd and Main North Rd down to Dalkeith Rd.

The possibility of a major commercial operation with buildings up to 13 metres high and ongoing noise from loading and unloading operations from 7.00am to 10.00pm will have an impact on the amenity of the local area as well as detrimental health impacts on residents.

Whether you believe the investigations undertaken as part of the code amendment are sufficient to consider the impact of the rezoning on the surrounding area.

In short, our answer is no, there has not been sufficient investigation of the impacts of rezoning. If there were sufficient investigations, the rezoning proposal would not have progressed to the stage it has. I feel that the investigations have been heavily slanted in favour of the proponents in trying to market a concept that has many flaws. Namely impacts of noise, traffic management, stormwater drainage and visual aesthetics not to mention likely graffiti management of acoustic/concrete noise barriers. In addition the diagrams of visual impact do not take into account those properties on the eastern side of Mount Tce (southern end) that will have full view of any 13 metre high buildings. The same applies to properties in Hill Street.

Traffic management will be a major issue. Another set of traffic lights just around the bend from the entrance of First St and Sherriffs St doesn't make sense and will not only see traffic banked up during peak periods but probably other times during the day. The suggestion of only one entrance and closure of the entrance at Sherriffs St is not considered to be safe in the event of a major emergency. I would want to see Council's proposal in relation to traffic management of vehicles exiting First St and Sherriff St onto Main North Rd. If these exits are closed this will force residents to circumvent neighbourhoods to access Main North Rd. The likely exit routes will be Hill Street, Mount Tce and Coleman Parade which already have significant traffic volumes for residential streets. I am not aware of any traffic surveys being undertaken in relation to the proposal.

The studies undertaken re employment zone land within the town of Gawler and the guestimate of employment opportunity are superficial at best and of course slanted in favour of the proposal.

Whether you believe the Overlays and Technical and Numeric Variations applied address key matters stakeholders would like to see future development meet.

This is a difficult matter to respond to. While the diagrams may appear to be benign in their impact, it is not until buildings and acoustic barriers are in place that the true impact can be measured. In our view, no one wants the possibility of 13 meter buildings in a residential area unless they were there first and people investing in housing in the area are aware of the visual and noise impacts. Who wants a 4-6 metre high concrete wall to look at when they exit their back or front doors.

Obviously, the further you are away from the boundary, the more the visual impact and the closer you are the more the noise impacts on your lifestyle and personal health and well being.

One can say that there might not be buildings of 13 metres height, but experience shows that developers will want to maximise their investment and push the limits of what is allowable in an Employment Zone.

There is no study of the heat impacts that concrete acoustic barriers and a sealed commercial area will have on surrounding houses.

Future development should be limited to single story buildings and housing with some open space and tree lined streets.

In addition to the above, I offer the following comments.

Separate commitments not to develop a fast food restaurant or retail fuel outlet on the affected area. I doubt this is very meaningful as the commitment is only binding on the current developers.

Separate commitments in relation to developer contributions to external stormwater/flood management infrastructure. Once again this is not a big deal to me, as the developer in my opinion will promise whatever it takes to get approval for the rezoning. A developer will contribute to infrastructure improvement/management whether the zone is Employment or Neighbourhood related.

Land Supply Study. As mentioned previously, there is ample employment land within the Gawler Council area. The positives outlined in your pamphlet can be attained within Gawler area without rezoning the affected land.

Noise minimisation. Acoustic barriers are not enough to eliminate noise pollution that may emanate from any development on the site if it is rezoned, particularly if a warehouse facility is built on the

site. No one wants constant noise from trucks and forklifts up to 10pm at night. This has been the experience of people living next to the Evanston Park shopping complex.

Reduced property values. There is no mention in the proponent's report of any study being done on the impact of surrounding property values.

Visual Impact of possible 13 metre buildings on entering and exiting Gawler has not been taken into consideration in the report.

I could add further commentary but feel this sufficient to voice my opposition to the proposal.

I found your pamphlet typical of promoting a concept highlighting benefits but not the negatives. It portrays a message of 'everything is manageable'. I doubt this could be done to the satisfaction of those impacted.

I would be happy to discuss other information in your pamphlet if necessary. I can be contacted by texting [REDACTED] in the first instance to set a time for a phone call.

Once again, thank you for the opportunity to provide feedback.

John Lewkowicz.

Margaret Lewkowicz

Ms Belinda Monier

Evanston Park Code Amendment

Future Urban

Level 1/74 Pirie Street

ADELAIDE SA 5000

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The possibility of a major commercial operation with buildings up to 13 metres high and ongoing noise from loading and unloading operations from 7.00am to 10.00pm will have an impact on the amenity of the local area as well as detrimental health impacts on residents.

Whether you believe the investigations undertaken as part of the code amendment are sufficient to consider the impact of the rezoning on the surrounding area.

In short, our answer is no, there has not been sufficient investigation of the impacts of rezoning. If there were sufficient investigations, the rezoning proposal would not have progressed to the stage it has. I feel that the investigations have been heavily slanted in favour of the proponents in trying to market a concept that has many flaws. Namely impacts of noise, traffic management, stormwater drainage and visual aesthetics not to mention likely graffiti management of acoustic/concrete noise barriers. In addition the diagrams of visual impact do not take into account those properties on the eastern side of Mount Tce (southern end) that will have full view of any 13 metre high buildings. The same applies to properties in Hill Street.

Traffic management will be a major issue. Another set of traffic lights just around the bend from the entrance of First St and Sherriffs St doesn't make sense and will not only see traffic banked up during peak periods but probably other times during the day. The suggestion of only one entrance and closure of the entrance at Sherriffs St is not considered to be safe in the event of a major emergency. I would want to see Council's proposal in relation to traffic management of vehicles exiting First St and Sherriff St onto Main North Rd. If these exits are closed this will force residents to circumvent neighbourhoods to access Main North Rd. The likely exit routes will be Hill Street, Mount Tce and Coleman Parade which already have significant traffic volumes for residential streets. I am not aware of any traffic surveys being undertaken in relation to the proposal.

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Whether you believe the Overlays and Technical and Numeric Variations applied address key matters stakeholders would like to see future development meet.

This is a difficult matter to respond to. While the diagrams may appear to be benign in their impact, it is not until buildings and acoustic barriers are in place that the true impact can be measured. In our view, no one wants the possibility of 13 meter buildings in a residential area unless they were there first and people investing in housing in the area are aware of the visual and noise impacts. Who wants a 4-6 metre high concrete wall to look at when they exit their back or front doors.

Obviously, the further you are away from the boundary, the more the visual impact and the closer you are the more the noise impacts on your lifestyle and personal health and well being.

One can say that there might not be buildings of 13 metres height, but experience shows that developers will want to maximise their investment and push the limits of what is allowable in an Employment Zone.

There is no study of the heat impacts that concrete acoustic barriers and a sealed commercial area will have on surrounding houses.

Future development should be limited to single story buildings and housing with some open space and tree lined streets.

In addition to the above, I offer the following comments.

Separate commitments not to develop a fast food restaurant or retail fuel outlet on the affected area. I doubt this is very meaningful as the commitment is only binding on the current developers.

Separate commitments in relation to developer contributions to external stormwater/flood management infrastructure. Once again this is not a big deal to me, as the developer in my opinion will promise whatever it takes to get approval for the rezoning. A developer will contribute to infrastructure improvement/management whether the zone is Employment or Neighbourhood related.

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site. No one wants constant noise from trucks and forklifts up to 10pm at night. This has been the experience of people living next to the Evanston Park shopping complex.

Reduced property values. There is no mention in the proponent's report of any study being done on the impact of surrounding property values.

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I could add further commentary but feel this sufficient to voice my opposition to the proposal.

I found your pamphlet typical of promoting a concept highlighting benefits but not the negatives. It portrays a message of 'everything is manageable'. I doubt this could be done to the satisfaction of those impacted.

Once again, thank you for the opportunity to provide feedback.

Margaret Lewkowicz.

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Wednesday, 1 March 2023 11:33:41 AM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: Alec

Family name: Smith

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: 1) currently residential on 3 sides - large scale buildings totally inappropriate for that parcel of land 2) plenty of space outside Gawler and Evanston away from residential buildings where development could easily be accommodated. 3) MN Road is the main exit to the south from Gawler - another set of traffic lights on that stretch would increase gridlock at peak times (ie Trinity and Gawler school times)

Attachment 1: No file uploaded

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Attachment 4: No file uploaded

Attachment 5: No file uploaded

Sent to proponent email: engagement@futureurban.com.au

Belinda Monier

From: Sue Day [REDACTED]
Sent: Wednesday, 1 March 2023 2:25 PM
To: Engagement
Subject: Submission
Attachments: Evanston Park Code Amendment.txt

Categories: Responded to / Filed

Please find attached submission as requested re Evanston Park.
Regards Sue Day

Get [Outlook for iOS](#)

Ms S Day

[REDACTED]
[REDACTED]
[REDACTED]

15/02/23

Dear Ms Monier,

In response to your requested feedback regarding 550-554 Main North Rd Evanston Park Code Amendment please refer below:

WHETHER YOU BELIEVE THE EMPLOYMENT ZONE IS THE MOST APPROPRIATE ZONE FOR THE AFFECTED AREA.

: In the past, the surrounding areas were changed to General Neighbourhood Zone by Gawler council. As a result the existing employment zone was sold to allow for a General neighbourhood zone to be established.

: Significant Existing Employment Zone opportunities within the boundaries of Potts Rd, Barnett Rd, Main Nth Rd and Ames Drive.

: Significant increase of traffic on the arterial rd into Gawler will become hazardous to the elderly considering the Aged Care Facility and Retirement Village currently accessing Coleman Parade either by walking, mobility scooters or vehicles. This is notwithstanding the school traffic also accessing Coleman parade to avoid the traffic congestion on the Main North Rd.

: The increase of traffic will also become hazardous to children accessing the Gawler and Districts Educational establishment along with the Xavier College campus and the Disability Service provider operating a Day Options programme adjacent to the 'Affected Area'

: In general, an increase of traffic and potentially heavy vehicles will impact but not limited to adjacent or nearby residents. Traffic management such as traffic signals will further impact traffic flow into and out of Gawler proper. The impact of traffic from the Gawler Green shopping centre, Gawler East Link Rd and Educational establishments has already seen significant increase of vehicle traffic on Coleman Parade to avoid the Main north Rd.

: Due to the increase of traffic if rezoned Employment, there will be significant disruption with probable alternate routes being taken impacting further on residents of nearby and surrounding streets who are not owners/occupiers of land near the Designated entity.

: This change will also mean 3 sets of traffic signals or other in less than 1 Km of an already existing insufficient dual arterial rd into the main township of Gawler.

: Significant impact on native birds with the removal of trees that are used for nesting and breeding annually. The removal of the blossoming native trees will also impact the bee population. This is not limited to the designated property but also neighbouring trees which will be impacted by noise and traffic.

WHETHER YOU BELIEVE THE INVESTIGATIONS UNDERTAKEN AS PART OF THE CODE AMMENDMENT ARE SUFFICIENT TO CONSIDER THE IMPACT OF THE RE-ZONING ON THE SURROUNDING AREA.

: Any investigation undertaken was not in consultation with adjacent or nearby residents prior to 23/01/23.

: Further traffic management will need to be investigated in relation to other operational business in the locality such as Taylor and Forgie Funeral homes which can see up to 100 cars parked on the Main North Rd or side streets. The existing car yards which frequently have many potential purchasers parked on the race course side of the Main North Rd, potentially these operational businesses will cause further traffic delays as car parking is often at a premium.

: Lack of any communication with owner/occupier of land or adjacent land regarding the rezoning of 'Designated Entity'.

: The Hon Nick Champion MP was notified of the proposed zone amendment on the 30/08/22 however owners or occupiers of land or adjacent land were not advised of the proposed change until 23/01/23. It would appear that even prior to 2022 the consultation process was taking place without any communication or consultation with those owners/occupiers who will be affected.

WHETHER YOU BELIEVE THE OVERLAYS AND 'TECHNICAL AND NUMERIC VARIATIONS' APPLIED ADDRESS KEY MATTERS STAKEHOLDERS WOULD LIKE TO SEE FUTURE DEVELOPMENT MEET.

: Transparency with the results of 'Designated Entity' Infrastructure, Environment, Water and Utility providers availability to view prior to changes.

: State Planning Policy (SPP) 1.1 advises the affected area is serviced by adequate infrastructure. Currently all existing infrastructure is inadequate or not well serviced, namely traffic management and condition of road surfaces, lack of suitable footpaths and bike lanes.

: SPP 5.5 results of detailed investigation results published of likely impact of overlays and all other proposals put to council prior to completion of zone amendment approval.

It will be appreciated if you will further clarify the above and the accountability of planners, council and other stakeholders, and any recourse owners/occupiers may take if the SPP are not met or agreed to. I look forward to your response.

Yours Sincerely

Susan Day

From: [Milton Vadoulis](#)
To: [Engagement](#)
Subject: 550 to 554 main north rd
Date: Wednesday, 1 March 2023 2:29:06 PM

I support the proposal
Kind regards
Milton

Milton Sent from my iPhone

From: [Stephen Dichiera](#)
To: [Engagement](#)
Subject: 550 main North road I support code amendment on the Vadoulis property
Date: Wednesday, 1 March 2023 2:35:17 PM

Sent from my Galaxy

From: [Belinda Monier](#)
To: [Engagement](#)
Subject: FW: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Wednesday, 1 March 2023 3:26:04 PM
Attachments: [image001.png](#)

From: Humby Consulting [REDACTED]
Sent: Wednesday, 1 March 2023 3:00 PM
To: Belinda Monier [REDACTED]
Subject: FW: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment

Another one ...

ANDREW HUMBY
DIRECTOR

Urban and Regional Planning Consultants



From: PlanSA Submissions <noreply@plan.sa.gov.au>
Date: Wednesday, 1 March 2023 at 2:32 pm
To: [REDACTED]
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment

Andrew Humby – Director, Humby Consulting,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer
type: Member of the public

Given name: Kerri

Family name: MCANULTY

Organisation:

Email
address: [REDACTED]

Phone
number: [REDACTED]

My overall

view is: I do not support the Code Amendment

Comments: Would be another eye sore added to Gawler over recent years. Always adding more traffic congestion to already terrible design, less then a km up the road at Gawler green. This in turn has caused influx of un local traffic onto Barnet rd. This in a school and horse training area is ridiculous. To decrease distance between racecourse and a main Rd would absolute OH &S disaster for both racing industry and road users.

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Sent to
proponent
email: 

From: [Viv Edson-Clarke](#)
To: [Engagement](#)
Subject: Rezoning of Land 550-554 Main North Road, Evanston (Vadoulis Garden Centre Site)
Date: Wednesday, 1 March 2023 3:40:12 PM

I wish to strongly object to this rezoning

It is beyond belief, that there is discussion to add another large development so close to the Gawler Green Shopping Centre, Aldi and Gawler & Districts High School. At school pickup time traffic is already horrendous and dangerous without adding more. This is just adding to the destruction of what is left of the charm of Gawler.

Why can't the land at Main North Road/Gordon Rd that was ear marked for Peter Kittle be used instead? It will not impact the current traffic congestion around Gawler Green, and give large trucks easy entry and exit access.

If this area at Evanston is rezoned the noise, congestion, lights and traffic will severely impact the residents living there who chose that area for its trees, peace and quiet. As for the environment the destruction of many large trees essential to wildlife will all be destroyed. There has already been enough destruction of farmland and trees caused by other large housing developments.

Regards

Viv Edson-Clarke.

[REDACTED]

From: [Belinda Monier](#)
To: [Engagement](#)
Subject: FW: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Wednesday, 1 March 2023 3:42:22 PM
Attachments: [image001.png](#)

From: Humby Consulting [REDACTED]
Sent: Wednesday, 1 March 2023 3:38 PM
To: Belinda Monier [REDACTED]
Subject: FW: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment

Another one!

ANDREW HUMBY
DIRECTOR

Urban and Regional Planning Consultants



From: PlanSA Submissions <noreply@plan.sa.gov.au>
Date: Wednesday, 1 March 2023 at 3:37 pm
To: [REDACTED]
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment

Andrew Humby – Director, Humby Consulting,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer
type: Member of the public

Given name: Kiah

Family name: Bernhardt

Organisation:

Email
address: [REDACTED]

Phone
number: [REDACTED]

My overall
view is: I do not support the Code Amendment

Comments: I live on [REDACTED] [REDACTED]. The new bulky
goods warehouse will create significant light and noise pollution to my home. It
will detract from the current rural outlook and quiet neighbourhood This will also
cause a substantial increase in traffic using Coleman Parade and reduce the value
of my property

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Sent to
proponent
email: [REDACTED]

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Wednesday, 1 March 2023 4:14:00 PM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer
type: Council

Given name: Pearl

Family
name: Flude

Organisation:

Email
address: [REDACTED]

Phone
number: [REDACTED]

My overall
view is: I do not support the Code Amendment

Comments: Half of Murry St is empty& looks disgusting.Half of Gawler Gardens shopping centre is empty we don't want anymore. Leave it as residential!!!

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Sent to
proponent
email: engagement@futureurban.com.au

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Wednesday, 1 March 2023 4:29:55 PM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: sue

Family name: Forrest

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: It takes a great deal of time to get from Evanston Park into Gawler. A new Childcare centre is being built on Main North Road near the corner of Potts Road. To introduce yet another business along that road would be devastating. I understand yet another set of traffic will be installed, that will mean three sets between Potts Road and the proposed site. The impact to housing prices next to the site, where rumour has it Bunnings would like to go is a disgrace.

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Sent to proponent email: engagement@futureurban.com.au

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Wednesday, 1 March 2023 7:15:06 PM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: Sharon

Family name: Falkenberg

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: Traffic is already congested with site as a garden centre, especially turning right from main North Rd. There is no turning lane so traffic banks up. The streets nearby don't support heavy vehicles and trucks. Noise and nuisance with delivery vehicles. Too close to other shopping complexes Including Gawler Green

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Sent to proponent email: engagement@futureurban.com.au

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Thursday, 2 March 2023 5:13:57 AM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: Sean

Family name: Carlin

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: As a resident of Evanston Park I oppose the Code Amendment. My opposition is linked to traffic problems, noise pollution and ongoing impact on residents.

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Sent to proponent email: engagement@futureurban.com.au

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Thursday, 2 March 2023 7:13:15 AM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: Kassia

Family name: Menner

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: There are so many struggling small businesses in Gawler already we don't need more big guys coming in. The area is already starting to look ugly you are removing the beauty of a small town. If you wants to add infrastructure we need more medical so you don't wait 5 weeks for an appointment or get turned away from the local hospital. Use your resources wisely. Don't sell out when we as a community need more community not infrastructure vadoulis was a place or community, not just a garden centre.

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Sent to proponent email: engagement@futureurban.com.au

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Thursday, 2 March 2023 7:34:23 AM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: Linda

Family name: Allery

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: I have a family member living adjacent and I believe the commercial activities will generate noise that will affect the lifestyles of my family and other adjacent residents. As a longtime resident of Gawler I believe this re-zoning is out of character with the area. I believe there a number of other localities in Gawler which would both welcome and benefit from such a re-zoning, and it is disappointing that this has not been investigated. The development will generate significant additional traffic in an already congested area. There will be too many traffic management devices. Trinity school traffic is a nightmare at the best of times. A future development being considered will only make traffic flow worse.

