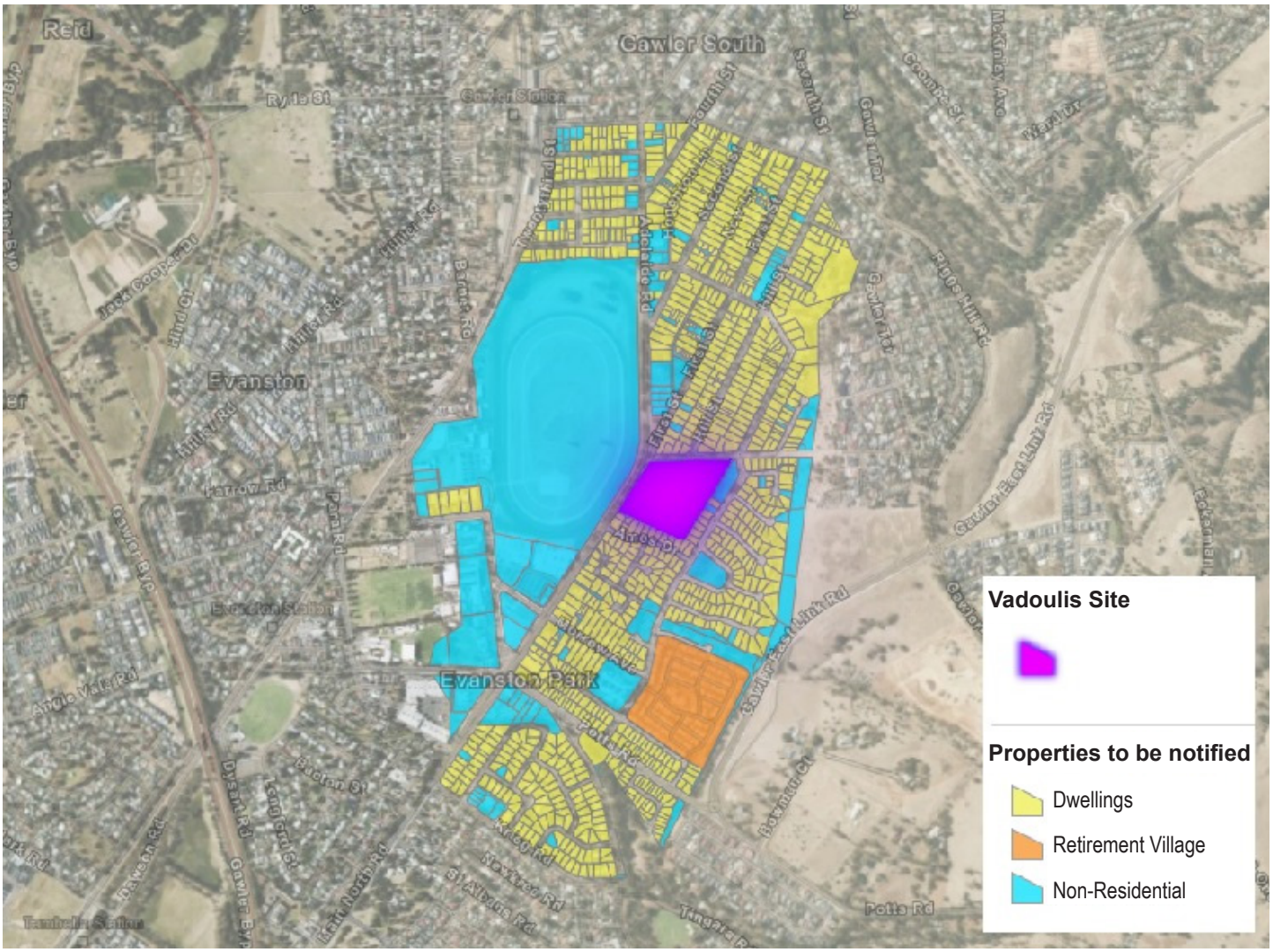
Town of Gawler
Evanston Park Code Amendment
Engagement Report



JUNE 2023

Gawler
HAVE YOUR SAY

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1 Executive Summary

This Engagement Report provides a summary of the Town of Gawler's community engagement in relation to the proponent led, Evanston Park Code Amendment. Extensive engagement was undertaken in order for Council to further inform itself regarding the communities view in relation to the proposed Code Amendment.

Council used a wide range of information channels including social media to provide additional information to the community on the proposed development. Feedback to Council was provided via four methods:

- Online Community survey
- Written submissions
- Community Forum (held 20 June 2023)
- Drop in sessions (2 sessions held)

Council conducted drop-in sessions at the Gawler Sports Centre for community members to speak with Council staff and ask specific questions about the proposal. This occurred on Sunday 4 June (12.30-2pm) and Wednesday 7 June (3-6pm).

The feedback provided is set out in Table 1.

Mechanism/method	Date	statistics
Submissions	25 May - 15 June 2023	78 submissions
Online Surveys	25 May - 15 June 2023	276 valid[1] online responses
Drop In Sessions	4 June 2023 7 June 2023	22 attendees

Table 1. Engagement method

This Engagement Report is primarily focused on the submissions received and the online surveys completed. The results of the feedback identified a wide variety of community views, as set out below:

- 276 **Online Surveys** were received.
    - 67% of respondents opposed to the rezoning
    - 33% (1/3) of people supporting the rezoning
    - While 50% of people responding supported the LMA and
    - 50% opposed the LMA
- 78 **Written submissions** were received
    - None in support of the rezoning and
    - One in support of the LMA.

[1] Valid is defined as being the only response received from that IP address. Multiple submissions from the same IP address were not counted as valid. Submissions from outside Greater Gawler ie Town of Gawler and immediately adjoining suburbs were excluded.

What this indicates:

1. People who opposed the development were more inclined to write a detailed submission.
2. The perception from the Community Forum and submissions received was that all local residents are against the Code Amendment. This was not substantiated by the online survey where 1 in 3 are in support of the Code Amendment.
3. Those who provided a level of support for the LMA were more inclined to provide an online response. Those against the Code Amendment who wrote submissions were almost entirely against the LMA.
4. Overall, when the submissions and online survey are combined, the majority of people who responded were opposed to the rezoning of the site from a Residential Neighbourhood Zone to an Employment Zone.
5. From the data collected, specifically the online survey results which outnumber the submissions by more than 3 to 1, there appears to be recognition that should the rezoning be approved by the Minister for Planning that the LMA addresses a range of local infrastructure and amenity concerns including landscaping, tree preservation, noise amelioration, flood mitigation works, and restricting land uses on the site.

Ultimately, the findings of the Engagement Report are an important input into the final submission Council will make to Future Urban, consultants acting for the proponent and Designated Entity 550-554 Main North Road.



Figure 1. Locality of the Affected Area

1.1 Background

The proponent is seeking to rezone land at 550-554 Main North Road, Evanston Park (the '*Affected Area'*) from a General Neighbourhood Zone to an Employment Zone. Future Urban are acting for the Designated Entity (proponent) to facilitate the proponent led Code Amendment.

The Code Amendment was approved for initiation on 30 August 2022 by the Minister for Planning. Engagement by the proponent commenced on January 30 and concluded on 12 March 2023.

1.2 Additional Engagement Required by Minister

The Minister for Planning advised that Council hold a community meeting to hear the views of the community directly and further inform Council's submission to the Minister. As such an Engagement Plan was prepared.

Correspondence was received (6/3/23) from the Hon Nick Champion, Minister for Planning to the local member for Light, Mr Tony Piccolo regarding Council engagement with the community for proponent led Code Amendments. The letter stated that:

> *To assist in forming its view on a Code Amendment, Council can hold community meetings and hear the views of the community directly. It should be made clear in any community meetings that the purpose of the forum is to inform the Council's submission to the Minister on the Code Amendment, and that community members can also lodge their own individual submissions through the proponent – led consultation process.*

Based on the Minister's advice above, Council prepared and endorsed its own Engagement Plan on 16 May 2023. This Engagement Report outlines the process used to engage the community and the results of that engagement.

2. Purpose of the Engagement Report

The Town of Gawler's Engagement Report details the engagement actions and outcomes of Council's additional engagement including:

- Detail the methods to engage with the community on the Code Amendment.
- Summarise feedback
- Provide results of feedback to Councils submission to the Minister and Future Urban.

2.1 Engagement Charter

Importantly this engagement report will seek to comply with the Community Engagement Charter and the *Planning, Development and Infrastructure Act 2016.*

The aim of the engagement plan is to ensure that people and communities have a greater opportunity to "have a say" in developing planning policy for our state.

Public focus groups and ongoing consultation have shaped the Charter's five engagement principles, which are:

- Engagement is genuine
- Engagement is inclusive and respectful
- Engagement is fit for purpose

- Engagement is informed and transparent
- Engagement is reviewed and improved.

3. Investigations undertaken by Future Urban

Future Urban's formal engagement for this Code Amendment was undertaken over six weeks from 30 January 2023 to 12 March 2023. The engagement response consisted of approximately 184 submissions including two petitions. The Future Urban Engagement Report was completed in May 2023 and a copy was provided to Council.

Council has undertaken independent peer reviews of the reports commissioned by Future Urban in the following areas:

- Acoustic treatments - Marshall Day Acoustics.
- Arborist Report - Adelaide ARB Consultants.
- Flood Mitigation - Southfront Engineers & CostPlan Quantity Surveyor.
- Traffic Management - Stantec.

Costing for the above infrastructure has been identified and in the case of flood management infrastructure has been independently quantity surveyed. These cost and associated policy and planning responses such as buffers and noise amelioration measures were placed in a Land Management Agreement (LMA).

4. Engagement Activities by Council

The primary aim of this Council engagement was to listen to the community. Targeted engagement was undertaken as per Table 1 below (Stakeholder and Community Mapping). General infrastructure agencies were not consulted as they had been engaged in detail by Future Urban. It is not envisaged that additional engagement with infrastructure agencies would yield a different response from that already ascertained.

Stakeholder	Engagement Rationale	Level of engagement
Minister for Planning	Minister for Planning will be the approval authority for the Code Amendment	Inform
SA Planning Commission	Likely Authority for concurrence on Code Amendment	Inform
Planning and Land Use Services	Provision of policy framework	Inform
State Commission Assessment Panel (SCAP)	Likely Authority for development approval	Inform
Tony Piccolo – State Member for Light	Interest in development and planning issues Interest in views of electorate	Consult
Matt Burnell – Federal Member for Spence	Interest in development issues Interest in views of electorate	Consult
Gawler Barossa Jockey Club	Immediate neighbour Access and road widening issues	Consult
Land owners and residents	Residents in Neighbourhood Zone. Adjacent business owners in Employment Zones	Consult
Kaurna Yerta	Determine cultural links or artifacts	Consult

Community Groups: Gawler Environment and Heritage Association, Gawler Environment Centre, Gawler Business Development Group.	Groups that have interest in commercial and urban issues	Consult
Infrastructure providers	Rely on Peer Reviews of Future Urban reports	Council to provide a Peer Review

Table 2. Stakeholder and Community Mapping

5. Engagement timelines and actions

5.1 Key dates

- **16 May 2023** – A Special Council Meeting was held to prepare a response to the draft Evanston Park Code Amendment
- **25 May – 15 June 2023** – Community Consultation occurred during this 3 week period.
- **20 June 2023** – A Community Forum was held, commencing at 7pm in the Gawler Civic Centre.

Date	Phase	Actions by Council	How do people engage?
16 May 2023	**Special Council Meeting** **Inform Councillors** **Detailed Council report**	Prepare options including LMA Council to prepare detailed response to adopt engagement approach and provide LMA and policy responses Evanston Park Code Amendment for community consideration	Seek response to Council via Survey
25 May to 15 June 2023	**Consult**	Hold three weeks of community engagement. Two Drop-in sessions with existing residents at Gawler Sport and Community Centre. Online and survey. Dedicate phone number and email address. Mail out to owners/residents	Letter/fact sheet drop Direct to people via Council website and social media channels to survey Visit gawler.sa.gov.au/your-voice Engagement closed on 15 June 2023
20 June 2023	Community Forum to be held.	Forum to be held in Council Civic Centre at 7pm	

Table 3. Key Actions and community engagement

5.2 Communications

A Communications Plan was prepared to promote the Council engagement and seek responses from members of the community through the community survey and written submissions. Throughout the engagement period, the Marketing and Communications team provided a total of 23 posts on the following channels: *Facebook (7 Posts), Linkedin (7 Posts), Twitter (7 Posts), Instagram Stories (2 Posts).* One media release was also provided. The regular posts may have in part attributed to the high number of surveys and submissions received.

