

From: [santoun](#)
To: [Engagement](#)
Subject: Support Development
Date: Saturday, 11 March 2023 10:52:44 AM

To whom it may concern

I would like to register my support for the development to proceed in the land at 550-554 Main North Rd Gawler.

South Australia is expanding and infrastructure needs to grow in order to meet the needs of the citizens. It will create employment opportunities and provide amenities for the area. If land owners were not given approval for development, we would be living in a state with no future prospects.

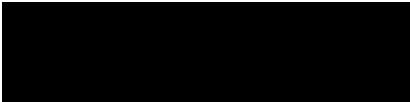
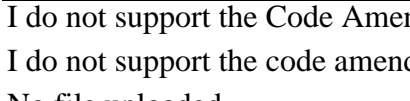
Kind regards
Suzanne

Sent from my Galaxy

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Saturday, 11 March 2023 10:55:05 AM

Belinda Monier, Future Urban,


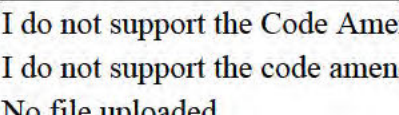
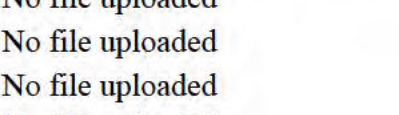
Submission Details

Amendment: 550-554 Main North Road Evanston Park Code Amendment
Customer type: Member of the public
Given name: Dianne
Family name: Cooper
Organisation:
Email address: 
Phone number: 
My overall view is: I do not support the Code Amendment
Comments: I do not 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: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Saturday, 11 March 2023 10:57:56 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: Malcolm
Family name: Cooper
Organisation: 
Email address: 
Phone number: 
My overall view is: I do not support the Code Amendment
Comments: I do not 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

Please find attached my feedback on the proposed development for 550-554 Main North Road Evanston Park.

Mrs Rebecca Grocke

Student Advocate (Blue Team)

Mitchell Mawson/Greenway Hargrave/Kingsford-Smith Lawson

SACE Coordinator

Trinity College Senior

Direct

Email:

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Website: www.trinity.sa.edu.au



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

Dear Sir/Madam,

I am writing to express my opposition to the proposed code amendment for 550-554 Main North Road, Evanston Park (Vadoulis Nursery) on behalf of myself and concerned residents. As a long time resident of Gawler who on a daily basis travels along Main North Road to my workplace at Trinity College, I have many concerns about impact of the proposed development. I strongly believe that the amendment will facilitate a development that will create a net loss for the greater Gawler community, and in particular, for the residents living in the surrounding area.

I believe that the proposed code amendment is wrong for this locality for several key reasons. Firstly, the scale of the development permitted by the amendment will significantly impair the visual amenity of the locality and have a detrimental impact on the Gawler community.

The proposed development is likely to be out of character with the surrounding area and will be visually intrusive, particularly for those residents living in close proximity to the site.

Secondly, while the proposed traffic lights are essential if the amendment proceeds, it 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 are likely to result in an increase in traffic on small, 'back' streets in adjacent residential areas. This will have a negative impact on the safety and convenience of local residents and may even lead to increased traffic accidents.

Thirdly, landscaping of the site will be minimal and have a negative impact on the appearance and amenity of the area. The current greenery of the site provides a visual buffer between the commercial area and the adjacent residential area. If the development goes ahead, this buffer will be lost, resulting in a negative impact on the visual appeal and character of the area.

Fourthly, the commercial activities associated with the development will generate noise that will affect the lifestyles of adjacent residents. This will be particularly problematic for those living close to the site, who will experience increased noise pollution and a reduced quality of life. People who chose to live in a quiet area of Evanston will now be exposed to an increase in visitors and traffic to this commercial site.

Fifthly, I believe that the proposed amendment is inconsistent with elements of Council's Community Plan 2030+. The plan aims to protect and enhance the natural and built environment and ensure that development is compatible with the character of the area. I believe that the proposed development is in direct conflict with these objectives. The current location of Bunnings at Gawler Green is fitting for the area and moving it to a more residential location is detrimental to the overall look and appeal of Evanston.

Finally, I am concerned that the code amendment will lead to development that will create a negative entry statement to the historic core of Gawler. The proposed development is likely to be visually intrusive and out of character with the surrounding area, which will have a negative impact on the historic character of Gawler. Gawler is already heavily over populated and the design and landscape is not conducive with its size. Increasingly, residents of Gawler are moving to the outer areas such as Gawler Belt and Hewett and avoid the town centre due

to its congestion. This is only going to be made more problematic as a result of this proposed development.

I urge you to consider these concerns and reject the proposed code amendment for 550-554 Main North Road, Evanston Park (Vadoulis Nursery). I believe that the proposed development will have a negative impact on the Gawler community and the local residents, and it is not in the best interests of the area.

Thank you for your consideration.

Sincerely,

Rebecca Grocke



Submission
number:
155

From: [Stephen Strzelec](#)
To: [Engagement](#)
Subject: 550-554 Main North Rd Gawler SA
Date: Saturday, 11 March 2023 12:37:50 PM

I support changing the zoning to Commercial development to provide jobs, retail and business.
Stephen Strzelec



From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Saturday, 11 March 2023 12:37:51 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: Gayle

Family name: O'Donnell

Organisation

Email address:

Phone number:

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

Comments: I do not believe an employment zone is appropriate for what is essentially a residential area. I don't think the investigation has taken full consideration to the impact on the area in regards to congestion of traffic and flow of traffic.

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Attachment 4: No file uploaded

Attachment 5: No file uploaded

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

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: Hodgson

Organisation:

Email address:

Phone number:

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

Comments: Please see attached.

Attachment 1: Submission-to-SA-Planning-on-proposed-Code-Amendment-of-550-554-Main-North-Road,-Evanston-Park,-SA,-5116.docx, type application/vnd.openxmlformats-officedocument.wordprocessingml.document, 15.5 KB

Attachment 2: No file uploaded

Attachment 3: No file uploaded

Attachment 4: No file uploaded

Attachment 5: No file uploaded

Sent to

proponent engagement@futureurban.com.au
email:

To whom this may concern,

I am opposed to the proposed re-zoning of 550-554 Adelaide Road, Evanston Park, 5116 from General neighbourhood to employment zone.

I am a long-term resident (2005 onwards) of the [REDACTED], Evanston Park, a beautiful, quiet residential estate at the entrance of Gawler. I believe this re-zoning proposal will significantly impact all residents of the estate in many ways as well as the wider Gawler community.

This re-zoning and possible consequent development will forever change the nature of our estate. We will no longer be a quiet residential suburb, but a commercial hub attracting all hours activity.

My concerns relate to how re-zoning this parcel of land will significantly reduce the quality of life of residents in its vicinity. Primarily, I believe traffic will become a major issue, in terms of volume, noise pollution and disruption to the daily lives of those who live nearby.

My other concerns are:

- Street aesthetics with large unsightly buildings.
- Height of building.
- Noise pollution generated by deliveries and other truck movements on site.
- Inadequate perimeter fencing to mitigate noise.

- Heat from concrete walls.
- Parking on adjacent streets from overflow at onsite parking.
- Traffic lights on Adelaide Road entrance causing vehicle congestion.
- Increased traffic on Coleman Parade, hindering residents' ability to access their homes as each court has only a single entrance.
- Lighting encroaching on nearby properties.
- After hours security.
- Graffiti and undesirable behaviour after hours.
- Inadequate landscaping to alleviate the starkness of buildings and offer a more natural environment in keeping with the surrounding parks and racecourse.
- Retention of established trees.

I chose this peaceful residential estate to raise my two children. We felt safe and the child-friendly nature of amenities here is welcoming.

Our estate is location to two facilities for older adults (a residential village and an Aged Care home). Understandably these two developments were established here because of its quiet and non busy natural environment. I have concerns for residents if traffic volumes on Coleman Parade were to increase significantly. As Gawler has a documented aging population, these facilities will increase in demand over time.

An extension of the current residential estate to encompass this parcel of land would, I believe, enhance the gateway to Gawler for the future. It is a location well-served by current close proximity to desirable amenities.

This is the wrong location for this type of commercial development backing onto a residential estate. I believe there are other sites in Gawler which are more amenable and offer a better location which will not adversely affect the current residents.

The quality of our lives will be severely affected by this re-zoning. Please listen to our concerns and consider the residents who live close to this land when you make your decision.

Thanking you,

Lorraine Hodgson

From: [M.P](#)
To: [Engagement](#)
Subject: 550 - 554 Main North Road Gawler SA 5118 (Vadoulis property)
Date: Saturday, 11 March 2023 3:33:27 PM

Dear Belinda Monier,

I wish to support the application to develop the above mentioned parcel of land. It is a huge site in the town, and would be excellent for industrial or business retail. It would also be good for employment both in the re development and any businesses built there for employing people. It would only make the town grow.

My name is Maria Pissas.



Formerly a Gawler resident.

From: [Brian Arnold](#)
To: [Engagement](#)
Subject: 550-554 Main North Road, Gawler
Date: Saturday, 11 March 2023 5:49:54 PM

Having studied the documentation regarding the above-mentioned land, we support the application for rezoning of 550-554 Main North Road, Gawler, from residential to commercial retail use.

Sincerely,

Judith A Arnold and Brian K Arnold

[Redacted Signature]

From: [Leanne Button](#)
To: [Engagement](#)
Cc: [REDACTED]
Subject: 550 554 Main North Road, Evanston Park Code Amendment
Date: Saturday, 11 March 2023 6:55:52 PM

To whom it may concern

As a resident of the [REDACTED], I am objecting to the proposed code amendment to rezone the above site, for the following reasons:

1/ 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 and residents.

2/ While the proposed traffic lights are essential if the amendment proceeds, I believe it will have a negative impact on the flow of traffic when entering and exiting Gawler along Main North Road. Currently there are four sets of traffic lights, a signal operated pedestrian crossing and two roundabouts from the southern entry to Gawler to the Town Centre (approximately 3 kms). The addition of a fifth set of traffic lights within that distance will be frustrating to navigate, and slow the flow of traffic.

I believe there will be a bank up of traffic trying to navigate through the much shorter stretch of road from Potts Road intersection to the site of the proposed new traffic lights (driving North into Gawler).

Heading North, there are two lanes of traffic from Potts Road intersection which merges into one lane just prior to the Ames Drive T intersection, the proposed plan then shows the road will increase back to two lanes (plus a turning lane into the land site), then merge back to one lane after the set of traffic lights, which then continues into the Town of Gawler.

This means it will be two lanes, one lane, two lanes, one lane (within a short distance) and will cause congestion and frustration and will impact on the flow of traffic.

I believe this would then cause drivers to avoid those problem areas and choose to use residential roads like Coleman Parade, Sheriffs Road, Hill Street, Potts Road thus increasing traffic noise to the residents on those roads and in particular the aged care facility and retirement village on Coleman Parade. These people chose to build or buy their homes, to raise a family, in a peaceful community. There will be an enormous impact to their current living conditions.

As a resident who will have to enter and exit Ames Drive on a daily basis from/ to Main North Road, I am extremely anxious and concerned about the safety. Trying to exit Ames Drive and turn right on to Main North Road, heading North into Gawler, will in my opinion be a nightmare. Trying to navigate the right hand turn across two lanes, especially if the traffic is banked up when the lights turn red, and during the peak times with school traffic, will be impossible and dangerous. I am also unsure, therefore extremely worried, that we will lose the right hand turning lane from Main North Road into Ames Drive (travelling North into Gawler).

3/ Landscaping of the site will be minimal and have a negative effect on the appearance of the area. Also trees will need to be removed from the roadside currently owned by the Gawler Racetrack, to make way for the widening of the road adjacent to the site of the land. I oppose the removal of these trees.

4/ The commercial activities including loading and unloading of goods in a residential area will generate increased noise and congestion that will affect the lifestyles of adjacent residents.

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

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

7/ I am concerned about the management of stormwater and it's impact on the environment and surrounding homes, if the rezoning is approved and the land site is then predominantly concreted to include a car park and a building structure, with minimal landscaping.

Leanne and Ian Button

[REDACTED]

Sent from my iPad

From: [adam.roberts](#)
To: [Engagement](#)
Cc:

Subject: Opposal to Proposed code amendment of 550 – 554 Main North road Evanston Park
Date: Sunday, 12 March 2023 9:17:53 AM

Good morning,

Thank you for giving me the opportunity to provide my submission on the proposed code amendment for the above area. My property directly backs on the area on its south boundary.

I oppose to the proposed code amendment of 550 – 554 Main North road Evanston Park. It should remain as General Neighbourhood as this is the most appropriate zone for the area for the reasons I have detailed below:

The traffic report conducted on behalf of Future Urban and uploaded to the Plan SA website predicted the rezoning will generate up to 965 vehicles during peak hour periods using real world data. The roads surrounding the area, including Main North Road are already congested and are not designed to handle this extra volume of traffic. Given this rezone will require the installation of a new set of traffic lights, which will be the third set within six hundred metres, it is not unreasonable to expect vehicles will 'rat run' through local areas to avoid the lights. This rezoning and rat running will lead to a significant increase in traffic congestion and increased risk to pedestrian safety both at the site and the surrounding roads. One of the obvious 'rat run' routes will take traffic past an aged care facility, this will significantly increase the risk to the residents quality of life and safety.

The proposed location of the traffic lights required for the rezoning are not consistent with the Department of Infrastructure and Transport (DIT) Operational Instruction for Traffic Signal Faces. The DIT have concerns that as the lights are immediately after a bend for north bound traffic, there is insufficient 'sight distant' for traffic approaching the lights.

The acoustic report conducted on behalf of Future Urban and uploaded to the Plan SA website recommends a 4.5 metre acoustic wall for properties that back onto the site in order to satisfy the noise level recommendations as set out by the World Health Organisation. Given that the acoustic report underestimated the volume of traffic by almost 600 vehicles an hour, the reports recommendations can not verify whether the recommended 4.5 metre wall and administrative controls will prevent annoyance, sleep disturbance and unreasonable interference on the amenity of the area with any level of confidence. Due to the orientation and size of properties along Ames Drive, it is highly likely that this wall will lead to complete overshadowing of people's yards during the winter months. A 4.5 metre wall is not acceptable and residents should not be required to put up with one in order to meet acoustic requirements. The size of the wall alone will lead

to a significant reduction to the quality of life of residents, let alone the noise it will be unable to attenuate.

The scale of the development permitted under the proposed code amendment will significantly impair the visual amenity of not only the local area but will also change the appearance of the entry to Gawler from the south for the worse. Given that Future Urban chose to only consult an extremely small number of the Gawler community, this code amendment will have a significant detrimental impact on the Gawler community should the code amendment be successful as the majority on the community are unaware of this proposal.

The Preliminary Tree assessment conducted on behalf of the proponent and uploaded to the Plan SA website makes the assessment that there is only one tree (tree two) 'as having a High Retention Rating' out of the 29 trees that are within proposed code amendment area. The Evanston Park code amendment brochure developed by Future Urban and uploaded to the Plan SA website states the Land Management Agreement with Gawler council has only nominated four trees out of the 29 for retention. As it is highly likely most of the established existing trees will be removed, landscaping on the site will be extremely minimal and have a significant negative impact on the appearance of the area.

The Strategic Planning Analysis developed by Future Urban and uploaded to the Plan SA website does not adequately address (and is at times wrong) how this code amendment will align with the State Planning Policies (SPP) namely:

SPP 1.3 - Plan growth in areas of the state that is connected to and integrated with, existing and proposed public transport routes, infrastructure, services and employment lands.

Future Urban comment - The land is well connected to existing infrastructure and is supported by a State Maintained Road. The Affected Area has direct access to Main North Road and is convenient to the Suburban Activity Centre Zone and Gawler Green Shopping Centre located immediately to the south of the Gawler Racecourse.

Actual Situation - Main North Road is already congested, this code amendment is predicted to add up to 965 vehicles an hour, the proposed traffic lights will be the third within 600 metres and not alleviate this congestion. Page 8 of the Preliminary Infrastructure Assessment conducted on behalf of Future Urban states that the stormwater pipe is undersized.

SPP 2.10 - Facilitate development that positively contributes to the public realm by providing active interfaces with street and public open spaces.

Future Urban comment - The Code Amendment seeks to provide a policy environment which facilitates the successful delivery of a modern and comprehensive redevelopment of

the Affected Area. Attainment of design quality is a general expectation built into the Code, and the Concept Plan is an additional tool intended to guide appropriate interface management outcomes.

Actual Situation – A ‘modern and comprehensive redevelopment’ does not align with Gawler Councils Gawler Community Plan 2030+ Goal 1 “Continue to develop town planning policies which promote Gawler as a Regional Hub and maintain a real sense of distinction from its surrounding areas. Safeguard views and vistas to retain Gawler’s defined township identity, open landscape character and sense of arrival into Gawler from all directions through the provision of open space.”

SPP 4.1 - Minimise impacts of development on areas with recognised natural character and values, such as native vegetation and critical habitat so that critical life-supporting functions to our state can be maintained.

Future Urban comment - The Affected Area is not one of recognized natural character. Numerous planted trees exist on the site, five of which are significant and eleven of which are regulated. An assessment of the trees has been undertaken by a suitably qualified arborist to consider the environmental values of the trees and identify any that should be retained as part of a future development of the Affected Area. The Regulated and Significant Tree Overlay will continue to apply to the Affected Area that will provide appropriate policy guidance in relation to any tree damaging activity.

Actual Situation - As previously stated, The Preliminary Tree assessment conducted on behalf of the proponent and uploaded to the Plan SA website makes the assessment that there is only one tree (tree two) ‘as having a High Retention Rating’ out of the 29 trees that are within proposed code amendment area.

SPP 5.2 - The good design of public places to increase climate change resilience and future liveability.

Future Urban comment - The Code Amendment will deliver a zoning environment which supports the further development of employment lands. The nature of future development of the Affected Area is such that there will be no additional public land or spaces created, however opportunity exists to contribute to an upgrade of the existing public realm at the interface of the land, including the provision of street trees and the like.

Actual Situation – The rezoning will remove up to 28 trees, the proponent has not committed to upgrade the existing public realm at the interface of the land, including the provision of street trees and the like, just that the opportunity exists.

SPP 6.1 - A well-designed, diverse and affordable housing supply that responds to population growth and projections and the evolving demographic, social, cultural and

lifestyle needs of our current and future communities.

Future Urban comment - The Town of Gawler has substantive areas zoned and planned for residential growth. Conversely, it has limited vacant land zoned for large format employment generating uses. Reinforcing the existing non-residential use of the Affected Area via this Code Amendment will also deliver a zoning environment which supports the employment growth of Gawler, which otherwise, has little to no land set aside for such purposes.

Actual Situation - The employment zone (Gawler Park) approximately 600 metres to the south of the proposed code amendment area currently has multiple long term vacancies including large floor space areas, this would re-enforce that there is no need for this code amendment.

SPP 6.3 - Develop healthy neighbourhoods that include diverse housing options; enable access to local shops, community facilities and infrastructure; promote active travel and public transport use; and provide quality open space, recreation and sporting facilities.

Future Urban comment - The reinforcement of the employment land use of the Affected Area via this rezoning process will support access of the local population to jobs and large format retail.

Actual Situation - Future Urban's comment re-affirms that this code amendment does not align to SPP 6.3 in any way shape or form. The proposed rezone does not; include diverse housing options, enable access to local shops, include community facilities or infrastructure, promote travel and public transport use and definitely does not provide any quality open space, recreation or sporting facilities.

SPP 11.4 - Minimise negative transport- related impacts on communities and the environment.

Future Urban comment - Preliminary modelling has indicated that a controlled access can be achieved to Main North Road. Such modelling will be advanced as part of the investigations proposed to inform the Code Amendment.

Actual Situation – As previously stated, Main North Road is already congested, this code amendment is predicted to add up to 965 vehicles an hour, the proposed traffic lights will be the third within 600 metres and will not alleviate this congestion.

SPP 16.1 Protect communities and the environment from risks associated with industrial emissions and hazards (including radiation) while ensuring that industrial and infrastructure development remains strong through:

a) supporting a compatible land use mix through appropriate zoning controls

- b) appropriate separation distances between industrial sites that are incompatible with sensitive land uses
- c) controlling or minimising emissions at the source, or where emissions or impacts are unavoidable, at the receiver.

Future Urban comment - It is acknowledged that the Affected Area is within a General Neighbourhood Zone, with existing residential uses located to the north, south and east. Investigations have been undertaken as part of the Code Amendment to consider the interface with the adjacent residential uses. In addition to the policies within the Zone Overlay that manage the residential interface and amenity, a Concept Plan is proposed that includes, among other things, a minimum no build setback area from the east and west boundaries of the Affected Area that adjoin the existing residential properties and acoustic barrier. The Concept Plan will ensure that future development of the Affected Area maintains appropriate separation from existing residential development, provides opportunities for landscaping and fencing treatments along these boundaries and minimises massing of future built form.