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Sent to proponent email: engagement@futureurban.com.au

Belinda Monier

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 2 March 2023 3:05 PM
To: Engagement
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment
Customer type: Member of the public
Given name: Sean
Family name: McDermott
Organisation:
Email address: [REDACTED]
Phone number: [REDACTED]
My overall view is: I support the Code Amendment
Comments: Support this amendment so we don't end up with another area of housing in a country town that does not consist of 300sqm blocks.
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Sent to proponent email: engagement@futureurban.com.au

Belinda Monier

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 2 March 2023 5:45 PM
To: Engagement
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: Margaret

Family name: Leske

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I support the Code Amendment

Comments: I support the Code Amendment zone change to Employment Zone on the Vadoulis Garden Centre site. The current land zones were originally allocated as a guide with changes along the way as progress required. Much rural land is now residential housing. That whole area was rural farm land when Vadoulis nursery began. Don't know when that was changed, probably when the Coleman parade development occurred. If so it didn't take current use into consideration. There is currently a glut of residential developments in the Gawler area, we don't need to waste this valuable piece of land with more houses. We don't need any more housing developments. Thousands of people will be moving into the new housing developments around Gawler. They need jobs. Local jobs reduce carbon emissions from travelling every day to work. This is Gawler's last piece of land large enough, in a convenient position, for a decent size commercial zone. The Vadoulis property is ideal for commercial use due to its size and convenient location, and 2 street frontages. It currently employs around 30 staff, a new development could employ around 200 people. Local jobs for local people. Long term jobs not just during construction of houses. The 2010 Adelaide 30 year plan shows a local population of over 300,000 people in Gawler. Gawler currently has no resources in place for that many people. Murray Street is not able to cope with it's current population let alone more. It needs more parking. Too much traffic. Murray Street was Gawler's original Main Street for shopping. The majority of the buildings are of heritage value, so cannot be demolished to build larger new premises to cater for more customers and is limited to the types of businesses it can cater for. There is no room for bulky goods centres etc. Parking is limited. Murray St. cannot cope with the current traffic levels so progress needs to spread out through the town. Gawler needs this.

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Sent to
proponent engagement@futureurban.com.au
email:

Belinda Monier

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 2 March 2023 7:27 PM
To: Engagement
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: Joan

Family name: Price

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: As a rate payer, I believe the additional pressure this code amendment would place on Adelaide Road at the section 550-554, will be detrimental to myself as a resident of Gawler South using that road to travel to and from work every day and in my general living conditions in Gawler. Trucks coming and going and the adding of an additional set of traffic lights (going to 3 sets in a short distance) is going to disrupt an already heavy traffic flow in the mornings and afternoons as well as adding to the noise of the area with trucks coming and going. Peace and quiet is something I moved to Gawler for in 2008, to get away from constant traffic noise in the suburbs. I believe there is an alternative block of land available for purchase on the corner of Adelaide and Tiver Roads with a new set of traffic Lights already installed. Why disturb the peace and quiet of Gawler residents when it is not necessary to do so? I support the Vadoulis business in getting the best possible price for their property but am disappointed that it is being done at the expense of the local community. The council will create a lot of angst amongst its rate payers if this proposal goes ahead. Why not sell the excess land to housing (we are crying out for more houses) and sell the existing Vadoulis Garden Centre business (that is much loved), to someone prepared to keep the business going.

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Sent to
proponent engagement@futureurban.com.au
email:

Belinda Monier

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 2 March 2023 8:49 PM
To: Engagement
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: maryanne

Family name: young

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: The employment here currently is a local family business. Future development of a large warehouse or other multi national business would detract significantly from the country town atmosphere of Gawler. There is ample unused land and buildings - such as the homemaker centre - that could be used before procuring the Vadoulis land for warehouses or aged care facilities and increasing traffic flow and general noise associated that in a primary residential area. How will this rezone impact on prices of homes in the area and how will those homeowners be compensated? That parcel of land needs to be zoned as residential. I do not want additional traffic in the area and I am sure many others feel the same. I have noticed increased home sales in Ames Drive, clearly owners are getting out before the new development brings in the riff raff. Surely that land would be better used as new homes. There are ample EMPTY shopfronts in Gawler that need to be filled before this land is used as an industrial/employment zone.

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Sent to proponent email: engagement@futureurban.com.au

Belinda Monier

From: Ari Vee [REDACTED]
Sent: Thursday, 2 March 2023 9:44 PM
To: Engagement
Subject: Vadoulis site

I support the application

Belinda Monier

From: Joan Stratford [REDACTED]
Sent: Thursday, 2 March 2023 9:47 PM
To: Engagement
Subject: Vadoulis site

I support the application.

Belinda Monier

From: Astra Vadoulis [REDACTED]
Sent: Thursday, 2 March 2023 9:47 PM
To: Engagement
Subject: Vadoulis site

I support the application

Belinda Monier

From: Ian Stratford [REDACTED]
Sent: Thursday, 2 March 2023 9:49 PM
To: Engagement
Subject: Vadoulis Site

I support the application.

Belinda Monier

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 2 March 2023 11:32 PM
To: Engagement
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: Peter

Family name: King

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: The increased commercial entry will create traffic hazards and build up in Gawler along the main roads of Gawler, already there is a significant increase in crashes due to Gawler Green Traffic Lights and the use of back streets by motorists. The use of back streets is also at high speed by motorists. With additional build-up along the main roads, the use of back streets will increase. The additional noise pollution and building heights of the area will have a negative and unwanted impact on the area. Gawler is abundant with vacant commercial area's already, there is no need or want for more with the main street a ghost town and just a drive-through for motorists. The evidence provided to support this project is all 'fluff' with no substance and only assumptions. This evidence by research groups has proven to be highly inaccurate as shown by the residential land developments on the outskirts of Gawler - i.e Springwood.

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Sent to
proponent engagement@futureurban.com.au
email:

Belinda Monier

From: Mark Kulinski (living on Kurna Country) [REDACTED]
Sent: Friday, 3 March 2023 11:48 AM
To: Engagement
Subject: Evanston Park code amendment

I support this amendment and believe developments like this is needed to ensure critical goods and services are there for current and future population growth.

Get [Outlook for iOS](#)

Kind Regards,

Mark Kulinski (living on Kurna Country)
Chief Executive



claust.com.au



We acknowledge past and present owners and all cultures that live on this land.

This email and any attached files is for the attention of the intended recipient. The email and any attachments may contain material that is confidential, privileged and/or attorney work product. If you are not the intended recipient: (a) contact the sender immediately and delete from your system all copies of the email including any attachments. (b) do not read, print, retain, copy or disseminate this message or any part of it. Any such unauthorised use may be unlawful. E-mail transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore cannot accept liability for any errors or omissions in the contents of this message, which arise as a result of e-mail transmission. If verification is required please request a hard-copy version.

Belinda Monier

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Friday, 3 March 2023 2:15 PM
To: Engagement
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: Rosemary Angela

Family name: Alexander

Organisation:

Email address: [REDACTED]

Phone number [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: Extra traffic and pedestrians will impact the steady flow of traffic along Main North Road at Evanston. During school drop off/pick up traffic is already exorbitant and travel time is impacted already. I do not support this proposal and implore that another location is sought.

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Sent to proponent email: engagement@futureurban.com.au

Belinda Monier

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Friday, 3 March 2023 3:09 PM
To: Engagement
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment
Customer type: Member of the public
Given name: Erika
Family name: Holden
Organisation:
Email address: [REDACTED]
Phone number: [REDACTED]
My overall view is: I support the Code Amendment
Comments: I prefer this option to more high density housing estates
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Attachment 5: No file uploaded
Sent to proponent email: engagement@futureurban.com.au

Belinda Monier

From: rcselway [REDACTED]
Sent: Friday, 3 March 2023 5:09 PM
To: Engagement
Subject: Subject Evanston Park code amendment Evanston
Park code amendment support this amendment and believe developments like this are
needed to ensure critical goods and services are there for current a...

Neglecting to do this is what is causing problems for a fast growing population as Gawler is continuing to open new developments and housing in all directions and goods and services are not keeping up.

Sent from my Galaxy-Tab A 2017 on the Telstra Mobile Network

Belinda Monier

From: rcselway [REDACTED]
Sent: Friday, 3 March 2023 5:16 PM
To: Engagement
Subject: Evanston Park code amendment

I support this amendment and believe developments like this are needed to ensure critical goods and services are not there for current and future population growth

Sent from my Galaxy-Tab A 2017 on the Telstra Mobile Network
Cherie Selway

Belinda Monier

From: rcselway [REDACTED]
Sent: Friday, 3 March 2023 5:29 PM
To: Engagement
Subject: Evanston park code amendment

I support this amendment and believe it is essential to Gawler's development.

Neglecting to do this is what is causing problems for a fast growing population as Gawler is continuing to open new housing developments in all directions and goods and services are not keeping up.

Rodney Selway

Belinda Monier

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Friday, 3 March 2023 6:13 PM
To: Engagement
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: Keith

Family name: Phillips

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I support the Code Amendment

Comments: I live right next to the address in question, and wholeheartedly support the rezoning. The worst possible usage for the land would be a residential development, which would cause far more noise and congestion than the proposed commercial usage.

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Sent to proponent email: engagement@futureurban.com.au

Belinda Monier

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Friday, 3 March 2023 6:24 PM
To: Engagement
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: Kathleen

Family name: Allen

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: This area is not suitable for employment businesses. Far too close to existing homes and far too much traffic and pollution. I feel that if it goes ahead, it will cause distress and anxiety to some of the families living close. The overall look of the area would definitely be spoilt.

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Sent to proponent email: engagement@futureurban.com.au

Belinda Monier

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Friday, 3 March 2023 6:27 PM
To: Engagement
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: brian

Family name: roberts

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: This should not be rezoned from residential it would create huge traffic, noise and pollution and would impact health and mental issues on all residents

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Sent to proponent email: engagement@futureurban.com.au

Belinda Monier

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Friday, 3 March 2023 8:03 PM
To: Engagement
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: Joan

Family name: Roberts

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: Changing the rezoning from residential to employment allows for heavy vehicle traffic and possible early morning vehicle movements which would impact greatly on the local residents. Also possible increase in dust, pollen and chemicals in the air. Also a huge increase in vehicle traffic on the already busy Main North Road.

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Sent to
proponent engagement@futureurban.com.au
email:

Members of the Gawler Council

I am writing to you to express my extreme disappointment that you would even consider rezoning Vadoulis Garden Centre to Light Commercial.

When I acquired my land in [REDACTED] we were in the belief that this area would remain residential land. It is my understanding that this area has encumbrances such as for example no carports in front of the houses. In using councils own words "this would not be aesthetically pleasing to the area"

I thought that council would maintain its high standards of residential integrity for this area.

To consider putting 10 acres of Light Commercial less than 200 metres from our doorstep is a shocking outlook for us.

It is my understanding that this could allow infrastructure up to 13 metres high and which could run 7 days a week from 7am until 10pm which would be an eyesore and also bring noise pollution to a quite and trainquil neighbourhood. This is a complete backflip and if you agree to this I feel that I have been betrayed by council.

I believe that there are other other locations in the Gawler area that would be more suited to this development.

In closing I would ask all Council Members to please not support this proposal therefore allow my quite friendly neighbourhood to remain as intended.

Yours sincerely



.....
Andrew Kennett

Belinda Monier

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Saturday, 4 March 2023 2:10 PM
To: Engagement
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: wendy

Family name: mansfield

Organisation:

Email address:

Phone number:

My overall view is: I support the Code Amendment

Comments: I'm all for creating more employment in the Gawler area. So many new housing estates happening, the need for extra jobs for the people moving into the area will require new businesses.

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Sent to proponent email: engagement@futureurban.com.au

From: [Raechel Anderson](#)

To:

Subject: Code amendment 550-554 Main North Road, Evanston Park 5116 S.A
Date: Saturday, 4 March 2023 6:11:14 PM

To whom it may concern,

I write to you today to voice my concerns with the code amendment 550-554 Main North Road Evanston Park.

I believe amendment is wrong for this locality for the following key reasons:

- The scale of the development permitted by the proposed code amendment will significantly impair the visual amenity of the locality and have a detrimental impact on the Gawler community.
- While the proposed traffic lights are essential if the amendment proceeds, they will generate significant additional traffic in an already congested area which already has two other sets of traffic lights in close proximity. Additional traffic problems along Adelaide Road is likely to result in "rat running" in adjacent residential streets.
- Landscaping of the site will be minimal and have a negative impact on the appearance/amenity of the area.
- The commercial activities will generate noise that will affect the lifestyles of adjacent residents. *My family and I are one of those adjacent residents. My children are on the spectrum, are highly sensitive to noise and constant industrial-like noise will cause dysfunction. It is our right to live in peace.*
- The amendment is inconsistent with elements of Council's Community Plan 2030+
- The code amendment will lead to development that will create a negative entry statement to the historic core of Gawler.

Thank you for your time in reading my statement to oppose this development.

Kindly, Raechel Anderson

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Sunday, 5 March 2023 9:30:27 AM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: victoria

Family name: collier

Organisation: Member of public. Rate payer

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: I do not support this at all. Vadoulis Garden Centre has been there such a long time. Changing this will not be good at all. I dont think this location should be used as an employment zone. It will damage the herigate and history of Gawler and I think it will cause more havoc with traffic.

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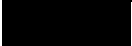
Attachment 5: No file uploaded

Sent to proponent email: engagement@futureurban.com.au

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Sunday, 5 March 2023 10:30:18 AM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment
Customer type: Member of the public
Given name: lorraine
Family name: vertudaches
Organisation:
Email address: 
Phone number: 
My overall view is: I do not support the Code Amendment
Comments: Totally oppose the rezone traffic ,noise it is not the right location
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Attachment 4: No file uploaded
Attachment 5: No file uploaded
Sent to proponent email: engagement@futureurban.com.au

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Sunday, 5 March 2023 12:17:10 PM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: Norman and Dorothy

Family name: Smith

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: Because of the land being surrounded by houses on 3 sides any development should be confined to residential - low or medium density. If more 'employment zone' land is required in this area then extending Gawler Green shopping centre or the Gawler Homemaker Centre should be investigated first

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Sent to proponent email: engagement@futureurban.com.au

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Sunday, 5 March 2023 2:30:27 PM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment
Customer type: Member of the public
Given name: Martin
Family name: Michelle
Organisation: Member of public
Email address: [REDACTED]
Phone number: [REDACTED]
My overall view is: I support the Code Amendment
Comments: No more traffic lights in gawler and more traffic
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Attachment 4: No file uploaded
Attachment 5: No file uploaded
Sent to proponent email: engagement@futureurban.com.au

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Sunday, 5 March 2023 2:44:07 PM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: Natalie

Family name: Giles

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: I believe amendment is wrong for this locality for the following key reasons: · The scale of the development permitted by the proposed code amendment will significantly impair the visual amenity of the locality and have a detrimental impact on the Gawler community. · While the proposed traffic lights are essential if the amendment proceeds, to will generate significant additional traffic in an already congested area which already has two other sets of traffic lights in close proximity. Additional traffic problems along Adelaide Road is likely to result in “rat running” in adjacent residential streets. · Landscaping of the site will be minimal and have a negative impact on the appearance/amenity of the area. · The commercial activities will generate noise that will affect the lifestyles of adjacent residents. · The amendment is inconsistent with elements of Council’s Community Plan 2030+ · The code amendment will lead to development that will create a negative entry statement to the historic core of Gawler. Local resident, Adam Roberts has also provided the following advice: “I’ve had a read through the Planning Ministers notification letter and the article regarding the recent lockleys rezone. For those that are having trouble knowing what to say in their submission, below are some of the reasons why the lockleys rezoning was denied which may help with their submissions. · building height; · traffic congestion, carparking and pedestrian safety; · amenity impacts including visual appearance, overlooking, overshadowing and noise; · strain on existing infrastructure including opens spaces, shops, utilities and roads.

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Sent to
proponent engagement@futureurban.com.au
email:

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Sunday, 5 March 2023 2:49:08 PM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment
Customer type: Member of the public
Given name: Natalie
Family name: Gammie
Organisation:
Email address: [REDACTED]
Phone number: [REDACTED]
My overall view is: I do not support the Code Amendment
Comments: I oppose the redevelopment
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Sent to proponent email: engagement@futureurban.com.au

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Sunday, 5 March 2023 2:56:27 PM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: Katie

Family name: Todd

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: Gawler does not need anymore warehouse type buildings nor traffic lights. It's overall really hard to drive around Gawler as it is, with bad layouts.

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Sent to proponent email: engagement@futureurban.com.au

From: [purdyb_purdyb](#)
To: [Engagement](#)
Cc:

Subject: Evanston Park Code Amendment 550-554 Main North Road Evanston Park
Date: Sunday, 5 March 2023 3:16:19 PM

We are lodging our objection to the code amendment proposed at 550-554 Main North Road, Evanston Park.

As residents of [REDACTED] development under the employment zone will have a huge negative impact on our quality of life.

Our objections are as follows:-

1. Noise from large delivery trucks, forklift trucks and increased traffic congestion in an area that is already at breaking point. This congestion will impact the area from 7am- 10pm 7 days a week.
2. The proposed scale of the development permitted will significantly impair the visual amenity of the locality and will dramatically change the residential character of the area.
3. Landscaping of the site will be minimal and have a negative impact on the appearance of the area.
4. The development will generate significant additional traffic in an already congested area
5. The proposed traffic lights will only exacerbate traffic problems along Main North Road, as there will then be 3 sets of lights in a space of less than 1 km
6. This could result in "rat running" in adjacent residential streets.
- for 7. With increased traffic in adjacent streets such as Coleman Parade, there is a concern for the safety of residents including those living at The Pines retirement village and Eldercare nursing home, also children at the play park.
8. Destruction of existing significant Gum trees and other vegetation not only affecting the visual aspect, but also impacting on local wildlife.

In relation to increased employment opportunities for residents of Gawler, there is no guarantee that employers would employ local people and would be likely to transfer existing staff from their other sites. Further to that, at the Gawler Park business centre there are 11 empty premises which begs to question the need for a further industrial park.

As residents of Gawler for 35 years we are disappointed with the changing appearance of the entry into Gawler. More ugly concrete construction, less trees, congested roads are not welcoming. Gawler needs to be beautified for the benefit to all those who live here and for visitors.

We have been shocked by the actions of Gawler council, who seem to believe that no community consultation has been necessary.

To summarise we unequivocally object to the proposed code amendment of 550-554 Main North Road Evanston Park.

Pat and Den Bevis



Pam & Brian Shields

[REDACTED]

[REDACTED]

5 March 2023

Future Urban

Level 1/ 74 Pirie St

Adelaide SA 5000

Attn: Belinda Monier

Evanston Park Code Amendment

Dear Ms Monier

Please find below our formal submission relating to the proposed change to the Code Amendment relating to 550 to 554 Main North Road, Evanston Park.

Firstly may we point out that on page 3 of your information booklet on the proposal that you note “the land is a significant size and notwithstanding the general neighbourhood standing the land has been used for employment generating uses for more than 50 years.” This sentence may be slightly misleading to persons who are not familiar with the land in question, in that only a small portion of the land has actually been used for employment generation uses. The majority has, as we understand it, always been vacant land irrespective of the zoning.

The current ambience of the general area at the moment is one of a peaceful residential area. The two current commercial activities facing Adelaide Road have a very low impact on the surrounding residential areas. Changing the Amendment Code as proposed would allow developments of a size that would significantly impact the area in the following ways:

We acknowledge your proposal to restrict vehicle access to the Adelaide Road frontage, however the use of another set of traffic lights within such a short distance (3 sets in 670m) along this busy road will obviously increase traffic congestion. In other areas of similarly created congestion the result has been considerably increased traffic using side roads as an alternative to the main thoroughfare. We would expect therefore that smaller local roads especially Coleman Parade would suffer this fate. This was highly evident when the current traffic lights on Adelaide Road in this area were being installed.