5.3 Engagement Catchment and Actions

The radius of the catchment area or neighbourhood for the community engagement undertaken was within a 10 minute walking distance from the site boundary. This is a maximum distance of just under 1 kilometre from the site boundaries to the flatter areas both north and south. It covers parts of Evanston, Evanston Park and Gawler South. An additional 139 dwellings were included to the consultation area bounded by Riggs Road, following a request during the Council meeting (16/5/23). The Consultation Area is outlined in Figure 2 below.

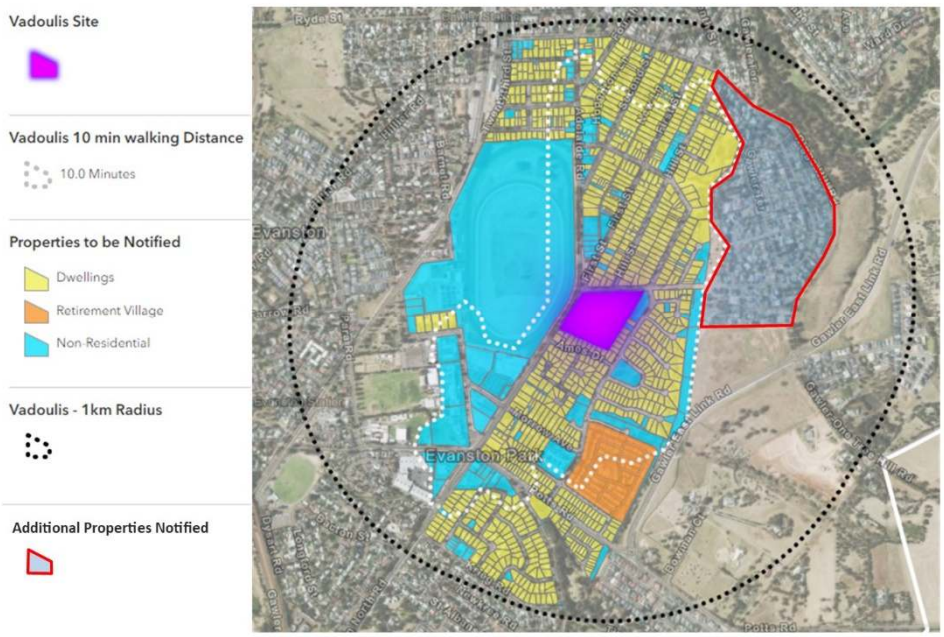


Figure 2. Notification Catchment

6. Engagement Activities

The Gawler Community Engagement Plan, Evanston Park was adopted by Council on 16 May 2023. It provided a comprehensive approach to inform the community of the issues associated with the Code Amendment. The specific methods used to inform stakeholders of the Code Amendment are outlined under Detailed Engagement Activities in 6.1 below. This approach has been designed to meet the Minister of Planning's expectations that any submission provided by Council will be informed by additional community feedback.

6.1 Detailed Engagement Activities

Fourteen key engagement actions were undertaken by Council and are listed below:

1. Three weeks of Community Engagement 25 May to 15 June 2023
2. Letters sent on 24 May 2023 to:
   - 1,196 residential addresses,
   - 200 tenancies and businesses
   - 10 key organisations/ agencies.

3. In conjunction with the letter to residents over 1,500 Fact Sheet distributed
4. Online Survey distributed to the community with 276 valid responses received.
5. Link on the front page of the Town of Gawler website to two areas:
    - Information regarding the Code Amendment
    - Where to lodge a submission and fill out the survey
6. Information reports provided in the library with Fact Sheets
7. Two community drop in Sessions held Sunday 4 June and Wednesday 7 June 2023 and were attended by 22 people
8. 78 written submissions received.
9. Community Forum held on 20 June 2023 – 52 people attended
10. Dedicated officer and phone line for the consultation over the three week period.
11. Approximately 20 calls fielded seeking broad range of assistance.
12. Communication Plan implemented: one media release; and 23 social media posts.
13. The Social media posts linked people to Online Survey
14. Submissions and survey responses collated in final Community Engagement Report.

6.1.2 Letter to the Community

A letter (24 May 2023) and the Fact Sheet were sent to approximately 1,400 residents, property owners and stakeholders. The letter sought community views on two key questions:

1. Do you support the proposed zoning change from a residential zone to an employment zone? &
2. Do you support the draft Land Management Agreement (LMA)?

The letter (Attachment A) identified how people could provide feedback to Council to inform its position on the Code Amendment.

6.2 Community Feedback

The community was asked to provide feedback via four channels:

1. Online community survey – 25 May 2023 to 15 June 2023
2. Written submissions from the community – 25 May 2023 to 15 June 2023
3. Drop-in Sessions – Wednesday 7 June 2023 and Sunday 11 June 2023
4. Community Forum – 20 June 2023.

6.2.1 Online Community Survey

Methodology

In order for Council to hear from a wide range of community members the Online Survey was undertaken using the *surveymonkey* platform. The survey was available on the Council website and promoted via **your-voice** during the consultation period. It received over 300 responses. The key focus of the questions was to inform Council's view on the Code Amendment.

Veracity of data

The veracity of the data, both its location and relevance to the Code Amendment and its IP address were investigated to ensure the data was both *genuine* and *transparent*. Ensuring that the engagement is *genuine* and *transparent* are two of the key principles of the Community Engagement Charter.

In *surveymonkey* only one response can be given per IP address/email address. However, there are work arounds such as people using multiple devices. All IP /WiFi address were checked at the end of the engagement with one anomalous result. In this case 5 surveys were lodged from one IP address, all of which were very similar in their response. This was identified as a potential problem and as such only one survey was recorded from that address.

A total of 301 responses were received via the *surveymonkey* platform. Respondents in question one, were asked to identify their location. 88% percent were from the Gawler LGA with 36 (12%) spread across Adelaide including: Hewett, Unley and Myrtle Bank.

Of those 36 people who were outside of the LGA, 11 were in suburbs that could be included in the Primary Trade Area (PTA) for a large bulky goods development, such as Kalbeeba and Hewett. 25 people were from southern or eastern suburbs, such as Unley, Myrtle Bank and Willunga could not be included in the PTA or even a Secondary Trade Area and could be reasonably excluded from the survey. Therefore, the final count of valid surveys was 276 and all of these results are included in **Attachment B**.

Online Survey Results and Analysis

The survey posed two key questions:

- Q 2 Do you support the proposed zoning change from a residential zone to an employment zone?
- Q3 Do you support the draft Land Management Agreement (LMA) to address identified planning and infrastructure issues?

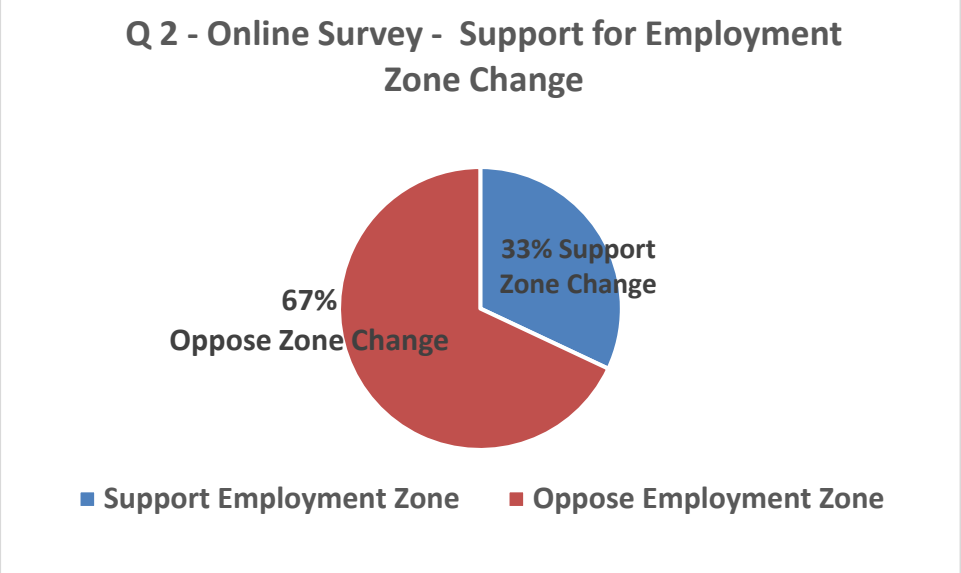


Figure 3. Online Survey Result

The majority, or 67% did not support the zone change. 1 in 3 or 33% of respondents supported the zone change.

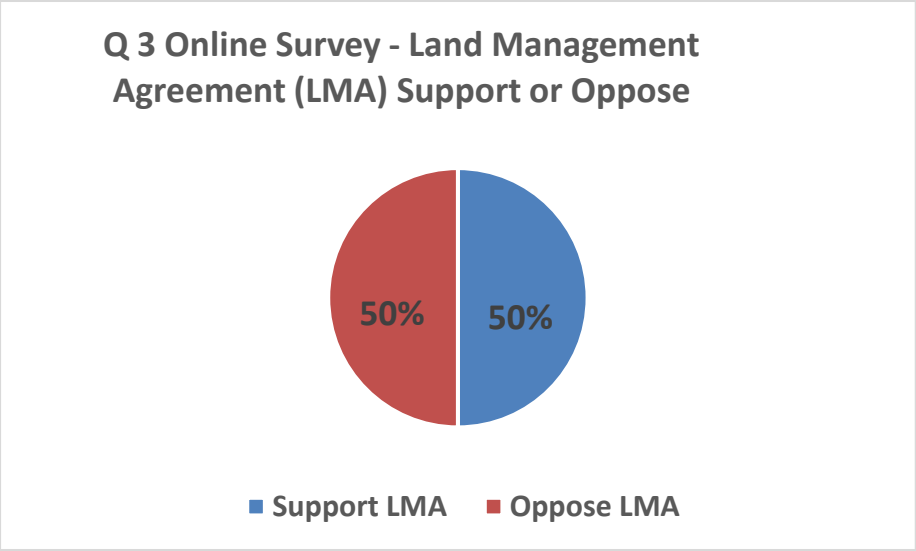


Figure 4. Online Survey Result

There was an even split between respondents supporting and not supporting the draft LMA.

Responses to Questions 4-11

Questions 4-11 sought detailed responses to policies or initiatives that are included in the LMA. These elements of the LMA are:

- increased landscaping (relative to what was originally proposed),
- tree preservation,
- noise amelioration,
- traffic management,
- flood mitigation works or
- restricting land uses on the site e.g. industrial, major traffic generating non home-maker centre uses).

Responses to questions 4-7 and 10-11 all showed strong support for the LMA initiatives from between 64% to 75%. However, responses were less supportive for traffic initiatives in questions 8 and 9:

- Question 8 - Support for signalised intersection was 47% with 53% opposed;
- Question 9 – Support for closure of Sheriff and First Street's was 38% compared to 62% opposed.

As such many people supported proposals in the LMA to:

- Provide additional planning controls,

- Landscaping,
- Tree preservation and funding to enable the development to ameliorate its impact on the site and the immediate area.

Matters of greater engineering or design complexity such as traffic management issues didn't achieve a consensus position.

Response to Question 12

Question 12 provided an *open* box for people to raise additional concerns or suggestions. In this section, 184 responses were received (67% of people surveyed). The detail of the responses varied from short to very detailed. Of those in favour of the development it is noted that their responses were generally short such as: *jobs are needed in this region*. While those who were opposed generally wrote longer submissions.

Three typical responses to Question 12 are listed below:

> Response 5. *I support the development which will create jobs and the proposed development will service the local community with a much larger and better delivery of service and products that is needed to service the rapidly growing population.*
>
> Response 13. *I strongly oppose the proposed Code Amendment and therefore the Land Management Agreement is irrelevant*.
>
> Response 109. *I strongly oppose this development. It should remain residential. It will impact all people in Ames Drive and Coleman Parade and Sheriff Street. There will be a lot more noise, traffic in what is and should be a quiet residential area. I believe house process will be affected. It is very concerning for everyone I have spoken to.*

A detailed summary of the 276 Online Surveys with written responses (Question 12) is provided in **Attachment B**.