Actual Situation – As previously stated, a 4.5 metre wall is required to meet the World Health Organisations guidelines on noise. Given that the traffic report predicts almost 600 more vehicles an hour, this wall will be ineffective. This wall will lead to completely overshadowing of yards during the winter months. A 4.5 metre wall on a residents property boundary should never be an acceptable control for noise.

Regional Plan P86 - Ensure that new urban infill and fringe and township development are aligned with the provision of appropriate community and green infrastructure, including:

- walking and cycling paths and facilities
- local stormwater and flood management including water sensitive urban design
- public open space
- sports facilities
- street trees
- community facilities, such as childcare centres, schools, community hubs and libraries

Future Urban comment - The Code Amendment will include a review of both service and social infrastructure provision in order to identify existing capacity and the potential need for augmentation. Relevant agreements (as required) can be entered into should the need for augmentation be identified.

Actual Situation – As implied by Future Urban, this code amendment does not currently consider any of the facilities in P86.

Regional Plan P93 - Ensure that greenways are landscaped with local indigenous species where possible to contribute to urban biodiversity outcomes.

Future Urban comment - The Affected Area adjoins a public open space reserve which contains stormwater infrastructure. Such presents an opportunity for enhancement of the greenway/landscaping within the locality.

Actual Situation – Future Urban’s comment does not address P93 adequately.

Gawler Community Plan 2030 +

Goal 1.1.1 Continue to develop town planning policies which promote Gawler as a Regional Hub and maintain a real sense of distinction from its surrounding areas.

Goal 1.2.5 Strengthen the position and promotion of Gawler as a regional hub.

Goal 2.1.1 Aim for an adequate supply of well- located and affordable industrial, commercial and residential land.

Goal 2.4.2 Engage with the business community to attract business and job opportunities and promote Gawler as a regional hub.

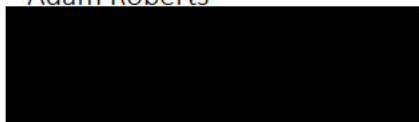
Future Urban Comment - The Code Amendment will promote Gawler as a regional hub and support the supply of well- located commercial land that attracts businesses and job opportunities in the area by rezoning the Affected Area to the Employment Zone and supporting the continued use of the Affected Area for commercial uses.

Actual Situation – Continuing to use the ‘affected area for commercial uses’ does not align with the Gawler Community Plan 2030+. In fact should this code amendment go ahead, as alluded to above, some of the goals in the Gawler community plan may no longer be achievable.

Thank you for taking the time to read my submission, I’d like to reaffirm that I am opposed to the code amendment and the area should remain as General Neighbourhood.

Thank you and regards,

Adam Roberts



Belinda Monier

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Sunday, 12 March 2023 9:23 AM
To: Engagement
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Attachments: 550-554-Main-North-Road-Evanston-Park-Code-Amendment.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: Adam
Family name: Roberts
Organisation:
Email address: [REDACTED]
Phone number: [REDACTED]
My overall view is: I do not support the Code Amendment
Comments: Please see attached word document.
Attachment 1: 550-554-Main-North-Road-Evanston-Park-Code-Amendment.docx, type application/vnd.openxmlformats-officedocument.wordprocessingml.document, 23.1 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

Submission
number:
162

Hello

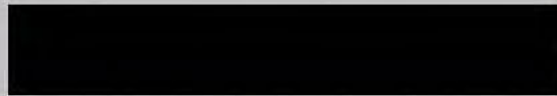
Please find attached Gawler Environment and Heritage Association submission.

Regards

David Ferguson, GEHA Convenor



Gawler Environment and Heritage Association Inc.



10 March 2023

Future Urban – Zoning Change proponent

Minister for Planning Hon Nick Champion

Town of Gawler Council

Submission on Planning Code Amendment to rezone the land at b550 Main North Road Evanston Park from the General Neighbourhood Zone to the Employment Zone.

Background

Gawler Environment and Heritage Association (GEHA) is a community group which supports the heritage of Gawler and our region, the natural environment and biodiversity and environmentally sustainable planning and living. GEHA has been operating since 1980. Over the last 43 years we have been keen for Gawler to retain its place as a town with high quality built and community character.

GEHA has been involved in a number of submissions related to the development and implementation of the Planning Development and Infrastructure Act 2016 and the associated Planning and Design Code. Among our concerns were the prospect of developer managed changes to the Code. This proposal exemplifies the sort of concerns we have raised.

The documentation presented

The voluminous documentation presented takes a one-sided approach to available information. The process seems to involve the developer being able to access information and have technical discussions with Council staff to work out potential solutions to issues such as traffic, stormwater/flood risk etc. without the Council staff having the usual process of accountability to the elected Council and community. And then the proponent is able to say that appropriate solutions exist. Indeed, there are almost always technical solutions available – the question is who benefits and who loses and what are the pros and cons in relation to community impact. The Council is then/now in a difficult position because its role in public consultation is limited and the documents are presented to show that appropriate solutions exist.

Issues

Impact on residential area and existing residential places. In general residents living and

purchasing properties in a residential area are entitled to expect that the residential amenity of the area will not be changed in a major way. Clearly this proposal avoids dealing with this issue. The question the proponent answers is how can such a proposal be squeezed through the system with minimum cost to the proponent/ later developer and maximising the impact on the current residential area without getting knocked back. There is no attempt to actually assess the negative impacts on the local area. Asking the right questions and dealing with them is essential to a fair process to assess changes to planning zones etc. There is no attempt to actually assess the negative impacts on the town generally. **The documentation presented shows the clear failures of developer initiated changes to zoning.**

There are also many broader issues of impact on the town in relation to the site being a crucial component of the entry into the historic town area, traffic impacts, precedent etc.

Sheriff Street entry to "Old Gawler"

The original 1839 Light Finnis & Co Gawler Special Survey map had what is now Sheriff Street as the southern boundary of the survey area. The original Gawlertown area was section 24. The nearby lots were developed early on as extensions of the town. Section 1 as Willaston 1848, Section 5 as Gawler East in 1849, section 4 Gawler West 1857 and Gawler South 1858. These areas developed quite rapidly with the advent of the Gawler rail line in 1857 and industrial development from 1850 to 1890.

Sheriff St was the southern boundary of the Gawler South Council established 1899 and subsequently the southern boundary of Gawler Council when amalgamations occurred in 1933. Later in 1985 the area south of Sheriff Road was transferred from Munno Para Council to Gawler Council.

Historical development resulted in small scale residential development north of Sheriff St with farms and smaller rural lots to the south. Apart from the isolated area of Housing Trust development on the west side of Main North Road it was not until the 1980s with the development of Evanston Park that this situation changed. Consequently, it remains a quite easily observed situation that Sheriff St on the right and the racecourse on the left represent the gateway into the older area of Gawler with the easily recognised and significant 19th century building stock and grid pattern street layout.

The proposal to change the current low key, low scale and well treed site which comprise Vadoulis Garden Centre to a Bulky Goods area dominated by buildings to 13 metres high and with very limited likelihood of landscaping on the road frontage would be a very negative step for maintaining the heritage and character of Gawler.

The following 3 maps show the history early development of Gawler town from 1839 to c 1870.



Part of a copy of the original 1839 Light Finnis & Co Gawler Special Survey showing the sections that were developed early to comprise the main historic Gawler town.

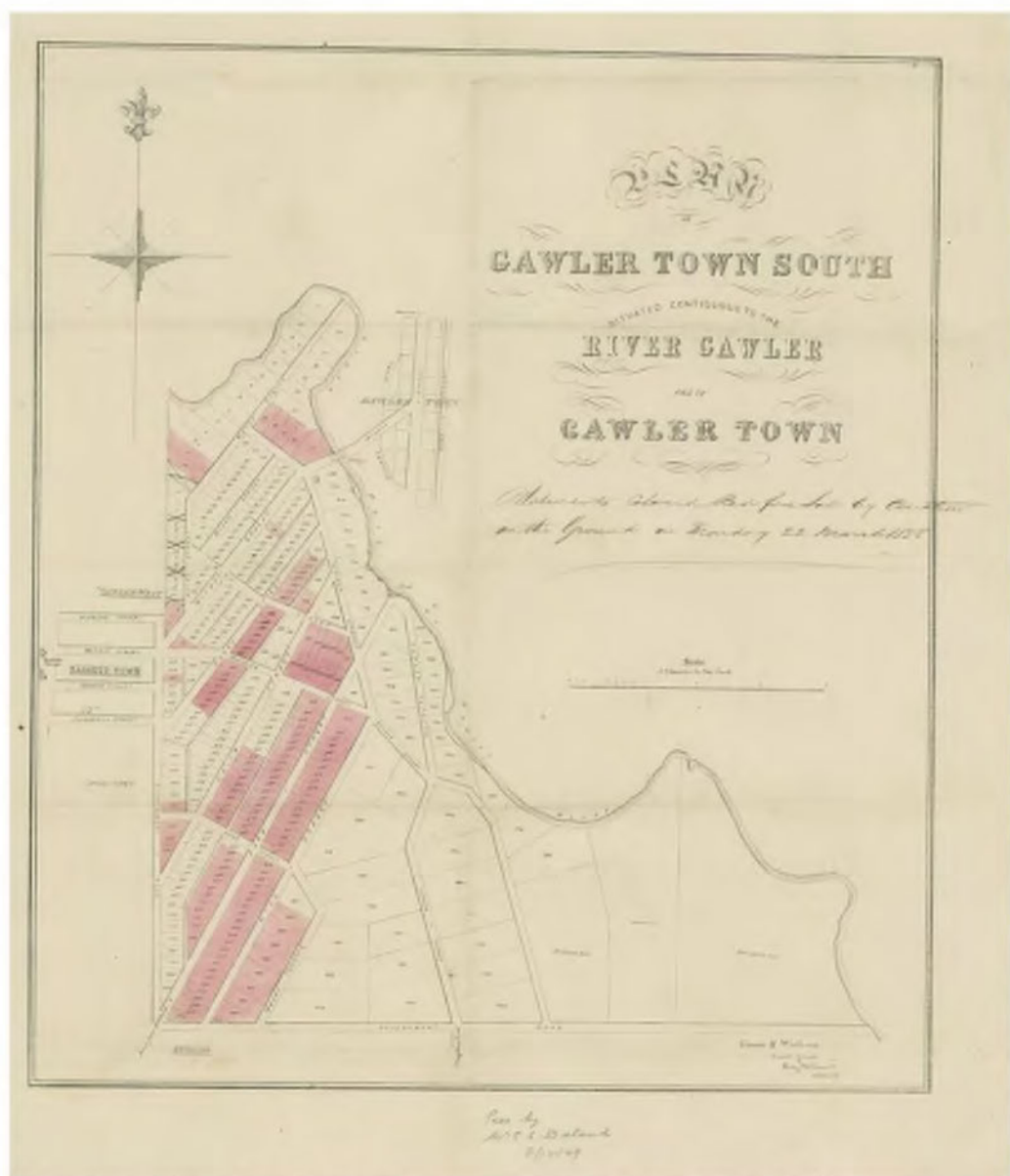
Section 24 – original 1839 William Light Gawlertown area.

Section 1 - north of rivers – part area divided for Willaston 1848

Section 4 - divided for Gawler East 1849

Section 8 and section 2 (part) – divided 1857 for Bassett town (rail terminus) and Gawler West

Section 3 - south of South Para –divided for Gawler South 1858



Plan of Gawler Town South Situated Contiguous to the River Gawler [actually South Para] and to Gawler Town 1858 Sheriff St is the road shown on the southern end (labelled government road).

Ford St on map (now First Street) was original road through Dead Mans Pass to south end of Murray St.

Government Road and Murray St on map are current Adelaide Road leading to bridge across South Para (as shown on map built in c 1848 and later rebuilt).

11



Frierson's map of old areas of Gawler representing the state of land divisions by 1870.

Stormwater

The description in the proposal do not reflect the significance of stormwater issues in the area. As can be seen from the plan presented in Appendix 4 (page 4 of 9), a significant area of the site is subject to flooding. Gawler Council has flood mapping showing significant flooding issues in adjacent areas of Gawler South. And it seems likely that this mapping done a few years ago would not reflect the full risk of flooding given climate change with increased risk of flood events both in occurrence and severity. There needs to be more information on flood issues.

Visual amenity

The documents presented suggests that visual impacts on the proposal with buildings to 13 metres high can be fixed by having trees to a height of 6 metres on the boundary. First the documents themselves only show the screening related to houses adjacent on Coleman Parade and Ames St. Even here the screening is only partial. And the effect of overshadowing by tall trees of houses south of the site is not considered. High levels of screening equals high levels of shadowing into the north facing areas of these houses. Also of note the diagram for visual impacts and overshadowing is rather unhelpful in facing the other way to the actual situation on the ground.

Very significantly, there seems to be no real assessment of the visual impact looking from Main North Road and also from the Gawler Racecourse. Given the desire of businesses to maximise vision from roads with passing traffic we can assume that the vision from Main North Road and from the west will be full on and highly impacting compared with the current low impact of the Garden Centre. The visual impact that would be expected arising from this proposal should be a significant factor in rejecting this proposal.

Tree Assessment, Biodiversity.

Given the tree assessment report, and the weakness of current tree protections in the Act and Planning Code, we can expect all of the current landscaping on site to be removed with the possible exception of Tree No: 2 *Angophora floribunda* near the southern side of the site.

Of note, there seems to be zero assessment of the biodiversity significance of the current site, including the trees and shrubs present. The Garden Centre vegetation provides habitat for numerous native bird species. There is also habitat for several lizard species and a wide range of insects and bugs. The proposal will see the loss of almost all of the current biodiversity as the expected new landscaping would take years to be established and would not have the complexity and habitat value of what is currently present.

Traffic

The traffic impacts will be considerable. Even despite putting in traffic lights to manage the immediate bottleneck, there will be significant impacts in the general locality and in a wider area by directly traffic which might otherwise use the Gawler Link Road (Schomburgk Boulevard) into more central areas of the town. If the answer is more traffic lights along Main North Road Gawler, then it is reasonable in our view to think that the question asked is the wrong one. Rejecting the proposal will remove the need for additional traffic lights.

Land Supply Report Appendix 11

This section of the report is a far too narrow in focussing mostly only on Gawler to come up with the need for more commercial/bulky goods space with the very doubtful claim that the proposal will increase available land in Gawler for such activities by over 70%.

There are other opportunities for creating additional "employment" land in Gawler, including as part of the development of areas currently set aside for mainly residential development. In addition, there are very large areas of land east of Roseworthy and associated with the proposed major new Concordia development. Suggesting that a 4 hectare site in the middle of Gawler is the answer to the provision in future of employment areas is narrow and self-serving.

Conclusion. Overall this is a highly inappropriate proposal and should be rejected.

Thank you for the opportunity to comment.

Yours faithfully

David Ferguson, GEHA Convenor

From: [PlanSA Submissions](#)
To: [Engagement](#)
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Date: Sunday, 12 March 2023 2:28:30 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: Linda

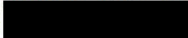
Family name: Shaw

Organisation: not applicable

Email address: 

Phone number: 

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

Comments: I have concerns about the increased traffic flow in neighbouring suburban streets, in particular Mount Terrace  and the Main North Road (which is already congested, close to schools and retail hubs and two pre-existing sets of traffic lights). I have environmental concerns due to loss of trees/urban heating, and noise pollution. The neighbourhood has always been a suburban one; and the small existing business on the site, Vadoulis Nursery, has not impacted unduly on streetscapes and lifestyles of residents. However, rumoured large developments, subject to the proposed rezoning, would.

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

Submission
number:
164

Hi Belinda,

Please find attached my written submission for the community engagement in regards to the 550-554 Main North Road, Evanston Park code Amendment.

Kind Regards,
Hannah Simmonds

I make this submission as a resident whose home and property backs onto the land for which the code amendment is proposed.

I will start by addressing the three points listed on Page 8 of the Information Sheet provided to residents under the heading 'What Can You Influence & What We Want to Know From You?' I will then finish with a summary of how the proposed rezoning impacts me personally.

Do I believe that the Employment Zone is the most appropriate zone for the affected area?

No. The most appropriate use for this land is low-density residential, in keeping with the surrounding area. Page 3 of the information sheet provided to residents states a number of statistics to suggest that the community needs this rezoning, but many of these are incomplete or misleading. Please consider the following:

- Are the statistics for population growth and available land for residential development in the immediate vicinity of the proposed rezoning, or rather in the outer lying suburbs within the Gawler Council area? If so, it is these outer areas that may require further Employment Zoning, not the area in question. Placing another employment zone on this "primary arterial road" increases the traffic burden on that road and the surrounding community.
- Statistics for the number of jobs secured by the rezoning have been given, despite the statement that "there is no specific end occupier of the land confirmed." How can these numbers be calculated and how can we know that they represent new employment opportunities (which would not be the case if, for example, an existing Gawler business was relocated to the new zone)?
- Statistics have been given for undeveloped land zoned for employment, but this does not take into account the number of vacant buildings in already developed employment zoned land. For example, Gawler Park consistently has a large number of vacant buildings and is 750m down Main North Road from the area in question.
- The information given implies that the land is already being used for employment purposes and therefore this is not a significant change for the community. It is unfair to imply that the current family business onsite is at all comparable to a supermarket, shopping centre or hardware store allowed under the rezoning. The size and height of buildings, proximity to residents, traffic generated, noise generated, opening hours and visual impact represent a significant, negative change for the community.
- Development of the land as low-density residential would not require a third set of traffic lights to be added to this section of Main North Road and it would generate significantly less additional traffic on surrounding roads than an employment zone.

Do I believe the investigations undertaken as part of the code amendment are significant to consider the impact of the rezoning on the surrounding area?

- The primary consultation with the community has been with residents living with 60m of the zone boundary. This does not take into consideration the visual impact to properties that overlook this site. It also does not take into account the increased traffic to the general area, and the burden to those who currently access Main North Road via Sherrieff Street and First Street.
- Residents face the very real risk of lowered property values and this has not been officially acknowledged in the consultation process.
- We have not been able to get clear answers on how much noise will be reduced by the noise barrier, what constitutes 'unreasonable impact,' or what consideration there is of people

with a disability in regards to determining how much noise is reasonable (please see 'Personal Impact' below)

Do I believe the Overlays, 'Technical and Numeric Variations' and Concept Plan to be applied through this code amendment address key matters stakeholders would like to see future development on the affected area meet?

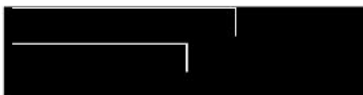
- The concept plan shows no vehicle access from Sherriff St, but does not make the same guarantee for Coleman Pde or Ames Dr.
- Policies in regards to noise, loading zones and hours of operation are vague and use subjective language such as "does not unreasonably impact" which are not helpful to residents.
- There is a 9m 'building exclusion zone' from the boundary. Does this mean that a loading zone could be placed next to residential properties and has this been accounted for in the noise impact calculations?

Personal Impact

I have lived with the chronic illness Fibromyalgia since 2010. This is characterised by muscle pain, fatigue and impaired cognitive function, but can also carry with it many other symptoms. Sensory sensitivity has been a significant symptom for me that impacts my ability to function. When we purchased our home in 2017 the quietness of the area was the deciding factor. As such, I am significantly concerned about the potential impact the rezoning and development could have on my day-to-day health and well-being. My husband and I have been contacted directly by the proponent with a verbal offer to double glaze the windows of our home should this proposal go ahead. With the information currently provided there is no way for me to know if this would be sufficient for me to remain living in my home. Therefore, I feel this proposal poses a risk to my well-being, lifestyle and financial security.

Yours Sincerely,

Mrs Hannah Simmonds



Belinda Monier

From: Justin Simmonds [REDACTED]
Sent: Sunday, 12 March 2023 3:28 PM
To: Engagement; Belinda Monier
Cc: [REDACTED]

Subject: Community Engagement - 550-554 Main North Road Evanston Park
Attachments: Submission for Community Engagement.pdf

Dear Belinda,

Please find attached a copy of my submission relating to the Code Amendment for 550-554 Main North Road Evanston Park.

Sincerely,

Justin

Regards,
Mr Justin Simmonds B Sc, B Ed, M Ed, GCert (SportCoach)
Acting Head of Academics
Trinity College Senior

[REDACTED]

[REDACTED]

[REDACTED]



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

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

Dear Ms Monier,

My wife and I own and live at a property [REDACTED]. We purchased this in 2017, and at the forefront of our decision making was the quiet nature of the area, the available greenspace, and the expectation that when the land over our back fence were to be developed, it would be done so as low-density residential in accordance with the general neighbourhood zone which applied there.