As previously mentioned the size of developments that could be built under the amended code would mean the loss of trees in the area and therefore birds and other wildlife. It would also affect the visual skyline from all adjoining residential areas including our backyard outlook where it would go from tall trees to tall buildings.

Under the current Code, development would normally include gardens, street trees etc. If the Code Amendment is approved there will be very little in the way of landscaping and therefore have a negative impact on the appearance and amenity of the area.

With some of the developments that would be allowed with this proposal there could be a significant increase in vehicular and pedestrian movement immediately adjacent to the adjoining residential properties, including our own. This would mean potential security issues for us and other older residents of the area. Obviously increased noise would also be associated with this, even if the enterprise itself was not noisy.

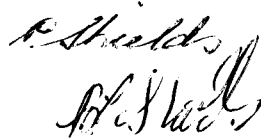
We note that your information specifically identifies that the current proponent for the Amendment will agree that a fast food outlet or service station would not be built. However if the current proponent sells the land in future there is no longer any guarantee that these developments will not take place.

We personally are not opposed to the development of the land within the terms of the current zoning but we **strongly disagree** with the proposal to amend the Code.

Yours sincerely

Pam Shields

Brian Shields

Handwritten signatures of Pam Shields and Brian Shields. The signature for Pam Shields is written above the signature for Brian Shields.

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Sunday, 5 March 2023 3:42:37 PM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: Rani

Family name: Kulinski

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I support the Code Amendment

Comments: I believe this code amendment would be positive for the community as Gawler has been growing so quickly and it would create better employment and access to products to expand on the current Vadoulis site from the code amendment. I often find that I need to drive to places outside of Gawler due to the currently limited and small range of choices. As someone who frequently is in the direct neighbourhood mentioned I also do not believe it would impact the residential area negatively.

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Sent to proponent email: engagement@futureurban.com.au

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Sunday, 5 March 2023 8:06:18 PM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: Sandra

Family name: Warner

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: I do not support the code amendment due to ever growing traffic concerns and preplanning amongst Gawler and surrounds. As a long term resident of Evanston Park (40 years), and a 5th generation Gawlerite I have watched the town be excessively swallowed up by urbanisation, land parcels shrinking with traffic increasing and I do not have faith in the government to have foresight to build/fix roads to deal with the flow of traffic in the surrounding residential areas.

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Sent to proponent email: engagement@futureurban.com.au

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Sunday, 5 March 2023 8:23:26 PM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment
Customer type: Member of the public
Given name: chris
Family name: Tuff
Organisation:
Email address: [REDACTED]
Phone number: [REDACTED]
My overall view is: I support the Code Amendment
Comments: I believe as long as traffic is taken into account I think that an amendment is okay
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Attachment 3: No file uploaded
Attachment 4: No file uploaded
Attachment 5: No file uploaded
Sent to proponent email: engagement@futureurban.com.au

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Sunday, 5 March 2023 8:24:44 PM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: Bill

Family name: Jackson

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: Locals are already suffering the consequences of congestion. It is becoming nonviable to live in a private residence in the immediate area.

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Sent to proponent email: engagement@futureurban.com.au

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Sunday, 5 March 2023 8:53:21 PM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: Edwina

Family name: Fletcher

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: I live close to the proposed site. I'm worried that a new development on the site will increase noise and traffic congestion in the area. I do not support the code amendment for this reason.

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Attachment 5: No file uploaded

Sent to proponent email: engagement@futureurban.com.au

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Sunday, 5 March 2023 9:13:51 PM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment
Customer type: Member of the public
Given name: Dion
Family name: Curnow
Organisation: .
Email address: [REDACTED]
Phone number: [REDACTED]
My overall view is: I support the Code Amendment
Comments: .
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Attachment 2: No file uploaded
Attachment 3: No file uploaded
Attachment 4: No file uploaded
Attachment 5: No file uploaded
Sent to proponent email: engagement@futureurban.com.au

Belinda Monier

From: Mike Harnett [REDACTED]
Sent: Sunday, 5 March 2023 9:44 PM
To: Engagement
Cc: [REDACTED]
Subject: 550-554 Main North Road, Evanston Park Code Amendment
Attachments: 550-554 Main North Road, Evanston Park Code Amendment.pdf
Categories: Responded to / Filed

Dear Belinda

Please find attached my written submission objecting to the proposed code amendment seeking to rezone 4.1 hectares of land at 550-554 Main North Road, Evanston Park from General Neighbourhood to an Employment Zone.

Kind regards

Mike Harnett

Michael Harnett

Ms Belinda Monier
Senior Consultant
Future Urban
Level 1, 74 Pirie Street
ADELAIDE SA 5000

Dear Ms Monier

RE: 550-554 MAIN NORTH ROAD, EVANSTON PARK CODE AMENDMENT

I write regarding the proposed code amendment seeking to rezone 4.1 hectares of land at 550-554 Main North Road, Evanston Park (the subject land). The code amendment seeks to rezone the subject land from General Neighbourhood to an Employment Zone.

I am objecting to the proposed code amendment based on the following issues which are detailed throughout this letter and its attachment:

- Lack of demand for additional land zoned Employment.
- Trading impacts on accessibility and lifestyles of nearby residents (i.e. interface between incompatible land uses – employment and established residential).
- Increased traffic noise and congestion, including the loading and unloading of goods in a residential setting.
- Surrounding urban growth areas potentially provide a more appropriate location for the proposed development.

The subject land has primary frontage and access to Main North Road, and adjoins established residential housing to the north, east and south. To the west of the subject land, across Main North Road, is the aesthetically pleasing Gawler Racecourse which is in a Recreation Zone.

There are fundamental issues with the proposed code amendment and the intended zoning change which could ultimately allow for sizeable land uses including light industries, warehousing, service trades, retail fuel outlets, motor repair or workshops and bulky goods outlets.

Whilst a specific end occupier of the land is not confirmed, a sizeable land use could be considered by future occupiers if the subject land is rezoned Employment. It is evident there is already an oversupply of warehouses, shops and bulky goods outlets within the catchment, no more than 550 metres to the south of the subject land, which also has frontage to Main North Road.

There are concerns with the strategic fit, lack of detail in the specifics of what would occupy the subject land should it be rezoned, and whether trading impacts on nearby residents and other centres have been fully considered should the most poignant land use occur on the site in the future. The existing nearby Employment Zones at Gawler Park and Gawler Green already support neighbourhood-scale shopping and business facilities to provide for the community.

I am confident an analysis of current business activity within the catchment of the subject land would identify several vacancies for lease in nearby Employment Zones. The lack of demand for additional land zoned Employment does not underpin the proposed code amendment and therefore, it should not be supported.

With the nearby educational institutes of Trinity and Xavier Colleges, the State Zoned Gawler Public Reception to Year 12 School, childcare centres, established retail areas and connection to transport options, it is apparent residential development is a more appropriate use of the subject land.

Following a review of historic development plans, the subject land has been zoned for residential purposes from at least 8 February 2007 and likely well beforehand. This has been carried over into the Planning and Design Code through the General Neighbourhood Zone and suggests the subject land was always intended to transfer to a residential land use once the existing small-scale commercial land use (Vadoulis Garden Centre) ceased. In my view, this remains the most appropriate planning approach given the predominant residential character of the locality which would be negatively impacted by a change to an Employment Zone.

Existing residents surrounding the subject land have chosen to build their homes or buy properties, raise families or plan their retirement in this peaceful community, with the knowledge the subject land is zoned General Neighbourhood. To amend this zoning and use the subject land for anything other than low-density residential purposes would negatively change the community feel and potentially impact the value of nearby properties.

Whilst the Vadoulis Garden Centre has used a limited portion of the subject land to operate a reasonably scaled business for more than 50 years, it has done so in cohesion with the surrounding neighbourhood.

The Vadoulis Garden Centre is a smaller scale business, compared to what is possible within an Employment Zone being proposed for the subject land, and operates during standard business hours with minimal noise and impact to the surrounding community. A quaint garden and homeware store with a charming cafe, abutting open space containing large trees, cannot be compared to light industry, bulky goods or warehouse uses which could occupy the entire 4.1 hectares.

With the impacts the proposed code amendment would have on the community and the insufficient activity in existing Employment Zones nearby, the subject land evidently carries greater value to the Gawler Township with its current zoning (i.e. General Neighbourhood). The proposed code amendment does not achieve positive outcomes for the community or the State when considering its alignment to the State Planning Policies of South Australia, The 30 Year Plan for Greater Adelaide and the Gawler Community Plan 2030+.

For these reasons, I object to the proposed code amendment of 550-554 Main North Road, Evanston Park.

Yours sincerely



Mike Harnett

5 March 2023

ATTACHMENT: CONFLICTS AND CONSIDERATIONS

Alignment to State Planning Policies

The State Planning Policies for South Australia (SPP) set out the framework for land use to improve liveability, sustainability and prosperity. The SPP address the economic, environmental and social planning priorities, and provide direction and clarity. When determining a code amendment, the following is to be considered in relation to the SPP:

- overall intent and purpose of the SPP
- local context; and
- evidence based approach to ensure the SPP have been captured and considered, and integrated into the local context.

Per the SPP, it is evident there are several aspects of the proposed code amendment which are in conflict.

State Planning Policy 1: Integrated Planning To apply the principles of integrated planning to shape cities and regions in a way that enhances our liveability, economic prosperity and sustainable future.	
Policy	Conflict
1.1 <i>An adequate supply of land (well serviced by infrastructure) is available that can accommodate housing and employment growth over the relevant forecast period.</i>	<p>The subject land offers more to the community as residential space.</p> <p>The proposed change would be at the expense of the existing General Neighbourhood Zone which is intended to accommodate an adequate supply of housing in accordance with Policy 1.1.</p> <p>The proposed code amendment is seeking to increase warehouses, shops and bulky goods space which is over supplied in the locality, evidenced by several vacancies for lease at Gawler Park.</p> <p>I also note the following:</p> <ul style="list-style-type: none">• some vacant land exists in the Paxton Street Employment Zone• at least 33 hectares of vacant Employment Zone land is situated at Allotment 101 Thiele Highway, Gawler Belt (CT 5492/701). This is distanced from residential land and has excellent access to the Sturt Highway for transport distribution purposes, an essential activity for employment generating land uses; and• significant areas of vacant land (i.e. more than 55 hectares) are situated in the Strategic Employment Zone along the Thiele Highway (CT 6072/6 and others). The Strategic Employment Zone is capable of accommodating similar uses to those anticipated within the Employment Zone (i.e. industry, warehousing, shops and bulk goods).

	<p>Significant areas of land are currently available in suitable locations within the Gawler area to accommodate employment generating land uses. These areas have excellent access to the Sturt Highway for transport distribution purposes and are distanced from sensitive residential uses to minimise land use interface issues.</p> <p>Clearly, there is adequate supply of land for employment growth in proximity of the Gawler Township without rezoning further land at the expense of housing.</p> <p>Gawler (and South Australia more generally) suffers from inadequate housing supply as evidenced by increasing demand, particularly for affordable housing and rentals. I therefore believe the subject land would better contribute to the locality, Gawler and South Australia if it is used for residential purposes per its existing zoning.</p>
1.2 <i>Provide an orderly sequence of land development that enables the cost-effective and timely delivery of infrastructure investment commensurate with the rate of future population growth.</i>	<p>Demand for additional warehouse, shops and bulky goods outlets does not exist.</p> <p>There is currently strong demand for additional housing, as well as a diversity of housing options as explained above.</p> <p>The subject land is strategically located in proximity to Trinity and Xavier Colleges, the State Zoned Gawler Public Reception to Year 12 School, childcare centres, the Gawler Railway Station and bus routes, and established shopping and retail precincts. Accessibility to these services is more ideal for future residents of the subject land.</p> <p>The subject land is more suitable for residential purposes and should be zoned accordingly, per its current zoning.</p>
State Planning Policy 2: Design Quality To elevate the design quality of South Australia's built environment and public realm.	
Policy	Conflict
2.10 <i>Facilitate development that positively contributes to the public realm by providing active interfaces with streets and public open spaces.</i>	<p>Residential development across the entirety of the subject land will facilitate quality public realm outcomes, and allow for greater open space and public benefit.</p> <p>Residential use of the subject land will also better harmonise with established residential land uses in the immediate locality, adjacent the subject land.</p> <p>The subject land has a residential interface at its northern, eastern and southern boundaries, along with a public reserve commonly used by local families.</p> <p>Rezoning the subject land to an Employment Zone would enable additional (and potentially more intense) commercial uses which will negatively impact upon the amenity of adjacent residential land uses.</p> <p>Likely impacts would include increased traffic (including large trucks), loading and unloading activities, noise and visual disturbances.</p>

	<p>The proposal will not positively contribute to the public realm, but instead cause a clear interface conflict between commercial and existing well established residential land uses.</p> <p>The land use conflict as proposed by the code amendment is clearly at odds with the surrounding public realm and generally discouraged by the Planning and Design Code.</p>
2.12 <i>Create design solutions for infill development that improves the relationship between buildings and public spaces, and the interface with neighbours.</i>	The code amendment will create contrasting relationships between the built form and the public realm. Residential development on the subject land is more complementary and appropriate as it will integrate with the locality, and somewhat contribute to easing housing pressures throughout Gawler and South Australia.
State Planning Policy 6: Housing Supply and Diversity To promote the development of well-serviced and sustainable housing and land choices where and when required.	
Policy	Conflict
6.2 <i>The timely supply of land for housing that is integrated with, and connected to, the range of services, facilities, public transport and infrastructure needed to support liveable and walkable neighbourhoods.</i>	<p>The code amendment seeks to change the zoning from General Neighbourhood to Employment, thus removing the residential development opportunity over the subject land. The locality and surrounding services are conducive to residential housing.</p> <p>The subject land is strategically located in proximity to Trinity and Xavier Colleges, the State Zoned Gawler Public Reception to Year 12 School, childcare centres, the Gawler Railway Station and bus routes, and established shopping and retail precincts.</p> <p>The subject land is perfect for residential development and should be zoned accordingly, as it is currently.</p>
6.4 <i>The growth of regional centres and towns within the existing footprint or outside towns where there is demonstrated demand and the land is serviced with infrastructure.</i>	<p>Residential growth over the subject land would be occurring in a well serviced and connected location, and within the footprint of an established community.</p> <p>The subject land is perfectly placed for residential development, as explained above.</p> <p>Conversely, an Employment Zone over the subject land would further over-supply the Township and cause negative land use interface impacts.</p>
6.10 <i>A diverse range of housing types within residential areas that provide choice for different household types, life stages and lifestyle choices.</i>	A diversity of housing options could be achieved over the subject land. This is encouraged by the Planning and Design Code, and could not be achieved if the existing zone is changed to Employment.

	<p>The subject land has been zoned for residential purposes from at least 8 February 2007 and likely well beforehand. This has been carried over into the Planning and Design Code through the General Neighbourhood Zone and suggests the subject land was always intended to transfer to a residential land use once the existing small-scale commercial land use ceased. In my view, this remains the most appropriate planning approach given the predominant residential character of the locality which would be negatively impacted by a change to an Employment Zone. It also demonstrates a commercial reasoning has not been considered previously because it is inappropriate.</p>
<p>State Planning Policy 9: Employment Lands To provide sufficient land supply for employment generating uses that supports economic growth and productivity.</p> <p><u>Purpose</u></p> <p>The challenge in realising the potential of centres policy is to strike the right balance between achievement of the desired urban form and the maintenance of healthy competition and investment in the retail sector, which is a major economic agent and employer. The changing structure of retailing requires a range of different formats and methods of distribution of goods and services. It also requires land to accommodate large-format outlets, and the revitalisation of main streets and mixed-use precincts.</p>	
<p><u>Implications for the subject land</u></p> <p>The proposed code amendment is seeking to rezone the subject land from General Neighbourhood to Employment. To the south of the subject land is existing retail centres which contain a variety of outlets. These clusters are established and sufficiently servicing the catchment. I anticipate a new retail facility would:</p> <ul style="list-style-type: none"> • detract from the existing; and • create a locality shift rather than generating new employment. <p>Competition is encouraged, however not in an environment where there is limited demand to support new retailers. Increasing retail competition could lead to an environment where the community is faced with increased vacancies in existing Employment Zones and simply moving development into different localities that may have a higher and better land use.</p>	
Policy	Conflict
9.7 <i>Encourage appropriate retail development through the implementation of best practice retail planning guidelines.</i>	The code amendment is contrary to the Principles of Retail Planning. The proposed rezoning will result in an oversupply of warehouses, shops and bulky goods outlets in the locality. Existing centres are servicing the area adequately and an abundance of vacant land is available elsewhere for the proposed purposes.
9.8 <i>Allow for competition within the retail sector by providing an appropriate supply of land for all retail formats in areas that are easily accessible to communities.</i>	Competition already exists between established retail outlets nearby. An additional retail centre on the subject land will impact on shop occupancies and promote degradation of localities with no overall commercial benefit.
9.12 <i>Plan for employment and industrial precincts in strategic locations that improve economic productivity; are protected from encroachment; connect to efficient supply chains; and are located to provide transport access and connectivity.</i>	With regard to the adjoining General Neighbourhood Zones, I contend that the subject land is better used for residential development. The locality does not appear to be undersupplied by warehouses, shops and bulky goods outlets.

	<p>Furthermore, it does not appear the subject land is connected with convenient or efficient supply chains for transport distribution.</p> <p>The significant areas of vacant Employment and Strategic Employment land along the Thiele and Sturt Highways are better placed and serviced for the proposed purpose.</p>
State Planning Policy 11: Strategic Transport Infrastructure To integrate land use policies with existing and future transport infrastructure, services and functions to preserve and enhance safe, efficient and reliable connectivity for people and business.	
Policies	Conflicts
11.2 <i>Development that maximises the use of current and planned investment in transport infrastructure, corridors, nodes and services; and</i> 11.5 <i>Encourage development that supports the increased use of a wider variety of transport modes, including public transport, walking and cycling, to facilitate a reduced reliance on private vehicle travel and promote beneficial community health outcomes.</i>	<p>Residential development over the subject land will better align to delivering transport benefits.</p> <p>The locality to nearby train and bus routes, as well as major education and retail services, promotes a variety of transport methods. Greater retail, warehouse, industry and bulky goods development, which is proposed by the code amendment, will have a lesser impact on transport benefits and connectivity.</p>

The SPP outline the role of existing retail centres and zones which anticipate large scale warehouses, shops and bulky goods outlets, and how new activity centres should be considered. The right balance needs to be achieved which promotes fair competition without undermining existing investment decisions that could lead to underperforming centres like Gawler Park, by way of high vacancy rates and loss of public amenity.

The policies speak to an integrated expansion of existing centre and Employment Zones, rather than the provision of standalone warehouses, shops and bulky goods outlets which may undermine the role and function of existing centre zones.

The objective for SPP 9: *Employment Lands* is to support growth and productivity. It appears additional Employment Zones within this area would create a saturation/oversupply of commercial floor space which will not result in any net economic benefit to the community.

The change of the subject land to an Employment Zone would negatively impact established surrounding residential land uses and be contrary to policies seeking increased housing supply.

The 30 Year Plan for Greater Adelaide

The 30 Year Plan for Greater Adelaide was released in 2010 as a vision for how Greater Adelaide would look and feel in 30 years time. The Plan was reviewed and updated in 2017, and is the specific planning strategy for the Greater Adelaide Region. The Plan is focused on 14 principles which shape the key policies and actions required to deliver its vision. The principles and strategies are focused on maintaining and improving liveability, increasing competitiveness, and driving sustainability and resilience to climate change.

The relevant objectives of The 30 Year Plan for Greater Adelaide align with providing suitable land supply for the retail, commercial and industrial sectors. Additional land supply should be based on evidence for the proposed land use of the subject land.