6.2.2 Written Submissions

Methodology

Written submissions were sought for a three week period from 25 May 2023 to 15 June 2023. A total of 78 submissions were received. Some were very detailed while others were formatted as a short survey with a simple tick box approach. Submissions were provided to the main council email: Council@gawler.sa.gov.au. A few were submitted twice; in these cases, the first submission only, was counted. All submissions that were provided during the consultation period, bar the *double ups* were recorded as valid.

Written Submission Analysis

Of the 78 written submissions received, none supported the Code Amendment. As already indicated, this was at odds with the online survey results.

The majority (76) of submissions were from members of the public. With one submission from Gawler Environment and Heritage Association (GEHA) and one submission from the Executive Director, Planning and Land Use Services (PLUS), which was neutral.

Issues raised in each submission were briefly summarised and issues recorded. Several submissions highlighted the potential for local traffic cut throughs to be generated if the development was approved. A summary of key issues raised in the submissions was recorded in Figure 5.

These issues in order of concern were:

- Traffic congestion due to the traffic lights
- Rezoning not warranted
- Should be residential.
- Gateway and character concern
- Building height and visual amenity
- Rat runs and local traffic
- Noise generation from the site
- Prefer other suitable locations
- Inconsistent with Council's Community Plan 2030+.

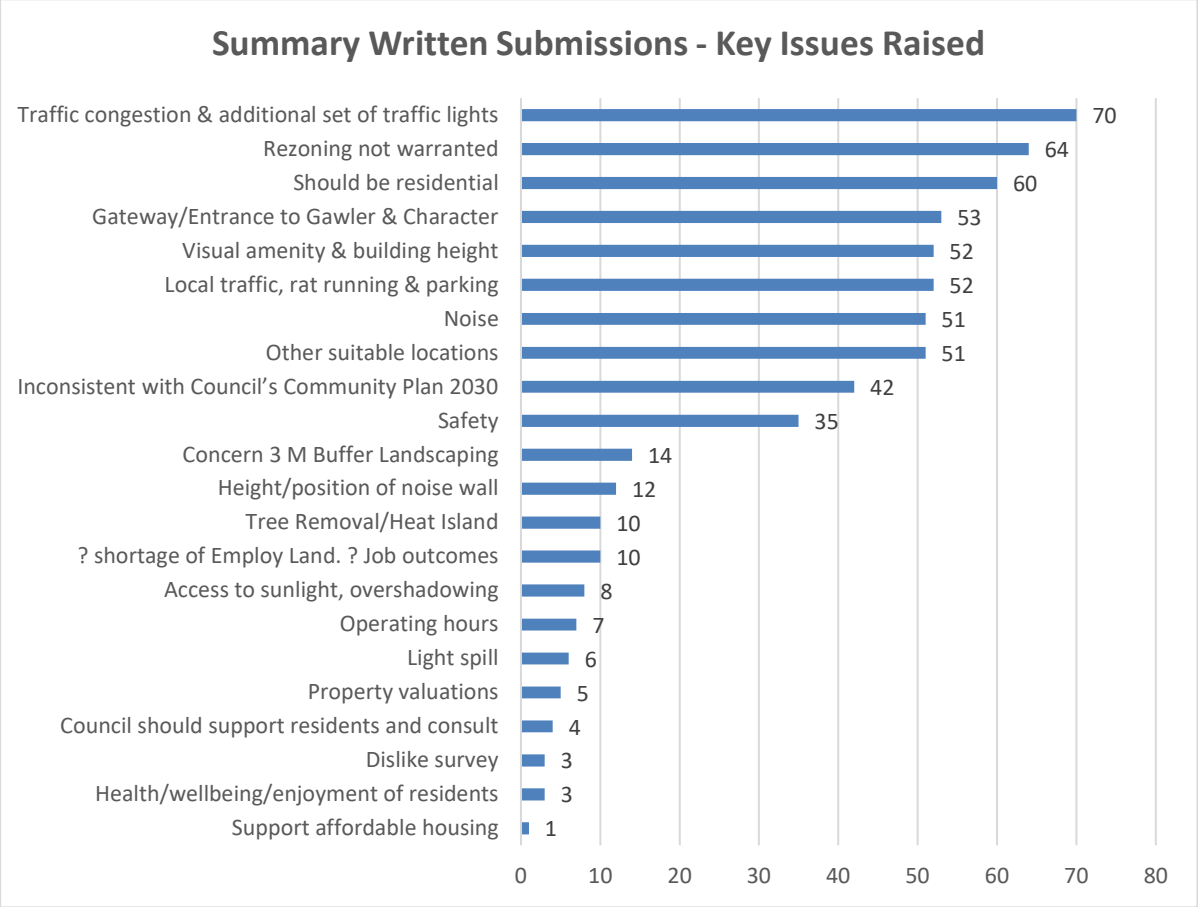


Figure 5. Key issues raised in the Submissions

A detailed summary of written submissions is provided in **Attachment C**.

Notable outcomes of the Written Submissions

Figure 6 and the Summary of Written Submissions in **(Attachment C**) demonstrates the high level of opposition from the people who made submissions. While the quality of the submissions varied, many were of a high calibre and demonstrated a good understanding of Council policies. The GEHA submission highlighted the need for Council to make more detailed reference to the Gawler Community Plan 2030+. It also challenged the concept that Gawler needed additional employment land. Concern was also expressed in relation to:

- Impact of the proposal on the gateway to Gawler and its heritage aspects
- Visual amenity issues.

Traffic was the major concern in most of the submissions received, particularly the proposed traffic lights and the impact of the development on congestion.

6.2.3 Drop in Sessions

Two community drop in sessions were held on Sunday 4 June and Wednesday 7 June 2023 and 22 people attended. Several surveys were filled out by the community and lodged by Council staff.

6.2.4 Community Forum

A Community Forum was held in the Civic Centre on 20 June 2023 and excluding staff, 52 people attended. Fourteen (14) speakers were heard, eight Councillors were present with approximately 30 people in the gallery.

All speakers opposed the Code Amendment. Speakers thanked Council for the opportunity to speak and many speakers made reference to the inconsistency with the proposal and the Council's Community Plan 2030+.

The Councillors and Mayor undertook to take all comments into consideration when determining a position on the Code Amendment.

6.3 Outcome of responses from all channels

Traffic concerns were a recurring theme across all channels. Concerns were raised about the potential closure of First and Sheriff Streets, as well as the possibility of increased *rat running* along Mount Terrace and Coleman Parade.

Further work is required on potential solutions to these traffic solutions should the Code Amendment be approved.

The three main issues of concern raised were:

- Opposition to rezoning land to Employment Zone
- Impact on the gateway to Gawler and its heritage values
- Visual amenity of the proposed bulky goods development and the building height.

Support for the Code Amendment and the LMA varied significantly between the completed surveys and submissions received.

Table 4 summarises the results. The most striking variation was in support for the Code Amendment with no one who made a written submission supporting the Code Amendment and only one of those people supporting the LMA.

Anonymity via online surveys however provides a different mechanism to measure local opinion. In the online survey 33% of people supported the Code Amendment and 67% opposed it. In relation to the LMA, the online survey had stronger support for the LMA, with support or opposition for the LMA split evenly at 50% for each.

Issues	**Submission – results**	**Online Surveys - results**
No. of Submission / Surveys completed	78	276
% from Evanston Park and Gawler South	64%	70%
Support for Rezoning	0	33%
Opposition for Rezoning [2]	99%	67%
Support for LMA	1%	50%
Opposition to LMA	99%	50%

Table 4. Comparison of Responses Submission v's Online Survey

Given the variation between the online survey and the written submissions, additional analysis was undertaken based on the source of submissions or surveys received. These are highlighted in Figures 6 and 7 below.

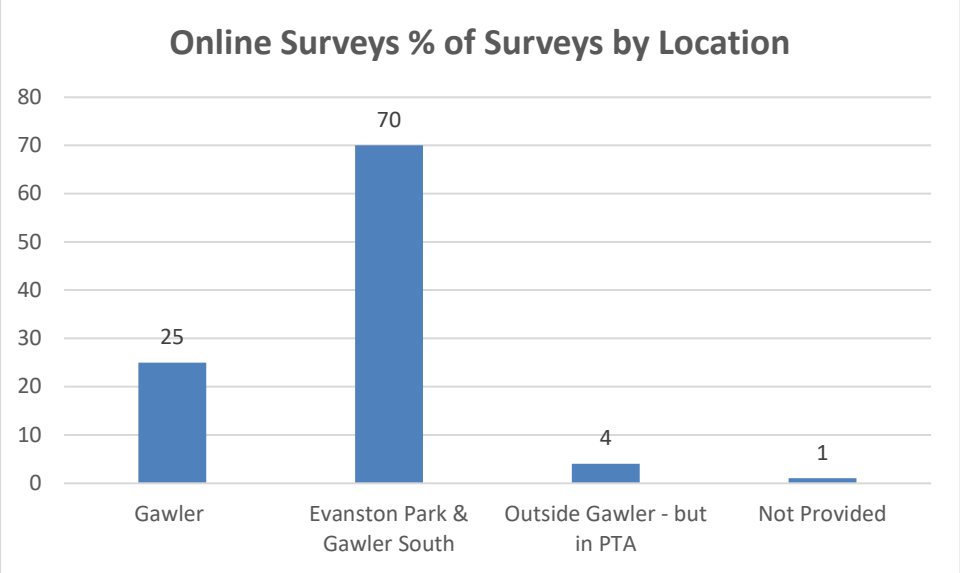


Figure 6. Online Survey Response by Location

[2] Note one submission was Neutral.

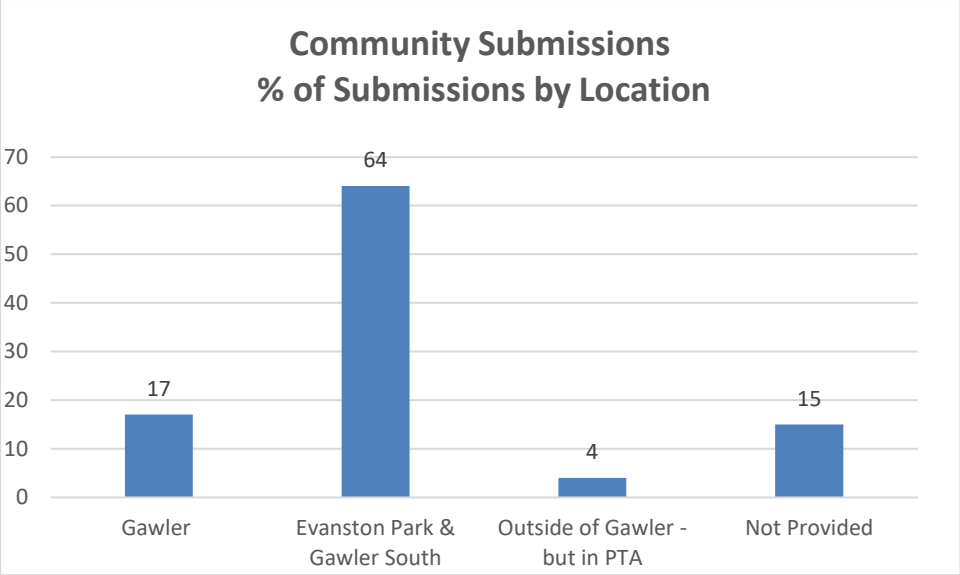


Figure 7. Written Submission by Location

Location of Respondents

Almost three quarters or 70% of respondents to the online survey (Figure 6) resided in Evanston Park and Gawler South. 64% of people who provided a written submission were also residents from Evanston Park and Gawler South (Figure 7). As such there was not a strong correlation between the origin suburb of the written submission or online survey and the level of support or opposition to the rezoning.

The discrepancy between the two results could be explained by two factors:

- Those who were against the rezoning were more highly motivated to voice their concerns and so put in the extra effort to lodge a written submission.
- While those who had a level of support either for the rezoning (33%) and a stronger level of support for the LMA (50%) were more inclined to provide a simpler response via the online survey.

The motivation of the respondents and the channel they chose to respond may be key factors in the level of support for the rezoning and the LMA.

7. Summary of Engagement

Extensive Community Engagement was undertaken as part of the additional consultation for the Evanston Gardens Code Amendment. In total 78 submissions were received, and 276 valid online surveys were completed. In addition, direct engagement with the 74 community members was made during the: Community drop-in sessions (22) and the Community Forum (52). This represents one the most extensive community engagements conducted by Council in recent times.

The results of the submissions and the online surveys produced different results with:

- 78 Submissions lodged, none being in support of the rezoning and only one in support of the LMA.
- 276 online surveys had 67% opposed to the rezoning and 1/3rd (33%) of people supporting the rezoning. 50% of respondents supported the LMA.

