

Town of Gawler

Evanston Park Code Amendment

Community Engagement



There is a proposal for a large bulky goods and or employment generating facility at 550-554 Main North Road, Evanston Park (Vadoulis Garden Centre site)

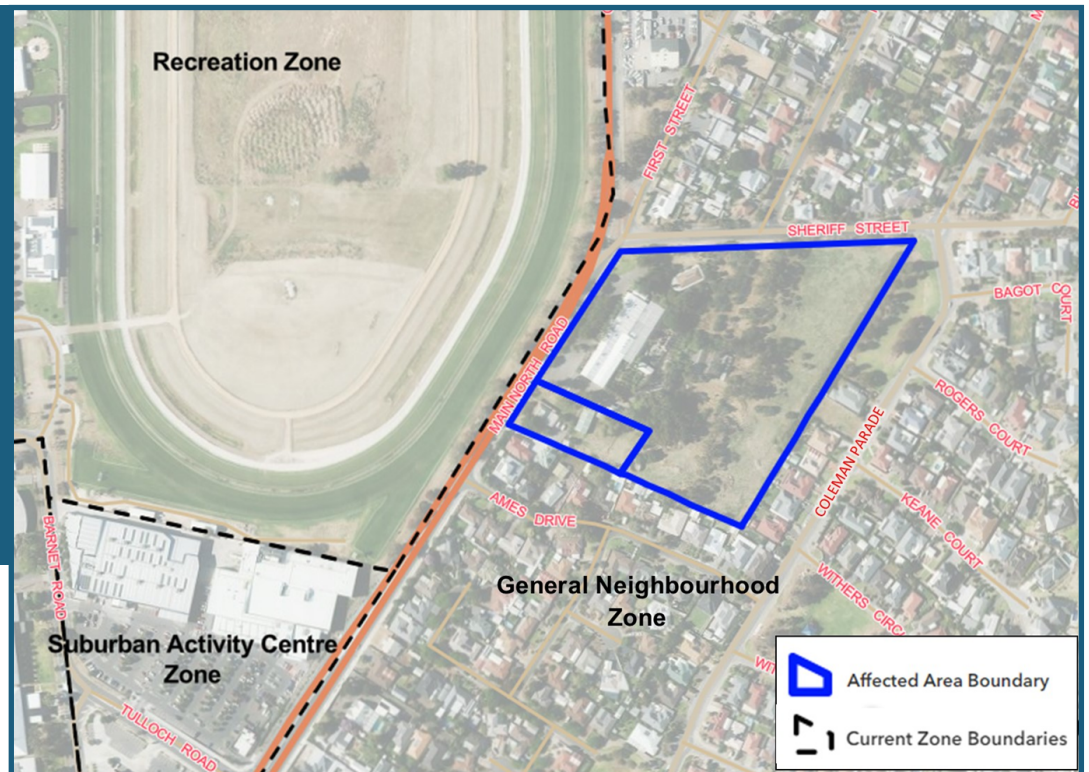


Figure 1
Location of
proposed Rezoning

A Code Amendment is proposed on the Vadoulis site to rezone the land from a General Neighbourhood Zone to an Employment Zone to enable a future bulky goods use. A separate planning application would be expected if the Code Amendment is approved by the Minister for Planning. Investigations and consultation have been undertaken by Future Urban on behalf of the proponent. As this is a proponent led Code Amendment it is the responsibility of the proponent to undertake investigations and consultations.

Future Urban completed its engagement with the community on 12 March 2023. The results of these investigations and consultation will in the coming months be provided to the Minister who makes the final decision on the Code Amendment.

Council is still evaluating its position on the merits of the rezoning and the type and cost of infrastructure that is required should the Code Amendment be approved.

Additional Engagement Required

The Minister for Planning has advised that Council can hold a community meeting to hear the views of the community directly and further inform Council's submission to the Minister. In order to ensure that this engagement is not a repeat of the Future Urban's engagement, Council is seeking community members to fill out a survey, attend information *drop in* session and provide views at a **Community Forum** to held on **Tuesday 20 June at 7pm in the Gawler Civic Centre, 89-91 Murray Street.**

Key Engagement Dates

25 May to 15 June

Council led additional community engagement.
Focus on survey response

20 June

Community Forum. Council to hear from the community to inform Council response

Information provided by Council to date

Town of Gawler has been working with the proponents and Future Urban to limit the types of uses on the site and to preserve a number of existing trees. To ensure the impact of the development on the local area are reduced, Council is also seeking the proponent to provide the following infrastructure:

- Flood Mitigation in the area
- Traffic lights to the site to manage traffic on Main North Road
- Local traffic management measures at Sheriff and First Streets
- Noise limiting treatments on boundaries adjacent to residential areas
- Improved footpaths along all frontages.

It is envisaged that key planning controls and costings for infrastructure are placed in a Land Management Agreement (LMA). The LMA will also detail: size and location of buffers, preservation of trees, and limitations of intensive land uses, such as industry.



Concept Plan

The proponent will seek to introduce a concept plan (*Figure 2*) to minimise some impacts of the development. The concept plan includes acoustic barriers, a landscaped buffer and a building exclusion area. The concept plan can be incorporated into the Code and the LMA. As such it can be used to regulate future development applications.

Figure 2
Concept Plan

— Concept Plan Boundary

— No vehicle access

— Landscaping (minimum depth of 1.5 metres)

— Landscaping (minimum depth of 3 metres)

— Acoustic barrier

— Building Exclusion Area (9 metres from boundary)

— Signalised vehicle access



Community Survey

Information on Council investigations and proposals will be provided to the community via social media and our website. Community views will be sought via a community survey.

Members of the public are invited to:



Fill out the community survey form available until 15 June 2023 at gawler.sa.gov.au/your-voice



Drop in to a Council information session at Gawler Sport and Community Centre on:

- **Sunday 4 June, 12.30pm to 2pm**
- **Wednesday 7 June, 3pm to 6pm**

Community Forum

You are invited to attend a community forum in the Council Chambers on **Tuesday 20 June from 7pm** to express your views on the Code Amendment. People who wish to be heard at the community forum must register prior at: council@gawler.sa.gov.au

Connect with Council

For more information on how your views can inform Council's position please contact the Town of Gawler's Senior Strategic Planner, Chris Hannaford on:

Phone 8522 9211

Email council@gawler.sa.gov.au