Transit Corridors, Growth Areas and Activity Centres	
Policy	Considerations
<p>P2 <i>Increase residential and mixed use development in the walking catchment of:</i></p> <ul style="list-style-type: none">• <i>strategic activity centres</i>• <i>appropriate transit corridors</i>• <i>strategic railway stations.</i>	<p>The policy envisages an increase of residential development in walking distance to the existing activity centres on Main North Road, rather than another warehouse, shop and bulky goods outlet of the same intent.</p> <p>Notably, the subject land is approximately 150 metres (i.e. within a walkable distance) from the existing Suburban Activity Centre Zone on Main North Road which comprises shops, restaurants and a bulky goods outlet.</p> <p>Residential development of the subject land would allow for State Government consideration of higher frequency public transport services on bus routes, and at the Gawler and Evanston Railway Stations to cater for new and existing residents of the community. This would also benefit local schools.</p>
The Economy and Jobs	
Policy	Considerations
<p>P56 <i>Ensure there are suitable land supplies for the retail, commercial and industrial sectors.</i></p>	<p>Within the locality there are two established retail centres, the existing bulky goods outlets at Gawler Park and Gawler Green Employment Zones on Main North Road, which offer sufficient services to meet demand.</p> <p>These are also complemented by the Township Main Street Zones along Adelaide Road and Murray Street, which also offer shops, bulky goods and retail outlets.</p>

The 30 Year Plan for Greater Adelaide defines the Concordia Growth Area as one of the most significant metropolitan fringe/township growth precincts. The Concordia Growth Area is approximately 978 hectares, and anticipated to yield up to 10,500 allotments and a population of up to 23,000 people. This growth will form part of Gawler and is a potential opportunity for the proponent, rather than an existing community already well serviced.

Gawler Community Plan 2030+

One of the key objectives of the Gawler Community Plan 2030+ is focused on a liveable urban environment. The vision under this is to have a town which is well planned to address issues associated with the availability of appropriate housing. This encourages healthy lifestyles and community wellbeing, as well as a cohesive and active local community which the Council is proud to support. The proposed code amendment does not align with the Council's work towards achieving these important objectives.

Goal 1: A Uniquely Identifiable Township	
1.1 Gawler remains unique and distinct from its neighbouring areas.	
Goal	Conflict
1.1.1 <i>Continue to develop town planning policies which promote Gawler as a Regional Hub and maintain a real sense of distinction from its surrounding areas.</i>	<p>Gawler is slowly losing its distinction from its surrounding area with the development of Employment Zones, such as Gawler Park. Approximately 8.9 kilometres south on Main North Road in Smithfield (City of Playford) is a well-established bulky goods outlet which has been in operation for decades.</p> <p>Even closer to Gawler Park, 7.4 kilometres south on Main North Road, an almost identical bulky goods outlet is being developed in Munno Para (also City of Playford).</p> <p>With bulky goods outlets a prominent feature of Gawler's neighbouring areas, the rezoning and development of a bulky goods outlet on the subject land (only 550 metres north of Gawler Park) does not support planning policies to maintain a uniquely identifiable Township.</p>
Goal 2: Managed and Sustainable Growth	
2.1 Physical and social infrastructure to service our growing population and economy.	
Goal	Conflict
2.1.1 <i>Aim for an adequate supply of well-located and affordable industrial, commercial and residential land.</i>	<p>The subject land is not well-located to be zoned Employment as it would:</p> <ul style="list-style-type: none"> • alter the functionality of an existing community • have trading impacts on nearby residents and other Employment Zones which already support neighbourhood-scale shopping and business facilities to provide for the community • add to an oversupply of warehouses, shops and bulky goods outlets within the catchment • increase traffic congestion and other impacts; and • not capitalise on nearby educational institutes and connections to public transport options. <p>The subject land is already zoned General Neighbourhood to achieve Goal 2.1 by providing land for residential development.</p> <p>The existing zone is most appropriate when considering the residential character of the locality and the subject land's interface with established residential uses.</p>

<p>2.1.4 <i>Refine and develop land use policies to build attractive, accessible, integrated and residential-friendly areas, supporting a range of housing, lifestyle, recreation and rural opportunities.</i></p>	<p>There is currently strong demand for additional housing, and a diversity of housing options could be achieved over the subject land under its current zoning.</p> <p>Evanston Park already caters for a range of housing and lifestyles from young families to retirees, residents in the nearby Eldercare facility on Morrow Avenue and The Vines Lifestyle Village on Coleman Parade.</p> <p>Rezoning the subject land would detract from the locality's attractiveness, and impact the accessibility and lifestyles of those in the community.</p> <p>The subject land truly is ideal for residential infill development, per its current zoning.</p>
<p>2.3 Manage growth through the real connection of people and places.</p>	
Goal	Conflict
<p>2.3.5 <i>Seek to minimise traffic congestion through the Town Centre.</i></p>	<p>Whilst the subject land is 1.6 kilometres from the Town Centre, it is on the main thoroughfare from Gawler's southern entrance/exit.</p> <p>Currently there are four sets of traffic lights, a set of pedestrian lights and two roundabouts on the 3.2 kilometre stretch from Gawler's southern entrance/exit to its Town Centre.</p> <p>The proposed signalised access to the subject land, should it be rezoned and developed, would add another set of lights and a sum of eight traffic management treatments within 3.2 kilometres (on average, one per 400 metres).</p> <p>Although this is not the Town Centre, commuters would experience increased congestion leaving and accessing Murray Street along Adelaide and Main North Roads. This is already a well-known problem for the local community and would only be exacerbated by the proposal which would generate increased traffic comprising large vehicle movements.</p>
<p>Goal 4: To Respect, Protect and Nurture the Environment 4.1 Act on climate change.</p>	
Goal	Conflict
<p>4.1.1 <i>Advocate for improvement in the 30 Year Plan and the application of the Planning and Design Code to support a sustainable urban form, climate resilient communities and to limit urban sprawl.</i></p>	<p>Residential development across the entirety of the subject land will minimise urban sprawl, reduce car dependency, support already established commercial uses and facilitate quality public realm outcomes more suited to its context by allowing:</p> <ul style="list-style-type: none"> • for greater open space and public benefit • residential growth in a well serviced and connected location, within the footprint of an established community • residential development in walking distance to existing activity centres, minimising traffic congestion

	<ul style="list-style-type: none"> • consideration of higher frequency public transport services on bus routes and at local railway stations by State authorities to cater for new and existing residents of the community; and • a positive contribution to housing supply, thus potentially easing demand and increased house prices throughout Gawler and South Australia.
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The Gawler Community Plan 2030+ also outlines key actions to manage sustainable growth, which does not align with the proposed code amendment. The reason an extension to the Gawler East Link Road (GELR) to Tiver Road is envisaged to occur in the Plan, is to reduce traffic congestion in the vicinity of the subject land. The GELR currently provides local traffic from the new Springwood Estate and existing Gawler East community with direct access to Main North Road via Potts Road, 550 metres south of the subject land.

Essentially the GELR feeds vehicular traffic from Gawler East into Evanston Park at the intersection of Main North, Potts and Para Roads. This intersection also caters for vehicles accessing Gawler Park and Gawler Green Employment Zones which contain a variety of outlets, Xavier College and the State Zoned Gawler Public Reception to Year 12 School, childcare centres, and connection to the nearby Evanston Railway Station. The proposed rezoning of the subject land, allowing the development of further warehouses, shops and bulky goods outlets nearby, would exacerbate the traffic congestion already experienced at the intersection of Main North, Potts and Para Roads, making the GELR extension to Tiver Road more pressing.

Residents near the subject land would also be more inclined to use Coleman Parade (parallel to Main North Road) as a way of heading north/south and avoiding two sets of traffic lights. This would negatively impact on the existing community, residents of the Eldercare facility and The Vines, and direct more traffic to Potts Road at Coleman Parade's southern end.

Key actions outlined by the Plan surrounding urban growth areas, potentially provides a more appropriate location for the proposed development than the rezoning of the subject land. The Southern Urban Areas of Gawler, including parts of Evanston South, Evanston Gardens and Hillier have capacity to accommodate approximately 2,500 allotments. The orderly development and timely provision of infrastructure in these areas, as well as the new Springwood and William Lakes estates, is critical to the success of these precincts and a potential opportunity for the proponent rather than an existing community already well serviced.

Further, the Gawler Economic Development Strategy 2020-2025 envisages the activation of existing commercial zones within the Township as being a positive driver of rejuvenation. The Council has aligned its strategic planning to the objectives of the State and therefore, the merit lies in developing these existing commercial zones rather than the subject land which is zoned General Neighbourhood. There is a lack of strategic alignment to the proposed code amendment and conflict with general policies.

Summary

I object to the proposed code amendment which seeks to rezone 550-554 Main North Road, Evanston Park. The Employment Zone is not suitable for the subject land because:

- the rezoning would negatively impact upon the predominant residential character of the locality by introducing a clear interface conflict between commercial and existing well established residential land uses
- an Employment Zone would introduce substantial commercial activity into the locality beyond what is currently on the subject land. This would cause increased traffic movements and congestion (including from large trucks), visual impacts from larger scale buildings and lighting (not of a residential character), noise from retail, loading and unloading activities
- a diversity of housing options could be achieved over the subject land under the current General Neighbourhood Zone. This is encouraged by the Planning and Design Code, and could not be achieved if the existing zone is changed to Employment. Residential development on the land would also contribute to housing supply and potentially ease rental demand. This existing General Neighbourhood Zone should therefore be retained
- residential development of the subject land is more suitable in close proximity to existing nearby educational institutes and connections to public transport options
- significant areas of land are currently available in suitable locations within the Gawler area to accommodate employment generating land uses. These areas have excellent access to the Sturt Highway for transport distribution purposes and are distanced from sensitive residential localities to minimise land use interface issues
- the code amendment is contrary to the Principles of Retail Planning. The proposed rezoning will cause an oversupply of warehouses, shops and bulky goods outlets in the locality with no overall commercial benefit. Existing centres are servicing the area adequately and an abundance of vacant land is available elsewhere for the proposed purposes
- Currently there are four sets of traffic lights, a set of pedestrian lights and two roundabouts on the 3.2 kilometre stretch from Gawler's southern entrance/exit to its Town Centre. The proposed signalised access to the subject land, should it be rezoned and developed, would add another set of lights and a sum of eight traffic management treatments within 3.2 kilometres (on average, one per 400 metres).
- Gawler's character will be diminished. With bulky goods outlets already a prominent feature of Gawler's nearby suburbs, the rezoning and development of a bulky goods outlet on the subject land (only 550 metres north of Gawler Park) does not support planning policies to maintain a uniquely identifiable Township.

The proposed code amendment breaches fundamental planning approaches, and would negatively impact upon the locality and nearby residents without benefit to the Town. The proposed code amendment should not be supported and the existing General Neighbourhood Zone retained.

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Monday, 6 March 2023 10:24:59 AM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: Nick

Family name: Emmett

Organisation: Emmett

Email address:

Phone number:

My overall view is: I support the Code Amendment

Comments: The creation of employment land in Gawler is critical to support the residential growth in the area.

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Attachment 3: No file uploaded

Attachment 4: No file uploaded

Attachment 5: No file uploaded

Sent to proponent email: engagement@futureurban.com.au

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Monday, 6 March 2023 10:48:23 AM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: John

Family name: Young

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I support the Code Amendment

Comments: Employment land is essential for the fast growing Northern Suburbs. This is a great location on a main road, convenient for surrounding residents.

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Attachment 4: No file uploaded

Attachment 5: No file uploaded

Sent to proponent email: engagement@futureurban.com.au

From: [Maureen and Alex](#)
To: [Engagement](#)
Cc: [REDACTED]
Subject: code amendment for 550-554 Main North Road Evanston Park
Date: Monday, 6 March 2023 11:54:21 AM

I believe the proposed code amendment for this locality is wrong for the following reasons:

The scale of the development permitted by the proposed code amendment will create significant visual disturbance and will have a detrimental impact on nearby residents and the Gawler community.

While the proposed traffic lights may be deemed essential if the code amendment proceeds it will generate significant additional traffic in an already congested area which already has two sets of traffic lights in close proximity. The additional traffic generated on Adelaide Road will most likely result in "rat running" particularly along Coleman Parade and other nearby streets.

Landscaping of the site appears to be minimal and will have a negative impact on both the appearance and amenity of the area.

The commercial activities will generate noise that will disturb and affect the lifestyle of the adjacent residents.

The amendment is inconsistent with elements of Gawler Council's community Plan 2030+

The code amendment will lead to development that will create a negative entry statement to the historic township of Gawler.

Thankyou

Maureen Dunkeld

From: [DTI:Office of Minister Champion](#)
To: [Dion Bilske](#)
Cc: [Engagement](#)
Subject: 23MP62458 - Acknowledgment
Date: Monday, 6 March 2023 12:32:34 PM
Attachments: [image001.png](#)

OFFICIAL

Good afternoon Mr Bilske

Thank you for your below correspondence to the Hon Nick Champion MP, Minister for Planning.

Your correspondence has been received and noted in our office. As a courtesy, your email has been forwarded to Future Urban to be considered as part of the Community Consultation process.

Kind regards

Office of the Hon Nick Champion MP

Minister for Trade and Investment
Minister for Housing and Urban Development
Minister for Planning

[REDACTED]
[REDACTED]
[REDACTED]



Government of
South Australia

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From: Dion Bilske [REDACTED]

Sent: Saturday, 4 March 2023 6:30 PM

To: engagement@futureurban.com.au; [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Subject: code amendment 550-554 Main North Road Evanston Park.

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To whom it may concern,

I write to you today to voice my concerns with the code amendment 550-554 Main North Road Evanston Park.

I believe amendment is wrong for this locality for the following key reasons:

The scale of the development permitted by the proposed code amendment will significantly impair the visual amenity of the locality and have a detrimental impact on the Gawler community.

While the proposed traffic lights are essential if the amendment proceeds, they will generate significant additional traffic in an already congested area which already has two other sets of traffic lights in close proximity. Additional traffic problems along Adelaide Road is likely to result in "rat running" in adjacent residential streets.

Landscaping of the site will be minimal and have a negative impact on the appearance/amenity of the area.

The commercial activities will generate noise that will affect the lifestyles of adjacent residents.

The amendment is inconsistent with elements of Council's Community Plan 2030+

The code amendment will lead to development that will create a negative entry statement to the historic core of Gawler.

Thank you for your time in reading my statement to oppose this development.

Kindly, Dion Bilske

From: [DTI:Office of Minister Champion](#)
To: [Dianne Dibben](#)
Cc: [Engagement](#)
Subject: 23MP62464 - Acknowledgment
Date: Monday, 6 March 2023 12:38:22 PM
Attachments: [image001.png](#)

OFFICIAL

Good afternoon Ms Dibben

Thank you for your below correspondence to the Hon Nick Champion MP, Minister for Planning.

Your correspondence has been received and noted in our office. As a courtesy, your email has been forwarded to Future Urban to be considered as part of the Community Consultation process.

Kind regards

Office of the Hon Nick Champion MP

Minister for Trade and Investment
Minister for Housing and Urban Development
Minister for Planning

[REDACTED]



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-----Original Message-----

From: Dianne Dibben [REDACTED]
Sent: Monday, 6 March 2023 6:37 AM

To: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Subject: Re-zoning at the vadoulis sight

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

To whom it may concern,

I write to you today to voice my concerns with the code amendment 550-554 Main North Road Evanston Park.

I believe amendment is wrong for this locality for the following key reasons:

The scale of the development permitted by the proposed code amendment will significantly impair the visual amenity of the locality and have a detrimental impact on the Gawler community.

While the proposed traffic lights are essential if the amendment proceeds, they will generate significant additional traffic in an already congested area which already has two other sets of traffic lights in close proximity. Additional traffic problems along Adelaide Road is likely to result in "rat running" in adjacent residential streets.

Landscaping of the site will be minimal and have a negative impact on the appearance/amenity of the area.

The commercial activities will generate noise that will affect the lifestyles of adjacent residents.

The amendment is inconsistent with elements of Council's Community Plan 2030+ The code amendment will lead to development that will create a negative entry statement to the historic core of Gawler.

Thank you for your time in reading my statement to oppose this development.

Kind Regards
Dianne Dibben

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Monday, 6 March 2023 1:51:48 PM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: Heather

Family name: Walker

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: I am very disappointed to hear that we will be losing the beautiful big gum trees along main North road at the edge of the race course. From an environmental stand point a large concrete structure on top of ripping all the old trees down is a horrible idea. I feel for the surrounding residents with such structures being erected right in their fence lines & all the wildlife that will be losing their homes. We need trees & nature, not more concrete.

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Attachment 5: No file uploaded

Sent to proponent email: engagement@futureurban.com.au

Dear Belinda,

I am writing to submit my strong opposition to the proposed change of zoning from General Neighbourhood to Employment Zone at 550-554 Main North Road, Evanston Park.

While I understand the desire to stimulate economic growth and development in the region, this site is not complementary to such a development. If this site was to be rezoned, I believe several concerns need to be addressed before any action is taken.

First and foremost, I am concerned about the potential impact on traffic and congestion in the area. If the Employment Zone is established in a residential area and allows for commercial development, there will be an increase in traffic by employees commuting to and from work, delivery and service vehicles entering and exiting the zone and customers that would ultimately visit a bulky goods business.

This could exacerbate the existing traffic flow problems, with 7 different stop lights and roundabout entry points from the Southern entry point of Main North Road (Trinity College) and then through the business centre of Murray Street, Gawler. As a resident of 12 Coleman Parade, this will directly impact the residents of Potts Road, Coleman Parade and Sheriff Street, with more vehicles using these streets commonly known as (Rat Runners) to combat congestion of traffic flow on the proposed site located at 550-554 Main North Road, Evanston Park, and the wider community of Gawler Township.

In light of these concerns, I urge you to reconsider the proposed Employment Zone. If, however, this rezone is to happen, it is paramount to carefully consider the potential impacts of any proposed development on the community and to ensure that the needs of all residents are taken into account.

The other concern with the proposed development is how much impact this will have on the devaluation (Property Values) in surrounding residents' properties including Coleman Parade, Ames Drive, and Sheriff Street residents backing onto the proposed site. Landowners bought into the area due to its residential zoning and residential amenity. This development will negatively change the landscape for all surrounding homeowners and cause a maximum increase in major traffic as we are now witnessing higher congestion due to other developments eg Taylor & Forgie, carparking issues along the road, the time of day the road is absolutely congested

congestion, resulting in a higher impact on noise levels for all adjoining residents of Coleman Parade, Ames Drive and Sheriff Street.

Above said, if the development was successful, as a resident I would also like to see the following concern be addressed:

Suitable rear boundary fencing for Ames drive and Coleman Parade homeowners to be in line with issues raised throughout the consultation process which are (but not limited to) ensuring the 'buffer' fence not just be a high colour bond fence. This buffer needs acoustic and aesthetic properties acceptable to those adjoining properties, set to look at the solution daily.

Yours sincerely,



Handwritten signature of Darren Hutton in black ink, featuring a large, stylized 'D' and 'H'.

Darren Hutton



From: [Pat Fabian](#)
To: [Engagement](#)
Cc: [Light EO](#)
Subject: Redevelopment of Vadoulis Site in Gawler
Date: Tuesday, 7 March 2023 11:49:46 AM

To whom it may concern

I am extremely concerned about the proposal for the redevelopment of the Vadoulis Garden Centre.

Gawler already has major traffic congestion both into the centre of town and the surrounding areas.