People who opposed the development were more inclined to write a detailed submission. Those who provided a level of support for the proposal were more inclined to provide an online response.

Clearly there were more people who opposed the rezoning on both platforms and in the Community Forum. One factor that should be considered is the role of the local group, many of whom live immediately adjacent to the proposed development. They were articulate and highly motivated in their opposition and made many representations and written submissions. This group could be contrasted with those who completed the online survey where the response was readily made and there was more anonymity, with respondents only asked to provide their address. As a result, the online survey provided a level of confidentiality so people could readily to express their opposition (2/3) or support (1/3). While support for the LMA was evenly split (50/50) among the online respondents.

The Engagement Report demonstrates that the issue of the proposed rezoning from a Residential Neighbourhood to an Employment Zone was highly contested and the community found innovative was to express their views. It also showed a high level of understanding of complex planning issues including the potential impact of Code Amendments and the role a LMA can play in achieving desirable planning and infrastructure outcomes for the community.

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Attachment B – Summary of Online Community Survey – formatted by *Surveymonkey* 55

Attachment C – Summary of 78 Written Submissions 75

Attachment D – Full copy of all 78 Submissions **78**

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gawler.sa.gov.au

24 May 2023

[redacted]

Dear [redacted]

Re: Evanston Park Code Amendment, 550 – 554 Main North Road (Vadoulis) – additional community engagement.

The Town of Gawler at a Special Council meeting on Tuesday 16 May 2023 resolved to undertake community engagement for the above site. The site is proposed to be rezoned from a General Neighbourhood Zone to an Employment Zone to enable for future bulky goods use.

Community Engagement for this site has recently been undertaken by Future Urban on behalf of the designated entity (proponent).

As this is a proponent led Code Amendment, it is the responsibility of the proponent to undertake investigations and consultations however, the Minister for Planning has asked Council to undertake additional consultation to better inform its views before Council makes a formal submission.

The Special Council meeting received a report on the above Code Amendment and is now seeking your views on two key questions:

1. **Do you support the proposed zoning change from a residential zone to an employment zone?**

2. **Do you support the draft Land Management Agreement (LMA)?** The role of the LMA is covered in an explanatory note on the Council website below.

A Fact Sheet with further details of the project and how you can voice your opinion is enclosed. In addition, the Council website at **gawler.sa.gov.au/your-voice** provides the community with additional information.

How can you be heard?

Community Survey and Submissions

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 which is available until Thursday 15 June 2023 at **gawler.sa.gov.au/your-voice.** You may also lodge a submission at the email address below.

Information Sessions

Drop into an information session at the **Gawler Sport & Community Centre, Nixon Terrace, Gawler**, on either:

- **Sunday 4 June** – from 12.30pm to 2pm
- **Wednesday 7 June** – from 3pm to 6pm.

Community Forum

You are invited to attend a community forum in the **Council Chambers, 89-91 Murray Street, Gawler**, on **Tuesday 20 June from 7pm**. People who wish to be heard at the community forum to express their views on the Code Amendment must register prior at: **council@gawler.sa.gov.au**

Connect with Council

For more information on how your views can inform Councils position, please contact the Town of Gawler's Senior Strategic Planner, Chris Hannaford on:
Phone 8522 9211
Email council@gawler.sa.gov.au

Council will ensure your views are provided to Future Urban and the Minister for Planning. The Minister for Planning is the final decision maker in all Code Amendments and will consider the Council submission along with all other submissions received.

I look forward to hearing your views on this Evanston Park Code Amendment.

Yours sincerely



Andrew Goodsell
Executive Manager, Development and Compliance

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*)

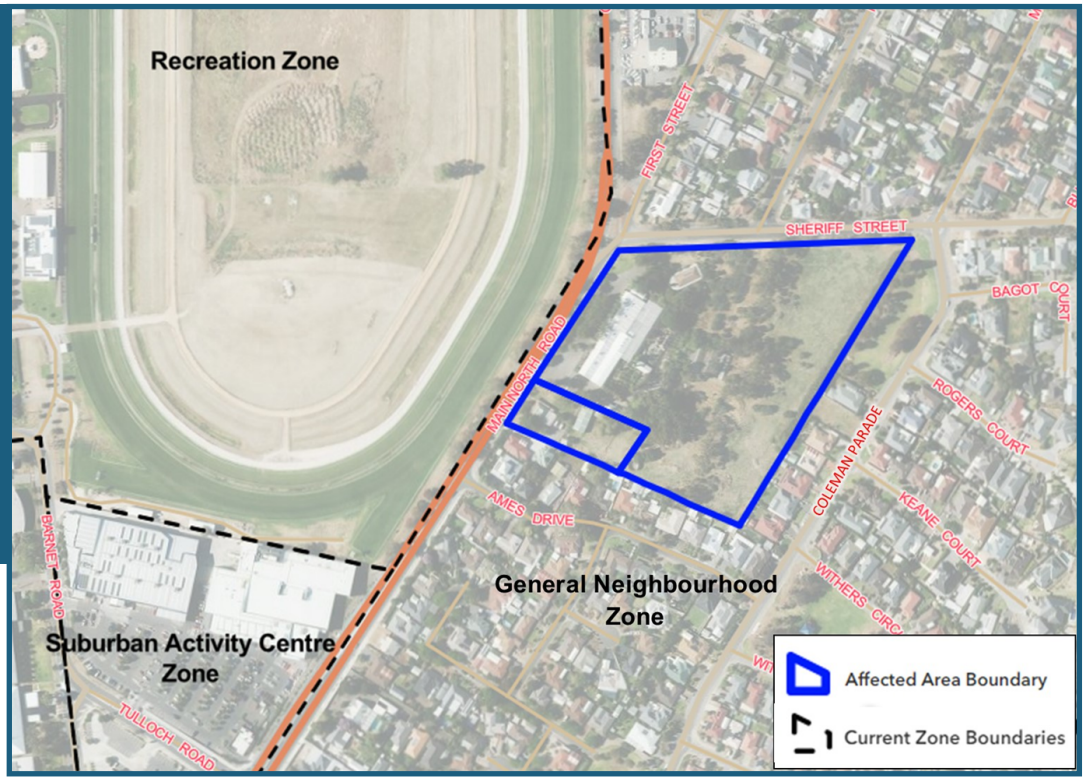


Figure 1
Location of proposed Rezoning

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



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**

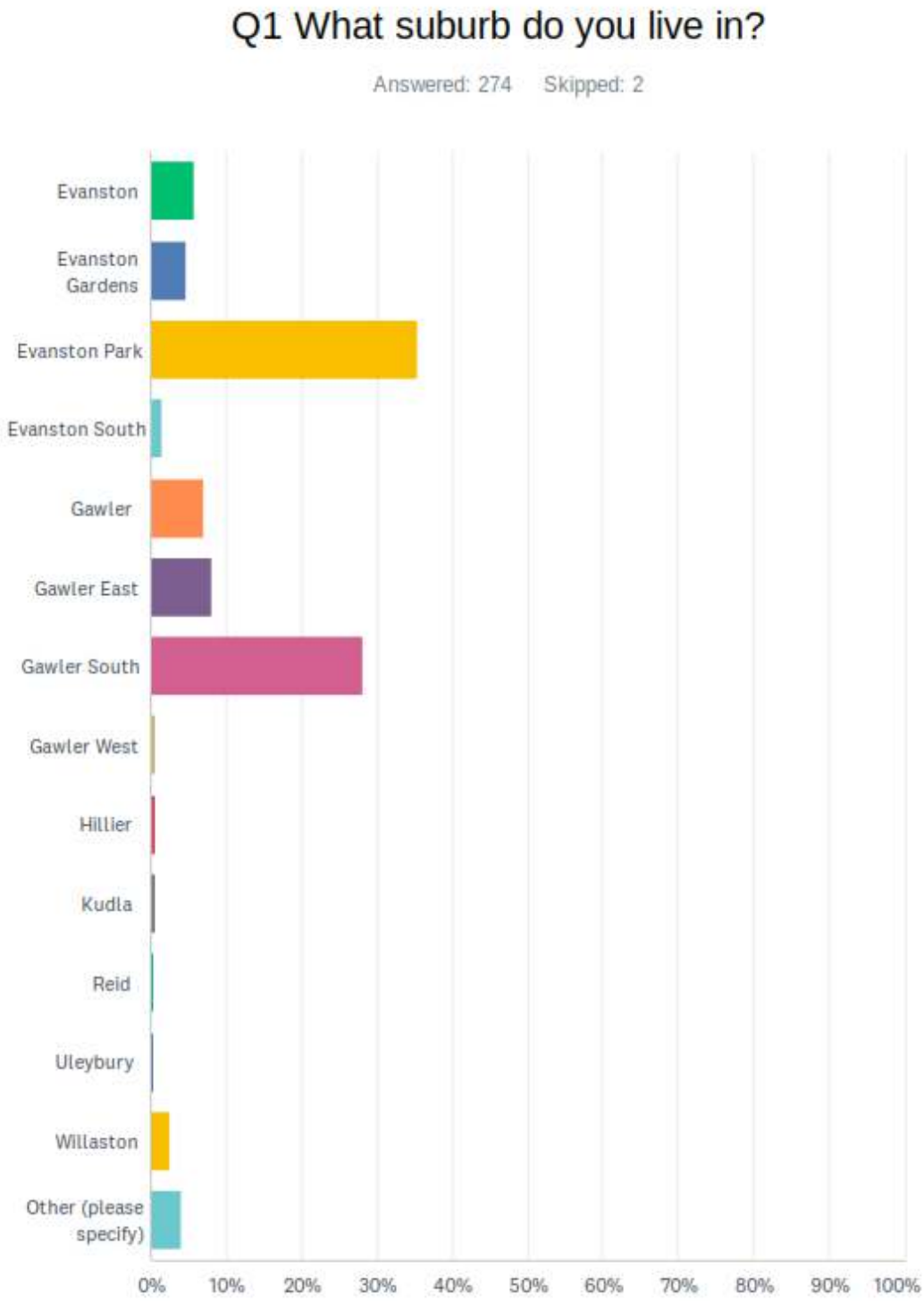
Connect with Council

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

Phone 8522 9211
Email council@gawler.sa.gov.au

Evanston Park Code Amendment Engagement Summary

Evanston Park Code Amendment Survey Review

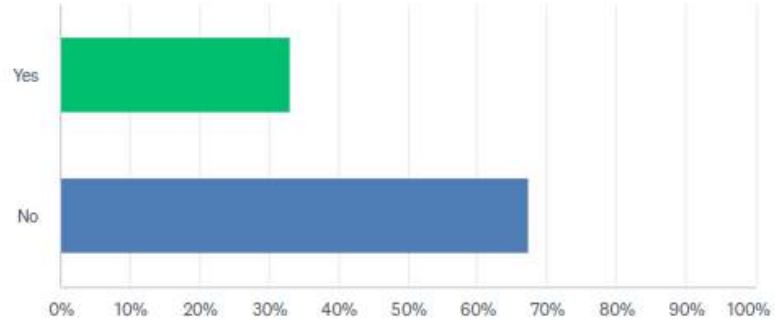


ANSWER CHOICES	RESPONSES	
Evanston	5.84%	16
Evanston Gardens	4.74%	13
Evanston Park	35.40%	97
Evanston South	1.46%	4
Gawler	6.93%	19
Gawler East	8.03%	22
Gawler South	28.10%	77
Gawler West	0.73%	2
Hillier	0.73%	2
Kudla	0.73%	2
Reid	0.36%	1
Uleybury	0.36%	1
Willaston	2.55%	7
Other (please specify)	4.01%	11
TOTAL		274

#	OTHER (PLEASE SPECIFY)	DATE
1	Owen	6/14/2023 1:00 PM
2	Gawler	6/7/2023 4:42 PM
3	One Tree Hill	6/5/2023 5.35 PM
4	Barossa Goldfields	6/4/2023 2:40 PM
5	Hewett	6/1/2023 1:28 AM
6	Blakeview	5/30/2023 6:15 PM
7	Kalbeeba	5/29/2023 10:19 AM
8	Hewett	5/27/2023 3:57 PM
9	Hewett	5/27/2023 2:25 PM
10	Mallala	5/26/2023 7:05 PM
11	Davoren Park	5/25/2023 6:04 PM

Q2 Do you support the proposed zoning change from a residential zone to an employment zone?