I strongly oppose the proposed rezoning of the area from "general neighbourhood" to "employment." While I understand that the development of commercial properties intends to bring economic benefits to a community, this proposal will have negative impacts on the environment, traffic conditions across the entire town of Gawler and the quality of life of existing residents. Specifically, I believe that the chosen location is not appropriate for commercial development due to its proximity to residential areas and the potential negative impact it will have on the community. I firmly believe that it should not come at the cost of the well-being of the residents in the surrounding area, and that another location should be selected for the proposed development.

The Community Consultation Documents provided by you have asked us to tell you...

- Whether I believe the Employment Zone is the most appropriate Zone for the Affected Area.
- Whether I believe the investigations undertaken as part of the Code Amendment are sufficient to consider the impact of the rezoning on the surrounding area.
- Whether I believe the Overlays, 'Technical and Numeric Variations' and Concept Plan to be applied through the Code Amendment address key matters stakeholders would like to see future development on the Affected Area meet.

My position on the three questions statements in the Community Consultation documents are "No." The purpose of this submission then is to present, in the strongest possible terms, my objection to the proposed Code Amendment, and to outline the issues that will affect our family if this proposal were to proceed as well as the broader community of Gawler.

Noise Attenuation

Noise is without doubt the most significant factor for our family. My wife is unfortunately affected by fibromyalgia, an invisible and chronic illness that leads to her feeling constant pain and a deep sense of fatigue. It is well established in the medical literature that sufferers of Fibromyalgia are hypersensitive to sensory inputs (McDermid et al, 1996; Sugermin 2014) and are easily overwhelmed to the point of dysfunction when they experience an overload (Staud et al, 2021; Bennett et al, 2022). The most significant factor for her is hypersensitivity to noise.

Given the geography, it is our assumption that the likely orientation of the site will see [REDACTED] bulky goods outlets, which makes a loading zone [REDACTED] highly likely. We are therefore deeply

concerned about whether the noise mitigation is going to be sufficient, and we won't have certainty about this until it's too late to do something about it. Individuals with fibromyalgia require better noise protection from development than the average person would. They need to be able to control the amount of noise in their environment to prevent exacerbation of their symptoms and maintain a good quality of life. This proposal is a genuine threat to our lifestyle, and we are gravely concerned about this issue above all others.

Whilst the proposed 4.5m wall to mitigate the noise is unenviable (discussed later), we are further concerned by the traffic management plans that fail to identify rat running through Coleman Parade (discussed later) and the increased traffic noise that this will bring. The additional signalization and proposed realignment of the intersection of First St and Sherriff Street will see an elevation in local traffic down Coleman Parade (discussed later) for south bound access to Potts Road and northbound access to Gawler South. It is my opinion that this will further amplify the sound issue in a way that is not being mitigated by acoustic barrier and not considered by the acoustic report (Appendix 8). We will therefore need to consider double glazing across all four facings of our home, to manage the noise and make our home liveable. This is not something that we have the means to budget for.

The noise assessment (Appendix 8) has been derived using 100 light passenger vehicle movements per 15-minute period (400 vehicles per hour). In contrast, the Traffic report exceeds this figure by a significant margin, indicating that vehicle movements will be around 975 per hour on Saturdays. In addition to that, if the bulky goods outlet is targeting retail to trade customers, then the parameter of "light passenger vehicles" would no longer be a suitable category of vehicle movement. Instead, the noise report should be factoring in the likelihood of commercial vehicles and trucks accessing the facility as customers. Thus, the noise assessment has been determined on understated modelling about noise generation with this development.

The noise assessment vaguely factors in air conditioning plant into the design, however there is no specific indication about the mounting of this plant. If plant is located on the roof tops of the development, then the modelling will be vastly different than it would be if the plant was mounted on the ground. I do not believe a 4.5m acoustic barrier will prohibit the transmission of noise generated from the rooftops as there will be a direct line of sight into the yards of neighbouring properties. I would also suggest that this is likely to impact the residents living in the foothills and on the upper levels of Gawler Terrace.

Impact on Property Value

I am deeply concerned about the impact that this rezoning will have on the value of my property. The change in zoning will introduce large scale commercial activities into the area, will result in increased noise levels, traffic along Coleman Parade, and decreased visual amenity. These changes are likely to decrease the value of my property, as well as other residential properties in the vicinity. Further, the proposed acoustic barrier extending along Coleman Parade will depreciate over time which creates another significant financial burden. It would be an unfortunate situation if residents shoulder the costs for depreciation on an asset that they don't want that is required because of a development they don't want.

Specific arguments to support this will be outlined in detail through this submission, but in short, the rezoning of the land will significantly impact the character of the area, and the proposed employment zone is not consistent with the surrounding residential land use. It is likely that the dramatic expansion of commercial activities will negatively impact the overall liveability of the area and decrease the desirability of properties along this section of Coleman Parade and Ames Drive. As a homeowner, I have invested considerable time and money into my property. The proposed rezoning will directly impact the value of my investment, decreasing the potential resale value.

Breaking character with the area

The proposed buildings will be out of scale with the existing structures in the area, and their construction would significantly compromise the character and quality of life in the neighbourhood, as well as disrupting the urban tree canopy. Whilst the proponent has indicated they intend to downsize the buildings from the originally stated 13m height, even a downscaled version of these buildings will still stand out significantly against the residential landscape. Their

construction would dramatically alter the character of the neighbourhood, which is typically characterized by a low-rise, single-story architectural style that emphasizes open spaces, natural light, and a healthy urban tree canopy. The introduction of large buildings would completely disrupt this visual continuity and disturb the balance and harmony of the area, including the vital role that trees play in providing shade, reducing heat island effect, and improving air quality. This sits outside of our councils stated goals (1.1.1, 1.1.2, 1.2.3, 2.2.2) within the Gawler Community Plan 2030+ (Town of Gawler, 2021).

To illustrate this point, an encumbrance exists on the property we reside in [REDACTED]. It reads:

"Any dwelling should be as unobtrusive as possible, and in harmony with the existing environment and surrounding development"

The encumbrance clearly emphasizes the importance of visual harmony, unobtrusiveness, and maintaining the existing environment. Clearly, the intention of the encumbrance is to preserve the suburban character of the area, and to ensure that any new development is consistent with that character. Further, the encumbrance emphasises the rights and expectations of the surrounding community to enjoy a quiet, peaceful neighbourhood, free from the impacts of intrusive development. Whilst the proposed development is not bound by this encumbrance, it serves to reflect the intention of improved land within this area. The construction of commercial buildings would be a significant departure from the existing character and development of the area. This proposal is in direct opposition to the spirit of the encumbrance that exists on the surrounding residential lands.

In addition to the visual impact, the construction of these large buildings would also have a detrimental impact on the urban tree canopy, which is a vital part of our community's natural infrastructure. The increased density resulting from the construction of the buildings would reduce the amount of available space for planting and maintaining trees, leading to the loss of a substantial number of mature trees and a reduction in the overall canopy cover. This would have significant implications for the health and well-being of the community, including increased heat stress, poor air quality, and threats to biodiversity.

Whilst the buildings will be a considerable break to the character of the area, the 4.5m wall required for noise attenuation that will extend along the boundary of properties on Ames Drive and Coleman Parade is further compounding this issue. This barrier is exceptionally tall, and will be clearly visible, even from a distance, and its imposing presence may create an eyesore. There has been no indication about what treatments will be applied to the acoustic barrier for it to integrate into the existing community landscape. Likewise, there is no indication about how this barrier will be able to withstand the prevailing westerly winds and the financial responsibility to repair this structure if it collapses through extreme weather events. It has not been clarified how the foundations of the barrier will be set given the easement that passes through our property along the boundary to the proposed development.

A local resident has erected a 4.5m pole along the barrier which can clearly be seen from the pedestrian footpaths along Coleman Parade. If the barrier is made from concrete sheeting or steel, it will appear stark and uninviting, lacking in character and charm and will not blend in with its surroundings. If it is constructed from concrete, it will act as a heat sink in Summer and will be located just 4.5m from a 2400 x 1800mm window on our north-western aspect which will increase our energy expenditure in summer as heat is reradiated from the wall.

Crucially, the sheer size of the barrier will create a sense of oppression and confinement in our backyards, a place where we typically go to unwind and relax. The barrier is imposing, making it feel more cramped and restricted. It will disrupt the natural flow of air and light, creating a sense of artificiality and discomfort. It will reduce our visibility of the surrounding area and create pockets of stagnant air that are unpleasant to be around. All these factors are problematic for us as landowners and are exacerbated by the negative impact they have on our property value.

Finally, the proposed setbacks and landscaping do not adequately allow for integration into the existing landscape. The buildings are far too close to residential land, and even at a reduced height, they will still be clearly visible from Coleman Parade. Extended landscaping is essential for improving air quality and mitigating against the environmental impact of removing several mature trees from the site.

Traffic Management Issues – Whole Town of Gawler

The traffic management report (Appendix 9) estimates that the hourly vehicle movements through the complex on the Saturday peak to be 975, necessitating an additional set of traffic lights. This development will require the installation of an 11th traffic management treatment along the North/South corridor of Gawler, a 4.4km section of road that extends from the intersections of Trinity Drive to Cowan Street. This marks an average of 1 traffic treatment for every 400m and is excessive for a town of our size. Of these, most intersections have a single lane carrying capacity with limited room for expansion. Two of them are single lane roundabouts through 50km/h zones. The traffic network through the town is not set up to withstand the increases in traffic that this development will bring.

Given the expanding population of the town will predominantly be to the northern to eastern side of the South Para/Gawler River, access to the venue will require crossing those rivers. It is well known by the residents of Gawler that the traffic through Murray Street operates at capacity already without amplifying this problem by encouraging more traffic to complete a North/South transition. The Traffic Report undertaken by the proponents does not consider the integration issues associated with this development that will severely impact traffic flow through the whole town.

It is well known by our community that the geographical limitation of the river restricts the free flow of traffic through the North/south corridor of the town (Figure 1). To access this new facility from the expansion areas, the most direct path passes through Murray Street where traffic crosses the South Para River over a single lane bridge which leads to 2 x single lane roundabouts. If the site is to generate the traffic indicated in the report, then the existing road network is incapable of withstanding this load. An alternate route will be to access it from Jack Cooper Drive off of the Gawler bypass road, which will see traffic pass through the residential areas of Evanston Gardens, across a railway line and through a school zone. A third option exists through Schomburgk Drive, turning Right at Potts Road and then passing through two more traffic lights to access this facility. It's here that I fear that many will turn right onto Coleman Parade to avoid this tight traffic light situation. There are some ford crossings that provide some alternate pathways suitable for local traffic, but when flooding of the rivers occurs, it forces closure of the two fords and traffic is frequently backed up to a standstill along Adelaide Road as far as 1st Street.

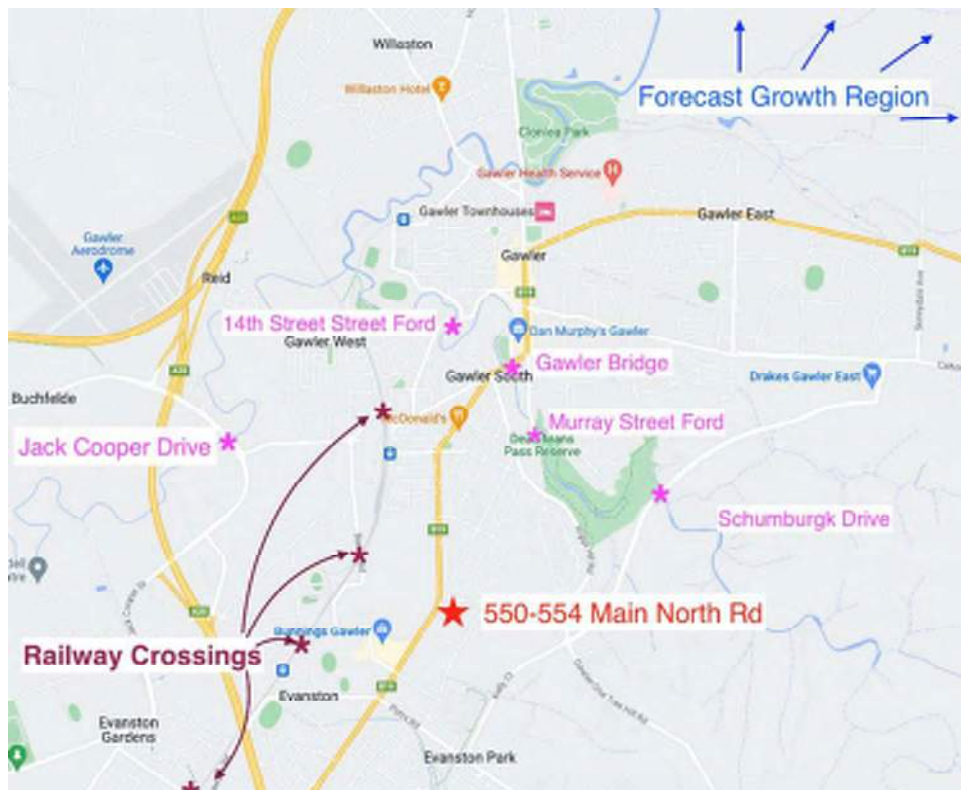


Figure 1 – Map illustrating access to the proposed location from regions of forecast growth. Magenta colouring identified the key river crossing points that would provide access to 550-554 Main North Road

The Gawler 2030+ document (Town of Gawler, 2021) is described by the Mayor as the Town of Gawler Council's "highest-level strategic document." It is designed to guide the town's growth and development over the next decade and was developed by Council in consultation with the community to form the framework under which future decisions are made. It reflects the community's values and council's intent through a series of goals and objectives related to the town's social, economic, and environmental sustainability. Goal 2.3.5 reads that we will *"Seek to minimize traffic congestion through the Town Centre."* Goal 2.1.2 states that we *"Provide clear strategic direction in response to transport and traffic management measures in new growth areas and ensure integration with existing areas."*

In my opinion, this code amendment cannot coexist with Goal 2.3.5, and this is not the correct location for an Employment zone. It does not integrate well with the traffic conditions across the remainder of the town. It's my view that the right place for this kind of development to be located is closer to the major transport hubs and integrated into the new areas. Rezoning land in these regions is far more appropriate than rezoning the land at 550-554 Adelaide Road Evanston Park.

Traffic Management Issues – Local Traffic

As discussed previously, the arrangement of traffic lights will discourage visitors from turning right from Potts Road onto Adelaide Rd. Instead, there will be significant temptation to rat running through Coleman Parade, to Sheriff Street and then turning left onto Adelaide Rd for a simpler entry into the site. This will see traffic levels increase along Coleman Parade, where they pass an aged care facility, a retirement village and 3 reserves, including one with a playground. There is a high frequency of recreational use as it provides a safe area to walk, run and cycle whilst still traversing the longer North/South path, running parallel to Main North Road. Given the nature of the proposed development as specified by the traffic report, a sizeable portion of the traffic generated will involve light commercial vehicles and trucks. There are inadequate traffic management treatments to mitigate against the rat running through Coleman Parade, and there has been no consideration for these in the traffic report. As a result, increased rat running along Coleman Parade will reduce the level of safety for users of the recreation areas.

A second matter that hasn't been given due consideration is the impact of Sheriff Street/First St treatments that will be required with this development. Residents of Gawler South already have limited access to the road network. A blockage to south bound traffic from accessing Main North Rd via the junction with Sheriff St will see increased traffic flow through 2nd Street, Hill Street and Coleman Parade. This is concerning because residents of Gawler South whom this directly affects were not identified in the community engagement plan and have not been made aware of the potential impacts on them from the proposed rezoning. It's alarming to speak to residents of this area who have not yet been informed that this is in consultation.

Employment Land Supply

Appendix 11 outlines the case for the increase in employment land supply within the greater town of Gawler. There are a number of important considerations that were excluded from this report. The first of these is that much of the employment zone land available in the region has already been overdeveloped to a point where there is insufficient demand for commercial buildings that currently remain vacant. One key indicator of this is the Gawler Park Village development (figure 2), located just 600m away from the site of this proposed code amendment. The Gawler Park Village development was completed more than 10 years ago and whilst it was constructed to serve as a homemaker centre, it now serves as a monument to the overdevelopment of land for commercial purposes. As of 12th March 2023, 13 tenancies in that complex remain vacant; Tenancies 9, 11, 13, 14, 16, 17, 19, 20, 21, 22, 25, 29 & 30. Of the five largest tenancies, only two (40%) are occupied. There are notices on several doors (Figure 3) indicating that businesses have gone into liquidation or are relocating because they aren't viable in this district.



Figure 2 – Gawler Park Village map with shaded areas to identify vacant tenancies as of 12 March 2023



Figure 3 – Left: Closure notice for BCF Gawler, Right: Notice of Liquidation for Mick's Motorcycles

The Gawler community has therefore been left with a largely vacant commercial complex that can't easily be reverted to residential land. If the land at 550-554 Adelaide Road is rezoned to Employment Zone, it unnecessarily impacts the local community by perpetuating the over development of commercial land.

The oversupply of developed employment zone land is also evident in other locations within the town of Gawler. Directly across from the Gawler Park complex is 494 Main North Road, another underutilised parcel of employment zone land. Furthermore, as of 26th February, there are 13 vacant commercial buildings in Murray Street alone, with further vacant tenancies available in the nearby Phoenix Plaza and extending along Calton Road. There is no shortage of supply for developed properties suitable for commercial activity.

The opportunity to rezone land for the purpose of creating an employment zone is not limited to 550-554 Main North Road. Future Urban's report on Land Supply (Appendix 11) clearly identifies that there are land parcels that are not yet zoned, which would provide a much more appropriate location for this development. More appropriate locations for this must be factored into the locations to which the town is expanding. At these locations, developments can be integrated effectively into the traffic management plans from the beginning of the expansion, with much better access to high-capacity road networks than exist in Evanston Park.

Flood Lighting in the Loading Zone

Flood lighting will be required for the loading zones of this development and may spill over the 4.5m Acoustic Barrier. Flood lights may cast a significant amount of light into our homes, in particular the sleeping areas of our children. Excessive use of artificial light can have adverse effects on human health (Pauley, 2004), particularly in terms of our sleep patterns.

Studies have shown that exposure to artificial light at night inhibits the production of melatonin (Lewy et al, 1980), a hormone that regulates our sleep-wake cycle. Furthermore, floodlights are a significant source of light pollution, which can negatively impact the natural environment. Light pollution can disrupt the behaviour and migration patterns of nocturnal animals, affecting their ability to find food, shelter, and mates. It can also interfere with the circadian rhythms of plants, affecting their growth and reproduction. There is no clarity for us about the location and arrangements that will be in place for floodlighting the area.

The Engagement Process

The Community Engagement Charter (Department of Planning, Transport and Infrastructure, 2018) outlines the expectations of consultancy. The charter aims to promote transparency, accountability, and collaboration between the Commission and the community to ensure that planning decisions are informed by community input and values.

As has been outlined throughout this submission, the scale of this proposed code amendment and subsequent development is going to have a profound impact on the residents of the whole town, yet the Engagement Plan (Future Urban, 2023) identifies that consultancy was conducted in an extremely limited region of the greater town of Gawler. The size of the consultation area was grossly inadequate in identifying all the key stakeholders. Increasingly, we are finding that an increasing number of people that live in our direct neighbourhood have not been informed about the Code amendment. It was alarming to find out yesterday (11th March 2023) that residents in Parham Court still had not been informed about the Code Amendment and the Community Engagement Process. It wasn't until a neighbour visited the resident that this particular person was informed about the proposed Code Amendment. This is significant as residents of Parham Court, as well as those in Mold Ct, Rowe St, Rogash Ct and Baldock St (Figure 4), will be affected by anything that affects traffic conditions along Ames Drive/Coleman Parade.