The planned redevelopment of the Vadoulis site will add more traffic congestion, especially on the entrance to Gawler. If more traffic lights are erected that will mean 3 sets of traffic lights with a very short distance, culminating in a build up of vehicles at each set of lights. This will be a major problem especially at school times.

Also the construction of large buildings will be an eyesore and given that the slogan for Gawler is "the best of town and country" it suggests that Gawler only represents commercial interests.

I do hope that the concerns of many residents into account.

Regards

Patricia Fabian

Local resident of gawler for 40 years

Trinity College acknowledges the land where our schools are located at Gawler, Blakeview and Angle Vale is the traditional lands of the Kaurna people and we respect their spiritual relationship with their country. Disclaimer: This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to which they are addressed. If you have received this email in error please notify the sender or system administrator. This email message has been checked for the presence of computer viruses. Trinity College Gawler Inc. reserves the right to filter and delete inappropriate, offensive or unsolicited e-mail, website is: www.trinity.sa.edu.au

From: [Ben F](#)
To: [Engagement](#)
Subject: 550-554 Main North Rd Evanston Park
Date: Tuesday, 7 March 2023 1:02:35 PM

To whom it may concern

The properties located at 550 Main North Rd Evanston park have for over 50 years been used commercially. To suggest that this land is used for Residential is a nonsense. The property should have been captured as its commercial use in the recent planning changes throughout South Australia

At present, the property creates jobs for the locals and this should be expanded to be even greater. Formally recognising the land use is appropriate and should be welcomed by decision makers

The property, at present, sees B Double trucks regularly delivering to site amongst other normal rigid body trucks and semi trailers. There would be no change to this with any formal acknowledgment of the lands use.

The property at present allows for shoppers to park , again no change to this will occur with the formal acknowledgment of the land's use.

What will improve is safety by accessing the site through a set of traffic lights. Considering this area has already seen a death on the road , increasing safety must occur.

The property , at present , generates noise through the truck deliveries, cars coming and going , forklifts used to off load and load goods. Again , nothing will change with the formal acknowledgement of the lands use.

I encourage the appropriate people to approve the application by acknowledging the existing use of the property in all of its facets.

Regards

Ben Fitzsimons

Director - Fitzsimons Group of Companies



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From: [Marissa Fitzsimons](#)
To: [Engagement](#)
Subject: Evanston Park Development
Date: Tuesday, 7 March 2023 1:42:12 PM

To whom it may concern,

I am in full support of the Evanston Park project, it is a necessary and beneficial development for Gawler that will provide/increase jobs, encourage advancement and growth and produce positive interest in our community.

The development will be a long term asset for the town of Gawler and it is in the best interest of the Gawler residents that it is allowed to go ahead, as the community will prosper and thrive as a result.

Kind Regards
Marissa

7 March 2023

Future Urban
Attention: Belinda Monier
550-554 Main North Road Evanston Park Code Amendment
Level 1/ 74 Pirie Street
ADELAIDE SA 5000

Dear Belinda,

Re: 550-554 Main North Road Evanston Park Code Amendment

I refer to the letter dated 30th January 2023 received from your office seeking our comments on the above Code Amendment and wish to advise the following:

We note the comments made on page 22, Section 4.2 Further Investigation Proposed, under "Infrastructure Services Investigation" in respect to the network's available capacity. SA Water's water and sewer networks are currently available to the area subject to the above code amendment. Both networks may require augmentation should the proposed rezoning generate an increase in existing demands.

The extent and nature of the augmentation works (if required) will be dependent on the final scope and layout of the future developments and will be required to comply with the SA Water Technical Standards including those for the minimum pipe sizing (refer to 2nd paragraph of the "Provision of Infrastructure" section on page 2). This advice should be provided to prospective developers.

Our general comments in respect to new developments or redevelopments are provided below.

SA Water Planning

- SA Water undertakes water security and infrastructure planning that considers the longer term strategic direction for a system. That planning seeks to develop a framework that ensures resources and infrastructure are managed efficiently and have the capacity to meet customer requirements into the future. The information contained in the Code Amendment document regarding future re-zoning and land development will be incorporated in SA Water's planning process.

Protection of Source Water

- Development/s shall have no deleterious effects on the quality or quantity of source water, or the natural environments that rely on this water. In particular, the following conditions shall apply:
 - Landfill shall be outside of Water Protection Zones;

- Landfill area to include leachate collection facilities;
- Effluent disposal systems (including leach drains) to be designed and located to prevent contamination of groundwater; and
- Industry must be located in appropriate areas, with safeguards to ensure wastewater can be satisfactorily treated or removed from the site
- Development shall avoid or minimise erosion.
- Development shall not dam, interfere, or obstruct a watercourse
- The Natural Resources Management Act 2004 includes wide ranging powers over source water quantity issues. The Department for Environment and Water should be consulted, if in doubt, over compliance with this Act. Source water quality issues are addressed by the Environment Protection Authority through the Environment Protection Act 1993.

Provision of Infrastructure

- All applications for connections needing an extension to SA Water's water/wastewater networks will be assessed on their individual commercial merits. Where more than one development is involved, one option may be for SA Water to establish an augmentation charge for that area which will also be assessed on commercial merits
- SA Water has requirements associated with commercial and multi-storey developments as outlined below:
 - Multi-storey developments: For buildings with five stories and above, a minimum of DN150 water main size is required. For buildings with eight stories and above, a minimum of DN 200 water main size is required.
 - Commercial/Industrial developments: A minimum of DN 225 receiving main size is required for sewer and a minimum DN 150 main size for water.

Thank you for the opportunity to comment on the 550-554 Main North Road Evanston Park Code Amendment. Please contact Peter Iliescu, Engineer, Systems Planning Wastewater on telephone [REDACTED] in the first instance should you have further queries regarding the above matter.

Yours sincerely,

per Matt Minagall
Senior Manager, Customer Growth

[REDACTED]
[REDACTED]



Environment Protection Authority
GPO Box 2607 Adelaide SA 5001
211 Victoria Square Adelaide SA 5000
T (08) 8204 2000 F (08) 8204 2020
Country areas 1800 623 445

EPA 734-450

Ms Belinda Monier

Future Urban

Level 1, 74 Pirie Street

ADELAIDE SA 5000

Dear Ms Monier

550-554 Main North Road, Evanston Park Code Amendment

Thank you for providing the Environment Protection Authority (EPA) with the opportunity to comment on the 550-554 Main North Road, Evanston Park Code Amendment.

The EPA has reviewed the code amendment to ensure that all environmental issues within the scope of the objects of the *Environment Protection Act 1993* and the State Planning Policies (pursuant to the *Planning, Development, and Infrastructure Act 2016*) are identified and considered. The EPA is primarily interested in ensuring that the proposed rezoning is appropriate and that any potential environmental and human health impacts that would result from future development are able to be addressed at the development authorisation stage.

The EPA provides the following comments for your consideration.

Noise

Sonus prepared a noise assessment, *550-560 Main North Road Acoustic Assessment Planning and Design Code Amendment (S7037C3, September 2022)*.

The EPA is satisfied that the noise assessment has investigated a typical potential land use that may arise from the code amendment and demonstrated that acceptable noise outcomes will occur subject to typical noise mitigation techniques and a substantial acoustic barrier. As per the acoustic report, future development must be assessed via detailed design and an environmental noise assessment at the development application stage to ensure noise criteria are achieved.

The EPA has no objection to the code amendment based on noise.

For further information on this matter, please contact Geoff Bradford on [REDACTED]
[REDACTED]

Yours sincerely

Scott Douglas

PLANNING AND IMPACT ASSESSMENT

ENVIRONMENT PROTECTION AUTHORITY

Date: 07/03/23

Belinda Monier

From: WebbCo [REDACTED]
Sent: Tuesday, 7 March 2023 5:10 PM
To: Engagement; [REDACTED]
[REDACTED]
Subject: Code Amendment - 550-554 Main North Road, Evanston Park
Attachments: Code Amendment Letter_550-554 Main North Rd_Reg Webb_V2.docx
Categories: Responded to / Filed

Hello All,

I wish to submit my opposition to the proposed changes to the Code Amendment for 550-554 Main North Road, Evanston Park.

Please see attached letter, highlighting my views.

Regards,

Reginald Webb
[REDACTED]
[REDACTED]

Dear Sir/Madam,

I am writing this letter to oppose the proposed code amendment at 550-554 Main North Rd, Evanston Park (Vadoulis Garden Centre). I am strongly against the change of code to an Employment Zone as it will have a detrimental impact on the surrounding areas.

One of my primary concerns is the increase in noise generated by forklifts, delivery trucks, and waste disposal trucks, which will inevitably increase due to the proposed development. This, along with the air pollution generated by these vehicles, will have a significant negative impact on the quality of life for local residents, and could make it difficult to enjoy their homes and outdoor spaces. This pollution could have serious health consequences for local residents, particularly those who may already be vulnerable due to age or pre-existing health conditions. I feel these times should be heavily restricted to normal business hours.

Furthermore, I am concerned about the control of flood lighting spilling into backyards. This could be a significant intrusion on the privacy of local residents and could negatively impact their ability to enjoy their homes and outdoor spaces.

It is essential that the fencing is of a low reflective type to minimize heat generated off of the fence and provide good audio absorption/deflection. Colourbond fences are not appropriate in this case. Colourbond are known to reflect a significant amount of sunlight, which can contribute to the build-up of heat in the surrounding area. This can have negative impacts on the local environment and may even contribute to the urban heat island effect.

Traffic flow on Main North Rd is another major concern. The addition of another set of traffic lights will significantly slow down traffic, making it difficult for residents and commuters alike. The average distance between traffic lights along this stretch of road is already too short, and this new addition will only make the situation worse. Currently, there are already 7 sets of traffic lights in the 3.2 Km stretch of Main North Rd, which averages out to one traffic light every 400 metres. The addition of another set of traffic lights will only serve to slow down traffic even further, which could lead to increased congestion and longer travel times for commuters. This will also push traffic rat runners into Ames Drive, Coleman Parade, and Sherriff Streets. as alternative routes to avoid the traffic lights. This could have a negative impact on the safety of local residents and could result in increased traffic on residential streets that are not designed to handle high volumes of traffic.

I strongly recommend extending the No Vehicle Access Zone (Red Zone) that is currently restricted to Sherriff Street, to the Ames Drive and Coleman Parade boundaries. This will prevent developers from purchasing land along these streets and creating additional access points to the property. This could result in increased traffic flow on these residential streets, which could have a negative impact on the safety and quality of life for local residents. By extending the No Vehicle Access Zone to include the Ames Drive and Coleman Parade boundaries,

you would be helping to ensure that these streets remain safe and quiet residential areas, free from the negative impacts of increased traffic flow. Therefore, I urge you to consider extending the No Vehicle Access Zone to include the Ames Drive and Coleman Parade boundaries. This will help to protect the quality of life for local residents.

If this code amendment is to proceed, I suggest increasing the 9-metre building exclusion zone (Blue Zone) to 10.5 metres. This will allow the landscaping zone (Green Zone) to increase to 3 metres, which will have a positive impact on the aesthetics of the development. Additionally, the height of any buildings within 15 metres of the boundary lines should be restricted to 10 metres. This would help to ensure that the development is in keeping with the surrounding area and does not have a negative impact on the local environment.

I would also like to express my concerns about the investigations conducted thus far. After reviewing the information provided by Future Urban on page 8 of the booklet, Next Steps, I feel that an employment zone is not the most appropriate for this area. I believe that the area should remain a residential zone in order to maintain the character of the surrounding area and protect the quality of life for local residents.

I am concerned that the investigations conducted have not been fully comprehensive, and that the results have not taken into account the impact on the surrounding area, including increased traffic flow and noise pollution from the proposed development. Therefore, I urge you to reconsider the decision to rezone the property as an employment zone and to conduct further investigations into the potential impact of the proposed development on the surrounding area. This will help to ensure that the development is in keeping with the surrounding area and does not have a negative impact on the local environment.

Lastly, I believe that there are more appropriate land sites for a Bulky Goods Retail site in areas such as 1. Paxton Street Willaston, 2. Off Thiele Hwy Gawler Belt, 3. Next to the new OTR on Angle Vale Road Evanston Gardens, 4. The new Concordia Land Release, and 5. Springwood Gawler East.

In conclusion, I strongly oppose the proposed code amendment at 550-554 Main North Rd, Evanston Park. I urge you to consider the concerns raised by myself and other concerned residents before making any decisions. By choosing an alternative location, you can help to ensure that the development is in keeping with the surrounding area and does not have a negative impact on the quality of life for local residents.

Sincerely,

Reginald Webb

[REDACTED]

[REDACTED]

From: [kellie.kulinski](#)
To: [Engagement](#)
Subject: Evanston Park Code Amendment- in agreement
Date: Tuesday, 7 March 2023 7:35:27 PM

To whom it may concern

I believe the current adverse conversations about the above named amendments are reflective of a minority of vocal locals who don't want any change. The majority of residents are satisfied with their Gawler and it's steady, planned growth, especially in the areas of business and infrastructure.

Shopping for bulky goods is more satisfying if done locally and saves time and petrol.

Gawler and surrounds is growing and will benefit from this convenience.

I say it's fine to develop this lineal approach for additional bulky goods along the main road. The precedence is already set.

Regards

Kellie Kulinski

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Tuesday, 7 March 2023 8:01:30 PM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment
Customer type: Member of the public
Given name: David
Family name: Harper
Organisation:
Email address: [REDACTED]
Phone number: [REDACTED]
My overall view is: I do not support the Code Amendment
Comments: I do not support the code amendment.
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Attachment 3: No file uploaded
Attachment 4: No file uploaded
Attachment 5: No file uploaded
Sent to proponent email: engagement@futureurban.com.au

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Tuesday, 7 March 2023 8:31:31 PM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Other

Given name: Nicole

Family name: Arnold

Organisation: Gawler & Barossa Jockey Club Inc

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I support the Code Amendment

Comments: The Gawler & Barossa Jockey Club do have concerns about the impact that the development will have on our business but we do see how the development could be a positive addition to the community. Our concerns include: Widening of the road will affect how we conduct racecourse maintenance, the removal of our perimeter fence and possibly the elimination of the trees that currently line our fence. Placement of the proposed intersection will increase the risk of car accidents in a closer proximity to horses if the road is widened. Storm water management implications, currently an easement runs under our racecourse, any required works could harm our track surface affecting our ability to operate and our trainers being unable to use our facility to provide care and exercise for their horses. Construction works will put horse, trainer and jockey welfare at risk if not conducted at suitable times of the day. We look forward to working closely with the proponent and local government in finding positive solutions for both parties.

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Attachment 5: No file uploaded

Sent to proponent email: engagement@futureurban.com.au

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Tuesday, 7 March 2023 10:09:05 PM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: Rick

Family name: Bailey

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Driving south along Main North Road towards 550 Main North Road, the view ahead of the driver is currently Vadoulis Garden Centre, a low, single story building with a large number of trees visible in front and behind the building. The Centre is nicely framed by trees in the park on the left and trees along the race course on the right. This is completely fitting with the vision you imagine when you think of Gawler. The outcome from the proposal to Rezone 550-554 Main North Road Evanston Park is to remove these trees ("most trees are not worthy or (sic) retention"). The proposal is to allow for buildings up to 13m high (which are currently banned). Proposals to realign roads to accommodate additional traffic requires trees to be removed from the park and trees to be removed from the race course.

Comments: The outcome if this proposal were to go ahead would be the view of a giant concrete block when driving south along Main North Road towards 550 Main North Road. This would be total contrast to the Gawler Mission of "taking advantage of the area's natural beauty". In February the State Government announced the release of new land for 10,000 homes in Concordia. A large number of homes are already going into Springwood. Both these developments are on the opposite side to Gawler to this proposed rezoning. People living in these homes would need to travel through the already high congested Murray Street to shop at this site. This site is not appropriate as a new Employment zone. There are a lot more open areas closer to these new developments that would be more appropriate for any new Employment zones.

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Sent to
proponent engagement@futureurban.com.au
email:

From: [Ryan Jones](#)
To: [Engagement](#)
Subject: Evanston Park Code Amendment
Date: Wednesday, 8 March 2023 9:30:00 AM

To whom it may concern,

I support this amendment. I live close to the area and there is a general lack of neighbourhood facilities that this amendment will help provide.

Regards,



Ryan Jones
Founder & CEO



refuelcreative.com.au

Company logo



Banner



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Belinda Monier

From: Laurassic Park [REDACTED]
Sent: Wednesday, 8 March 2023 1:09 PM
To: [REDACTED]
Subject: Submission against Code Amendment for 550-554 Main North Road
Categories: Responded to / Filed

To Whom It May Concern,

Please see below for my reasons as to why I do not support the proposed code amendment for 550-554 Main North Road:

It is not compatible with the character of Gawler.

It will ruin my Nanna's quality of life.

It will leave her with limited options to sell and relocate.

The sound barriers for the development will be a huge eyesore.

The sound barriers for the development will completely block off direct sunlight for many properties in winter.

Residents in the area bought into the area wanting to live in a residential area, not an industrial estate.

The traffic management is a joke, it will cause chaos and will result in huge numbers of people rat running the smaller streets to avoid the traffic jams and sets of traffic lights.

There is limited scope for approach to the proposed site, which will result in people using smaller streets, pushing more traffic into areas that cannot accommodate it.

The additional set of traffic lights will disrupt traffic and cause traffic jams and backlogs.

The levels of noise from the development will negatively impact the lives of the people living around it.

There are multiple other sites in Gawler that are more suitable.

The racecourse will suffer due to the proximity of traffic changing.

The gumtrees lining the racecourse will be removed and I disagree with this.

Gawler streets have not been designed with big trucks hauling bulky goods in mind, the surrounding infrastructure cannot support.

The huge amount of concrete in the development will negatively impact the surrounding environment because of the large amounts of heat it will absorb and radiate.

The building height is totally inconsistent with Gawler.

Being the oldest town in South Australia means that Gawler is known for its history and aesthetic beauty, filled with old buildings and making it the envy of many other towns. The Gawler racecourse currently features many well established gum trees, giving visitors a pleasant, leafy entrance to the old main street. This proposed development will see the removal of the vast

majority of these old trees as well as the construction of a concrete wall between 2.5 and 4.5m tall which will forever negatively alter the approach into Gawler, which is known for its historical character and heritage buildings.

The planned wall will not only be an eyesore, but will also act as a colossal heat island. Concrete can easily reach temperatures exceeding 65 degrees Celsius in our weather and its high thermal mass means that it will continue to radiate heat well into the night. Introducing this amount of concrete and removing the large trees nearby will have an adverse impact on the local environment. The Gawler Council website notes that the Urban Heat Island effect is a significant concern moving forward as we face warming temperatures. This effect is also specifically mentioned by the National Strategy for Disaster Resilience as being increasingly responsible for ill health due to heat. Gawler council states that it is committed to maintaining the amount of green space in an effort to combat rising urban temperatures. Both of these are at odds with the proposed development.

The state government has set a target of 30% tree cover by 2045 as a measure to help combat the aforementioned Urban Heat Island effect. Gawler currently sits at 15% tree cover - how is the council proposing to achieve the target if it approves the removal of well established native trees?

If the commercial development goes ahead, there is a plan to put another set of traffic lights on Main North Road - less than 40 seconds drive from another two sets of traffic lights. It is unbelievable to imagine that this will not have a negative impact on traffic and travel times for local residents and indeed anyone travelling through. The proposal to have a combined entrance and exit at the new traffic lights seems illogical, and will contribute to the frustrations of both visitors to the site and Gawler residents. Many people have noted that there are multiple other sites equally, if not more, suitable for this commercial development. The Gawler East Development Area has been mentioned as having some of these sites. It is also located near the Gawler East Link Road, which was created to divert traffic away from the main streets of Gawler. This project cost \$68 million dollars, and if this submission is successful, what was the point of creating a road to lessen the traffic when the proposed development will draw more traffic to the area?