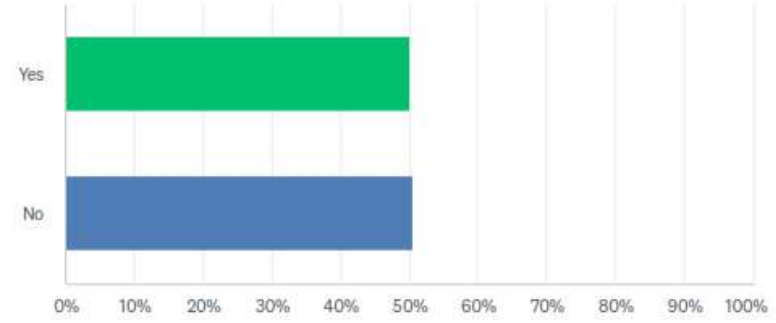
Answered: 273 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	32.97%	90
No	67.40%	184
Total Respondents: 273		

Q3 Do you support the draft Land Management Agreement (LMA) to address identified planning and infrastructure issues?

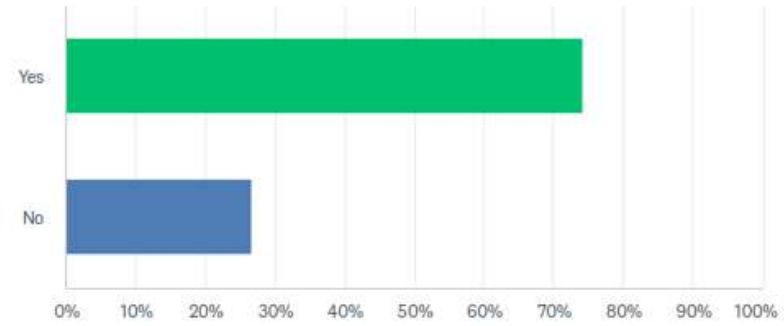
Answered: 245 Skipped: 31



ANSWER CHOICES	RESPONSES	
Yes	50.20%	123
No	50.61%	124
Total Respondents: 245		

Q4 Preservation of existing trees identified by Council.

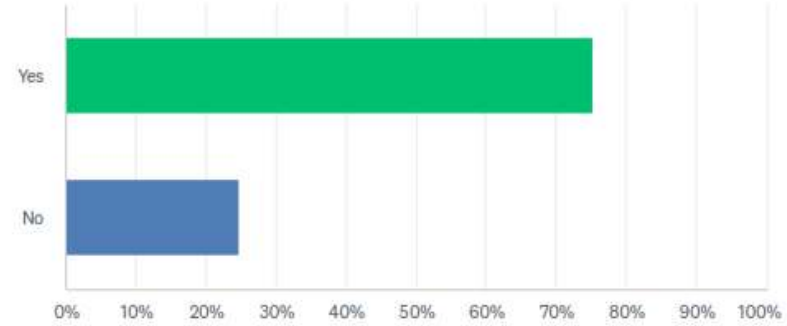
Answered: 228 Skipped: 48



ANSWER CHOICES	RESPONSES	
Yes	74.12%	169
No	26.75%	61
Total Respondents: 228		

Q5 Increased tree planting in the 3m buffer area, and along Sheriff Street.

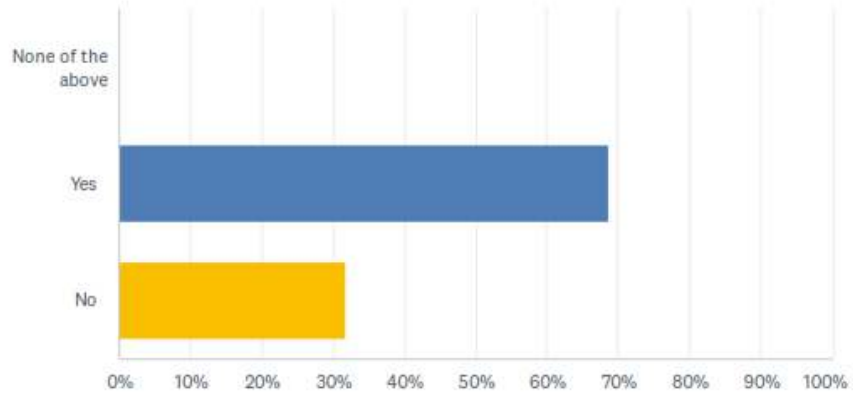
Answered: 226 Skipped: 50



ANSWER CHOICES	RESPONSES	
Yes	75.22%	170
No	24.78%	56
Total Respondents: 226		

Q6 Additional noise controls, such as covered loading bays.

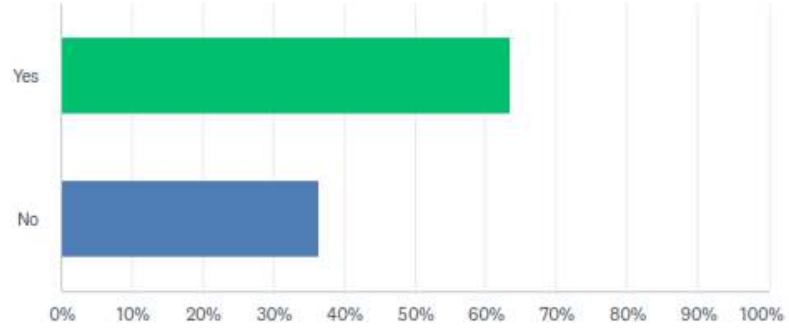
Answered: 223 Skipped: 53



ANSWER CHOICES	RESPONSES	
None of the above	0.00%	0
Yes	68.61%	153
No	31.84%	71
Total Respondents: 223		

Q7 Reduced (11.5m) building height to improve amenity and reduce overshadowing on neighboring properties.

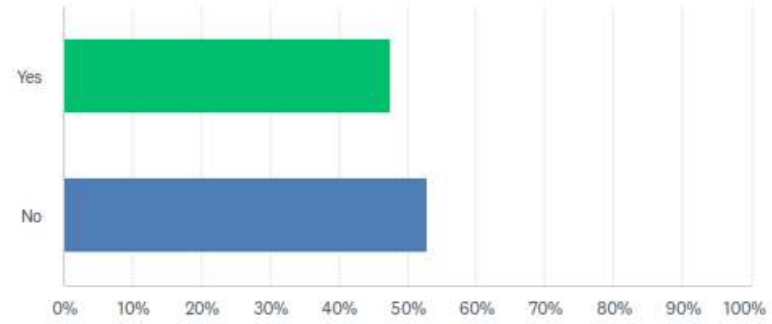
Answered: 222 Skipped: 54



ANSWER CHOICES	RESPONSES	
Yes	63.51%	141
No	36.49%	81
Total Respondents: 222		

Q8 A new signalised intersection to be installed along Main North Road.

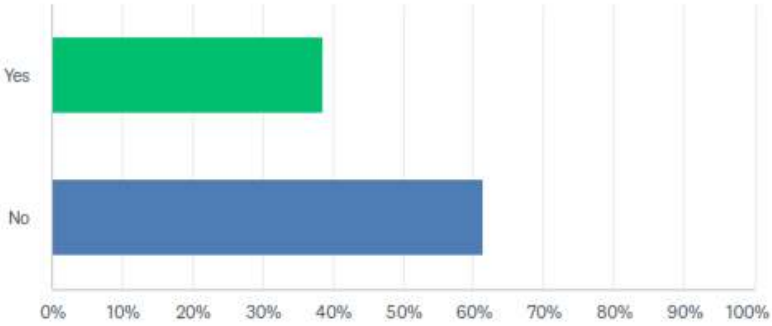
Answered: 225 Skipped: 51



ANSWER CHOICES	RESPONSES	
Yes	47.56%	107
No	52.89%	119
Total Respondents: 225		

Q9 Closure of Sheriff Street and First Street to Main North Road to prevent traffic “cutting through” residential streets.

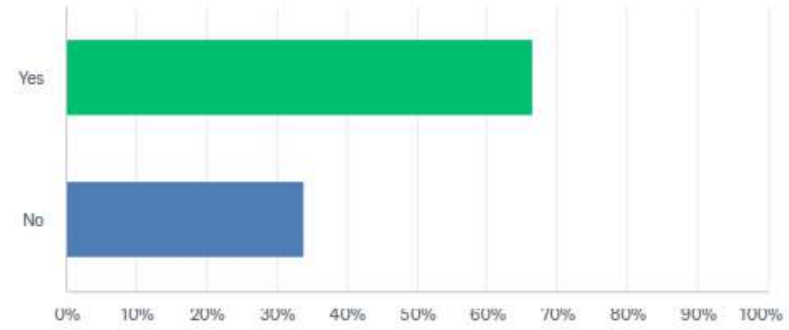
Answered: 226 Skipped: 50



ANSWER CHOICES	RESPONSES	
Yes	38.50%	87
No	61.50%	139
Total Respondents: 226		

Q10 Flood mitigation works in immediate area with the proponents contributing to the costs.

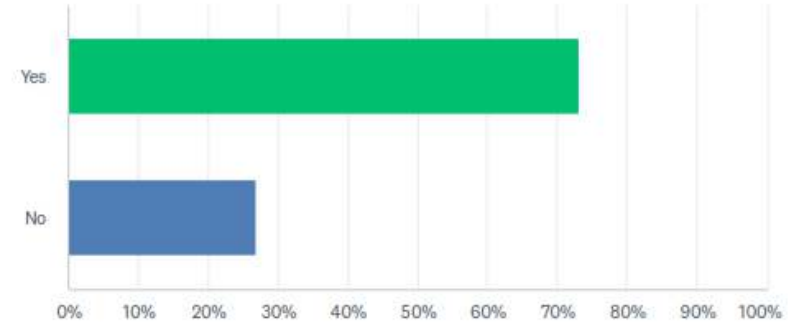
Answered: 224 Skipped: 52



ANSWER CHOICES	RESPONSES	
Yes	66.52%	149
No	33.93%	76
Total Respondents: 224		

Q11 Restricting the types of landuses on the site including no fast food outlets or industrial uses.

Answered: 223 Skipped: 53



ANSWER CHOICES	RESPONSES	
Yes	73.09%	163
No	26.91%	60
Total Respondents: 223		

Q12 Do you have an additional concerns or suggestions?

Answered: 184 Skipped: 92

#	RESPONSES	DATE
1	Rezoning will affect traffic congestion all through Gawler.	6/20/2023 12:30 PM
2	I have not answered Q4-11 as it may imply that I am in favor of the bulky goods store being built there. I am not in favor as it is entirely inappropriate and unfair to the existing residents nearby.	6/20/2023 12:29 PM
3	This development in entirely inappropriate for the area and must remain as residential only. The claim it legitimises Vadoulis' business is a lie and will be used for greater construction 9unwanted) in the future.	6/20/2023 12:27 PM
4	Gawler has expanded dramatically over the last 10+ years. Unfortunately, Gawlers infrastructure was never designed to cope with the amount of growth and the roads struggle to cope with the increased traffic. With the zoning change occurring near the Gawler race track and the development of the suburban activity centre has just compounded the amount of traffic and chaos around neighbouring schools and residents. To rezone Valdoulis and the land surrounding it will not only cause an increase in traffic, increasing the risk of incidents around the area. Especially, being that there are two schools, a shopping centre,childcare centre and nursing home in close vicinity. Traffic levels have escalated and the levels of safety around the recent change with the OTR at Evanston has been unsafe at many times. As there are always people driving unsafely nearby the OTR cutting off other traffic, causing traffic issues. Another retail/storage bulk goods site will just be adding to the congestion in Gawler, impacting the safety of families and the elderly. Apart from that it will also lead to an increase in people loitering around and it will also escalate the noise levels for the surrounding residents. Overall, we oppose a zoning change in the stated site. These sort of businesses should be located where they will have minimal impact on the surrounding area, including the residents and environment. They should be located further out where there is more room outside of a township to allow for enough room for car parking and for it to be planned out correctly.	6/15/2023 10:20 PM
5	I support the development which will creates jobs and the proposed development will service the local community with a much larger and better delivery of service and products that is needed to service the rapidly growing population	6/15/2023 6:39 PM
6	I do not support the Code Amendment at all and therefore the Land Management Agreement does not apply.	6/15/2023 5:46 PM
7	I am opposed to the rezone and opposed to the proposed bulky goods at the Vadoulis site.	6/15/2023 5:46 PM
8	The Code Amendment has no positive impact on the workings of our club and could also restrict the operating functions. Unfortunately the developer could not satisfy our concerns noted in the Future Urban consultation report before we lodged this feedback - Gawler & Barossa Jockey Club	6/15/2023 2:05 PM
9	How can the Draft Submission on the Evanston Park Code Amendment state sites 3, 4, 5 & 7 cannot be used because they would require rezoning, yet so does 550-554 Main North Road? The Gawler Community Plan 2030+ provides for development in the Southern Urban Areas of Gawler & infrastructure in this area will be critical to the success of the precinct. Sites 3, 4, 5 & 7 are more appropriate locations for the proposed rezoning & development.	6/15/2023 10:22 AM
10	I hold many concerns for the property to be developed into a bulk space which have been touched on, mainly around altering the landscape and the impact that these changes will make to the area. A large concern of mine is impacting on emergency vehicles that will often use First Street to connect up again to Main North Road to respond to individuals in need. The traffic is already congested on Main North as it is. The environmental impacts are large from this development, with the promise to put a few trees in, that is not enough to mitigate the negative consequences of the development. This development is not in the best interest of the local community at all.	6/15/2023 6:43 AM
11	Don't agree with installing traffic lights and road closures. The changes to Potts Road intersection (as an example) has increased my travel time.... very difficult to put in petrol on my may home from work! Please don't rezone into an industrial area. Please keep the adjacent park area on Coleman Parade.	6/14/2023 11:09 PM

