

OFFICE OF THE MAYOR



Ref: CR23/51072

17 July 2023

The Hon Nick Champion MP
Minister for Planning
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Dear Minister Champion

Re: Town of Gawler Submission – 550 – 554 Main North Road Evanston Park Code Amendment

Council has undertaken community engagement on this matter in part due to your letter to Tony Piccolo MP, Member for Light and Mayor Karen Redman (6/3/23). The Town of Gawler, adopted an Engagement Plan to assist it in forming a view on the Code Amendment. An Engagement Report consisting of extensive community feedback was received by Council at its meeting on 12 July 2023. A copy of the Engagement Report is enclosed in Attachment 1. The above Council meeting also resolved to provide you with a submission on the Code Amendment as detailed here.

It is Council's view that the site of the proposed Code Amendment forms an important entrance to Gawler and is of significance for the immediate locality and the broader area.

The following specific aspects of the submission are in two parts: Merits of the Code Amendment; and Support for the Land Management Agreement.

1. Merits of the Code Amendment

The merits of the proposal in part rest on the interpretation of *Planning Development and Infrastructure Act 2016* and the *Planning and Design Code*. In this context the Code Amendment can be supported. However, the Code Amendment is at variance with the Gawler Community Plan 2030+ and therefore the community vision for Town of Gawler. The areas of inconsistency centre around two pillars of the Community Plan and which were referenced in the written submissions and relate to Goals 1 and 2.

Goal 1: A Uniquely Identifiable Township

Many of the submissions made reference to Sheriff Street being the historical southern boundary of the Gawler South Council (1899). As such the area serves as a historic gateway to the original Town of Gawler.

It has also been stated in the submissions that the development is out of character with the area. The Future Urban, Engagement Report (4/5/23) did not sufficiently address these issues. Therefore, the Code Amendment is at variance with the Community Plan policy set out at 1.3.6.

- 1.3.6 – *Further identify, conserve and enhance Gawler's historic character and unique architecture.*

Goal 2: Managed and Sustainable Growth

Consistent themes in the submissions centred around the proposed bulky goods development being out of character with the current residential zone and should the zone be changed to employment it would have a negative impact on the residential amenity of the area.

Concerns also related to the bulk and scale of the development as well as noise generated from the site and traffic congestion. The Future Urban, Engagement Report (4/5/23) did not adequately address these issues. Therefore, the Code Amendment is at variance with the following Community Plan policies:

2.1.4 – *Refine and develop land use policies to build attractive, accessible, integrated and resident-friendly areas supporting a range of housing, lifestyles, recreation and rural opportunities.*

2.2.2 – *Ensure new development reinforces local character.*

Overall, across the two goals listed, these three policy objectives of the Community Plan are substantial and have not been addressed in the Future Urban, Engagement Report.

As such the Code Amendment is not support by the Town of Gawler.

2. The draft Land Management Agreement

The Land Management Agreement (LMA) has been designed to provide additional infrastructure, landscaping and policy support, should the Evanston Park Code Amendment be approved.

The LMA has been negotiated in detail with the proponent, to provide funding for infrastructure and to ameliorate the impact of the proposal on the site and the immediate area. The LMA can provide over \$750,000 in infrastructure to address flooding, traffic management and a streetscape upgrade to Sheriff Street. It can also act as a planning instrument to preserve trees, address noise attenuation activities, provide a concept plan with a buffer and restrict certain land uses on the site such as industry.

Respondents to the Town of Gawler's, Online Survey recognised the value of the LMA, particularly should the rezoning be approved with many (50%) supporting the LMA.

Council has therefore endorsed the LMA (Attachment 2) as an enforceable and valid planning instrument.

Kind regards



Karen Redman
Mayor

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