The homemaker centre, also known as Gawler Park Village, negatively impacted the surrounding property prices when it was built. The prices dropped by a significant figure - around \$70000 per house. Does the council have any measures or considerations for the effect that this proposed development will have on the residents? How will the council account for the decrease in value and ability to sell?

Gawler is a historic centre for the North, and the residents are proud of its history and street appeal. Historic buildings line the main street, and currently you are greeted by lovely trees lining the racecourse. The proposed code amendment for 550-554 Main North Road stands at odds with what Gawler represents and wishes to represent into the future. A commercial development at this site contravenes Gawler Councils' own Beautification Plan, which seeks to 'improve the aesthetics of the township' and mentions Main North Road specifically. The Beautification Plan explicitly mentions the following points:

‘Enhance the appearance of the township, particularly at key entries and strategic nodes, and Reinforce a recognisable and distinct Township character’.

It is my opinion that the proposed commercial development is directly at odds with the Town Of Gawler Beautification Plan.

There has been mention that the proposed development will not affect the current businesses in Gawler and specifically those on Murray Street. It is my contention that this is not the case – even if the shops positioned on the proposed site are not actively competing for business, the alteration of the traffic conditions as well as the deliveries and trucks circulating to the new development will impact existing businesses. It just makes sense that this development is situated elsewhere in Gawler, for example on the periphery of where development is happening, not on the established main street where residents have purchased thinking that they were located within a residential area. If residents wanted to live next to an industrial estate they would have purchased in Elizabeth. Gawler has a certain look and feel to it and both are being undermined, minimising the difference between historical Gawler and the rest of the suburbs in the North.

The most surprising thing about this proposed development is that there are still so many people in the community who don’t know about it. I have spoken to many local residents recently and over half of them are completely unaware that there is a proposed code amendment. Interestingly, of everyone that I have spoken to, not a single person has said they are in support of the change. There has been an obvious failing to consult with the community, and I acknowledge that with the changes to the submission laws this is the obligation of the proponent, however there is no reason that the council could not have informed residents through planned meetings and letter drops. The result, regardless of whose responsibility it is to inform the public, is that the local residents, the people who are going to have to live with this development should it proceed, have been shut out of the process. It feels as though the community has been abandoned, where all we wanted is a council to reflect public sentiment. I feel that it is greatly inappropriate for this kind of development application to get as far as it has without serious community consultation.

Local council has the ability to proactively advocate for their community. Residents would have loved to have had a council-lead community-based meetings. Instead, there is a community consultation link listed on the councils’ website on the 21st of February 2023 – a mere 13 business days before the submission deadline. The council minutes from October state that ‘Council is working collaboratively with the proponent’, yet who is working collaboratively with the community? Development within Gawler needs to be a two-way street. There must be ample opportunity for residents to be heard, and in order for them to be heard they must first know about the proposal.

I will close with two quotes from the Gawler council website:

Gawler is a town with a vibrant and active community that promotes its unique and historic heritage, and

Gawler community remains steadfast in its desire to protect and reinforce its unique character.

I call on the elected representatives to reflect the sentiment of the community and decline the Code Amendment Change proposed for 550-554 Main North Road.

Kind Regards,
Laura Addy

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Wednesday, 8 March 2023 12:39:19 PM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: Laura

Family name: Addy

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: I am against the proposed code amendment change for the following reasons: It is not compatible with the character of Gawler. It will ruin my Nanna's quality of life. It will leave her with limited options to sell and relocate. The sound barriers for the development will be a huge eyesore. The sound barriers for the development will completely block off direct sunlight for many properties in winter. Residents in the area bought into the area wanting to live in a residential area, not an industrial estate. The traffic management is a joke, it will cause chaos and will result in huge numbers of people rat running the smaller streets to avoid the traffic jams and sets of traffic lights. There is limited scope for approach to the proposed site, which will result in people using smaller streets, pushing more traffic into areas that cannot accommodate it. The additional set of traffic lights will disrupt traffic and cause traffic jams and backlogs. The levels of noise from the development will negatively impact the lives of the people living around it. There are multiple other sites in Gawler that are more suitable. The racecourse will suffer due to the proximity of traffic changing. The gumtrees lining the racecourse will be removed and I disagree with this. Gawler streets have not been designed with big trucks hauling bulky goods in mind, the surrounding infrastructure cannot support. The huge amount of concrete in the development will negatively impact the surrounding environment because of the large amounts of heat it will absorb and radiate. The building height is totally inconsistent with Gawler.

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Sent to
proponent engagement@futureurban.com.au
email:

Belinda Monier

From: Maureen Addy [REDACTED]
Sent: Wednesday, 8 March 2023 1:41 PM
To: [REDACTED]
Subject: Proposed Code Amendment for 550-554 Main North Road

To Whom It May Concern,

I am totally opposed to the proposed Code Amendment for the Vadoulis site. I live [REDACTED] so will be severely impacted by the proposal.

I think this site is entirely inappropriate for the proposed development as the entrance to the beautiful town of Gawler will forever be changed with removal of trees lining the racecourse and land being appropriated from the racecourse to enable traffic lights and new lane to be built.

I cannot stand the thought of living next door to an industrial estate as I purchased my home believing that the century old home next door to me, along with its beautiful old trees, would be there forever. I would never have purchased my home had I realised this kind of development was possible.

It is not compatible with the character of Gawler.

It will ruin my quality of life.

It will leave her with limited options to sell and relocate.

The sound barriers for the development will be a huge eyesore.

The sound barriers for the development will completely block off direct sunlight for many properties in winter.

Residents in the area bought into the area wanting to live in a residential area, not an industrial estate.

The traffic management is a joke, it will cause chaos and will result in huge numbers of people rat running the smaller streets to avoid the traffic jams and sets of traffic lights.

There is limited scope for approach to the proposed site, which will result in people using smaller streets, pushing more traffic into areas that cannot accommodate it.

The additional set of traffic lights will disrupt traffic and cause traffic jams and backlogs.

The levels of noise from the development will negatively impact the lives of the people living around it.

There are multiple other sites in Gawler that are more suitable.

The racecourse will suffer due to the proximity of traffic changing.

The gumtrees lining the racecourse will be removed and I disagree with this.

Gawler streets have not been designed with big trucks hauling bulky goods in mind, the surrounding infrastructure cannot support.

The huge amount of concrete in the development will negatively impact the surrounding environment because of the large amounts of heat it will absorb and radiate.

The building height is totally inconsistent with Gawler.

This code amendment cannot be allowed to proceed.

Kind Regards,
Maureen Addy

Sent from my iPad

From: Belinda Monier
To: Engagement
Subject: FW: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Wednesday, 8 March 2023 3:36:30 PM

From: PlanSA Submissions <noreply@plan.sa.gov.au>

Date: Wednesday, 8 March 2023 at 1:20 pm

To: <[REDACTED]>

Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment

Andrew Humby – Director, Humby Consulting,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer
type: Member of the public

Given name: Maureen

Family name: Addy

Organisation:

Email
address: [REDACTED]

Phone
number: [REDACTED]

My overall
view is: I do not support the Code Amendment

Comments: I am strongly opposed to the proposed Code Amendment. I live [REDACTED] [REDACTED] proposed development and strongly disagree with the positioning of traffic lights [REDACTED]. It is not compatible with the character of Gawler. It will ruin my quality of life. It will leave her with limited options to sell and relocate. The sound barriers for the development will be a huge eyesore. The sound barriers for the development will completely block off direct sunlight for many properties in winter. Residents in the area bought into the area wanting to live in a residential area, not an industrial estate. The traffic management is a joke, it will cause chaos and will result in huge numbers of people rat running the smaller streets to avoid the traffic jams and sets of traffic lights. There is limited scope for approach to the proposed site, which will result in people using smaller streets, pushing more traffic into areas that cannot accommodate it. The additional set of traffic lights will disrupt traffic and cause traffic jams and backlogs. The levels of noise from the development will negatively impact the lives of the people living around it. There are multiple other sites in Gawler that are more suitable. The racecourse will suffer due to the proximity of traffic changing. The gumtrees lining the racecourse will be removed and I disagree with this. Gawler streets have not been designed with big trucks

hauling bulky goods in mind, the surrounding infrastructure cannot support. The huge amount of concrete in the development will negatively impact the surrounding environment because of the large amounts of heat it will absorb and radiate. The building height is totally inconsistent with Gawler.

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Attachment 5: No file uploaded

Sent to
proponent
email: 

From: [Andrew](#)
To: [Engagement](#)
Subject: Code Ammendment 550-554 Main North Road, Evanston Park
Date: Wednesday, 8 March 2023 1:49:25 PM

To whom it may concern;

I wish to submit my families concerns regarding the proposed Vadoulis Garden Centre Code Ammendment 550-554 Main North Rd, Evanston Park ,as a resident of [REDACTED].

As much as I am not anti development and improvement of the Gawler area I am concerned with the scale of the proposed development and it's visual affect it will have, in a predominantly residential area. As a resident of Gawler all my life (54 years), I have always been a strong advocate of enhancements for the area, however I feel this will be detrimental to it in a multitude of ways.

1. Visual
2. Traffic congestion (in an already congested area)
3. No guarantee on what will be developed in the area in question.
4. Affect on Ames Drive in regards to traffic flow in an already very narrow and sometimes congested street.
5. Noise generated from proposed site.
6. I have a very strong opinion on the entrance to Gawler , which in my opinion is very poor , and developing a predominantly light industry/ commercial element will create a negative entry statement to the historical core of Gawler. Like I stated in my opening statement, I am pro development and IMPROVEMENT to the Gawler district ,particularly the entry to it, so can we please consider the residents voice on this matter before the damage is done and it becomes too late.

In closing may I say, let's do something that we all as residents of Gawler can be proud of, instead of being just a number crunching , money driven area along with the numerous run of the mill districts.

Yours Sincerely
Andrew Warland

[REDACTED]

Sent from my iPad

Belinda Monier

From: Nicola Addy [REDACTED] >
Sent: Wednesday, 8 March 2023 2:24 PM
To: [REDACTED]

Subject: Submission Against Proposed Code Amendment at 550-554 Main North Road

To Whom it May Concern,

I do not support the proposed Code Amendment at 550-554 Main North Road, because:

- Main North Road will be significantly impacted due to the higher volume of traffic, including heavy vehicles, to and from the site.
- An additional set of traffic lights less than a minutes' drive from two other sets south of the site, will further congest Main North Road, impacting residents and visitors to the oldest town in South Australia, Gawler. The congestion caused at the site will undoubtedly promote the bottle-necking of traffic throughout the surrounding roads, namely Adelaide Road and Murray Street. The approach to the site from the north features a single lane bridge with traffic lights and two single-lane roundabouts, which will essentially back up, thus promoting 'rat running' through small residential streets surrounding the proposed site.
- All but four trees will be removed from the proposed site, with minimal landscaping to replace them. Additionally, mature gum trees opposite the site will be removed for the widening of the road to accommodate the development – detrimentally altering the aesthetics of the approach to Gawler.
- Residents will be significantly impacted due to noise pollution from construction, heat from the building and walls, and noise and light pollution from commercial activities on the site.
- The proposed building height is not appropriate amongst residential homes.
- The amendment does not align with Gawler Council's Community Plan 2030.
- Residents' leafy outlook will be replaced with 4.5m walls overshadowing their properties.
- It will be detrimental to residents' quality of life.
- It will negatively affect house prices.

I believe my views of this proposed change are in line with the majority of Gawler residents, who, like me, do not agree with the proposed Code Amendment for 550-554 Main North Road.

Kind regards
Nicola Addy

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Wednesday, 8 March 2023 2:20:37 PM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: Nicola

Family name: Addy

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: To Whom it May Concern, I do not support the proposed Code Amendment at 550-554 Main North Road, because: • Main North Road will be significantly impacted due to the higher volume of traffic, including heavy vehicles, to and from the site. • An additional set of traffic lights less than a minutes' drive from two other sets south of the site, will further congest Main North Road, impacting residents and visitors to the oldest town in South Australia, Gawler. The congestion caused at the site will undoubtedly promote the bottle-necking of traffic throughout the surrounding roads, namely Adelaide Road and Murray Street. The approach to the site from the north features a single lane bridge with traffic lights and two single-lane roundabouts, which will essentially back up, thus promoting 'rat running' through small residential streets surrounding the proposed site. • All but four trees will be removed from the proposed site, with minimal landscaping to replace them. Additionally, mature gum trees opposite the site will be removed for the widening of the road to accommodate the development – detrimentally altering the aesthetics of the approach to Gawler. • Residents will be significantly impacted due to noise pollution from construction, heat from the building and walls, and noise and light pollution from commercial activities on the site. • The proposed building height is not appropriate amongst residential homes. • The amendment does not align with Gawler Council's Community Plan 2030. • Residents' leafy outlook will be replaced with 4.5m walls overshadowing their properties. • It will be detrimental to residents' quality of life. • It will negatively affect house prices. I believe my views of this proposed change are in line with the majority of Gawler residents, who, like me, do not agree with the proposed Code Amendment for 550-554 Main North Road. Kind regards Nicola Addy

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Sent to
proponent engagement@futureurban.com.au
email:

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Wednesday, 8 March 2023 8:08:38 PM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: Michael

Family name: Swann

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: I believe amendment is wrong for this locality for the following key reasons: • While the proposed traffic lights are essential if the amendment proceeds, they will generate significant additional traffic in an already congested area which already has two other sets of traffic lights in close proximity. I do not support additional traffic lights at this location, so cannot support this Code Amendment. Additional traffic problems along Adelaide Road are likely to result in “rat running” in adjacent residential streets. • The code amendment could lead to development that will create a negative entry statement to the historic core of Gawler.

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Sent to proponent email: engagement@futureurban.com.au

From: [Kaz Wall](#)
To: [Engagement](#)
Subject: Evanston Park
Date: Wednesday, 8 March 2023 8:19:16 PM

I support the application

Kind regards
Karen Wall
Sent from my iPhone

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Wednesday, 8 March 2023 10:06:28 PM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: Heather

Family name: Walker

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: I am very disappointed to hear that we will be losing the beautiful big gum trees along main North road at the edge of the race course. From an environmental stand point, a large concrete structure being built on top of removing all the old trees is just shameful. I feel for the surrounding residents with such structures being erected right on their fence lines & all the wildlife that will be losing all their habitats. We need trees & nature, not more concrete. What a horrible sight it will be as you drive into Gawler.

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Sent to proponent email: engagement@futureurban.com.au

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Thursday, 9 March 2023 12:42:30 AM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: David

Family name: Leske

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I support the Code Amendment

Comments: I support the Code Amendment zone change to Employment Zone on the Vadoulis Garden Centre site. Employment zone is the most suitable use for this large allotment on the main road. It will deliver a coordinated development to benefit the area. This is also consistent with the existing business use of site, which predates zoning of adjacent areas for residential development. Thousands of people will be moving into the new housing developments around Gawler. They need jobs. Local jobs reduce carbon emissions from travelling every day to work. This is Gawler's last piece of land large enough, in a convenient position, for a decent size commercial zone. The Vadoulis property is ideal for commercial use due to its size and convenient location, and 2 street frontages. It currently employs around 30 staff, a new development could employ around 200 people. Local jobs for local people. Long term jobs not just during construction of houses. The 2010 Adelaide 30 year plan shows a local population of over 300,000 people in Gawler. Gawler currently has no resources in place for that many people. Murray Street is not able to cope with it's current population let alone more. It needs more parking. Too much traffic. Murray Street was Gawler's original Main Street for shopping. The majority of the buildings are of heritage value, so cannot be demolished to build larger new premises to cater for more customers and is limited to the types of businesses it can cater for. There is no room for bulky goods centres etc. Parking is limited. Murray St. cannot cope with more traffic. So we need more business development areas away from the town centre. This site is ideal for that purpose. Therefore I support the proposal.

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Sent to

proponent

email:

engagement@futureurban.com.au

From: [Christine Mallison](#)
To: [Engagement](#)
Subject: Code amendment for 550-554 Main North Rd. Evanston Park
Date: Thursday, 9 March 2023 10:41:37 AM

To Whom it may concern.

Regarding the said code amendment. I as a near by resident wish to strongly object to the code being changed to Employment Zone. This change would permit a large building or buildings up to 13 metres high which is visually unacceptable so close to a residential area. Many if not all the existing trees will be removed and I am sure there are other areas in and around Gawler more suitable for the proponent. I do not want to look out my windows and see a tin roof instead of trees.

Other concerns:

1. Occupants able to have noisy machinery and vehicles operating from 7am-10pm causing major noise pollution to what at present is a very quiet peaceful environment.
2. Another set of traffic lights on Main North Rd making three within less than 1 kilometre. I believe this will vastly increase traffic on Coleman Pde and other side streets which will adversely affect many residents..
3. The 9 metre exclusion area could still be used for trucks, forklifts, rubbish collection etc.
4. What is an acoustic barrier. Could this be just an ugly 4 metre wall a prime target for graffiti.
5. Light pollution during the night is a major concern.
6. The existing business does not detract from the area and to re zone this area for residential use would be more appropriate.
7. I feel the effect of this code change will devalue existing homes in the area.

I am very upset by this proposed code change. I love Gawler and feel very disappointed that our Council can work collaboratively with the proponents but not the rate payers.

Thank you for your consideration in this matter.

Regards
Christine Mallison
Resident Evanston Park

From: [Smith, De-Anne \(DEW\)](#)
To: [Engagement](#)
Subject: 550-554 Main North Road, Evanston Park Code Amendment
Date: Thursday, 9 March 2023 2:49:10 PM
Attachments: [image001.png](#)

OFFICIAL

Thank you for providing the Department for Environment and Water (DEW) with the opportunity to review the 550-554 Main North Road, Evanston Park Code Amendment. DEW has no objection to the proposed rezoning and provides the following comments in relation to future development of the site:

- DEW notes that the proposed rezoning will reflect the current land use and provide additional land for future employment opportunities
- DEW also notes that the affected area currently contains a number of existing mature trees. Mature trees provide benefits such as amenity, cooling and habitat which can't be replaced with new plantings. DEW notes for example that a number of large trees provide shade to the existing nursery car park, an area that would otherwise absorb and release heat on a sunny day. These existing mature trees are an important part of places being resilient to future climate changes.
- The report by Arborman Tree Solutions looked at existing trees in the affected areas and identified one tree with a high retention rating and numerous with a moderate retention rating. The report also identifies those trees that are regulated and significant.
- The policies contained in the Employment Zone proposed for the affected area also call for landscaping to enhance visual amenity and DEW acknowledges that the proposed concept plan identifies an area around the perimeter of the site for landscaping.
- The Regulated and Significant Tree Overlay applies and is proposed to continue to apply to the affected area. This Overlay will require future development to assess the values of these trees in relation to amenity, habitat and species listing. At the moment this Overlay doesn't include the contribution an existing large tree might make to cooling and climate resilience. DEW suggests that consideration be given to how the Code Amendment could address this for example an additional policy could be added to the Employment Zone encouraging the retention of existing mature trees where they contribute to a landscaping plan or the proposed concept plan could be amended to identify those trees that should be retained either for their high/medium retention value or for their contribution to climate resilience and future landscaping e.g. for screening of future development or for shading etc.

If you have any questions in relation to these comments please don't hesitate contact me using the details below.

De'Anne Smith

Principal Planning Officer

I am only in the office on Wednesday and Thursday.