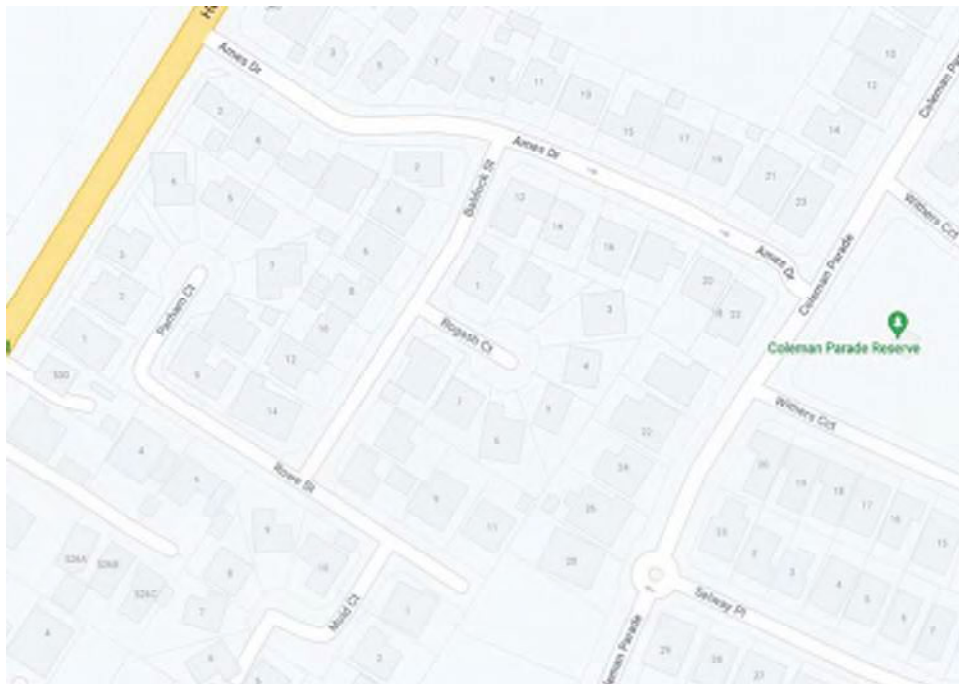


Figure 4 – Google Map view illustrating the single point of access for Parham Ct, Mold Ct, Rowe St, Rogash Ct and Baldock St is through Ames Drive. (Google, n.d.)

As mentioned earlier, many residents of Gawler South who will be affected by the realignment of First St/Sherriff St are also largely unaware of this proposal as well as the impact that this development will have. But most significantly, the whole town of Gawler will be impacted by the additional traffic generated through Main North Rd by this construction, as well as the congestion that an additional traffic management treatment will have on traffic flow through our town. This engagement process has fallen short of capturing the concerns of the Gawler community that will be impacted by the proposed Code Amendment.

It's therefore my belief that the inadequate range of the community consultation has failed to meet the Community Engagement Charter in the following performance outcomes:

- Engagement is genuine: People had faith and confidence in the engagement process.
- Engagement is informed and transparent: All relevant information was made available and people could access it.

Concluding Comments

There are very few developments in greater Adelaide where a development of this magnitude has been constructed adjacent to established residential properties. Whilst critical shortages of land might warrant infill development through suburbs in metropolitan Adelaide that are in alignment with pre-existing zoning requirements, this is not the situation in Gawler. There is an abundance of other lands within the expansion areas that should be zoned according to this type, that would integrate far more effectively into the existing transport infrastructure and would have far less impact on the community in which they are built. This is clearly an inappropriate location for the proposed Code Amendment.

Sincerely,

A handwritten signature in black ink, reading "Simmonds". The script is cursive and fluid, with the first letter 'S' being particularly large and stylized.

Justin Simmonds, B Sc, B Ed, M Ed, G C (Sport Coach)

Works Cited

Bennett, R. M., Jones, K. D., Aebischer, J. H., St. John, A. W., & Friend, R. (2022). Which symptoms best distinguish fibromyalgia patients from those with other chronic pain disorders?. *Journal of Evaluation in Clinical Practice*, 28(2), 225-234.

Department of Planning, Transport and Infrastructure (2018) Community Engagement Charter.

Lewy, A. J., Wehr, T. A., Goodwin, F. K., Newsome, D. A., & Markey, S. P. (1980). Light suppresses melatonin secretion in humans. *Science*, 210(4475), 1267-1269.

McDermid, A. J., Rollman, G. B., & McCain, G. A. (1996). Generalized hypervigilance in fibromyalgia: evidence of perceptual amplification. *PAIN®*, 66(2-3), 133-144.

Pauley, S. M. (2004). Lighting for the human circadian clock: recent research indicates that lighting has become a public health issue. *Medical hypotheses*, 63(4), 588-596.

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Staud, R., Godfrey, M. M., & Robinson, M. E. (2021). Fibromyalgia patients are not only hypersensitive to painful stimuli but also to acoustic stimuli. *The Journal of Pain*, 22(8), 914-925.

Town of Gawler (2021) Gawler Community Plan 2030+

From: [jeffnikki](#)
To: [Engagement](#)
Cc: [REDACTED]

Subject: Submission Against Proposed Code Amendment at 550-554 Main North Road
Date: Sunday, 12 March 2023 3:47:26 PM

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

Jeffrey Norman

[REDACTED]

Belinda Monier, Future Urban,

Submission Details

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

Customer type: Member of the public

Given name: Angela

Family name: Zanette

Organisation:

Email address:

Phone number:

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

Comments: I do not support the code amendment. Please see the attachment.

Attachment 1: Opposition-to-Rezoning-Proposal.docx, type application/vnd.openxmlformats-officedocument.wordprocessingml.document, 2.8 MB

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

Angela Zanette

12 March 2023

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

OBJECTION TO THE EVANSTON PARK CODE AMENDMENT 550-554 MAIN NORTH ROAD, EVANSTON PARK

Dear Belinda,

I am writing to submit my opposition to the proposed rezoning of 550-554 Main North Road, Evanston Park, from the current General Neighbourhood Zone to an Employment Zone. While I understand the need for economic development, employment and growth, I believe that this particular development will cause undue stress on the community and negatively impact the quality of life for residents.

The rezoning of 550-554 Main North Road, Evanston Park will result in significant traffic concerns as well as unacceptable levels of noise and air pollution in the surrounding area. Additionally, the proposal being put forward for the development of the land is an inappropriate fit for the surroundings, with the size and scale of the proposal impacting the surrounding environment and negatively affecting the Town of Gawler.

Further to this, it is my belief that adequate engagement was not undertaken with the affected community and excluded some of the most sensitive users in the area.

Traffic Concerns

As a resident of the surrounding area, I am concerned about the potential increase in traffic resulting from the proposed rezoning and development making it difficult to get around and increasing the risk of road incidents and accidents. Some concerns include:

- a. The addition of another set of traffic lights along the south entrance to Gawler will mean that within the 4km section of road from the Main North Road turn off to Gawler through to the bridge at Apex Park commuters will pass through eight traffic control mitigations such as other traffic lights and round-a-bouts. This is an average of one traffic control mitigation every 500m. On top of this there will be three sets of traffic lights within a 600m section surrounding the Gawler Green, Aldi and Gawler Park shopping areas and the Gawler & District College B-12 and Trinity schools.
- b. The current proposal does not detail the traffic impacts to the broader Gawler area, namely issues due to the influx of traffic at the various entry points to our town. This is evident as the proposal plans for a large scale bulky goods outlet that is designed not only to attract

local residents but consumers from all over northern Adelaide, with no evidence these consumers would contribute to other small businesses in our town. As a historical town, the ability to make traffic changes is limited, with the best option to divert large scale traffic generating employment away from the narrow and congested roads.

- c. I believe that the proposed change in an already built up and high traffic area of our town will create a significant increase in rat running through side streets, impacting the safety and liveability of the surrounding community, as people look to avoid the multiple road stops and congestion at traffic lights. The proposal does not outline any proactive or workable solutions to prevent occurrences of rat running.
- d. The proposed changes will make it more difficult and dangerous for pedestrians to navigate the area. Our immediate area contains many vulnerable users and is also very popular with pedestrians. The adjoining residential areas as well as parks, retirement village, nursing home, schools and child care facilities mean young children, school children and elderly members of the community are often walking in the area with a range of accessories including bikes, scooters, mobility aides and prams. The safety risk in the area due to additional traffic and rat running will be compounded by the unsuitability of footpaths especially around round-a-bouts on Coleman Parade and through the chicane at Ames Drive. Our area should promote walkability by locating large scale employment dependent on heavy vehicle access to more suitable areas.

Noise Pollution

The rezoning proposal will introduce considerable amounts of noise pollution to the surrounding area, which would adversely affect the quality of life for residents in our area. The noise will likely disturb the peace and quiet of the residential neighbourhood, making it difficult to sleep, relax and enjoy the outdoor spaces. I note the following:

- a. A bulky goods outlet such as the one planned for in the proposal for the rezoning application will produce various types of noise pollution that will be exacerbated by its immense size, location, long operating hours and the types and volumes of goods sold. Noise generated by large delivery trucks, loading docks, high volumes of customer traffic, plant, equipment and machinery will disrupt the surrounding environment and quality of life for nearby residents without appropriate exclusion zones at the interface between residential and commercial properties. The current zone and commercial entity on the site is appropriate because there is sufficient separation between source of noise and the residential land. The current noise generated is also appropriate in levels and frequency, in line with the residential area. The new proposal will not be able to maintain such suitable separation or levels and frequencies, the claim that the rezoning is in line with simply maintaining the current employment location for the town is misleading.
- b. The proposed mitigation of an acoustic barrier in the form of a 4.5m wall is not an adequate solution to resolve the noise issue because the wall introduces many new issues for the area. Issues regarding the wall include overshadowing and the ongoing costs of maintenance and repairs as well as the costs to change landscaping in order to accommodate the new wall. The proposal does not adequately model the potential impact of overshadowing on the surrounding residents from the wall or building. Additionally, due to an encumbrance along Coleman Parade, those residents are extremely limited in how they can landscape or otherwise conceal the unsightly wall. The consultation zone was not adequate to reflect the true community views on the noise and the acoustic measures. A true reflection of the

community views would need to include residents to the top of the hill above Coleman Parade.

- c. The noise levels, despite any proposed barrier, will impact our ability to operate our evaporative air conditioner which requires open windows as well as compromise our ability to use and enjoy our own backyard and garden. The noise will also impact our ability to live, sleep and work in the back rooms of our house.

Air Pollution

Another concern is that the air pollution generated from the development, primarily through heavy traffic from commercial trucks, trade vehicles and cars, would impact not only the environment but the quality of life of residents and pedestrians. The impacts of vehicle generated air pollution is increased through the close proximity of residential housing to car parks, loading docks and heavy vehicle access roads as well as the volume of vehicles expected to use the site each day. I note:

- a. The pollution from trucks and cars can have a range of negative impacts, including respiratory problems such as asthma, heart disease, and is even linked to cancer. These health issues can be particularly severe for children, elderly people, and individuals with pre-existing health conditions.
- b. The pollution, despite any proposed barrier, will likely compromise our fresh air, bringing dust and other particles that will impact on our ability to safely operate our evaporative air conditioner which requires open windows as well as compromising our ability to use our clothes line and otherwise enjoy our backyard.
- c. The proposed commercial development, with its increased traffic and resulting air pollution, goes against the Town of Gawler's and the South Australian Government's responsibility to protect the health and well-being of residents. I urge you to take seriously the impacts of air pollution when making your decision on the rezoning application.

Concerns Regarding the Concept

In general, the concept being put forward as part of the rezoning application shows that zone is not an appropriate fit for the surrounding area. This includes:

- a. The size and scale of the proposed development will make it the most dominant feature of the landscape and compromises our homes, our suburb and our town's historical significance (Figure 1 and 2).
- b. Engineered solutions such as an acoustic wall to block noise pollution introduces too many additional issues to residents.
- c. The cost of controlling noise and air pollution from our residential home would require extensive and costly upgrades including double glazing and other acoustic seals, in wall insulation, ventilation and dust filtration and will impact our ability to have open windows for fresh air and to run our evaporative air conditioner. Additionally, the change in zone will prevent our use of outdoor clothes drying as well as using our backyard and garden for our enjoyment.
- d. The buffer zones are not suitable as they do not provide adequate separation or transition between residential and heavy commercial use. The proposal does not detail what the building exclusion zone can be used for and as such is not a true separation between the residential area and the employment zone.
- e. Any future employment opportunities at the site should be within the existing General Neighbourhood Zone in order to fit with the surrounding residential area and to not further

increase traffic congestion in the area. Suggestions that the rezoning is simply to formalise and preserve the existing employment generating land use of the area and will introduce zoning in accordance with its current use are misleading and do not take into consideration the size and scale of the rezoning plan as well as traffic generation, the move from predominately local customers to attracting people from all over northern Adelaide, the increase in truck movements and loading/unloading in proximity to housing as well as the hours of operation would not provide relief.

- f. The landscaping buffer is not an adequate width to accommodate 6m trees without significant overhang of our properties, and does not adequately allow for sufficient ground level landscaping to help absorb noise and vehicle pollution in line with best practice solutions. It also does not take into consideration the suitability of root systems on the encumbrance along Coleman Parade.
- g. There is no report or modelling of the overshadowing that could be expected by the proposal, including from the 4.5m wall, 6m trees and possible 13m structure.
- h. The proposal does not clearly outline the use of the proposed 9m building exclusion area. That is, what can that exclusion area be used for? Car Parking, heavy truck passageway?
- i. The 'sections demonstrating interface with adjoining residential' diagrams are not to scale and do not give a true indication of the impact to residential properties.
- j. The information sheet is misleading when compared to the proposal and annexes which clearly outlines the planning basis is for a 16,000sqm bulky goods outlet and several smaller 2,000sqm outlets.
- k. I am also concerned that the proposal will have a negative impact on property values in the immediate area if the rezoning goes ahead. Devaluations can be expected in the vicinity of large commercial properties such as bulky goods outlets. At the very least the proposal will likely reduce the number of potential buyers.



Figure 1: The planning basis of the development application is for a 16,000sqm building which is represented by the yellow border. For context, the current building area for Vadoulis Garden Centre is approximately 2,000sqm.



Figure 2: Impression of proposed heights, showing the approximate scale against houses in Coleman Parade.

Concerns regarding Community Engagement

The application to rezone 550-554 Main North Road, Evanston Park required consultation in accordance with the principles of the Community Engagement Charter. I believe some of the performance outcomes under this charter have not been adequately met. This includes:

- a. The extremely narrow community consultation area which includes the park on Coleman Parade at the corner of Ames Drive but doesn't include the actual houses that face onto the park and Coleman Parade. The consultation area excludes other locations on Coleman Parade that house some of the most vulnerable and sensitive users of the area, the retirement village and the nursing home. A true community consultation would also involve all residents in the line of sight of the proposed site and most likely to be impacted by the changed traffic controls. This would include as a minimum the area from Potts Road to Third Street and up the hill beyond Coleman Parade to at least Kelly Court. It should not have fallen to residents to try and inform the directly affected local community of the changes.
- b. The lack of and late communication of the proposal to the entirety of our town and the limited resources used such a social media posts do not constitute adequate engagement based on the demographics of the even the closest residents, not affording them a true and genuine chance to engage with the process.
- c. The representatives of Future Urban present an argument in their information sheet and have reiterated several times verbally, including at the Gawler Council Special Meeting on 7 Mar 23, that the code amendment is just a process to formalise the code consistent with the current use of the land in accordance with its use over the past 50 years. This is not a true reflection of the zone change when considering the current business (Vadoulis Garden

Centre) against the planning basis for the rezoning proposal. The current land use is in line with the existing zone and fits with the environment while the plan and potential use of the rezoned land does not. This is extremely misleading to community members as their messaging is not consistent with the details in their full proposal.

Conclusion

In conclusion, I strongly object to the proposed rezoning of 550-554 Main North Road, Evanston Park. The negative impacts from traffic, noise and air pollution as well as the inappropriateness of the proposed development in its surroundings have not been adequately reduced by the proposed controls. I urge the decision makers to reject this proposed code amendment and instead, I encourage our local and state governments to work constructively with potential employers to explore other, and all available options that will not put undue stress on our community or compromising the quality of life that residents value so highly.

Thank you for considering my objection.

Sincerely,

Angela Zanette

Belinda Monier

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Sunday, 12 March 2023 4:18 PM
To: Engagement
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Attachments: Submit-feedback-on-the-550-554-Main-North-Road-Evanston-Park-Code-Amendment.docx
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: Cynthia
Family name: Roberts
Organisation:
Email address: [REDACTED]
Phone number: [REDACTED]
My overall view is: I do not support the Code Amendment
Comments: I oppose to the proposed code amendment of 550 – 554 Main North road Evanston Park. I believe amendment is wrong for this locality reasons are stated in the attachment.
Attachment 1: Submit-feedback-on-the-550-554-Main-North-Road-Evanston-Park-Code-Amendment.docx, type application/vnd.openxmlformats-officedocument.wordprocessingml.document, 16.9 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: [Cynthia Roberts](#)
To: [Engagement](#)
Cc:

Subject: Opposal to Proposed code amendment of 550 – 554 Main North road Evanston Park AR
Date: Sunday, 12 March 2023 4:15:09 PM

Good Afternoon,

I am writing this email to oppose the proposed code amendment of 550 – 554 Main North road Evanston Park. My property [REDACTED] [REDACTED] [REDACTED] It should remain as General Neighbourhood as this is the most appropriate zone for the area for the reasons I have detailed below:

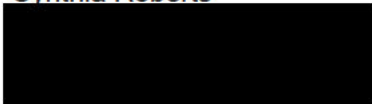
I believe amendment is wrong for this locality for the following key reasons:

- 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, it will generate significant additional traffic in an already congested area which already has two other sets of traffic lights in close proximity. This code amendment is predicted to add up to 965 vehicles an hour, the proposed traffic lights will be the third within 600 metres and not alleviate this congestion. Traffic problems along Adelaide Road is likely to result in “rat running” in adjacent residential streets that are not designed to handle large quantities of traffic (Ames, Sheriff and Coleman).
- Landscaping of the site will be minimal and have a negative impact on the appearance/amenity of the area. The rezoning will remove up to 28 trees, the proponent has not committed to upgrade the existing public realm at the interface of the land, including the provision of street trees and the like, just that the opportunity exists.
- The commercial activities will generate noise that will affect the lifestyles of adjacent residents. The acoustic report conducted on behalf of Future Urban and uploaded to the Plan SA website recommends a 4.5 metre acoustic wall for properties that back onto the site in order to satisfy the noise level recommendations as set out by the World Health Organisation. Given that the acoustic report underestimated the volume of traffic by almost 600 vehicles an hour, the reports recommendations can not verify whether the recommended 4.5 metre wall and administrative controls will prevent annoyance, sleep disturbance and unreasonable interference on the amenity of the area with any level of confidence. Due to the orientation and size of properties along Ames Drive, it is highly likely that this wall will lead to complete overshadowing of people’s yards during the winter months. A 4.5 metre wall is not acceptable and residents should not be required to put up with one in order to meet acoustic requirements. The size of the wall alone will lead to a significant reduction to the quality of life of residents, let alone the noise it will be unable to attenuate.
- The amendment is inconsistent with elements of Council’s Community Plan 2030+ To use the ‘affected area for commercial uses’ does not align with the Gawler Community Plan 2030+. In fact should this code amendment go ahead, as alluded to above, some of the goals in the Gawler community plan may no longer be achievable. Regional Plan P86 - Ensure that new urban infill and fringe and township development are aligned with the provision of appropriate community and green infrastructure, including:
 - walking and cycling paths and facilities
 - local stormwater and flood management including water sensitive urban design
 - public open space
 - sports facilities
 - street trees
 - community facilities, such as childcare centres, schools, community hubs and libraries

- The code amendment will lead to development that will create a negative entry statement to the historic core of Gawler.
- The scale of the development permitted under the proposed code amendment will significantly impair the visual amenity of not only the local area but will also change the appearance of the entry to Gawler from the south for the worse. Given that Future Urban chose to only consult an extremely small number of the Gawler community, this code amendment will have a significant detrimental impact on the Gawler community should the code amendment be successful as the majority on the community are unaware of this proposal.
- This amendment will place strain on existing infrastructure including opens spaces, shops, utilities and roads.

The proposed code amendment will have a significant negative impact on myself, my family, local residents in the immediate vicinity and the wider Gawler community.

Kind regards,
Cynthia Roberts



From: [Piccolo, Tony](#)
To: [Engagement](#); [Belinda Monier](#)
Cc: [Ingram, Hayden](#); [Piccolo, Tony](#)
Subject: Submission - Code Amendment - 550-554 Main North Road, Evanston Park, SA, 5116 - Updated and Final Version
Date: Sunday, 12 March 2023 4:16:40 PM
Attachments: [image001.jpg](#)
[code amendment submissions .pdf](#)
[code amendment 3.pdf](#)
[code amendment 4.pdf](#)

Dear Ms Monier

Thank you for the opportunity to provide you feedback on the proposed code-amendment for 550-554 Main North Road, Evanston Park, SA, 5116 and trust this email finds you well.

Please accept this version as my formal submission as it updates my earlier submission.