12	I don't support this as I would prefer to keep Vadoulis Garden Centre - the best Cafe in Gawler. We don't need to lose another fantastic, small and local business.	6/14/2023 11:01 PM
13	I strongly oppose the proposed Code Amendment and therefore the Land Management Agreement is irrelevant.	6/14/2023 10:47 PM
14	I do not support this development.	6/14/2023 10:05 PM
15	Why not incorporate such developments in the new residential areas rather than trying to change existing ones and distress nearby residents. There are empty paddocks being filled up with housing and nothing else (Evanston Gardens, Evanston South recent examples) that these developments could be integrated into.	6/14/2023 8:45 PM
16	I am totally opposed to the rezone	6/14/2023 8:05 PM
17	The town needs the jobs and ability to shop locally	6/14/2023 3:59 PM
18	Despite efforts by the LMA to appear to address the concerns of those opposed to the amendment, this proposal is entirely wrong for the area of the Vadoulis site. To suggest otherwise is simply ludicrous.	6/14/2023 3:27 PM
19	I do not agree to anything about this development in a residential area in Gawler. Totally unnecessary, and Gawler does not need it.	6/14/2023 1:26 PM
20	I may not live in Gawler but frequently this area 6 days a week. There is no need for such a business on this corner. Traffic is already an issue in the area and an additional set of lights will impact it even further. If they require a bigger site, it should be taken out of the metro of Gawler to the fringe such as land between the Horrocks and Thiel highway. If anything this land should be subdivided for additional housing.	6/14/2023 1:00 PM
21	in the proposal there are three options, i think option three is better that maintains the exit from First and Second street	6/14/2023 12:30 PM
22	Traffic congestion is bad enough as it is and there is a proposal to add more traffic lights! Should not be rezoned from residential	6/14/2023 11:20 AM
23	i do not support the rezoning with or without the LMA	6/14/2023 11:09 AM
24	Prefer residential zone	6/14/2023 11:05 AM
25	Change from Ames Drive through to Coleman Pde. from one way to two way traffic	6/14/2023 11:02 AM
26	Preserve Heritage Entrance	6/14/2023 10:54 AM
27	I disagree with changing the zone of this location, from what I can understand any development that would require acoustic walls in order to reduce noise and is not appropriate for what is essentially residential space. It should remain residential space. I have agreed with some points in the LMA but not all, this part of Gawler has become a combination shopping complex semi industrial area and as such is an eyesore when driving into Gawler. Gawler is losing it's country town charm with these sort of constructions	6/14/2023 10:05 AM
28	I do not agree with the proposal to change the proposed zoning from residential zone to an employment zone. Any future development in this area should be for residential development only.	6/14/2023 8:29 AM
29	The proposed code amendment is fundamentally so flawed that no aspect of the land management agreement could be supported.	6/14/2023 8:05 AM
30	Are you trying to be intentionally obtuse with your questions and wording regarding the LMA and it's individual components to make it confusing for those who oppose it? While some individual amendments may be improved over original plans in the LMA, I will not click 'yes' I support any of these individual components when this could be falsely used to indicate support for some elements of the overall re-zoning proposal which I strongly oppose.	6/13/2023 10:49 PM
31	Have selected no for the remaining questions as we do not support proposal to rezone the area or the draft LMA.	6/13/2023 10:41 PM
32	Resounding no to rezoning! More suitable locations available in my opinion. What an eyesore it will be, not to mention the already very congested traffic through Adelaide rd. NO!	6/13/2023 9:36 PM
33	Increased road traffic up and down hill steer.	6/13/2023 9:06 PM
34	I do not want the rezoning to change Resident or neighbour zone to stay ...	6/13/2023 8:25 PM
35	Yes, the potential for houses in close proximity to lose value and/or desirability to buyers to want to live adjacent industrial business. It is astonishing that Vadoulis has been allowed to	6/13/2023 8:05 PM

	operate a commercial business for so long in a residential area.	
36	The roof level of the existing building is similar to the adjacent dwellings & doesn't look out of character. To change the zoning to allow an 11 metre high structure is totally out of character with it's surroundings. There is a similar commercial zoned area less than a kilometre away.	6/13/2023 7:23 PM
37	This is an extension of the 50-years existing use, which predates the Residential zoning. This is a rare and very suitable site for the purpose. This development can afford to fix the Sheriff St intersection disaster which Council has been unable to fix for 30+ years, which is the cause of rat-running in local streets.	6/13/2023 6:46 PM
38	I understand Vadoulis wish to expand, which I accept, however I don't want the land sold and commercial business' coming in to take over. Vadoulis is a wonderful experience to walk around with the family with kids, to have a bite to eat, for the staff to educate children about gardening and landscaping on our doorstep, which has been here for years. Yes, Bunnings has opened up and has the plants and Pelava available, but it is just not the same. I also know Milt has been through health issues, and I hope this is not a way to sell to family business to all industrial sundry, but to keep the family business alive and running for years to come.	6/13/2023 6:04 PM
39	This amendment may be good for the developers but is it good for the Town of Gawler and Gawler's future.	6/13/2023 4:39 PM
40	I object to the proposed code amendment which seeks to rezone 550-554 Main North Road, Evanston Park. The proposed code amendment breaches fundamental planning approaches, and would negatively impact upon the locality and nearby residents without benefit to the Town. The proposed code amendment is inappropriate, should not be supported and the existing General Neighbourhood Zone retained.	6/13/2023 1:26 PM
41	As residents of Town of Gawler for the past 19 years, I'm strongly opposed to the zoning change. As a resident on Hill Street I do not wish to have an employment zone at the end of our street. This will cause inconvience to how we enter and exit our homes, cause further issues with traffic to name a few. Gawler is already built up with many shopping areas and any more will greatly impact the family living residental feel Gawler also should remain a historic town and this will greatly effect this. Its unfair to the neighbouring homes and families who have spent hundreds of thousands of dollars to live in a quiet residental area. It is grossly unfair to those families to have a large employment zoning right next to them.	6/13/2023 12:48 PM
42	As a concerned resident of Evanston Park, I strongly oppose the proposed Code Amendment. The consultation process regarding this matter has been deeply flawed, failing to include the voices of many residents including myself who will be directly affected by these changes. This lack of representation is a grave oversight that undermines the legitimacy of the decision-making process. If implemented, this Code Amendment has the potential to dramatically alter the fabric of our once quiet suburb. The anticipated increase in traffic volume raises serious concerns about the safety of our community, particularly for children who walk, play, and ride their bikes on our streets. The potential for rat running—drivers seeking alternative routes through residential areas—poses a significant risk that we cannot ignore. Our peaceful way of life will be compromised by the constant noise generated by the influx of traffic and trucks. This daily disruption will have a profound impact on our lives, affecting our well-being and diminishing the tranquillity we cherish in our neighborhood. I strongly oppose this code amendment.	6/13/2023 9:22 AM
43	Yes. The area should be left as it is with ALL trees to remain as they are now. Definitely zoning should NOT to be changed from what it is now.	6/12/2023 8:39 PM
44	I have grave concerns. I live on the boundary of Vadoulis and am strongly opposed to this zone amendment. I feel this is the wrong position in Gawler for such a development and will impact badly on surrounding area. The proposed additional traffic lights will just add to more chaos on the road into Gawler. The whole entrance to Gawler will be altered irrevocably.	6/12/2023 8:00 PM
45	I have not specified agreement with LMA because I do not support the rezoning. However , if it goes ahead I have indicated the amendments I agree with. My main concern is with traffic management. If Sheriff and First Street are blocked, Mount Terrace will take the brunt of the extra traffic flow. A third set of traffic lights on Main North Road is not practical due to the close proximity to two existing controlled intersections. It would only exacerbate the traffic congestion on this stretch of road. As there is a lot of future development happening to the North of Gawler (Roseworthy, Freeling, Springwood, Concordia) it would make more sense to locate the proposed bulky goods store (Bunnings!?) on flat vacant land adjacent a major arterial road in that direction. Fill in the proposed site with residential properties, in keeping with the surrounding area, with possible small business/es on the existing Vadoulis plot.	6/12/2023 4:17 PM

46	All questions from #2 onwards are pointless as I do not support the proposed change in ANY way shape or form so they are all redundant	6/12/2023 3:07 PM
47	I have not ticked the boxes regarding the LMA as I don't believe that a tick box process is adequate	6/12/2023 2:42 PM
48	There are other sites which would be preferable having less impact on the residential area, especially in terms of access, noise and loss of character of the area.	6/12/2023 2:25 PM
49	Not the place for more industrial - should stay as residential	6/12/2023 12:35 PM
50	We feel this is an inappropriate development for this location. Such a beautiful area should not be gobbled up by big business	6/12/2023 11:56 AM
51	Yes, we are extremally against anything other than single residential housing to be allowed on this land. We bought in this area as it was *away* from direct traffic and large shops etc. We live on Hill Street which is busy enough without some extra facility right at the end. I'm disappointed in Council to think that this is a good option for the Gawler community as a whole. I feel all local and long standing rate payers would be highly against this area being turned into a Employment zone. As a resident of Gawler for over 20 years and my family of over 100 years I DO NOT wish to see anything other than homes for our local community put in this area. We are and should remain a historical area !!!!!!!!	6/12/2023 11:20 AM
52	I don't want to see an extra set of traffic lights. This building doesn't fit with the community. It's a RESIDENTIAL area. Locals deserve better from our council than to support this project which kills off Gawler's identity as a town.	6/12/2023 11:20 AM
53	This should be residential land not industrial / employment zoned. These questions indicate council has already decided to go ahead and are just 'consulting' because it's the thing to do. I'm strongly opposed to this rezoning, so much so that I will likely leave the area if it goes ahead. Don't let your greed be the reason this goes ahead. This is a residential area, make it a park, subdivide and make houses for families. Please don't infiltrate the area with an eyesore and a high traffic warehouse / retail space, there is room for that on the racecourse land, or behind Aldi, or in the homemaker centre which seems to be very under utilised. At a bare minimum I'd expect increased and regular police presence on the surrounding streets, blocking off access to main north road from sheriff street, entry and exit to the site only via lights on main north road, and no entry or exit from or to surrounding streets.	6/12/2023 12:34 AM
54	I do not support the draft LMA because in attempting to address problems identified in the initial consultation process, other problems have been created. We were told a 4.5m acoustic barrier was needed to reduce noise for residents - reducing this to 3.5m and setting it back from neighbouring fences addresses aesthetic and shadowing concerns but does it provide the same noise reduction? And how would the 3m garden area be used? Who can access it? This seems like a security risk. The closing of Sherrif Street and First Street solves some potential traffic issues but also creates others. I believe the most important of these is that emergency vehicles frequently utilise this route - blocking of these roads would increase their response times. The truth is that there is not a solution that sufficiently addresses all the concerns because this is an inappropriate area for rezoning.	6/11/2023 9:02 PM
55	Don't build it. We don't need it. Gawler is too busy and congested. Local residence will suffer. Make it residential.	6/11/2023 7:21 PM
56	I do not support changing the zoning or land use. The area is zoned residential and Gawler Council must honor and defend that residential zoning.	6/11/2023 5:26 PM
57	This is a bad location. I do not support the rezoning of the land.	6/11/2023 9:30 AM
58	Council has once again been ignoring locals in decision making about issues that affect them. Stop messing with the neighbourhood! This development isn't the holy grail and the developers aren't the Messiah. They're greedy and rich and want to make more money. And our council is selling out to them. Enough is enough! Traffic will be getting worse. There's no plan for the traffic down the Main Street. Local residents bought land here expecting it to be a residential development, not an 11.5 metre tall Bunnings. This is f&%#ing ugly and it's right in the middle of residential areas. Council needs to wake up and realise that this is unreasonable on people living nearby. We deserve better and we need the council to stand up and do their job for the community. Make the proposal say that WE DON'T WANT THIS.	6/11/2023 7:28 AM
59	What type of building would be future bulky goods use? What does this cover? WE need to know what wopuld be allowed to be built there to make an informed decosion.	6/10/2023 7:24 PM
60	I completely support the Code Amendment zone change to Employment Zone on the Vadoulis Garden Centre site. The current land zones were not written in stone, they were originally allocated as a guide (During much simpler times) with changes made along the	6/10/2023 7:21 PM