Department for Environment and Water

Level 8, 81-95 Waymouth Street, Adelaide, 5000
GPO Box 1047, Adelaide, SA 5001, AUSTRALIA

environment.sa.gov.au

[South Australian Government Department for Environment and Water](#)



We acknowledge that the lands that we live and work on are the traditional lands of South Australia's First Nations peoples. We pay respect to the traditional custodians of these ancestral lands and acknowledge their deep spiritual connection to Country.

The information in this e-mail may be confidential and/or legally privileged. Use or disclosure of the information to anyone other than the intended recipient is prohibited and may be unlawful. If you have received this email in error please advise by return email.

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment
Customer type: Council
Given name: Andrew
Family name: Goodsell
Organisation: Town of Gawler
Email address: [REDACTED]
Phone number: [REDACTED]
My overall view is: I am impartial about the Code Amendment
Comments: Refer to submission attached.
Attachment 1: Letter-to-Michael-Osborn-Interim-updated-Submission.PDF, type application/pdf, 215.4 KB
Attachment 2: Attachment-Interim-Response-Further-Particulars.pdf, type application/pdf, 104.8 KB
Attachment 3: No file uploaded
Attachment 4: No file uploaded
Attachment 5: No file uploaded
Sent to proponent email: engagement@futureurban.com.au

Ref: CR23/18210

10 March 2023

Mr
Michael
Osborn
Director
Future Urban

Emailed: info@futureurban.com.au

Dear Mr Osborn

Re: Town of Gawler Submission - 550 – 554 Main North Road Evanston Park Code Amendment

As you are aware, the Council previously provided on 25 January 2023 a submission to Future Urban on behalf of the Designated Entity concerning infrastructure and related matters. This was as a result of the Minister for Planning's confirmation that infrastructure arrangements must be agreed prior to the approval of the proposed code amendment, should this occur.

Notwithstanding, after further investigation and having regard to the earlier submission an updated list of matters is provided for your consideration (**enclosed interim submission**).

The Council was provided with a copy of the proposed code amendment, in full, at the commencement of the community engagement process.

Further to the Special Meeting of the Council on 7 March 2023, at which you were present, and the timetable previously discussed with you and your colleagues, the Council intends to provide the Designated Entity with a full and comprehensive, balanced and compelling response to the proposed code amendment prior to 31 May 2023 per timeframes agreed with Future Urban.

The Council's response will be informed by:

1. the engagement summary report from Future Urban (expected in late March 2023), that summarises public submissions received and how the proposed code amendment responds to mitigate these concerns. I would ask that copies of all submissions received be forwarded to Council.
2. Council has sought its own expert advice on stormwater, traffic and tree management which will assist in providing a comprehensive, evidence-based response that will be critical to ensuring that the proposed code amendment explores and accommodates these matters to their fullest degree as well as for the purposes of informing the proposed Land Management Agreement (LMA) which is required by the Minister for Planning, should the proposed code amendment be approved. That advice will be received, in full, before the end of March 2023

Mr Michael Osborn

2

10 March 2023

3. Council engagement with its community in finalising its position and submission on the proposed code amendment. The Minister for Planning stated by letter dated 6 March 2023 that such engagement was encouraged by him. The Council's engagement will occur after #1 and #2 above occur to ensure that its submission is, again, full and comprehensive, balanced and compelling and covers all relevant planning, community and infrastructure concerns.

The site of the proposed code amendment, forms an important entrance to Gawler and is a site of significance to the immediate locality and the broader area. Council is committed to providing the Designated Entity with a full and comprehensive, balanced and compelling response to the proposed code amendment in due course, which response will be invaluable to the consideration of the proposed code amendment before its determination.

The Council's final response will ensure that community engagement occurs not only on the proposed code amendment, as released for consultation, but also on expert information, evidence and analysis provided by the Council. Such a high degree of consultation can only be a positive outcome for a code amendment for this significant site.

Yours faithfully

Engel

Henry Inat
Chief Executive Officer

Attachment - Interim Response Further Particulars

Preliminary

A range of matters were flagged by Council in its submission to the Proponent dated 25 January 2023. Notwithstanding, given new information now available, there are additional matters of detail concerning each of the issues raised in the previous correspondence that warrant bringing to the proponent's attention. These are covered herein.

Merits of the Code Amendment

Presently there is a significant amount of community concern as to the merits of the code amendment and its impact on the neighbourhood if the Affected Area is developed as foreshadowed. This will need to be fully explored and addressed if genuine resolution of whether the future use and development intended/foreshadowed by the code amendment is appropriate.

The proponent may wish to further expand on its strategic justifications for the code amendment when responding to submissions received.

Feedback on the LMA and associated infrastructure issues

Further to and beyond the feedback provided by Council in its submission dated 25 January 2023, Council notes that progress has been made but will need to further continue, to resolve a range of issues, which will be specifically identified in the LMA.

These include but are not limited to:

3. **Flooding and stormwater** - A preferred design solution seeks to develop a high-capacity drain under First Street, ultimately linking to a proposed detention basin in the Racecourse. As you are aware, flooding and stormwater management is of paramount importance within the locality and must be properly addressed in the LMA in the event that the proposed code amendment is approved by the Minister;
4. **Traffic** – The site entrance will be provided via traffic lights to the middle of the block from Main North Road. Adjustments and modifications to the local road network may be necessitated by the project and this is the subject of further analysis Council has commissioned. Design discussions and engineering solution with Future Urban in the next few weeks will be shaped by the feedback obtained.
5. **Regulated Tree Assessment** – Our records indicate there are some 29 trees of note on site, of which 10 are regulated trees and 3 are significant trees as defined under the PDI Act and the PDI (General) Regulations. Notwithstanding, there are also trees including *Ficus elastica* (not Moreton Bay Figs as suggested in current draft LMA) fronting Main North Road which though exempt is worthy of retention

In light of this, a further review of protections via the LMA and those matters to be regulated under future consent processes is critical.

While these infrastructure and arboreal issues have been the focus of much of Council's attention to date, the Designated Entity should also demonstrate how the proposed development can enhance the living experience of the area, or at least mitigate potentially significant impacts (including overshadowing, significant perimeter walls on residential boundaries, acoustic treatments) which may result from future development, should the proposed code amendment be approved.

Therefore, detail is sought on how the Designated Entity will address:

- **Safe and appropriate pedestrian systems** – providing improvements to pedestrian access in and around the site is critical with residential properties adjacent to and in the vicinity of the subject site as well as those who may walk onto the site, once fully developed. This should include creation/strengthening of a pedestrian and cycle network in the precinct. This applies not only to land with immediate common frontage to the subject land eg Sheriff Street and the eastern side of Main North Road but also where existing infrastructure on the western side of Main North Road may be impacted by proposed road widening to accommodate turn movements into the subject land.
- **Streetscapes** – providing stronger landscaping to enhance good design outcomes for the site and retain visual amenity within the precinct. This should include the minimisation of removal of existing vegetation associated with road widening. See also earlier comments about tree retention within and adjoining the site (regulated tree assessment).

This section of Main North Road has an existing strong tree entrance character and this should not be materially altered when delivering either critical infrastructure to enable development eg road widening, lights, relocated footpaths, improved street junctions or the development upon the Affected Area itself (building heights and setbacks for instance may warrant further consideration).

- **Land Use Interfaces** - The interface with the existing Established Neighbourhood Zone should seek to provide a range of design and management approaches to reduce or ameliorate possible impacts of the development. This may involve, for example, further consideration of boundary fence treatments (height, materials, stepping as opposed to single section walls); limiting shadowing of neighbouring rear yards and dwellings and retaining larger areas of greenspace to better transition between residential and commercial uses within a potential 'big box' format set of buildings. The submissions from the community will flag more issues in this context along similar concerns that will warrant attention.

Each of these urban elements for further consideration are a direct result of the impact of the proposed code amendment and potential future developments which may occur if the code amendment is approved. As such, Council will seek the proponent to fund these necessary upgrades to ensure the commercial nature of the development can integrate with the area and reduce its impact on the adjacent Established Neighbourhood Zone, should the proposed code amendment be approved.

From: [Andrew cain](#)
To: [Engagement](#)
Subject: Evanston Park code amendment
Date: Friday, 10 March 2023 6:12:03 PM

I do not believe this is a suitable location for this kind of development. This should remain residential. Something so big would be an eyesore from any side in the surrounding area. It does not fit with the neighbourhood and environment of the area. I would never have purchased a property here if this land has the zoning that is being proposed in this amendment.

It will also cause even more congestion on the main road, which already has issues. As a homeowner and ratepayer in [REDACTED] I'm very disappointed in the way this has been handled.

I have had surveying and all services marked in front and along the side of my property. I contacted council and they can't tell me why this is done or what is planned.

Please find someone more suitable for this kind of development.

Kind regards
Andrew Cain

Get [Outlook for Android](#)

Belinda Monier

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Friday, 10 March 2023 6:31 PM
To: Engagement
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment

Categories: No action required

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: Andrew

Family name: Cain

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: I do not believe this is a suitable location for this kind of development. This should remain residential. Something so big would be an eyesore from any side in the surrounding area. It does not fit with the neighbourhood and environment of the area. I would never have purchased a property here if this land had the zoning that is being proposed in this amendment. It will also cause even more congestion on the main road, which already has issues. As a homeowner and ratepayer in Ames drive I'm very disappointed in the way this has been handled. I have had surveying and all services marked in front and along the side of my property. I contacted council and they can't tell me why this is done or what is planned. Please find someone more suitable for this kind of development.

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Sent to
proponent email: engagement@futureurban.com.au

From: [anne.a](#)
To: [Engagement](#)
Subject: Engagement support for 550-554 Main North Road Gawler
Date: Friday, 10 March 2023 8:36:53 PM

I agree with code amendment of the land.

Sent from my iPhone

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Friday, 10 March 2023 10:14:48 PM

Belinda Monier, Future Urban,

Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment

Customer type: Member of the public

Given name: Colin

Family name: Ahrens

Organisation: n/a

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: I believe there has been a lack of foresight in the proposal to change the zoning. It is from the developer's viewpoint and a bulky goods store (i.e. Bunnings) would be better accommodated in a greenfields site even if it means an adjacent Council area is better suited. Despite the rhetoric in the 'proposal to initiate', there is the opportunity for housing on the subject land, and there could be some commercial use of the existing footprint of the garden centre only... with smaller enterprises other than the huge building footprint proposed. It is just not a thoughtful planning outcome to 'shoe-horn' in this amendment and development. I have reviewed all the documentation provided by Future Urban in making the above submission. The mitigations on amenity and the traffic changes proposed do not replace the fact that this is just a building development (via the code amendment) in the wrong place. I hope the Minister along with the other parties can find a compromise or an alternate way to use the subject land. Thank you for the opportunity to comment.

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Sent to proponent email: engagement@futureurban.com.au

Dear Belinda,

Please find enclosed my written submission, outlining my objection to the proposed code amendment which seeks to rezone 550 - 554 Main North Road, Evanston Park from General Neighbourhood to an Employment Zone.

Kind regards,

Donna Harnett.

10 March 2023

Donna Harnett [REDACTED]
[REDACTED]

Ms Belinda Monier
Senior Consultant
Future Urban
Level 1, 74 Pirie Street
ADELAIDE SA 5000

Dear Ms Monier

RE: 550-554 MAIN NORTH ROAD, EVANSTON PARK CODE AMENDMENT

I write regarding the proposed code amendment which seeks to rezone 4.1 hectares of land at 550-554 Main North Road, Evanston Park (the subject land) from General Neighbourhood to an Employment Zone.

I strongly object to the proposed code amendment based on the issues which are detailed throughout this letter and its attachment:

- Lack of demand for additional Employment zoned land in the area
- Impacts on accessibility and lifestyles of nearby residents
- Significant increase of traffic congestion and noise, including the loading and unloading of goods in a residential setting
- Surrounding urban growth areas potentially provide a more appropriate location for the proposed development.

The subject land has frontage and access to Main North Road, and adjoins established residential housing to the north, south and east. To the west of the subject land across Main North Road, is the aesthetically pleasing, iconic Gawler Racecourse, which is in a Recreation Zone.

There are fundamental issues with the proposed code amendment and the intended zoning change, which could ultimately allow for sizeable land uses such as light industries, warehousing, retail, service trades and bulky goods outlets. As detailed throughout my attachment, the proposed code amendment does not achieve outcomes for the community or the State when considering its alignment to the State Planning Policies of South Australia, The 30 Year Plan for Greater Adelaide and the Gawler Community Plan 2030+.

There are concerns with the strategic fit, lack of detail in the specifics of what would occupy the subject land should it be rezoned, and whether impacts on nearby residents and other centres have been fully considered.

The existing nearby Employment Zones at Gawler Park and Gawler Green already adequately supports neighbourhood-scale shopping and business facilities to provide for the community. It is evident there is already an oversupply of warehouses, shops and bulky goods outlets within the vicinity of the subject land, with at least 50 percent of the tenancies at Gawler Park currently empty.

The lack of demand for additional land zoned Employment for warehouses, shops and bulky goods outlets does not underpin the proposed code amendment and therefore, it should not be supported.

Existing residents surrounding the subject land have chosen to establish their homes, raise their families and enjoy their lives in this peaceful community, with the knowledge the subject land is

zoned General Neighbourhood. To amend this zoning and use the subject land for anything other than residential purposes would forever change the quiet neighbourhood, potentially impact the value and saleability of nearby properties, and the health and well-being of the community.

Noise, pollution, heat island effect and traffic congestion and noise would all increase dramatically as a result of the proposed rezoning, and would most certainly have a negative impact on nearby residents. Although the proponents have acknowledged the existence of some of these issues, I feel their proposed solutions are inadequate. These negative impacts on the community cannot be mitigated if the code amendment is approved.

Whilst the Vadoulis Garden Centre has used a limited portion of the subject land to operate a business for more than 50 years, it has done so in harmony with the surrounding neighbourhood.

The Vadoulis Garden Centre is a single story, quaint garden and homeware store with a charming cafe, abutting open space containing large trees. It cannot be compared to light industry, bulky goods or warehouse uses which could span up to 13 metres in height and occupy the entire 4.1 hectares if the subject land is rezoned to Employment Zone.

The garden centre operates during standard business hours with minimal noise and impact to the surrounding community, whereas the scale of development and trading activity permitted by the proposed code amendment will cause significant visual impairment, overlooking, overshadowing and commercial level noise disturbances throughout longer periods of the day/evening, that will negatively affect the lifestyles of the nearby residents.

Dramatic increase to traffic congestion and noise as a result of the proposed code amendment is of major concern. The subject land is on the main thoroughfare from Gawler's southern entrance/exit. Currently there are four sets of traffic lights, a set of pedestrian lights and two roundabouts on the 3.2-kilometre stretch from Gawler's southern entrance/exit to its Town Centre.

The proposed signalised access to the subject land would be essential if the amendment proceeds. This means another set of traffic lights to the already congested road, making a sum of eight traffic management treatments within 3.2 kilometres or, on average, one per 400 metres. Commuters would experience increased traffic congestion when leaving or accessing the Town Centre, which is already a notorious problem for the local community.

These increased traffic problems along Adelaide Road and Main North Road would likely result in 'rat running' along the adjacent residential streets, including Coleman Parade. These adjacent streets were designed to cater for the local neighbourhood traffic, not to become a main thoroughfare for traffic entering and exiting the town. Coleman Parade consists of residential housing, a community playground and reserve, the Vines Lifestyle Village and Eldercare aged care facility. Increased traffic flow and congestion along this street would pose safety concerns for both the elderly and children who occupy and use these facilities.

The subject land is within walking distance to several schools, child care centres, established retail areas, train stations and bus services. It is clear that residential development is a far more appropriate use of the land and would offer more to the community, particularly as Gawler (and South Australia in general) currently suffers from inadequate housing supply.

Significant areas of land are currently available in more suitable locations within the Gawler area to accommodate employment generating land uses. Not only do these areas not invade existing residential communities, they have excellent access to the Sturt Highway for transport distribution purposes.

Gawler is a town rich in history, being South Australia's first regional settlement. The community has always taken pride in the town's heritage and promoted its points of difference from surrounding suburbs. Amending the zoning of the subject land and allowing it to become an employment zone will strip the town of its charm and unique character, and will reduce its appearance to resemble that of the nearby suburbs such as Munno Para, Smithfield and Elizabeth.

With the impacts the proposed code amendment would have on the community and the insufficient activity in existing Employment Zones nearby, the subject land evidently carries greater value to the Gawler Township with its current zoning.

Whilst the growth and development of the town and the creation of employment opportunities is not discouraged, it should be not be at the expense or detriment of the community or Town of Gawler as a whole.

For these reasons, I object to the proposed code amendment of 550-554 Main North Road, Evanston Park.

Yours sincerely,



Donna Harnett

Attachment: Misalignments to State and Town Policies and Plans

ATTACHMENT: MISALIGNMENTS TO STATE AND TOWN POLICIES AND PLANS

Alignment to State Planning Policies

The State Planning Policies for South Australia (SPP) set out the framework for land use to improve liveability, sustainability and prosperity. The SPP address the economic, environmental and social planning priorities, and provide direction and clarity. When determining a code amendment, the following is to be considered in relation to the SPP:

- overall intent and purpose of the SPP
- local context; and
- evidence based approach to ensure the SPP have been captured and considered, and integrated into the local context.

It is evident there are several aspects of the proposed code amendment which are in conflict with the SSP.