Brief Overview of the Proposal

The purpose of the code-amendment is to change the parcel of land from a General Neighbourhood to an Employment Zone. Overall, it would change a generally residential zoned piece of land to one which will accommodate commercial activity, including retail, bulky goods and the like. Under the draft proposal the whole 4 hectares of the site will be rezoned and allow for a built form of up to 13 metres. The buildings will be complemented by associated carparking and an entry/exit point to the land from Main North Road and facilitated by a new set of traffic lights. In addition, there will be provision for stormwater management, landscaping, and barriers in the form of 4 metre walls to reduce noise impact emanating from the site.

Land Management Agreement

The Code-Amendment, if successful will be supported by a Land Management Agreement outlining infrastructure requirements to be delivered and identifying land-uses that purportedly will not be permitted on the site . (e.g., petrol station and fast-food outlet).

My Interest

I am the local Member of Parliament for the area and have been working with residents to ensure they fully understand the proposed code-amendment and have their voice heard. Residents have been encouraged to submit their own submissions reflecting their views of how the proposed code amendment may or may not impact on them specifically.

The purpose of this submission is to communicate some overall key concerns residents have expressed to me at community forums and by providing me with copies of their submissions. It does not seek to cover every issue raised by residents in their submissions.

Further Submissions

This submission is reinforced by a **further 465 submissions which are enclosed.**

The signatories to the submissions enclosed are **opposed** to the proposed code amendment for 550-554 Main North Road, Evanston Park (Vadoulis Nursery) because they believe the amendment will facilitate development that will create a net loss for the greater Gawler community, and in particular, for the residents living in the locality.

Issues of Concern

Residents believe the 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.

The scale and intensity of the development allowed under the proposed code-amendment will dominate the streetscape in the locality and detract from the amenity provided by the racecourse across the road. Additionally, the rest of the locality is characterised by low-density housing, and the proposed zoning is out of character for the locality. The code amendment is inconsistent with the Town of Gawler Community Plan that seeks to reinforce the historic nature of the town and particularly, the entrances to the historic parts of the town. This development marks the entry to the historic, or older parts of Gawler.

- While the proposed traffic lights are essential if the amendment proceeds, it 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 are likely to result in “rat running” in adjacent residential streets.

Many of Gawler’s key roads are badly congested during certain periods of the day, and many residential areas experience “rat running” by motorists who seek to avoid congestion on the main roads. This locality has already experienced “rat running” in the past, and the inclusion of a third set of traffic lights (while necessary if the code-amendment proceeds) within a 600 metres distance will only encourage “rat running” through Coleman Parade, and adversely impact on the quality of life for residents living in that precinct.

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

Landscaping suggested in the code amendment reports will not be sufficient to reduce the impact of the scale and intensity of the development that could occur on the site.

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

While the acoustic reports suggest noise can be managed within “accepted” standards, the experience of residents in other like developments (eg Gawler Park) would suggest otherwise. Residents shouldn’t be required to risk their quality of life for this development, when alternative sites exist.

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

The ad hoc nature of the proposed code amendment in this locality speaks against the objectives outlined in the Gawler Community Plan 2030+ and the Gawler Economic Development Strategy 2020-2025 which emphasise the need to reinforce the historic (urban) core of the town. Other locations would have significantly less impact.

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

The proposed LMA cannot guarantee that a fast-food outlet or petrol station will not be built on the site in the future. Land ownership change over time and new owners may wish to maximise their returns by providing those two services. This concern is reinforced by the Supreme Court decision Zweck v Town of Gawler [2015] SASCF 172; 124 SASR 319; 331 ALR 137; 214 LGERA 290 in which the Town of Gawler was a party.

For the reasons outlined above residents in the area do not believe the proposed code=-amendment should be approved.

For any further information please do not hesitate to contact me on [REDACTED] or via return email.

With Kind Regards

Tony




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SUBMISSION IN RESPONSE TO THE PROPOSED CODE AMENDMENT FOR 550-554 MAIN NORTH ROAD, EVANSTON PARK

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- 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.

Name	Street/Residential Address	Email	Contact Number	Signature
RICHARD EVANS				
GEOFF SLAYE				
Philip Jones				
Den DIECKMANN				
Samantha GILES				
Natalie Giles				
Michael Modesti				

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DAVID GILES	[REDACTED]			
MICHAEL BAILEY				
NEIL MANOEL				
ANTHONY HARNETT				
JOSIE HARNETT				
PETER DAVIS				
LEATH HENDERSON				
IAN MILLER				
W. R. RAY				
ALLAN EVANS				

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Indy Lawrie				
TAHLIA KARAGIANIS				
Lachael Burr				
Tennille Douglas				
Emma Kingote				
PAUL KAUMTIS				
Stephanie Watson				
JACINNA BURNS				
Dayna Stunell				
Clair Allen				

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MATTHEW POOLE				
Jamie Crampton				
Simone Garrard				
Andrew Jones				
Sarah Robinson				
BRANDEN KENTON				
David Darmenia				
Jared Storer				
Glen word				
Kade Huxtable				

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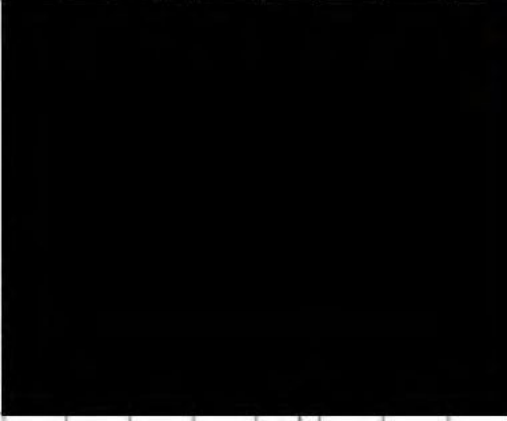








Name	Street/Residential Address	Email	Contact Number	Signature
Aidan Jones				Aidan Jones
Annella Swan				Annella Swan
Nikki Mustee				Nikki Mustee
Luzie Lonsdale				Luzie Lonsdale

**SUBMISSION IN RESPONSE TO THE PROPOSED CODE
EVANSTON PARK**

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Ina Richardson				
Isabella Lim				
Robyn Bray				
Taylor Riggs				
DIANNE MACKENZIE				
Jeann Lange				
Theresa Asher				
Barbara Cooper				

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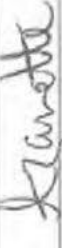
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Name	Street/Residential Address	Email	Contact Number	Signature
Gill Rhodes	[REDACTED]			[Signature]
Renee Penman	[REDACTED]			[Signature]
Margaret French	[REDACTED]	ston pk		cb. d. French
Bill French	[REDACTED]	ston pk		W. French
Daniel Ferguson	[REDACTED]			D. Ferguson
WAYNE GREATORIX	[REDACTED]	STON PK.		W. Greatorix
Dianne Cooper	[REDACTED]	ston pk		d. cooper
Rae & Ian Willshire	[REDACTED]			R. Willshire

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IAN MATTHEWSON				
Lip Sweetman				
LUKE KOLK				
Katelyn Tuxter				
Darren Hutton				
Olivia Watson				
Samara Taylor				
David Thurstall				
Clinton Alessi				
ANGELA ZANETTE				

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Name	Street/Residential Address	Email	Contact Number	Signature
Debbie Horne				D Horne
Geraldine Cowie				geraldine
K. Buchanan				K Buchanan
J. Shaw				J Shaw
Emily Cobb				Emily Cobb
SWANER				SWANER
D. Winder				D Winder
O. Larner				O Larner
Emily Swice				Emily Swice
JEFF NORMAN				Jeff Norman

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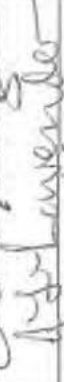
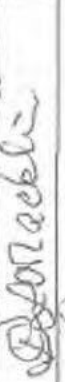





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Joan James				
Rosemary Taylor				
Linda Aileen				
Maureen Abby				
Lyle Bevan				
Rebecca Lawler				
Aime Crawford				
Lesley Howard				
tyson mika-sears				

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Cardyn Williams				
Kris Pietris				
Mary Joyce				
Jane Wender				
Pi Macklin				
Ben Cave				
Ben Kippers				
Pierre Marsh				
Jenny Miller				
Andrew Williams				

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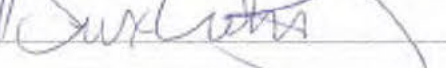


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McDunkeld				
M. Ritsch				
Ms O'Sullivan				
Kathryn A McQuig				
P.A. Chambers				
V Baines				
J. Underwood				
R. Cranwell				
G. Harding				
P. Threlkeld				

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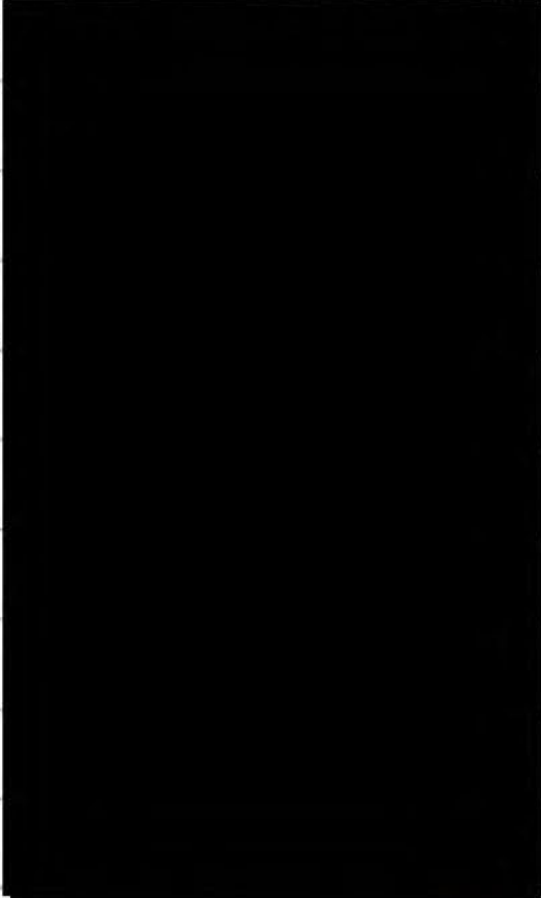

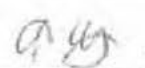

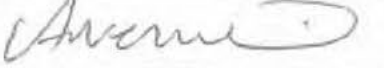



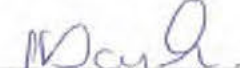
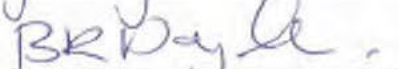

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Erin Bussenschutt				
Matt Darling				
Abbie Carse				
Giovanni Cavallaro				
R Connolly				
W Connolly				
A Cooke				
Matt Bunder				
Mitchell Doyle				

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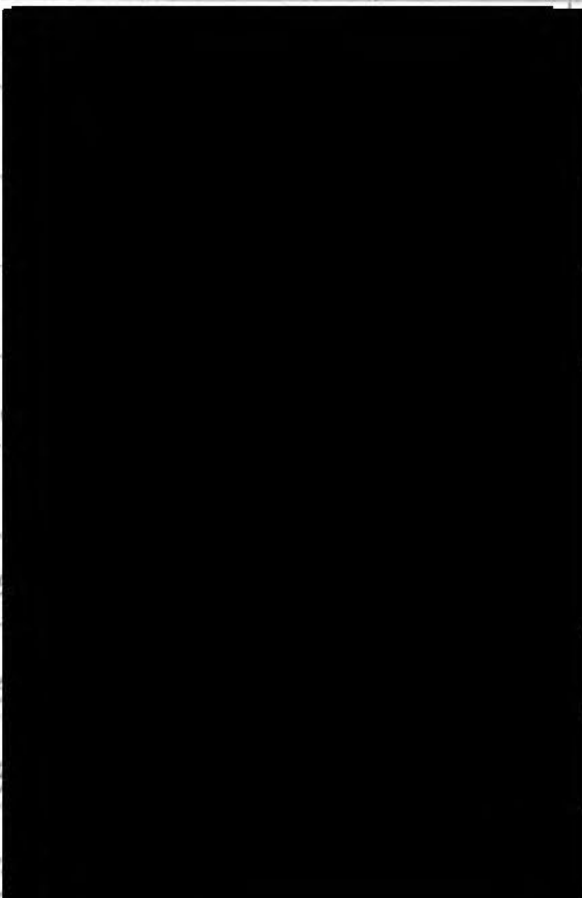



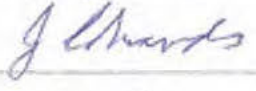
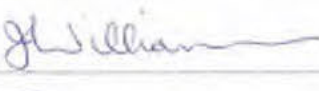




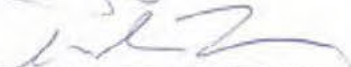
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Riley Dayle				
Ally Tregent				
Lucas Frylink				
Ashlee Neumann				
Amy Attridge				
N. J Harris				
Noel HARRIS				
Jenny Dayle				
Bradley dayle				
Robert Dayle				

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M. SHARD				
R. NAYLOR				
J. EDWARDS				
J. Williamson				
T. CUMBERTSON				
Julie Stanley				
JEFF Stanley				
Geoff Nethercott				
LESLIE FARMER				

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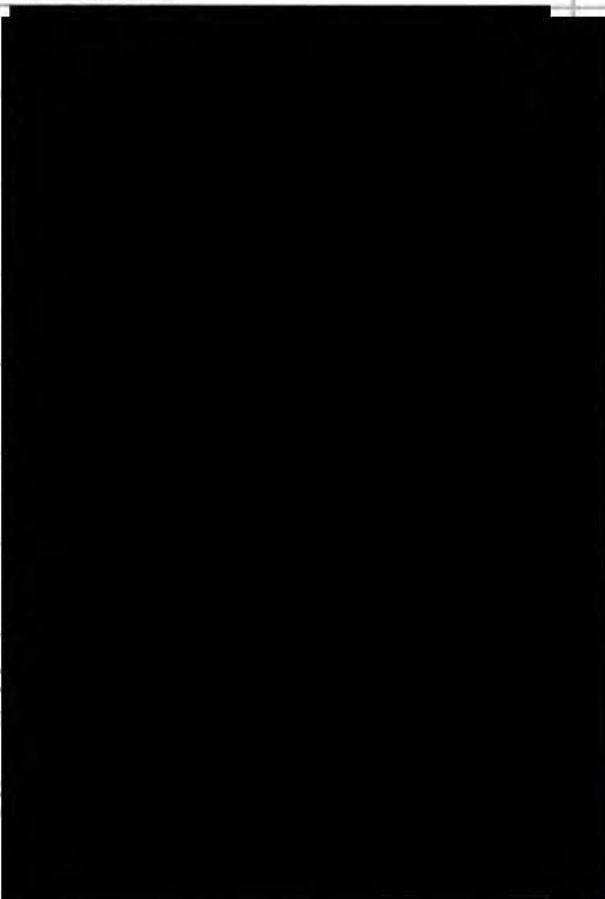










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MARION JUNE				
Ruth Wickham				
DOUG WICKHAM.				
Sharyn Arthur				
Robyn Saunders				
Trevor White				
A. Meadows				
G. Williams				
L. McADAM				
S. McAdam				 x

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JULIE ROBERTS				
Karen Prause				
Debbie Krauel				
Andy Krauel				
HERBERT PRASSE				
Glen Krauel				
Kerry Jolly				
Lee Nethurall				
CHRIS DAULBY				
WENDY DIDDLE		MON GARDENS		

SUBMISSION IN RESPONSE TO THE PROPOSED CODE AMENDMENT FOR 550-554 MAIN NORTH ROAD, EVANSTON PARK

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BEN REYNOLDS				
PETER CHRISTOFF				
GREG DUMMOND				
Colleen FARROW				
Debra Hewish				
Kerri Spaven				
Gail Wilkey				
Sue BAINES OAM				
Mary Green				
JOHN JAYAL				
BRIAN MANWARING				

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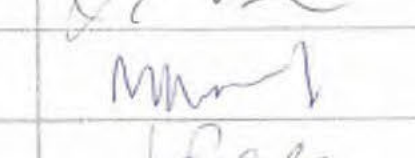


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Dawn Stopforth				
Rhonda Gardner				
K. Allen.				
Brian ROBERTS				
RAY BETTENS				
BRONWIN BETTENS				
LOB HARRIS				
Leanne Roddam				
Marg Harris				
Michael Roddam				

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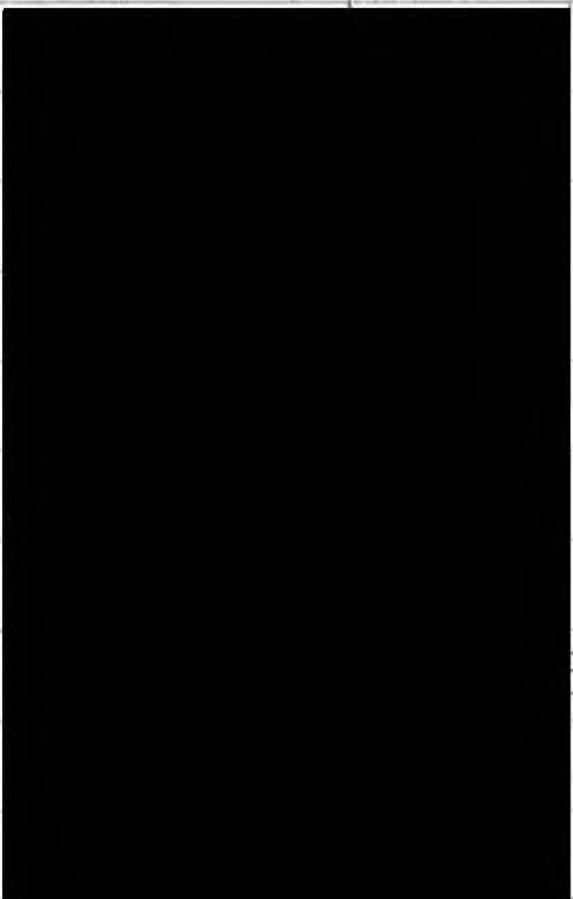
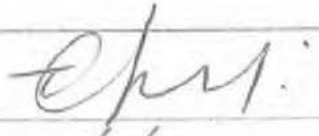



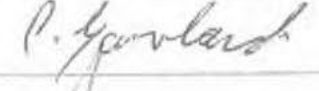


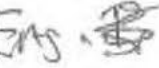
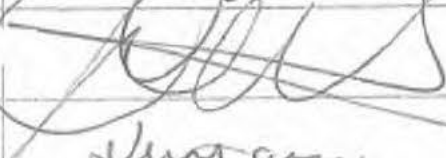
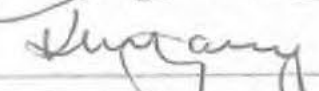

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Name	Street/Residential Address	Email	Contact Number	Signature
Susan Newman				
CAREY Newman		" "	" "	
Paul Ivanovich				
Jozef Niesen				
Rosemarie Niesen				
Maira Wilton				
Joan Robertes				
Dennis Roberts				
RAN NEWELL				

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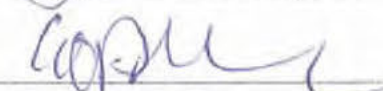





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Tanya Leslie				
Gordon Wickham				
BRIAN PURCELL				
TERRY CAIR				
CORAL GOWLAND				
Jan Clarkin				
Dawn Marshall				
BRIAN CAWELL				
Karen Young				
Caitlin West				

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MICHAEL HARNETT				
DONNA HARNETT				
David Dohse				
Inita Williams				
Gayle O'Donnell				
STUART NAS				
LYN NAS				
Carolyn Bennett				
Samantha Sutch				
Sam Harnett				

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Amy Kay				
Paula Bailey				
Steve Webb				
DAVID DAWSON				
Kathy Dawson				
Charmaine Bird				
Carra Fraser				
Brooke Dawson				
Sharon Minge				
Gloria Minge				

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Tony Mangiola				
Rebecca Dunbar				
GUEN DUNBAR				
Krys Buzalek				

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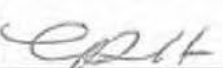


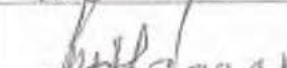
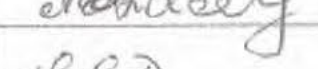


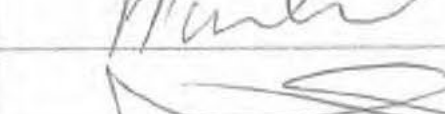
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Name	Street/Residential Address	Email	Contact Number	Signature
B STALLBOM				B Stallbom.
C. CEFONE				C. Cefone