	way as progress and society required, otherwise there would be no housing land now, it would all still be Rural, farmland. Much rural land is now residential housing. Zones were changed to meet the needs of the towns increasing population. That whole area was rural farm land when Vadoulis nursery began. I don't know when that was changed, probably when the Ames Drive or Coleman parade developments occurred. If so it didn't take current use into consideration. This property is not suitable for housing due to the flooding tendency and 2 wells on the property. It is completely irresponsible to build houses on land that is prone to flooding (In 1983 the whole back of the block was underwater, it is known to flood with very heavy rains). Commercial is the best use for this property. Commercial developer will fix flood issues, residential will not. There is an abundance of residential developments in the Gawler area with thousands of blocks of land currently available. There are no other blocks of a similar size in Gawler along the Main Rd that are suitable for a business zone. Most of the houses along Adelaide Road Gawler have already changed to commercial use or soon will be. It's no secret that businesses need to be on a main road for both visibility and ease of customer access. Busy, noisy main roads are not ideal for residential living, with noisy traffic moving all hours of the day and night, while business hours are limited. People who purchased or built a home next to or near the Vadoulis Garden Centre property (which has been there for the last 54 years) did not do so next to a housing development, rather they purchased homes next to or near a business property, which in all likelihood was going to expand their business to the rest of the property sometime in the future. Closing Sheriff Street and First Streets access to Adelaide Road is not acceptable and will not stop traffic cutting through residential streets, it will actually cause it. Where else are they expected to go? This is a very busy intersection (Ambulance and Fire trucks access to Adelaide Rd) and should be included with the traffic lights, even if this involves a second access entry/exit on Sheriff St., as the business currently has. Everybody wants houses but nobody wants the people who live in them. Traffic is the local residents, not just a nuisance to be controlled. A housing development there would generate thousands of daily car movements in and out of the development. That would be utter chaos, with everyone trying to access Adelaide road thousands of times a day and night. If you build houses you have to make access for their car movements too. It doesn't magically happen by itself. Cafes and restaurants should not be prohibited on the site, they would enhance the amenities for the local residents. There is currently a glut of residential developments in the Gawler area, we don't need to waste this valuable piece of land with more houses. We don't need any more housing developments. There are actually more housing blocks available than there are builders to build the homes. Thousands of people will be moving into the new housing developments around Gawler. They need jobs. Local jobs reduce carbon emissions from travelling every day to work. This is Gawler's last piece of land large enough, in a convenient position, for a decent size commercial zone. The Vadoulis property is ideal for commercial use due to its size and convenient location, and 2 street frontages, as the last 54 years has proven. The Vadoulis property has employed hundreds of people over the years. It currently employs around 30 staff, a new development could employ 180 people, or more. Local jobs for local people. Long term jobs not just during construction of houses. The Vadoulis Property should be zoned for business use.	
61	As I have answered NO to question 2 there is no point in replying to questions number 3 to 11.	6/10/2023 5:43 PM
62	These questions are stupid. I don't support the rezoning to commercial and I'm not sure how you expect me to answer that way with those questions. Find somewhere else for Bunnings.	6/10/2023 5:16 PM
63	We do not wish to see another set of traffic lights installed at this location, we already have 3 starting from Trinity Drive and another set on our Main North Rd entry to Gawler is overkill. We do not wish to see a zoning change approved to enable a major retailer(Bunnings) site established at this location.	6/10/2023 11:01 AM
64	None of these measures protect residents enough from the development. We just need the council to stand up and say no to the rezoning.	6/10/2023 9:46 AM
65	I should not be rezoned. Milton is just being greedy!! It should be housing, not an industrial zone. The traffic is horrendous along the road when school gets out and large trucks etc will make it worse.	6/9/2023 2:54 PM
66	Need more employment	6/9/2023 2:06 PM
67	The building is too high even with the lowered submission. The traffic will be yerrible on Coleman parade due to people taking short cuts to miss all the traffic lights. It doesn't resonate with the town of Gawler's policy for 2030 and looks ugly as an entrance towards the main street.	6/8/2023 7:42 PM
68	Future council commitment to contest any future change proposal to the LMA from other parties. Over inflated employment figures given a likely relocation of an existing business with its existing workforce and the loss of employment from Vadoulis. Proximity to existing	6/8/2023 7:26 PM

	residential properties. Noise pollution. Light pollution. Accuracy of the amount of traffic predicted.	
69	Principal concern is traffic congestion/management. I cannot see how the proposed solution will improve or even maintain current traffic needs, let alone cope with the future	6/8/2023 5:50 PM
70	I vote yes for the development of the Vadoulis Garden Centre site to create jobs in Gawler.	6/7/2023 8:05 PM
71	Development of the Vadoulis site will create more immediate jobs.	6/7/2023 7:42 PM
72	Improved amenities and jobs will be created in this ideal location.	6/7/2023 5:36 PM
73	Extra traffic on all local roads and the noise of trucks that will use roads. Congestion on Main North Road regardless of traffic control lights. Congestion is already a problem. Safety for local vechicles leaving their properties.	6/7/2023 5:30 PM
74	More commercial development on this site.	6/7/2023 5:22 PM
75	Development of Gawler	6/7/2023 5:11 PM
76	Jobs are needed in this region.	6/7/2023 5:02 PM
77	Employment prospects for Gawler is required.	6/7/2023 4:54 PM
78	More jobs is the most important thing.	6/7/2023 4:42 PM
79	As I do not support the change of the Code Amendment for this area I have not answered the other questions. My reasons for not supporting the change is because I don't think it is in best option for this area of Gawler. I would like to see the garden centre to remain or the area to be used for residential development. Gawler Park already has a number of vacant tenancies for over 12 months so why do we need more empty retail areas. If Bunnings want to expand there are other prime land options on the outskirts of Gawler i.e. cnr Tiver Rd and MN Road (proposed Peter Kittle site which has not proceeded), and possibly Jack Cooper Drive.	6/7/2023 4:39 PM
80	Traffic congestion associated with a large commercial development on the proposed site. Does not align with the Gawler Heritage look of the town and history of the area. I do not want Gawler to turn into a monstrous place to live where community views and history are no longer valued.	6/7/2023 3:02 PM
81	This will be good for creating much needed jobs and employment in Gawler for many years to come. It will help minimise traffic by creating local jobs. It will improve the amenities and facilities on the major Main North road. It would provide what a booming town like Gawler needs. It will tidy up the flooding problem on Sheriff Street. It will put the vacant land to good use and in creating employment. It is an ideal location for an employment zone. There is much residential land in Gawler that are in better areas. This site has been used for employment/commercial uses for over 50 years with the Garden Centre. It is ideal for big bulky use.	6/7/2023 2:09 PM
82	Build bunnings on the other side of town in the industrial park, it's got easier traffic access. Plus main north road is already congested don't need any more traffic lights	6/7/2023 12:03 PM
83	Concerns are traffic on hill street, first street etc. Noise Pollution and i dont understand how another signalled intersection can be installed when we already have 2 within 100m. A 3rd would not be a great way to enter the town of Gawler from main north road. Build a park and some new houses.	6/7/2023 9:51 AM
84	We should be promoting progress and employment opportunities in the area particularly a Bunnings which would benefit local residets.	6/6/2023 2:50 PM
85	The entry to Gawler which use to have a very country town appeal will be further lost. Making the main entry all industrial. It will increase the traffic flows in an area which is already struggling .	6/5/2023 7:56 PM
86	I think the Vadoulis family have supported Gawler for in excess of 60 years and every step should be taken to support the proposed sale of their land in a manner which can enhance the future of Gawler having regard to economic and employment aspects and also respectful of nearby home owners.	6/5/2023 5:35 PM
87	I don't agree with it too much disruption for nearby residents- find somewhere further out with better access and not near housing. The town is a mess of mixed up bits and bobs and the current plans for this and yet more mass housing beyond Gawler east are destroying any chance of recovering a sensible town structure!	6/5/2023 5:08 PM
88	Housing would be preferred. There are too many empty shopping blocks already	6/4/2023 3:11 PM

	in approaching the Vadoulis development. The fact that the removal of the trees is even being considered is testament to this. Appalling. Show some aesthetic nouse and give more than a token nod to environmentalism by putting the trees and the area before profit and cheap, shoddy looking business precints.	
109	I strongly appose this development. It should remain residential. It will impact all the people in Ames drive and Coleman parade and sherrif street. There will be a lot more noise, traffic in what is and should be a quiet residential area. I believe house prices will be affected. It is very concerning for everyone I have spoken to	5/31/2023 2:49 PM
110	we need more jobs in Gawler	5/31/2023 11:15 AM
111	I live on Coleman Parade directly behind the currently Vadoulis site. We moved to this area 18 months ago from Blair Athol as we were becoming very overlooked from development. We were drawn to the beautiful semi rural outlook and charm of the area. This proposed development will completely change the outlook from our house from a beautiful tree lined horizon to a large cement building. Not to mention our concerns about traffic, noise & light pollution that will definitely come with this development. I strongly oppose this large scale development and urge the council to do so as well. Thank you for the opportunity to voice my concerns	5/31/2023 8:15 AM
112	My home, my family home. Backs onto this horrible proposal. We are directly affected. It is really distressing this is being considered. My beautiful garden, my veggie patch, the amount of light I receive naturally has the potential to be taken away from me. I am all for development but this is not the area to have this kind of infrastructure!! Would you want to live here, have your lifestyle be distributed, drive down the value of your home?	5/30/2023 9:48 PM
113	This proposal would further damage the first impressions of visitors entering Gawler from Adelaide. We don't need these businesses in residential areas. I say no.	5/30/2023 6:01 PM
114	What type of business is the site proposed for? What are the proposed business hours of operation? Or will there be a noise curfew? How is the Main North Rd traffic congestion going to be managed? Will there be a multi lane intersection to allow traffic to continue a reasonable flow of movement?	5/30/2023 5:35 PM
115	This survey is bias once you say no to the code and the land management agreement that should be it	5/30/2023 4:36 PM
116	Do NOT agree with the proposed changes of development. Should only be used as a residential area.	5/30/2023 4:30 PM
117	Need to cover graffiti and vandalism management in LMA. An LMA will be required irrespective of whether the Bunnings proposal gets up or housing development is approved. Not happy that questions r framed in a way that supports proposal.	5/30/2023 10:42 AM
118	I do not support the proposal so questions 4 to 11 were a bit strange. If the proposal goes ahead, traffic lights will be essential, but they will add to the havoc caused by all the other sets of lights in Gawler. The lights at the bridge, pedestrian crossing and Lyndoch Road can cause traffic to back up to Taylor and Forgie by the Racecourse. It can be quicker and a whole less stressful to go shopping at Blake's Crossing or Munno Para than try to get to Drakes, Big W or Gawler Post Office. I can only imagine what yet another set of lights in Gawler will do. If anything is going to be built on that parcel of land, it should be more housing, not an economic business. Statement 10 indicates that flood mitigation is only partly going to be funded by the developer. Who is funding the rest? Not ratepayers, I hope. The people who fund the Town of Gawler should not have the ToG paying for flood mitigation that will only help the developer and subsequent business. They'll make money, what will the ToG get back for its investment? The closure of First Street and Sheriff Street is also problematic. What will that do for the value of property in that vicinity? If the ToG is worried about those roads being used for 'cutting through', the ToG needs to look at why motorists would want or need to cut through and address that issue, not simply close roads that then forces traffic on to other roads. The ToG already has remarkably poor form in road, carpark egress and carpark design. The Aldi/Gawler Green debacle is a case in point. You can only approach Aldi from Main North Road, so anyone coming from Barnet Road can't actually access Aldi at all. The one entrance to Coles is way too small and drivers are immediately confronted with a four way intersection. The whole thing is too narrow for two ordinary size cars to pass, let alone the large tradie vehicles and SUVs people have these days. Drivers coming out of Coles only find they can't turn right once they have no other choice, but to turn left means literally kms of driving to find a way to turn around and get back to Barnet Road. It's completely ridiculous. I have absolutely no trust that the engineers will do a sensible job on this next proposal either.	5/29/2023 10:41 PM
119	Around the clock noise and this area isn't really good for this kind of infrastructure.. should be residential and build houses on it.	5/29/2023 7:44 PM