State Planning Policy 1: Integrated Planning To apply the principles of integrated planning to shape cities and regions in a way that enhances our liveability, economic prosperity and sustainable future.	
Policy	Conflict
1.1 <i>An adequate supply of land (well serviced by infrastructure) is available that can accommodate housing and employment growth over the relevant forecast period.</i>	<p>The subject land offers more to the community as residential space.</p> <p>The proposed change would be at the expense of the existing General Neighbourhood Zone which is intended to accommodate an adequate supply of housing in accordance with Policy 1.1.</p> <p>The proposed code amendment seeks to increase warehouses, shops and bulky goods space which is over supplied in the locality, as evidenced by the large number of vacancies at Gawler Park.</p>

	<p>I also note the following:</p> <ul style="list-style-type: none"> • some vacant land exists in the Paxton Street Employment Zone • at least 33 hectares of vacant Employment Zone land is situated at Allotment 101 Thiele Highway, Gawler Belt (CT 5492/701). This land has excellent access to the Sturt Highway for transport distribution purposes, an essential activity for employment generating land uses and is distanced from residential areas; and • significant areas of vacant land (i.e. more than 55 hectares) are situated in the Strategic Employment Zone along the Thiele Highway (CT 6072/6 and others). The Strategic Employment Zone is capable of accommodating similar uses to those anticipated within the Employment Zone (i.e. industry, warehousing, shops and bulk goods).
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	<p>Significant areas of land are currently available in more suitable locations within the Gawler area to accommodate employment generating land uses. These areas have excellent access to the Sturt Highway for transport distribution purposes and, as they are distanced from residential zones, land use interface issues would be minimised.</p> <p>Clearly, there is adequate supply of land for employment growth in proximity of the Gawler Township without rezoning further land at the expense of housing and existing residential areas.</p> <p>Gawler (and South Australia more generally) suffers from inadequate housing supply as evidenced by increasing demand, particularly for affordable housing and rentals. I believe the subject land would better contribute to the locality, Gawler and South Australia if the existing General Neighbourhood zoning remains, and the land is used for residential purposes.</p>
<p>1.2 <i>Provide an orderly sequence of land development that enables the cost-effective and timely delivery of infrastructure investment commensurate with the rate of future population growth.</i></p>	<p>Demand for additional warehouse, shops and bulky goods outlets does not exist.</p> <p>As outlined above, there is currently strong demand for additional housing, as well as a diversity of housing options.</p> <p>The subject land is strategically located in proximity to Trinity and Xavier Colleges, the State Zoned Gawler Public Reception to Year 12 School, childcare centres, the Gawler Railway Station and bus routes, and established shopping and retail precincts. Accessibility to these services is more ideal for future residents of the subject land.</p> <p>The subject land is far more suitable for residential purposes and should be zoned accordingly, per its current zoning.</p>

State Planning Policy 2: Design Quality To elevate the design quality of South Australia's built environment and public realm.	
Policy	Conflict
2.10 <i>Facilitate development that positively contributes to the public realm by providing active interfaces with streets and public open spaces.</i>	<p>Residential development across the entirety of the subject land would allow for greater open space and public benefit and ensure quality public realm outcomes.</p> <p>Residential use of the subject land will also better integrate with the long-established residential land uses in the immediate vicinity and adjacent to the subject land.</p> <p>The subject land has a residential interface at its northern, eastern and southern boundaries, along with a public reserve commonly used by local families.</p> <p>Rezoning the subject land to an Employment Zone would enable additional (and potentially more intense) commercial uses which will negatively impact upon the amenity of adjacent residential land uses.</p>

	<p>Likely impacts would include increased traffic (including large trucks), loading and unloading activities, pollution noise, and visual disturbances.</p> <p>The proposal will create a clear interface conflict between commercial and existing, well established residential land uses and will not positively contribute to the public realm.</p> <p>The land use conflict as proposed by the code amendment is clearly at odds with the surrounding public realm and generally discouraged by the Planning and Design Code.</p>
2.12 <i>Create design solutions for infill development that improves the relationship between buildings and public spaces, and the interface with neighbours.</i>	<p>Contrasting relationships between the built form and the public realm will result from the proposed code amendment. Residential development on the subject land is more complementary and appropriate as it will integrate with the locality, and contribute to easing housing pressures throughout Gawler and South Australia.</p>

State Planning Policy 6: Housing Supply and Diversity To promote the development of well-serviced and sustainable housing and land choices where and when required.	
Policy	Conflict

<p>6.2 <i>The timely supply of land for housing that is integrated with, and connected to, the range of services, facilities, public transport and infrastructure needed to support liveable and walkable neighbourhoods.</i></p>	<p>The code amendment seeks to change the zoning from General Neighbourhood to Employment, thus removing the residential development opportunity over the subject land. The locality and surrounding services are conducive to residential housing.</p> <p>The subject land is strategically located in proximity to Trinity and Xavier Colleges, the State Zoned Gawler Public Reception to Year 12 School, childcare centres, the Gawler Railway Station and bus routes, and established shopping and retail precincts.</p> <p>The subject land is perfect for residential development and should be zoned accordingly, as it is currently.</p>
<p>6.4 <i>The growth of regional centres and towns within the existing footprint or outside towns where there is demonstrated demand and the land is serviced with infrastructure.</i></p>	<p>Residential growth over the subject land would be occurring in a well serviced and connected location, and within the footprint of an established community.</p> <p>As explained above, the subject land is perfectly placed for residential development.</p> <p>Conversely, an Employment Zone over the subject land would further over-supply the Township and cause negative land use interface impacts.</p>
<p>6.10 <i>A diverse range of housing types within residential areas that provide choice for different household types, life stages and lifestyle choices.</i></p>	<p>A diversity of housing options could be achieved over the subject land. This is encouraged by the Planning and Design Code, and could not be achieved if the existing zone is changed to Employment.</p>

	<p>The subject land has been zoned for residential purposes from at least 8 February 2007 and likely well beforehand. This has been carried over into the Planning and Design Code through the General Neighbourhood Zone and suggests the subject land was always intended to transfer to a residential land use once the existing small-scale commercial land use ceased. In my view, this remains the most appropriate planning approach given the predominant residential character of the locality which would be negatively impacted by a change to an Employment Zone. It also demonstrates a commercial reasoning has not been considered previously because it is inappropriate.</p>
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State Planning Policy 9: Employment Lands

To provide sufficient land supply for employment generating uses that supports economic growth and productivity.

Purpose

The challenge in realising the potential of centres policy is to strike the right balance between achievement of the desired urban form and the maintenance of healthy competition and investment in the retail sector, which is a major economic agent and employer. The changing structure of retailing requires a range of different formats and methods of distribution of goods and services. It also requires land to accommodate large-format outlets, and the revitalisation of main streets and mixed-use precincts.

<p><u>Implications for the subject land</u></p> <p>The proposed code amendment is seeking to rezone the subject land from General Neighbourhood to Employment. To the south of the subject land is existing retail centres which contain a variety of outlets. These clusters are established and sufficiently servicing the catchment. I anticipate a new retail facility would:</p> <ul style="list-style-type: none"> • detract from the existing; and • create a locality shift rather than generating new employment. <p>Competition is encouraged, however not in an environment where there is limited demand to support new retailers. Increasing retail competition could lead to an environment where the community is faced with increased vacancies in existing Employment Zones and simply moving development into different localities that may have a higher and better land use.</p>	
Policy	Conflict
9.7 <i>Encourage appropriate retail development through the implementation of best practice retail planning guidelines.</i>	The code amendment is contrary to the Principles of Retail Planning. The proposed rezoning will increase the oversupply of warehouses, shops and bulky goods outlets in the locality. Existing centres are servicing the area adequately and an abundance of vacant land is available elsewhere for the proposed purposes.
9.8 <i>Allow for competition within the retail sector by providing an appropriate supply of land for all retail formats in areas that are easily accessible to communities.</i>	Competition already exists between established retail outlets nearby. An additional retail centre on the subject land will impact on shop occupancies and promote degradation of localities with no overall commercial benefit.
9.12 <i>Plan for employment and industrial precincts in strategic locations that improve economic productivity; are protected from encroachment; connect to efficient supply chains; and are located to provide transport access and connectivity.</i>	With regard to the adjoining General Neighbourhood Zones, I contend that the subject land is better used for residential development. The locality is not undersupplied by warehouses, shops and bulky goods outlets.

	<p>Furthermore, it does not appear the subject land is connected with convenient or efficient supply chains for transport distribution.</p> <p>The significant areas of vacant Employment and Strategic Employment land along the Thiele and Sturt Highways are better placed and serviced for the proposed purpose.</p>
<p>State Planning Policy 11: Strategic Transport Infrastructure</p> <p>To integrate land use policies with existing and future transport infrastructure, services and functions to preserve and enhance safe, efficient and reliable connectivity for people and business.</p>	
Policies	Conflicts

11.2 <i>Development that maximises the use of current and planned investment in transport infrastructure, corridors, nodes and services; and</i>	Residential development over the subject land will better align to delivering transport benefits.
11.5 <i>Encourage development that supports the increased use of a wider variety of transport modes, including public transport, walking and cycling, to facilitate a reduced reliance on private vehicle travel and promote beneficial community health outcomes.</i>	The locality to nearby train and bus routes, as well as major education, child care and retail services, promotes a variety of transport methods. Greater retail, warehouse, industry and bulky goods development, which is proposed by the code amendment, will have a lesser impact on transport benefits and connectivity.

The SPP outline the role of existing retail centres and zones which anticipate large scale warehouses, shops and bulky goods outlets, and how new activity centres should be considered. The right balance needs to be achieved which promotes fair competition without undermining existing investment decisions that could lead to underperforming centres like Gawler Park, by way of high vacancy rates and loss of public amenity.

The policies speak to an integrated expansion of existing centre and Employment Zones, rather than the provision of standalone warehouses, shops and bulky goods outlets which may undermine the role and function of existing centre zones.

The objective for SPP 9: *Employment Lands* is to support growth and productivity. It appears additional Employment Zones within this area would create a saturation/oversupply of commercial floor space which will not result in any net economic benefit to the community.

The change of the subject land to an Employment Zone would negatively impact established surrounding residential land uses and be contrary to policies seeking increased housing supply.

The 30 Year Plan for Greater Adelaide

The 30 Year Plan for Greater Adelaide was released in 2010 as a vision for how Greater Adelaide would look and feel in 30 years time. The Plan was reviewed and updated in 2017, and is the specific planning strategy for the Greater Adelaide Region. The Plan is focused on 14 principles which shape the key policies and actions required to deliver its vision. The principles and strategies are focused on maintaining and improving liveability, increasing competitiveness, and driving sustainability and resilience to climate change.

The relevant objectives of The 30 Year Plan for Greater Adelaide align with providing suitable land supply for the retail, commercial and industrial sectors. Additional land supply should be based on evidence for the proposed land use of the subject land.

Transit Corridors, Growth Areas and Activity Centres	
Policy	Considerations

<p><i>P2 Increase residential and mixed use development in the walking catchment of:</i></p> <ul style="list-style-type: none"> <i>strategic activity centres</i> <i>appropriate transit corridors</i> <i>strategic railway stations.</i> 	<p>The policy envisages an increase of residential development in walking distance to the existing activity centres on Main North Road, rather than another warehouse, shop and bulky goods outlet of the same intent.</p> <p>Notably, the subject land is approximately 150 metres (i.e. within a walkable distance) from the existing Suburban Activity Centre Zone on Main North Road which comprises shops, restaurants and a bulky goods outlet.</p> <p>Residential development of the subject land would allow for State Government consideration of higher frequency public transport services on bus routes, and at the Gawler, Evanston and Tambelin Railway Stations to cater for new and existing residents of the community. This would also benefit local schools.</p>
The Economy and Jobs	
Policy	Considerations
<p><i>P56 Ensure there are suitable land supplies for the retail, commercial and industrial sectors.</i></p>	<p>Within the locality there are two established retail centres, the existing bulky goods outlets at Gawler Park and Gawler Green Employment Zones on Main North Road, which offer sufficient services to meet demand.</p> <p>These are also complemented by the Township Main Street Zones along Adelaide Road and Murray Street, which also offer shops, bulky goods and retail outlets.</p>

The 30 Year Plan for Greater Adelaide defines the Concordia Growth Area as one of the most significant metropolitan fringe/township growth precincts. The Concordia Growth Area is approximately 978 hectares, and anticipated to yield up to 10,500 allotments and a population of up to 23,000 people. This growth will form part of Gawler and is a potential opportunity for the proponent, rather than an existing community already well serviced.

Gawler Community Plan 2030+

One of the key objectives of the Gawler Community Plan 2030+ is focused on a liveable urban environment. The vision under this is to have a town which is well planned to address issues associated with the availability of appropriate housing. This encourages healthy lifestyles and community wellbeing, as well as a cohesive and active local community which the Council is proud to support. The proposed code amendment does not align with the Council's work towards achieving these important objectives.

Goal 1: A Uniquely Identifiable Township 1.1 Gawler remains unique and distinct from its neighbouring areas.	
Goal	Conflict

<p>1.1.1 <i>Continue to develop town planning policies which promote Gawler as a Regional Hub and maintain a real sense of distinction from its surrounding areas.</i></p>	<p>Gawler is slowly losing its distinction from its surrounding area with the development of Employment Zones, such as Gawler Park. Approximately 8.9 kilometres south on Main North Road in Smithfield (City of Playford) is a well-established bulky goods outlet which has been in operation for decades.</p> <p>Even closer to Gawler Park, 7.4 kilometres south on Main North Road, an almost identical bulky goods outlet is being developed in Munno Para (also City of Playford).</p> <p>With bulky goods outlets a prominent feature of Gawler's neighbouring areas, the rezoning and development of a bulky goods outlet on the subject land (only 550 metres north of Gawler Park) does not support planning policies to maintain a uniquely identifiable Township.</p>
<p>Goal 2: Managed and Sustainable Growth 2.1 Physical and social infrastructure to service our growing population and economy.</p>	
<p>Goal</p>	<p>Conflict</p>
<p>2.1.1 <i>Aim for an adequate supply of well-located and affordable industrial, commercial and residential land.</i></p>	<p>The subject land is not well-located to be zoned Employment as it would:</p> <ul style="list-style-type: none"> • alter the functionality of an existing community • have trading impacts on nearby residents and other Employment Zones which already support neighbourhood-scale shopping and business facilities to provide for the community • add to an oversupply of warehouses, shops and bulky goods outlets within the catchment • increase traffic congestion and other impacts; and • not capitalise on nearby educational institutes and connections to public transport options. <p>The subject land is already zoned General Neighbourhood to achieve Goal 2.1 by providing land for residential development.</p> <p>The existing zone is most appropriate when considering the residential character of the locality and the subject land's interface with established residential uses.</p>
<p>2.1.4 <i>Refine and develop land use policies to build attractive, accessible, integrated and residential-friendly areas, supporting a range of housing, lifestyle, recreation and rural opportunities.</i></p>	<p>There is currently strong demand for additional housing, and a diversity of housing options could be achieved over the subject land under its current zoning.</p> <p>Evanston Park already caters for a range of housing and lifestyles from young families to retirees, residents in the nearby Eldercare facility on Morrow Avenue and The Vines Lifestyle Village on Coleman Parade.</p> <p>Rezoning the subject land would detract from the locality's attractiveness, and impact the accessibility and lifestyles of those in the community.</p> <p>The subject land truly is ideal for residential infill development, per its current zoning.</p>

2.3 Manage growth through the real connection of people and places.	
Goal	Conflict
2.3.5 <i>Seek to minimise traffic congestion through the Town Centre.</i>	<p>Whilst the subject land is 1.6 kilometres from the Town Centre, it is on the main thoroughfare from Gawler's southern entrance/exit.</p> <p>Currently there are four sets of traffic lights, a set of pedestrian lights and two roundabouts on the 3.2 kilometre stretch from Gawler's southern entrance/exit to its Town Centre.</p> <p>The proposed signalised access to the subject land, should it be rezoned and developed, would add another set of lights and a sum of eight traffic management treatments within 3.2 kilometres (on average, one per 400 metres).</p> <p>Although this is not the Town Centre, commuters would experience increased congestion leaving and accessing Murray Street along Adelaide and Main North Roads. This is already a well-known concern for the local community and the increase in traffic and large vehicle movements caused by the proposal, would exacerbate the problem.</p>
Goal 4: To Respect, Protect and Nurture the Environment 4.1 Act on climate change.	
Goal	Conflict
4.1.1 <i>Advocate for improvement in the 30 Year Plan and the application of the Planning and Design Code to support a sustainable urban form, climate resilient communities and to limit urban sprawl.</i>	<p>Residential development across the entirety of the subject land will minimise urban sprawl, reduce car dependency, support already established commercial uses and facilitate quality public realm outcomes more suited to its context by allowing:</p> <ul style="list-style-type: none"> • for greater open space and public benefit • residential growth in a well serviced and connected location, within the footprint of an established community • residential development in walking distance to existing activity centres, minimising traffic congestion
	<ul style="list-style-type: none"> • consideration of higher frequency public transport services on bus routes and at local railway stations by State authorities to cater for new and existing residents of the community; and • a positive contribution to housing supply, thus potentially easing demand and increased house prices throughout Gawler and South Australia.

The Gawler Community Plan 2030+ also outlines key actions to manage sustainable growth, which does not align with the proposed code amendment. An extension to the Gawler East Link Road (GELR) to Tiver Road is envisaged to occur in the Plan, with the aim to reduce traffic congestion in the vicinity of the subject land. The GELR currently provides local traffic from the new Springwood Estate and existing Gawler East community with direct access to Main North Road via Potts Road, 550 metres south of the subject land.

Essentially the GELR feeds vehicular traffic from Gawler East into Evanston Park at the intersection of Main North, Potts and Para Roads. This intersection also caters for vehicles accessing Gawler Park and Gawler Green Employment Zones which contain a variety of outlets, Xavier College and the State Zoned Gawler Public Reception to Year 12 School, childcare centres, and connection to the nearby Evanston and Tambelin Railway Stations. The proposed rezoning of the subject land, allowing the development of further warehouses, shops and bulky goods outlets nearby, would exacerbate the traffic congestion already experienced at the intersection of Main North, Potts and Para Roads, making the GELR extension to Tiver Road more pressing.

Residents near the subject land would also be more inclined to use Coleman Parade (parallel to Main North Road) as a way of heading north/south and avoiding two sets of traffic lights. This would negatively impact on the existing community, residents of the Eldercare facility and The Vines, and direct more traffic to Potts Road at Coleman Parade's southern end.

Key actions outlined by the Plan surrounding urban growth areas, potentially provides a more appropriate location for the proposed development than the rezoning of the subject land. The Southern Urban Areas of Gawler, including parts of Evanston South, Evanston Gardens and Hillier have capacity to accommodate approximately 2,500 allotments. The orderly development and timely provision of infrastructure in these areas, as well as the new Springwood and William Lakes estates, is critical to the success of these precincts and a potential opportunity for the proponent rather than an existing community already well serviced.

Further, the Gawler Economic Development Strategy 2020-2025 envisages the activation of existing commercial zones within the Township as being a positive driver of rejuvenation. The Council has aligned its strategic planning to the objectives of the State and therefore, the merit lies in developing these existing commercial zones rather than the subject land which is zoned General Neighbourhood. There is a lack of strategic alignment to the proposed code amendment and conflict with general policies.

Summary

I object to the proposed code amendment which seeks to rezone 550-554 Main North Road, Evanston Park. The Employment Zone is not suitable for the subject land because:

- the rezoning would negatively impact upon the predominant residential character of the locality by introducing a clear interface conflict between commercial and existing well established residential land uses
- an Employment Zone would introduce substantial commercial activity into the locality beyond what is currently on the subject land. This would cause increased traffic movements and congestion (including from large trucks), visual impacts from larger scale buildings, fencing and lighting (not of a residential character), commercial level noise including that of loading and unloading activities
- a diversity of housing options could be achieved over the subject land under the current General Neighbourhood Zone. This is encouraged by the Planning and Design Code, and could not be achieved if the existing zone is changed to Employment. Residential development on the land would also contribute to housing supply and potentially ease rental demand. This existing General Neighbourhood Zone should therefore be retained
- residential development of the subject land is more suitable in close proximity to existing nearby educational institutes, child care facilities and connections to public transport options
- significant areas of land are currently available in suitable locations within the Gawler area to accommodate employment generating land uses. These areas have excellent access to the Sturt Highway for transport distribution purposes and are distanced from sensitive residential localities to minimise land use interface issues
- the code amendment is contrary to the Principles of Retail Planning. The proposed rezoning will cause an oversupply of warehouses, shops and bulky goods outlets in the locality with no overall commercial benefit. Existing centres are servicing the area adequately and an abundance of vacant land is available elsewhere for the proposed purposes
- Currently there are four sets of traffic lights, a set of pedestrian lights and two roundabouts on the 3.2 kilometre stretch from Gawler's southern entrance/exit to its Town Centre. The proposed signalised access to the subject land, should it be rezoned and developed, would add another set of lights and a sum of eight traffic management treatments within 3.2 kilometres (on average, one per 400 metres).
- Gawler's character will be diminished. With bulky goods outlets already a prominent feature of Gawler's nearby suburbs, the rezoning and development of a bulky goods outlet on the subject land (only 550 metres north of Gawler Park) does not support planning policies to maintain a uniquely identifiable Township.

The proposed code amendment breaches fundamental planning approaches, and would negatively impact upon the locality and nearby residents without benefit to the Town. The proposed code amendment should not be supported and the existing General Neighbourhood Zone retained.

From: [Anne Davoli](#)
To: [Engagement](#)
Subject: 550-554 Main North Road, Gawler
Date: Saturday, 11 March 2023 10:13:28 AM

To Whom it May Concern,

I wish to show support for the sale and development of the above address.

Gawler needs increased development and job opportunities, where people do not have to be transported to the city (ie reduce travel time to work), especially young people who have families. It will save travelling time and costs.

Also, Gawler and its outskirts need increased development for the growing population.

Yours sincerely
Anne Davoli

Sent from my iPhone