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Emily Munro				
Ryan Hastings				
Gail Harris		N/A		
PATRICK SHEPHERDSON		—		
Brian Lacey				
MONA LACEY				
Shirley Branson				
PHILIP PARKER				
Penny Parker				
Neil Owens				

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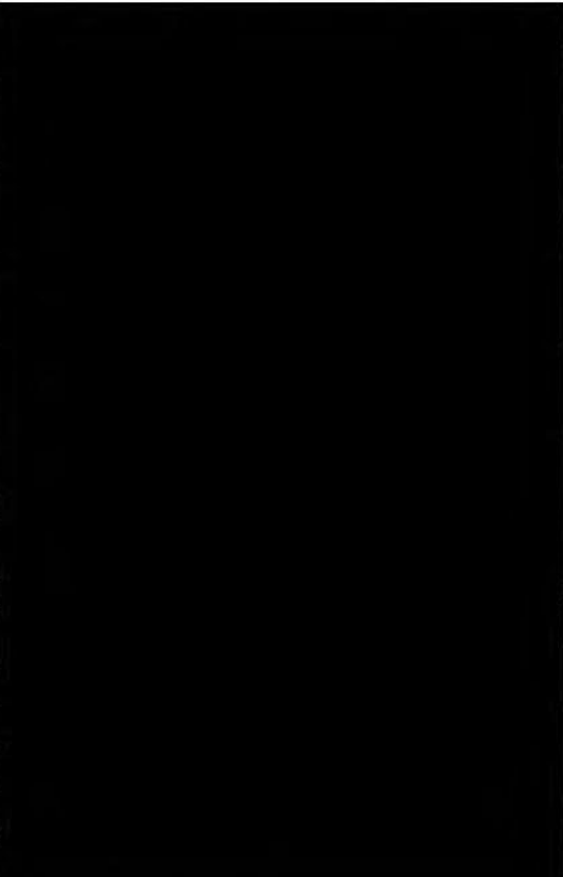
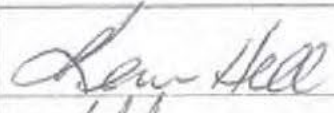

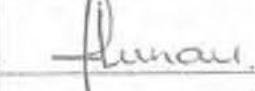
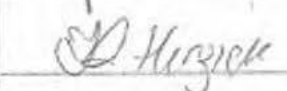
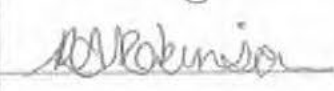

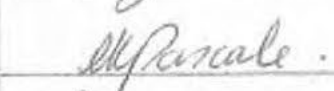

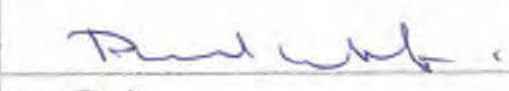

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JUNE LAVENDER				J Lavender
ROCKY ALLWOOD				Rocky
JUDY BOUCHER				Judy Boucher
Wendy Wright				Wendy Wright
SANDRA RAGGIO				Sandra Raggio
GRADES PLIFF				Grades Pliff
BRENDA AIRD				B. Aird
Margaret May				M May
Karen Sellar				K Sellar
Jackie Goodrich				J Goodrich

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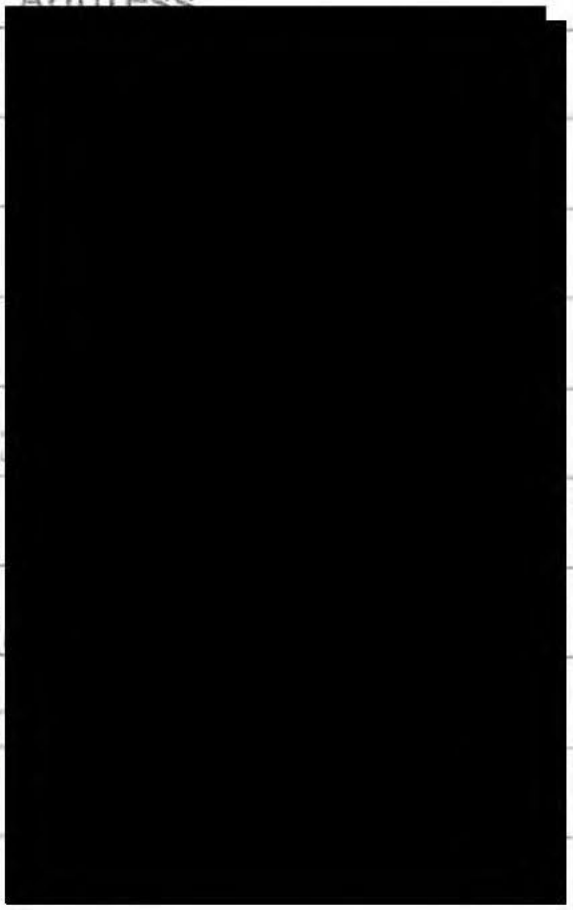
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KEN HILL				
Louise Andrew				
Julie Lunan				
Tanya Herzick				
Robyn Robinson				
Lyn Bray				
Christine Pascale				
Isabella Boyd				
PAUL WEBB				
Louise Telfer				

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Kristine Jefferys				K Jeff
Marie Sclander				M Sclander
Jane Montgomery				J Montgomery
Sharon Newcombe				S Newcombe
Marion Wright				M Wright
John Wright				J Wright
Kristine Farrugia-Cia				K Farrugia
Travis Farrugia-Cia				T Farrugia
YVES SIBENALIER				Y Sibenaler

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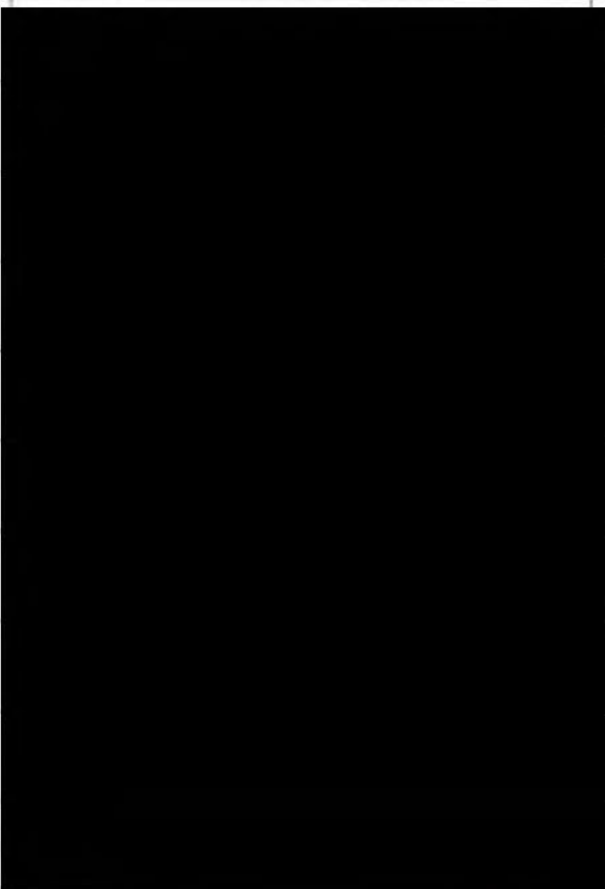


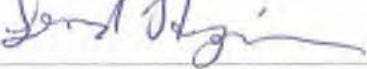




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Daniel Lessac				Daniel Lessac
Megan Robins				Megan Robins
Glen Cristin				Glen Cristin
Wendy Hintze				Wendy Hintze

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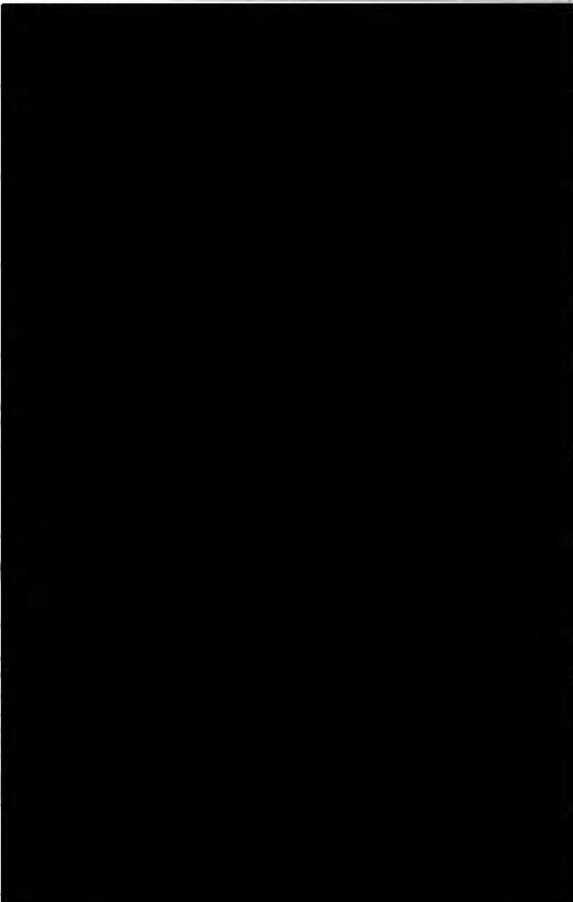


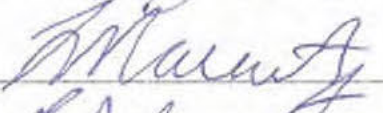
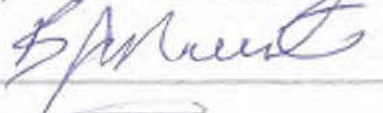





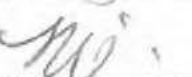
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MARK BEVIS				
Susan Higgins				
GERARD HIGGINSON		" " " "	" "	
Ros Bevis				R. Bevis
KEN BEVIS		" " " "		K. e. Bevis
Aaron Bevis				A-B
LYNDALL BEVIS				
GRAHAM MERKEL				
MICHELLE MERKEL		" " " "		
Peta Murphy				

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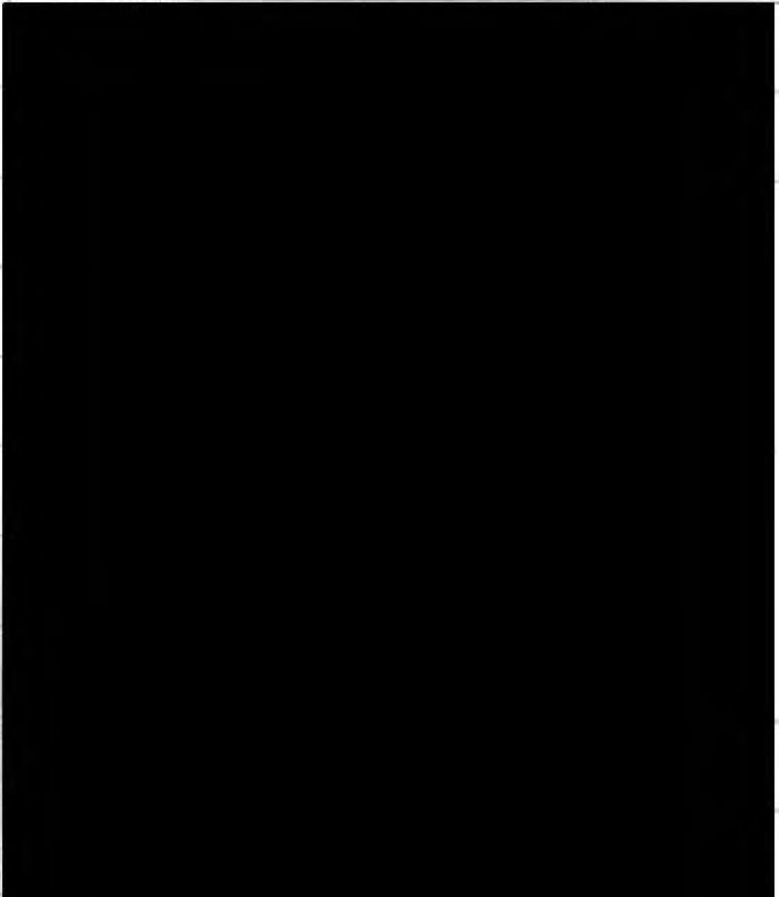
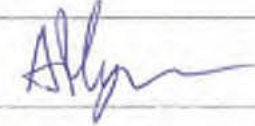
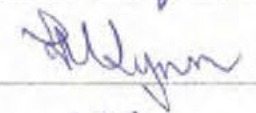
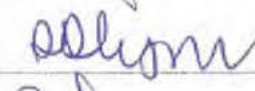
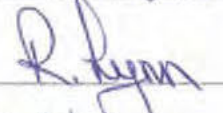
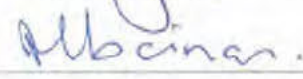



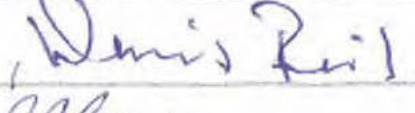

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Name	Street/Residential Address	Email	Contact Number	Signature
Kerry Hill				
Cathy Steger				
Lyndie Maurits				
Brad MAURITS				
Emma Godrik				
Roger Basso				
Lily Martin				
Leanne Swann				
Negon Smith				
LEIGH GOWLING				

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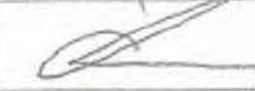



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ALEXANDER LYNN				
LINDA LYNN				
ADRIAN LYNN				
ROB LYNN				
ANNE USCINAS				
Sharyn Capelli				
SYLVIA BARNES				
WAYNE HUIER				
DEN BEVIS				
Pat Bevis				

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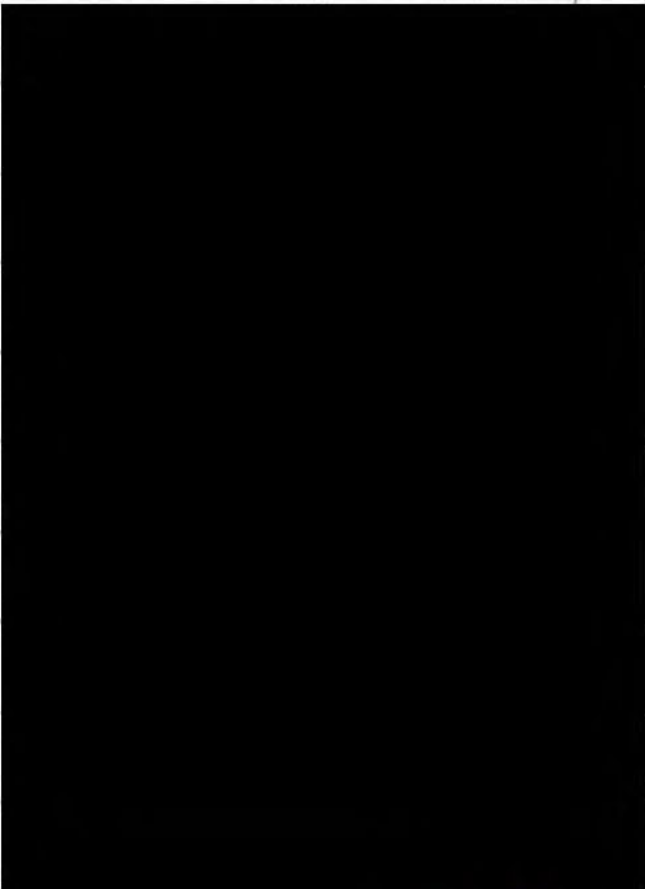




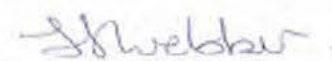




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Name	Street/Residential Address	Email	Contact Number	Signature
D. W. Smith				
J. Glazer				
LBIELEST				
S. Sharma				
T. Smith				
P. Tripalw				
A. Lee				
R Semmler				
C. Burdett				
A. Bruning				

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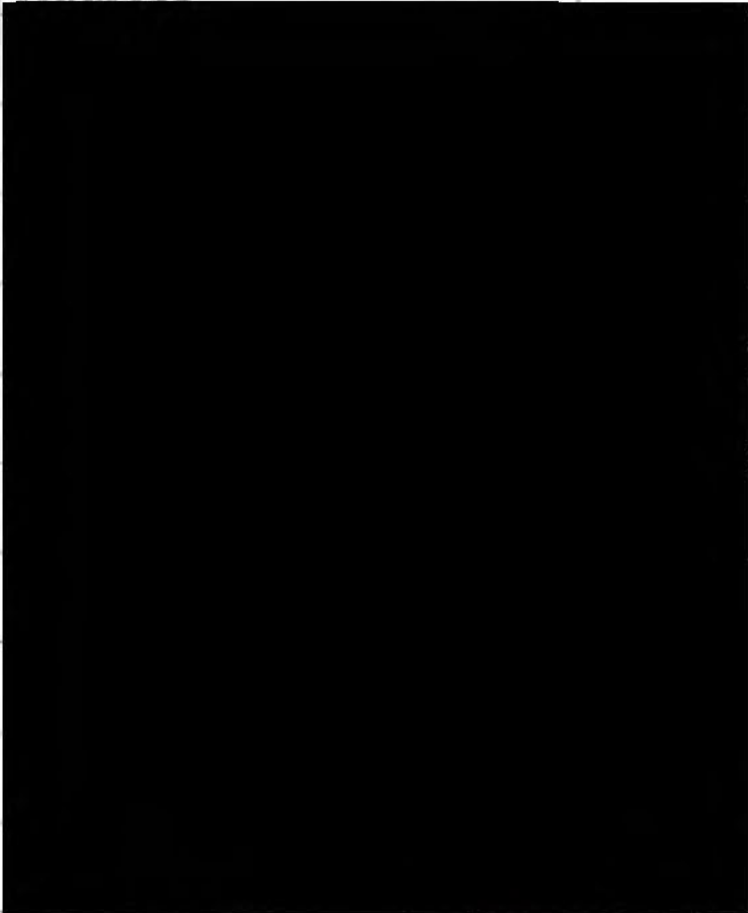









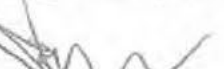
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Jemma Davis				
Amy Godfrey				
Michael Davis				
Cathy Coutie				
Helen Webber				
Gary Speed				
Ann Grzymacz				
Kylie Nesbitt				
Rachel McGuire				

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SANDRA CARLING				
Tina Newell				
GARY CARLING				
Val Ward				
Roger Ward				
Rocio Wessitt				
Debra Jeffries				
Tom Jeffries				
W. Cole Jeffries				
Timothy Jeffries				

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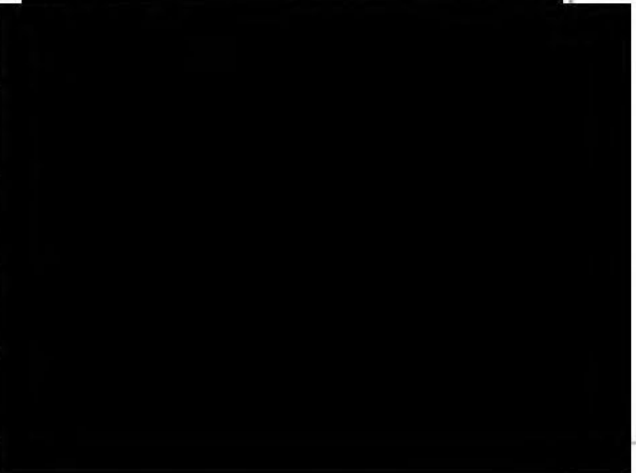




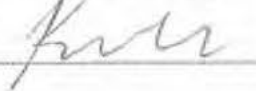
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Josh Armstrong				
Mark Nettleton				
William O'Donnell				
Elizabeth Nettleton				

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Megan Winkworth				
Lynette Hutton				
Karen Farr				
Brianna Fuller				
Kerrie Wilson				

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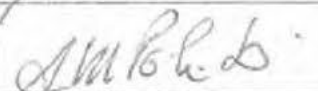

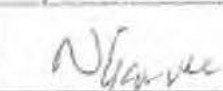
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Ella Rowson				
Gemma Hards				
Katie Todd				
Ben Borden				
VEIL CARTER				
LORRAINE ELLABY				
TREVON GOLING				
Josh Testagrossa				
Brenton Foreman				
Catherine Michael				

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Amelia McKessor				
NATHAN SCOTT				
SHARON JOHNSON				
Michelle Martin				
Darren Donaldson				
Cathy Carbone				
Franco Carbone				
Louise Polids				
Sam Taylor				
Natalie Gammie				

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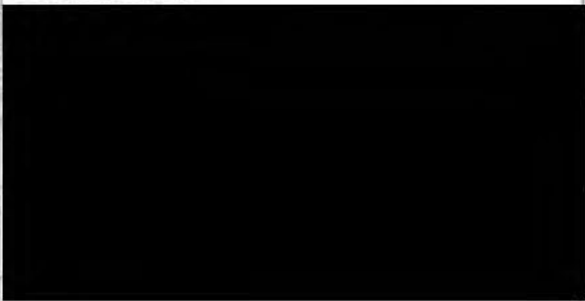
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LEE WINGATE				
GRACE LACEY				
PAUL WINGATE				
LORRAINE HODGSON				

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Lorraine Pearson				
Debi Chamings				
Rikki-Lee Byrne				

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Pam & Brian Shields				P Shields
Michael Wright				Michael Wright
Raylene Bayley				Raylene Bayley
Ian Tooley				Ian Tooley

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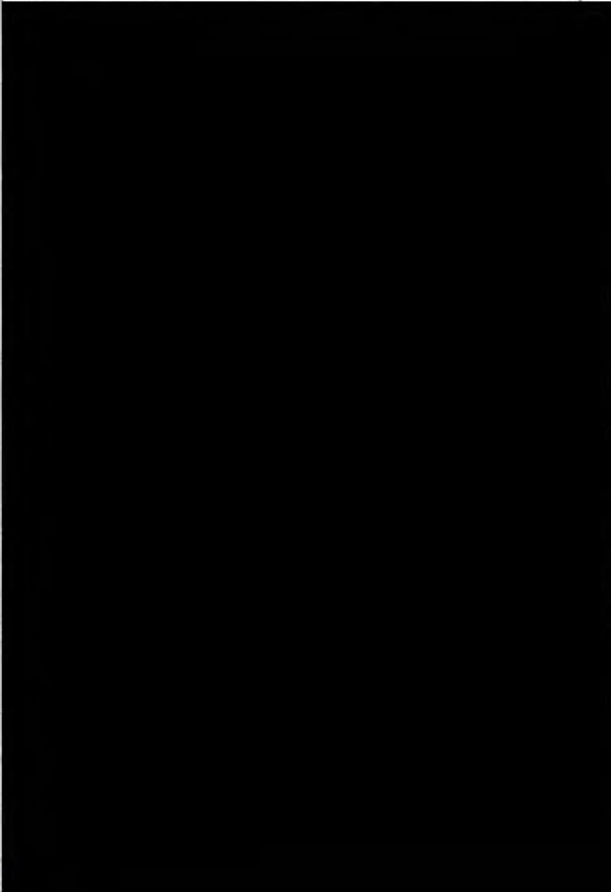







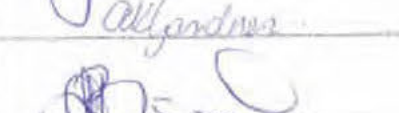


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JOHN HEWKOWICZ				
Anthony Hozzeli				R. Hozzeli
Michael Stokas				
Brian Robinson				Robinson

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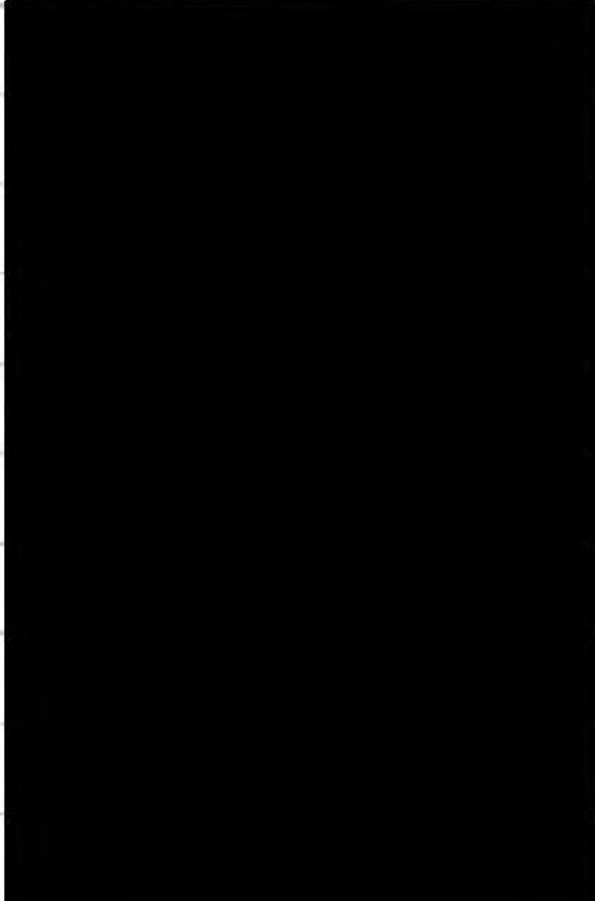










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RAEHEL ANDERSON				
DION BILSKE				
Rob Knight				
Rebecca Knight				
Andrew Carr				
T. Dosssett				
Ricky Wright				
Jenny Wright				
Anne Gardner				
Margaret Birk				

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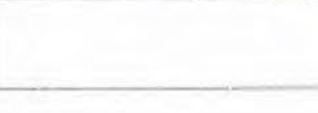
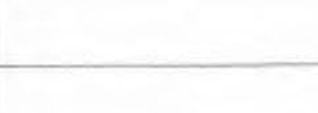
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Paul de Ron				
Carole Haverson				
Mary Arnold				
Russell Smith				
Anthony Cogan				
Jenny Judd-Smith				
Joan Wilkinson				
Daniel Hough				
R MORTON				

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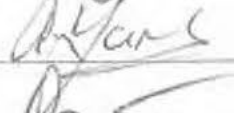
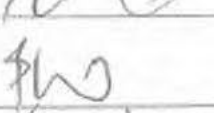

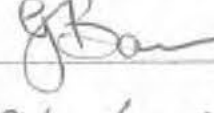

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- The amendment is inconsistent with elements of Council's Community Plan 2030+
- The code amendment will lead to development that will create a negative entry statement to the historic core of Gawler.

Name	Street/Residential Address	Email	Contact Number	Signature
Jess McKenzie				
Ali Chapman				
Ian Chapman				
Ian Button				
Lynn Feeney				
Jane Feeney				

SUBMISSION IN RESPONSE TO THE PROPOSED CODE AMENDMENT FOR 550-554 MAIN NORTH ROAD, EVANSTON PARK

We, the undersigned signatories to this submission indicate our opposition to the proposed code amendment for 550-554 Main North Road, Evanston Park (Vadoulis Nursery) because we believe the amendment will facilitate development that will create a net loss for the greater Gawler community, and in particular, for the residents living in the locality. We believe amendment is wrong for this locality for the following key reasons:


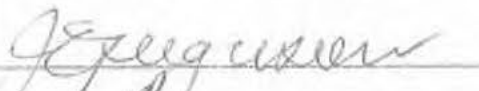

- The scale of the development permitted by the proposed code amendment will significantly impair the visual amenity of the locality and have a detrimental impact on the Gawler community.
- While the proposed traffic lights are essential if the amendment proceeds, to will generate significant additional 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.

Name	Street/Residential Address	Email	Contact Number	Signature
ANTHONY MACKERIN				
TESS JONES				
Alan. Larby				
NATHAN SHANKS				
Naomi Bernhardt				
Paul Bernhardt				
Corraine Bernhardt				
Graham Burns				
Michael Millard				
Emily Sabatino				

SUBMISSION IN RESPONSE TO THE PROPOSED CODE AMENDMENT FOR 550-554 MAIN NORTH ROAD, EVANSTON PARK

We, the undersigned signatories to this submission indicate our opposition to the proposed code amendment for 550-554 Main North Road, Evanston Park (Vadoulis Nursery) because we believe the amendment will facilitate development that will create a net loss for the greater Gawler community, and in particular, for the residents living in the locality. We believe amendment is wrong for this locality for the following key reasons:

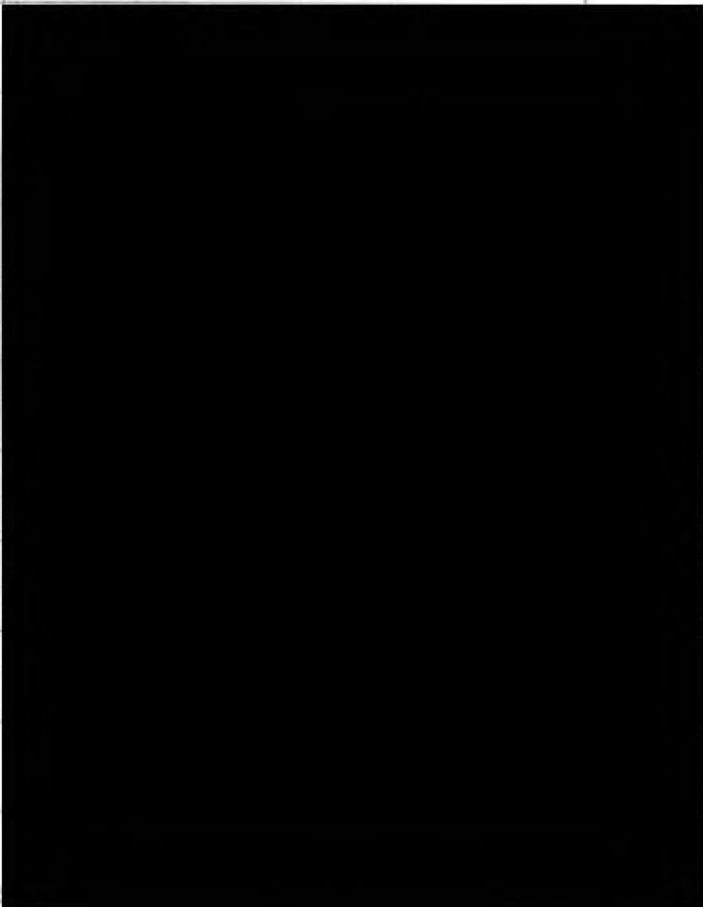

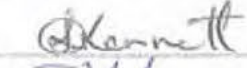








- The scale of the development permitted by the proposed code amendment will significantly impair the visual amenity of the locality and have a detrimental impact on the Gawler community.
- While the proposed traffic lights are essential if the amendment proceeds, to will generate significant additional 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.

Name	Street/Residential Address	Email	Contact Number	Signature
Kim Warland				
Judy Ferguson				
REG WEBB				

SUBMISSION IN RESPONSE TO THE PROPOSED CODE AMENDMENT FOR 550-554 MAIN NORTH ROAD, EVANSTON PARK

We, the undersigned signatories to this submission indicate our opposition to the proposed code amendment for 550-554 Main North Road, Evanston Park (Vadoulis Nursery) because we believe the amendment will facilitate development that will create a net loss for the greater Gawler community, and in particular, for the residents living in the locality. We 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.

Name	Street/Residential Address	Email	Contact Number	Signature
ANDREW KENNETT				
Lynette Kennett				
Stacy Lee Hard				
Leanne Button				
Nancy Kelsh				
GRANT CAMERON				
JOE SEAL				
Jaclyn Speirs				
Michelle Pratt				
Dense Fitzgerald				

SUBMISSION IN RESPONSE TO THE PROPOSED CODE AMENDMENT FOR 550-554 MAIN NORTH ROAD, EVANSTON PARK

We, the undersigned signatories to this submission indicate our opposition to the proposed code amendment for 550-554 Main North Road, Evanston Park (Vadoulis Nursery) because we believe the amendment will facilitate development that will create a net loss for the greater Gawler community, and in particular, for the residents living in the locality. We 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.

Name	Street/Residential Address	Email	Contact Number	Signature
Mark Butternorth				
Sue Butternorth				
Valma Charlick				
Robert Marshall				
James Wright				
John Wright				
Scott Davidson				
D. Edwards				
Bronwyn Murphy				
L. Chaplin				

SUBMISSION IN RESPONSE TO THE PROPOSED CODE AMENDMENT FOR 550-554 MAIN NORTH ROAD, EVANSTON PARK

We, the undersigned signatories to this submission indicate our opposition to the proposed code amendment for 550-554 Main North Road, Evanston Park (Vadoulis Nursery) because we believe the amendment will facilitate development that will create a net loss for the greater Gawler community, and in particular, for the residents living in the locality. We 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.

Name	Street/Residential Address	Email	Contact Number	Signature
Bianca		-		
Cameron				
Tara Macleod				
ADAM ROBERTS				
CYNTHIA ROBERTS				

SUBMISSION IN RESPONSE TO THE PROPOSED CODE AMENDMENT FOR 550-554 MAIN NORTH ROAD, EVANSTON PARK

We, the undersigned signatories to this submission indicate our opposition to the proposed code amendment for 550-554 Main North Road, Evanston Park (Vadoulis Nursery) because we believe the amendment will facilitate development that will create a net loss for the greater Gawler community, and in particular, for the residents living in the locality. We 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.

Name	Street/Residential Address	Email	Contact Number	Signature
Kylie Lees	[REDACTED]			
Danien Haing				

SUBMISSION IN RESPONSE TO THE PROPOSED CODE AMENDMENT FOR 550-554 MAIN NORTH ROAD, EVANSTON PARK

We, the undersigned signatories to this submission indicate our opposition to the proposed code amendment for 550-554 Main North Road, Evanston Park (Vadoulis Nursery) because we believe the amendment will facilitate development that will create a net loss for the greater Gawler community, and in particular, for the residents living in the locality. We 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.

Name	Street/Residential Address	Email	Contact Number	Signature
Tom Osborne				
Rosemary Gibbon				
Michelle Lange				M Lange
Kerry Green				K Green
SHANE L				
Ben Thom				Skay B Thom
J. BORRINGTON				
Linda Warr				L Warr
J. Pengilly				J Pengilly
Jo Masden				Jo Masden

SUBMISSION IN RESPONSE TO THE PROPOSED CODE AMENDMENT FOR 550-554 MAIN NORTH ROAD, EVANSTON PARK

We, the undersigned signatories to this submission indicate our opposition to the proposed code amendment for 550-554 Main North Road, Evanston Park (Vadoulis Nursery) because we believe the amendment will facilitate development that will create a net loss for the greater Gawler community, and in particular, for the residents living in the locality. We 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.

Name	Street/Residential Address	Email	Contact Number	Signature
Marie Schulz				MRS Schulz
CRAIG WENR				
Jacqueline Lee				J. Lee
Greg Wilson				
BEV BEHENNA				BEV
D. Curtis				
C Marschal				BE
M Fleming				
R. BAKER				
Liamzin Woodcock				Woodcock

Belinda Monier

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Sunday, 12 March 2023 4:31 PM
To: Engagement
Subject: Public Consultation submission for 550-554 Main North Road Evanston Park Code Amendment
Attachments: Ian-Mathison-Opposition-to-Rezoning-Proposal-Letter.pdf
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: Ian
Family name: Mathison
Organisation: N/A
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, refer to the attached document.
Attachment 1: Ian-Mathison-Opposition-to-Rezoning-Proposal-Letter.pdf, type application/pdf, 1.6 MB
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: [Ian Mathison](#)
To: [Engagement](#); light@parliament.sa.gov.au; MinisterChampion@sa.gov.au
Cc: [REDACTED]

Subject: Opposition to the proposed Code Amendment for 550-554 Main North Road, Evanston Park, SA 5116
Date: Sunday, 12 March 2023 4:49:37 PM
Attachments: [Ian Mathison - Opposition to Rezoning Proposal Letter.pdf](#)
Importance: High

To:

Minister Champion,
Tony Piccolo
Belinda Monier – Future Urban

I am writing as a concerned rate payer to the proposed Code Amendment for 550-554 Main North Road, Evanston Park, SA 5116.

I would like to register my opposition to the amendment as I believe it 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 particularly Coleman Parade.
- Landscaping of the site will be minimal and have a negative impact on the appearance/amenity of the area, in fact the proposed 6m high trees are not suitable to be placed so close to an existing wastewater reticulation pipe.
- 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.
- I believe there is insufficient due diligence so make an informed decision.
- The community engagement has been minimal and by all appearances has not been inclusive to the whole of the community that this amendment will affect.

Please find attached my written submission outlaying my concerns and opposition to the code amendment.

Regards,

Ian

Ian Mathison
[REDACTED]

Submission
number:

171 Please find attached letter.

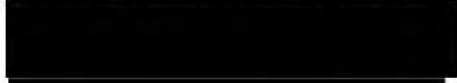
Please feel free to contact me if you require any additional information.

Regards,

George Ginos

Property Manager

Level 3, 82 Flinders Street, Adelaide SA 5000



www.ginosgroup.com.au



Mob 

Belinda Monier
Future Urban
Level 1, 74 Pirie
ADELAIDE SA 5000

14 March 2023

Dear Belinda,

Re : Code Amendment – Vadoulis Garden Center

We support the proposed Code Amendment for the following reasons:

1. There is already a lawful non-residential land use on the subject site.
2. The proposed rezoning will not result in a significant loss of residential land given the current land use and the large amount of residential land supply in and around Gawler. The recent Concordia announcement is testament to this.
3. The subject site is more conducive to the uses which are identified in the new Zone given the main road frontage.
4. There is a lack of employment land in Gawler. New employment lands are required to support the growing population through new employment opportunities.
5. The proposed traffic arrangement will not impact local residential streets.
6. The residential interface has been appropriately managed from a traffic and noise perspective.

Yours sincerely

GINOS GROUP

Per:



George Ginos
Property
Manager



[REDACTED]

Ginos Property Pty Ltd ABN 73 691 169 977

Belinda Monier

From: Costello, David FSGT [REDACTED]
Sent: Thursday, 9 March 2023 4:09 PM
To: Engagement; [REDACTED]
[REDACTED]
Subject: Objection to Proposal to Rezone Land at 550-554 Main North Road, Evanston Park.
[SEC=UNOFFICIAL]

UNOFFICIAL

Attn: Future Urban and other interested parties,

I object to the proposal to rezone land at 550-554 Main North Road, Evanston Park from General Neighbourhood Zone to Employment Zone for many reasons (including the following):

- The proposed rezoning represents a significant change to land utilization, rather than a continuation of the current situation. (Even the overview for this proposal on the PlanSA website uses the description “growth of **larger format** employment related land uses”.) The proposed land utilisation represents a significant change that, if implemented, will markedly alter the character of the surrounding area for the worse. *The only option is for the zoning to remain as “General Neighbourhood”.*
- Any suggested employment growth resulting from the rezoning is merely an estimate and will not necessarily translate into actual increased employment opportunities; especially for Gawler residents.
- Increased traffic congestion will result from the rezoning; increasing travel times within the Evanston/Gawler South area, increasing noise and pollution levels and adversely impacting on emergency vehicle response times. (Noting that both Adelaide Road and First Street are primary routes for local St John Ambulance and Metropolitan Fire Service vehicles travelling to the south and west.)
- The high walls around the proposed development will be unsightly, out of character with the local environment and will reduce the quality of life of those residents whose properties immediately adjoin the site at 550-554 Main North Road. (The height of the walls will result in some of the properties being in shade for much of the day, especially the Winter months.)
- The thermic qualities of the proposed construction will result in significant heat retention across the site, especially during the hotter months. This will (again) be adversely impact the quality of life of those residents whose properties immediately adjoin the site. These effects also occur in other developments (i.e. housing). However, other development forms (i.e. housing) also generally contain a higher proportion of land not covered by structures or sealed access-ways (i.e. land covered by gardens, lawn, trees etc).
- The proposed rezoning will result in the removal of a large number of mature trees (not only on the site itself, but potentially along part of Adelaide Road). This will negatively alter the character of the surrounding area; both for residents and visitors.

- The proposed rezoning is likely to negatively impact on property prices; particularly for those landholders whose properties are immediately adjacent to 550-554 Main North Road.
- The proposed rezoning conflicts with the intent of the Gawler Community Plan 2030+; including, but limited to, the resolution that “Gawler’s community remains steadfast in its desire to protect and reinforce its unique character and sense of community”.

Thank you for the opportunity to make this submission.

David Costello
Evanston Park

Belinda Monier

From: Rikki-Lee Byrne [REDACTED]
Sent: Thursday, 9 March 2023 8:52 PM
To: Engagement
Subject: Proposed rezoning

I am writing to oppose the proposed development of 550 -554 main North road

Being part of the community through the school sporting clubs and family that live in gawler my concerns are

Traffic congestion

Traffic diverting down Coleman pde

Visual appearance entering gawler

Etc.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

Rikki-lee Byrne

Belinda Monier

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 9 March 2023 9:15 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: Nicholas

Family name: Sharrad

Organisation: Resident

Email address: [REDACTED]

Phone number: [REDACTED]

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

Comments:

I am writing to express my strong opposition to the proposed code amendment for the locality. Firstly, 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. The proposed development will be too large and will dominate the surrounding area, causing an eyesore for the community. Secondly, while the proposed traffic lights are essential if the amendment proceeds, it 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 are likely to result in "rat running" in adjacent residential streets. This will cause a significant disturbance to the peaceful and quiet nature of the community. Thirdly, landscaping of the site will be minimal and have a negative impact on the appearance/amenity of the area. The proposed development will not blend in with the existing landscape and will stick out like a sore thumb. Fourthly, the commercial activities will generate noise that will affect the lifestyles of adjacent residents. The noise pollution caused by the proposed development will cause a significant disturbance to the residents' daily lives, causing stress and reducing the overall quality of life. Furthermore, the proposed amendment is inconsistent with elements of Council's Community Plan 2030+. The plan aims to promote sustainable development and protect the natural environment. However, the proposed amendment will do the opposite and have a negative impact on the environment and sustainability. Additionally, the code amendment will lead to development that will create a negative entry statement to the historic core of Gawler and will be an eyesore that will diminish the historic charm of Gawler. Finally, it would be catastrophic to the flow of traffic through the town as expansion is happening.

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Attachment 4: No file uploaded

Attachment 5: No file uploaded

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

Belinda Monier

From: Malcolm Riach [REDACTED]
Sent: Thursday, 9 March 2023 9:16 PM
To: Engagement; Light EO; [REDACTED]
[REDACTED]

Subject: submission for code amendment 550-554 Main North Road Evanston Park (Vadoulis)
Attachments: Malcolm Riach code of ammendment submission.docx

I have attached my submission to this email and I hope added all the appropriate parties correctly
Kind regards
Malcolm Riach

Malcolm Riach



To who it may concern

I Malcolm Riach of [REDACTED] submit my submission in regards to the proposed code of amendment for 550-554 Main North Road Evanston Park. (Vadoulis Nursery)

I indicate my opposition to the proposed code amendment. As I feel it will have a negative impact on the Gawler community as a whole and a bigger impact on residents within close vicinity with a high possibility of devaluation of near by property owners. Will be

- *The scale of the proposed development will greatly impair the visual amenity of the local area

- *Although the proposed traffic lights will be necessary, this will only congest traffic further than usual especially during peak times resulting in traffic diverting to nearby residential streets.

- *The commercial activities that take place within the propose re zoning area will generate noise that will impact the lifestyles of surrounding residents.

- * The proposed code of amendment will lead to development which will create a negative impact on the historical culture of Gawler and for all is stands for.

- * The development proposed will also have a massive impact on all the wildlife that currently resides within the proposed rezoning area.

- *The propose times for business within the area of re zoning along with added light pollution and ongoing noise level during these times I feel will heavily impact the surrounding community and the health and wellbeing.

Kind Regards

Malcolm Riach

Belinda Monier

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 9 March 2023 11:03 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: Emily

Family name: King

Organisation:

Email address:

Phone number:

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

Comments:

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. This new employment zone is out of character for the heritage of the Gawler area. 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. This will cause drivers to speed and possibly endanger the public who frequently use the parks and footpaths along Coleman Parade, Mount Terrance and Hill Street. 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. Causing the area to heat

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Attachment 3: No file uploaded

Attachment 4: No file uploaded

Attachment 5: No file uploaded

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

Belinda Monier

From: Emily King [REDACTED]
Sent: Thursday, 9 March 2023 11:07 PM
To: Engagement
Cc: [REDACTED]

Subject: 550-554 Main North Road Amendment

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. This new employment zone is out of character for the heritage of the Gawler area.

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. This will cause drivers to speed and possibly endanger the public who frequently use the parks and footpaths along Coleman Parade, Mount Terrance and Hill Street.

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 a 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. Causing the area to heat up during summer due to the low amount of tree canopy cover and increase the consumption of energy to cool houses in the area.

Thank you for taking the time in reading my comments.

I await your response.


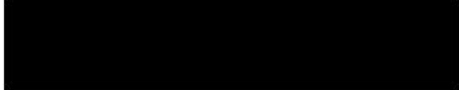
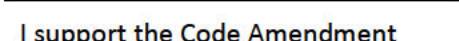
Kind Regards,
Emily King

Belinda Monier

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Friday, 10 March 2023 11:26 AM
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: Dylan
Family name: Fincher
Organisation: 
Email address: 
Phone number: 
My overall view is: I support the Code Amendment
Comments: Need more employment land in Gawler due to the lack of supply.
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

Belinda Monier

From: DTI:Office of Minister Champion
Sent: Friday, 10 March 2023 1:51 PM
To: Lyn Kennett
Cc: Engagement
Subject: 23MP69986 - Acknowledgment

OFFICIAL

Good afternoon

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



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From: Lyn Kennett
Sent: Thursday, March 9, 2023 3:53 PM
To: DTI:Office of Minister Champion
Subject: Rezoning Vadoulis nursery

You don't often get email from [why this is important](#)

To Whom It May Concern

I am writing to you express my objections to the Rezoning of the Vadoulis Garden Centre into Employment Zone. We are concerned that in the process of this there could be a building up to 13 metres high (4 stories) and many other infrastructure. This would impact on our view and also that of the surrounding neighbours. Large ugly buildings would

be an eyesore, extra traffic including trucks and machinery would create unacceptable noise levels, also the traffic levels would be extraordinary which would add to Gawler's bottle neck traffic problems.

There are many areas around Gawler that would be a better option that wouldn't impact on residential areas. Gawler Park has many unleased large buildings which are going to waste just to name one as would the area down Tiver Road. Why would this not be left as general neighbourhood zone so as to offer others the opportunity to live in our beautiful quite environment and I'm very concerned that this would have devastating impact on our health and wellbeing. Please consider our plight and not let this happen.

Thanking you

Lynette Kennett



Belinda Monier

From: Deborah Harris [REDACTED]
Sent: Wednesday, 25 January 2023 3:24 PM
To: Engagement
Subject: Re: Re Evanston Park code amendment

Categories: Responded to / Filed

PS
I'm sticking with current zone.....

Sounds better than warehouses.. service trade ...store. Shops including bulk good outlets like Bunnings etc.? Training.... facility... even tho more schools more consulting an community facilities.. more offices with plenty empty places down Murray st.
This is a joke
Thanks Debbie

On Wed, 25 Jan 2023, 3:14 pm Deborah Harris, [REDACTED] wrote:

Hi
I think this is wrong...all good if you don't live in this area
I'm in [REDACTED]
What do you think?
All good saying buffering for noise traffic
Gawler is so congested now it doesn't flow thru ANYWHERE safely entering Gawler from Adelaide down main north Rd down Murray st .
So I'm thinking back streets like Hill St will be used as a main Rd. To get to this so called employment opportunities???
I know Hill St will get congested as it does when something goes on in Gawler more traffic more speeding more trucks..
Are the roads to be widened as well as a proper turn off into so called employment opportunities???
Amazing how significant trees can be removed to make way for \$\$\$\$
Yet one is next to us in Hill St which is a disaster waiting to happen with such a mess from it all year round. Not to mention our gutters etc broken branches leaves large bark pieces on the road seed dropping all over road front of my house in my yard..then the pollen that sticks in gutters and block drain...the seeds that you slip on when trying to he'd off for the walk and I've actually slipped on them... as over the road. You can't use the footpath covered in raised roots and vegetation. Now stormwater nothing near me only hopeless broken one end of Hill and sheriff St. Water in storm gutters that flood across road because of the crap from tree/s.
So I'm not happy
When I see all this money being set up to tell us why you all think this is an employment opportunity....when it's not.. and how people will do anything to make it sound fantastic... But us the ratepayers get a kick in the guts .. no one in council is responsible enough to deal with us who live here . But all the \$\$\$\$ come out for greed..
But not to fix Gawler without making it so congested
Build a beautiful park like across from Elizabeth for families.... lake BBQs .. a better playground area walking tracks thru an under those significant trees there is nothing down this end ..
But more shops doctors businesses etc etc
Might move
Yes I'm complaining
But look at the big picture first how on earth is this going to be good an flow thru Gawler and the back streets
Think about it
Debbie

Belinda Monier

From: Deborah Harris [REDACTED]
Sent: Wednesday, 25 January 2023 3:14 PM
To: Engagement
Subject: Re Evanston Park code amendment

Categories: Responded to / Filed

Hi

I think this is wrong...all good if you don't live in this area

I'm in [REDACTED]

What do you think?

All good saying buffering for noise traffic

Gawler is so congested now it doesn't flow thru ANYWHERE safely entering Gawler from Adelaide down main north Rd down Murray st .

So I'm thinking back streets like Hill St will be used as a main Rd. To get to this so called employment opportunities???

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St. Water in storm gutters that flood across road because of the crap from tree/s.

So I'm not happy

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But not to fix Gawler without making it so congested

Build a beautiful park like across from Elizabeth for families.... lake BBQs .. a better playground area walking tracks thru an under those significant trees there is nothing down this end ..

But more shops doctors businesses etc etc

Might move

Yes I'm complaining

But look at the big picture first how on earth is this going to be good an flow thru Gawler and the back streets

Think about it

Debbie

Belinda Monior

From: leeannechenweth [REDACTED]
Sent: Sunday, 5 February 2023 5:08 PM
To: Engagement
Subject: FW: Consultation by 550 main North road pty Ltd on the 550 554 main North road Evanston park code amendment

Categories: Responded to / Filed

Sent from my Galaxy

----- Original message -----

From: LEE-ANNE CHENOWETH [REDACTED]
Date: 5/2/23 4:49 pm (GMT+09:30)
To: engagement@futureban.com.au
Subject: Consultation by 550 main North road pty Ltd on the 550 554 main North road Evanston park code amendment

Att Belinda Monior

I don't want this to go ahead due to the impact of visual appearance, the noise and overshadowing on current residents privacy and lack of protection to amenity, lack of knowledge and information on existing traffic management and inadequate infrastructure provisions although your storm water management appears to be sufficient if the Gawler and jockey club agrees .

I look forward to hearing from you...and I plan on meeting with you MONDAY at 2.45 on the corner of Sherrif Street and Coleman parade with fellow rate payers

Lee-Anne Chenoweth concerned Evanston Park rate payers

Belinda Monier

From: TG [REDACTED]
Sent: Monday, 27 February 2023 12:51 PM
To: Engagement
Subject: 550 Main North Rd, Evanston Park

I write to support the development of this site. It will create new jobs and help maintain jobs in the township, which will have flow on impact to the other businesses in the area. It is an exciting project that could bring \$40 million worth of investment into the town. Increasing employment availability and opportunities in SA is very important for our continued prosperity and to attract more investment and improve population growth in Adelaide and SA.

Yours Sincerely,
Dr Timothy Goh BDS, BCom, LLB (Hons), GDLP (Adel) Owner, Oxford Dental Practice
www.oxforddental.com.au Managing Director, GO! Dental(Aust) P/L www.godental.com.au Managing Director,
www.betterforu.com.au Director, The Mandala Property Group

Belinda Monier

From: David Harvey [REDACTED]
Sent: Tuesday, 31 January 2023 2:27 PM
To: [REDACTED] Engagement
Subject: Vadoulis Nursery rezoning Proposal (Community Forum 4/2/23 @ 9.30am)

Categories: Responded to / Filed

Good Afternoon Tony Piccolo (Member of parliament for my electorate)
& Belinda Monier (Senior Consultant for Future Urban)

[REDACTED]

We are normally the quiet australians who sit back & take whatever the Government

/Council/Big business put down our throats for sometimes the better but a lot of the time only looking after the rich or elites of society.

[REDACTED]

This rumour of Bunnings going on this site has been going around Gawler for a long time (Being a country town still) has obviously been a done deal without any consideration to us locals in the area who pay huge rates/taxes
Milton Vadoulis is being regularly asked in his shop what is happening & the feedback I get is he is very sheepish about this.

We strongly object to any zoning of this land & it should be for new housing development only so more houses are available for people to buy/move in or get on the rental market.
We will suffer more drug deals/crime in the area as this carpark will be used for all kinds of illegal activities at night.

Tony I strongly recommend you get the local media/adelaide media involved in this story & also Belinda I would be happy to meet you on site so you can appreciate if you lived in the area would you be happy for this to be rezoned.

Looking forward to Tony as your constituent stopping this from happening as everyone in the area is very angry.
Please remember Tony the media is your best friend in this type of David V Goliath battle

Please feel free to ring my mobile to discuss.

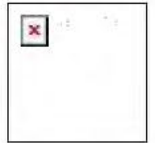
PS : I have been a Property Manager for over 30 years & worked for Housing SA in Elizabeth for 20 of those out in the field.

Kind Regards



David Harvey

Property Management - Property Manager | Ray
White Gawler / Willaston



[REDACTED]
M [REDACTED]

[REDACTED]

[REDACTED]



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Belinda Monier

From: DTI:Office of Minister Champion [REDACTED]
Sent: Tuesday, 14 March 2023 2:57 PM
To: james feeney
Cc: Engagement
Subject: 23MP71976 - Acknowledgment

OFFICIAL

Good afternoon

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



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From: james feeney [REDACTED]
Sent: Sunday, 12 March 2023 2:01 PM



Subject: Code ammendment vadoulis nursery Gawler

You don't often get email from [REDACTED] [Learn why this is important](#)
To whom it may concern

I am writing to express my concern and disapproval of the proposed code amendment of the above area. I am a local resident who has lived and worked in Gawler for the past 16 years. Over this time there has been much positive development in the area including the Gawler green shopping centre, which is adjacent to the proposed amendment site. However, there have also been not so successful developments such as the home-maker centre on Adelaide Road and the Phoenix Piazza in the middle of Gawler. Both of these developments are under utilised, with many units lying empty. There are also many shops on Murray Street that are also empty, which begs the question as to the need for further industrial/commercial development in the area.

The proposed development site is in a predominantly residential area, with many of the inhabitants, including myself choosing to stay here because it is residential. The main road in and out of Gawler is already very congested, with the recent addition of two sets of traffic lights adding to this problem. Another major junction in the area is not going to alleviate this.

This brings me to the recent development of schomburgk Drive, which was completed last year. Was this not mean to take traffic away from the town centre at a cost of tens of millions of dollars to the taxpayer?

There needs to be consideration of the long-term plans and direction of future development for the town. Other than the developer, I don't believe that the proposed code amendment will be of benefit to anyone. It seems to be at odds with the local community, it will add to local traffic congestion and is at odds with the very expensive Schomburgk Drive development,

kindest regards

James Feeney



Belinda Monier

From: Sladic, Daniel (DIT [REDACTED])
Sent: Thursday, 27 April 2023 8:51 AM
To: Belinda Monier
[REDACTED]
Subject: DIT comments for 550-554 Main North Road, Evanston Park Code Amendment

OFFICIAL

Dear Belinda,

Apologies for the delay.

Thank you for the opportunity to provide comment on the 550-554 Main North Road, Evanston Park Code Amendment. The Department for Infrastructure and Transport makes the following comments:

- The Department is generally supportive of the Code Amendment, however, it is considered that the provision of signals at Sheriff Street would provide greater benefit to the broader road network and provide improved accessibility to the Evanston Park and Gawler South areas. Improving accessibility will be important for this area given that the projected growth in the Gawler region (including Concordia) will have some impact on traffic flows on Adelaide Road. It would also enable improvement of the Main North Road/Sheriff Street/First Street intersection. However, it is noted that Council is not supportive of this outcome.
- It is recommended that consideration should be given to permitting some access to Sheriff Street to/from the site would reduce traffic impacts on other nearby junctions/intersections and local roads.
- Any future signalised access to/from the site should be consistent with Austroads Guidelines/Australian Standards Including but not limited to, appropriate sight distance, clear zone requirements, taper and merge lengths. Allowance should be made in the final access treatment to provide two through lanes in each direction on Main North Road between the Main North Road/Tulloch Road junction and the new signalised access.
- It is noted that sufficient land to facilitate duplication of Main North Road has been set aside as road reserve along the western side of Main North Road as part of the previous development(s) of the racecourse site. This land was previously identified for road widening under the Metropolitan Adelaide Road Widening Plan.
- It is advised that any final access arrangements or potential infrastructure upgrades will require further traffic assessment and acceptance at the Land Division/Land Use application stage(s).
- Any future Traffic Impact Assessment at subsequent planning and development stages should include:
 - Access location and treatments in more detail
 - Review of the impact that any future traffic intervention will have on the shared use path on the western side of Main North Road and the adjacent trees within the Gawler Racecourse site.
 - Details pertaining to the proposed traffic generation of the development for the weekday AM and PM peaks and Saturday peak
 - Largest vehicle expected onsite, with appropriate turn paths
 - Delivery vehicle accessibility and movement through the site to and from loading areas
 - Analysis of warrants for turn treatments and sight distances for all future proposed access location points per Austroad Guidelines
 - Review of the adequacy of the proposed parking to ensure no parking overflows result on the arterial roads.
 - Any staging of the development and implications for the above traffic, road user and infrastructure considerations
- Consideration should be given to how any final access treatment will impact on pedestrian and cycling linkages.

- The implementation of further access treatments or infrastructure upgrades may be further considered in the future, as this development progresses (together with other operational considerations relevant at that time).

Regards,

Daniel Sladic

Project Officer - Access

Transport Strategy and Planning Division



Government of South Australia

Department for Infrastructure
and Transport

T [REDACTED]

Kaurna Country

83 Pirie Street, Adelaide SA 5000 • GPO Box 1533, Adelaide SA 5001 • DX 171



The Department for Infrastructure and Transport acknowledges the Traditional Custodians of the Country throughout South Australia and recognises their continuing connection to land and waters. We pay our respects to the diversity of cultures, significance of contributions and to Elders past, present and emerging.

We are committed to creating a diverse and inclusive culture where everyone is valued and respected.

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Belinda Monier

From: Sladic, Daniel (DIT) [REDACTED]
Sent: Friday, 28 April 2023 9:45 AM
To: Richard Frimpong; Andrew Goodsell
Cc: Hryciuk, Marc (DIT); Belinda Monier
Subject: RE: DIT comments for 550-554 Main North Road, Evanston Park Code Amendment

OFFICIAL

Hi Richard and Andrew,

Thanks for the opportunity to discuss this Code Amendment further with you yesterday.

As discussed at yesterday's meeting and to assist Council, the Department wishes to provide further detail to its response:

- Whilst it's the Department's preference that the new traffic signals should be located at the Sherriff Street junction to get the best community benefit from the signals, the Department is amenable to the new signals being located at either the Sherriff Street junction or to exclusively service the subject site. It is considered that either option can be made to work acceptably in terms of arterial road operation.
- Should the new signals be located at the Sherriff Street junction, the Department would be supportive of creating an additional access point on Main North Road to service the future development. This would assist in distributing the traffic more effectively and reducing the quantum of traffic required to utilise Sherriff Street.
- In the event that the signals only service the subject site, the Department is willing to consider modifications to the Main North Road/Sherriff Street/First Street intersection subject to further traffic assessment and an understanding of the wider network implications. It will be necessary that the modifications improve road safety at this location. The Department is happy to take this matter on notice and discuss further with Council in due course.

Should you wish to further discuss this matter, please do not hesitate to contact us.

Regards,

Daniel Sladic

Project Officer - Access

Transport Strategy and Planning Division



Government of South Australia

Department for Infrastructure
and Transport

T [REDACTED]

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From: Richard Frimpong [REDACTED]
Sent: Thursday, 27 April 2023 10:11 AM
To: Sladic, Daniel (DIT) [REDACTED]
Cc: Andrew Goodsell [REDACTED]
Subject: FW: DIT comments for 550-554 Main North Road, Evanston Park Code Amendment

Hi Daniel

I tried to call you but I wasn't able to get through. Would you be available for a Microsoft Teams Meeting around 12:00pm today?

We would just like to talk briefly regarding Council's conversations and thinking regarding:

- the signalised intersection; and
- impacts on First Street / Sheriff Street.

This would only include Andrew G and myself from Council. Should only need 15 minutes.

I understand it is short notice, however if you could make yourself available for this time, that would be greatly appreciated.

Kind Regards

Richard



Richard Frimpong
Senior Traffic Engineer
TOWN OF GAWLER PO Box 130 Gawler SA 5118
T [REDACTED]

A liveable, cohesive, active, innovative and sustainable community



From: Sladic, Daniel (DIT) [REDACTED]
Sent: Thursday, April 27, 2023 8:51 AM
To: Belinda Monier [REDACTED]
Cc: Richard Frimpong [REDACTED]
Subject: DIT comments for 550-554 Main North Road, Evanston Park Code Amendment

OFFICIAL

Dear Belinda,

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Thank you for the opportunity to provide comment on the 550-554 Main North Road, Evanston Park Code Amendment. The Department for Infrastructure and Transport makes the following comments:

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Regards,

Daniel Sladic

Project Officer - Access

Transport Strategy and Planning Division



Government of South Australia

Department for Infrastructure
and Transport

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