89	Have not answered other questions as there is no scope to make comments	6/4/2023 1:11 PM
90	increased traffic/trucks and noise	6/4/2023 12:57 PM
91	Where answers related to the LMA are stated as NO, this indicates that I believe the LMA has insufficiently dealt with these issues and what is being imposed on the community is unreasonable.	6/4/2023 9:37 AM
92	I cannot answer the questions below no 1 because I do not agree or approve of this proposal so questions 2-12 are pointless.	6/3/2023 5:41 PM
93	Questions 3 to 11 are irrelevant if you answer NO to the first question. Are you trying to confuse people.	6/3/2023 2:05 PM
94	fast food sites arent so bad	6/3/2023 2:00 PM
95	I think Vadoulis is such a valuable and key part of Gawler and it would be a disservice to residents if it closes, particularly when there is already a Bunnings in Gawler.	6/2/2023 8:33 PM
96	Move bulky goods to commercial areas instead of rezoning suburban neighbourhoods and creating further traffic congestion in an area that already has significant traffic congestion issues.	6/2/2023 8:13 PM
97	No more traffic lights or traffic congestion needs to be created	6/2/2023 8:04 PM
98	There is already areas within the Gawler council boundaries that are zoned for employment, here is an idea put said building in those areas instead. Keep this existing parcel of land & re zone it to residential area only. This will be a win win for council as it will generate more rate payers.	6/2/2023 1:19 PM
99	Test only	6/2/2023 12:55 PM
100	blocking of streets is so silly Hill street is now a drage street it so hard to back out from home there no control of trafic now it going to get more 55 year i live in gawler whai hapen to gawler ,	6/2/2023 11:41 AM
101	Why cut down established trees to accommodate a new building. Why can't they build where there is better area that is vacant, I'm sure there are better spots. Trees are getting fewer & our wildlife depend on them. This town doesn't have the infrastructure to cope with the traffic that we already have, let alone more obstacles on our roads.	6/2/2023 10:07 AM
102	This is a big wast of money Bunnings is fine where it is. I do not want my street blocked off we have enough problem with traffic now which your doing nothing about.	6/2/2023 10:06 AM
103	Living on Hill st blocking off first st and Sheriff st is a great consern	6/2/2023 10:00 AM
104	Objections..... 1 . How does the proposed rezoning and development benefit the Town of Gawler. 2. The area to be zoned appears to cover farming and residential land. Why cover it in built structure that would serve one business (or a small number) 3. The current housing crisis needs more residentially zoned land 4. The global warming existential crisis should be influencing all development decisions. In this case the building of additional houses close to existing infrastructure would seem the smart move. Rather than the endless sprawl of petrol dependent development on all our outskirts.	6/1/2023 12:39 PM
105	Adelaide Road is hectic/busy enough with traffic without adding a bulky goods store with 100's more customers using the road. Leave Bunnings where it is and use Vadoulis for residential housing. We definitely do not need a third set of traffic lights within 500m. The bank up alone will cause problems. The road is not wide enough to cope with this sort of business. Adelaide Road struggles with traffic congestion already. We do not need this as well. It is an absolutely ludicrous idea and should not be going ahead. The only benefit will be to Vadoulis and Bunnings. Local residents and businesses will get no benefit from this at all. In fact it may impact negatively on those affected. I for one will am totally not in favour of this going ahead.	6/1/2023 9:48 AM
106	Yes the amount of traffic that will use Hill Street. It's treated as a race track by some members of the community at the moment and that would increase tenfold should the site be rezoned as industrial rather than housing. As it is, Hill Street needs speed restrictions of some sort to stop speeding now.	6/1/2023 3:16 AM
107	Why is necessary when the current bulk stores only 200 metres away are vacant. Sufficient additional housing land would seem like a great alternative	6/1/2023 1:28 AM
108	The rezoning of this area would create future commercial eyesores equivalent to the Gawler Green and Gawler Park developments. Both of these are hideous and an embarrassing entry to the town. I have little faith that Council would suddenly show taste or discernment	5/31/2023 10:23 PM

120	How about restricting any use of land for business or loading to only be between 8am to 6pm Monday to friday, Saturday 9am to 5pm and sunday closed. Its unacceptable for residents to have to live with extra noise outside of these times other than residential which have time restraint laws in place. The proposed area for rezoning is not suitable for this area.	5/29/2023 7:34 PM
121	I live at the other end of First Street closer to the river and am concerned that this proposed change in development will increase the amount of traffic on the road. It is currently a very busy road with a problematic intersection at First and Seventh Street with many near misses due to the layout of the intersection and the capacity to see traffic. I am also concerned the amount of traffic trying to merge back onto Main North Road, I dont believe changing the site to a high density area with more traffic is amenable to the location.	5/29/2023 5:32 PM
122	I do not want this development to go ahead at all. I want the designated area for residential use only like all the surrounding area.	5/29/2023 4:50 PM
123	This will further add to the existing traffic congestion which is already a serious problem in Evanston Park which seems to have regular car accidents.	5/29/2023 4:28 PM
124	Should stay for housing only.	5/29/2023 11:56 AM
125	I am concerned that my property value will drop. When I purchased my property 5 years ago it was with the knowledge that this site was residential. I am concerned about noise and light pollution. I am concerned about the significant impact on the lifestyle of the residents of Coleman Parade, Ames Drive and Sheriff Street who will suffer all of the concerns I have listed. I am concerned about the traffic congestion that will be further exacerbated with the opening of the Child Care Centre towards Potts Rd and a proposed additional set of traffic lights. I am concerned that it will result in "rat running" in adjacent streets. This is clearly not a decision that will result in a better quality of life for the residents, on the contrary it will greatly reduce the existing amenity of what is clearly a residential area and should remain so. Thankyou for the opportunity to share my views.	5/29/2023 11:14 AM
126	If I have answered No to the LMA why am I being presented with questions on it regarding my preference	5/29/2023 11:10 AM
127	Main concern is how busy that road is, and how dangerous it is to currently turn into the business. It would be good to keep a stand alone buisness there that adds character to the area, and is different (like current buisness) and not just another store that can be found anywhere. Gawler needs to stand out and retain the small country town feel and listen to those who will be directly effected (residents living in close proximity).	5/29/2023 10:19 AM
128	The proposed code amendment is inappropriate for the area. The land in question is surrounded on three sides by mostly single story residential homes. 11.5m walls would be completely out of character with the area.	5/28/2023 6:46 PM
129	Being an ex- serviceman I find the zombie hand coming out of the ground of the old cemetery at Pioneer Park disturbing. That supposed monument doesn't represent my great grandfather grandfather and Father who all served in the 1st 2nd and Vietnam wars. As well as my service of 18 years.	5/28/2023 5:58 PM
130	It would be much better utilised for housing. There are so many vacant shops in the Main Street it would be much smarter to utilise this area first. Also when at the Dawn service again this year I couldn't help but think the memorial is a zombie hand rising from a previous cemetery. It's time to build a more appropriate memorial.	5/28/2023 5:51 PM
131	Nope	5/28/2023 5:09 PM
132	No thank you.	5/28/2023 5:03 PM
133	There is all those shops deemed bulky goods standing empty where That's furniture , Pet Barn , BCF , Prices Bakery , Bake and Brew , Mick's motorcycles etc etc were , if Bunnings want to move, move there where there are already traffic conditions to accomodate	5/28/2023 3:44 PM
134	I like the development and am fully supportive	5/28/2023 12:26 PM
135	We need local services to be close to where people live for easy access	5/28/2023 12:18 PM
136	Even putting these things in place to protect the surrounding houses from noise pollution won't be enough.	5/28/2023 12:12 PM
137	Are you kidding me! We have some of the worse roads around Gawler and some streets are not very wide, when you have cars parked on both sides of the road it becomes dangerous or cars that park right on the corner, so you can't see traffic coming up or down the street eg	5/28/2023 11:01 AM

	Curnow Court, you recently painted white and yellow lines at the beginning of the court but what about the top end of the street on both bends. I have addressed this with council a few years ago only to get the "cold shoulder", there have been several cars parked and they have been hit by other cars as it is a high squeeze at times for residents to reverse out of driveways, so please please can this be looked at by council. Now to the matter at hand of "Employment Zone" NO leave it at is, it is residential. On the plan there is only one way in and out that would be a complete nightmare for traffic for vehicles traveling along Main Nth Rd and not to mention the residents living in close proximity. What is going to built on the site? How come in the letter that was sent out to residents didn't include what council has planed for zone? I think council would be better off concentrating on other issues in and around Gawler instead of wasting our rate money on something that is broken (as the saying goes, if it's not broken, why fix it!) once again!!	
138	Keep as residential please. Locate Bunnings south of Tiver Road. The proposed Bulky goods at the Vadoulis site will destroy any remaining ambience council is paid to preserve for the ratepayers of our community. Cluttered selfish development is a legacy of previous members of council and should be a thing of the past in Gawler. This proposed development will create a gheto where nobody will want to live. I vote rezone residential, and push Bunnings south of Tiver road. Stephen Menzel - Concerned ratepayer.	5/28/2023 10:14 AM
139	I do not wish to comment on the LMA. I object to the amendment as a whole.	5/28/2023 8:51 AM
140	Please do not allow it to be an eyesore. Vadoulis fit in there nicely with plenty of tree coverage around the outside boundary making it look inviting and not standing out amongst the homes around it. I am very keen for a much bigger and better Bunnings in Gawler with hopefully longer opening hours but let's face it the Bunnings buildings stick out and are a monstrosity in country towns so please allow them to come here but make them camouflage their building with lots of trees, shrubbery and gorgeous gardens so the entrance to our town does not get uglier than it already is and the Bunnings building is discreet (they don't need to be seen, we all know where our local Bunnings stores are) rather than an eye sore for the residential neighbours.	5/28/2023 5:29 AM
141	I believe the lack of lower cost rental housing (Housing Trust type housing) for those that cannot afford the high $400+ /wk needs needs more urgent action with new residential properties being built in this area rather than more shops or commercial ventures. I have not filled in the LMA fully as it relates to it being a commercial venture. Also blocking off Sheriff street to Adelaide Road will prevent easy exit to the Coles-Green area due to existing traffic lights directions and road directions from Evanston/Gawler South Area.	5/27/2023 6:30 PM
142	I do not agree with the proposal and zone change. The area is already too congested. Keep the land as residential.	5/27/2023 5:42 PM
143	most of the questions are not about what the residents want, its more about what you will do when its changed. Should build these buildings by Tiver road where there is more space and traffic access. another set of lights on main north main road to slow people down more. Lot more traffic in back streets, as when coming out you will have to turn left so to get back into gawler you will have to go through the back streets. It would be better to get the shops filled in the main street so it's not an eyesore or knock them down and build better shops.	5/27/2023 5:07 PM
144	Since the proposed plan proposes a closure of first and sherif street to reduce cut through traffic what is proposed about the increase of traffic to Coleman parade, hill street and Mount Tce since the other streets are closed	5/27/2023 4:49 PM
145	This is too smaller site for a bunnings, leave it where it currently is.	5/27/2023 3:57 PM
146	The majority of the survey questions are about the LMA, but there is no reference to where I can view the LMA.	5/27/2023 2:25 PM
147	Are you seriously thinking that locating a warehouse/ distribution centre in the middle of a residential area is a good idea? If you do, then clearly no-one on Gawler Council lives near the proposed site! There are vacant land areas around Gawler/Roseworthy/Freeling that would be suitable for this development. Or, why doesn't Bunnings just expand their current store at Munno Para West instead? And then there is the traffic. We have lived in Second Street since 2009 and we have watched the traffic flow deteriorate markedly in that time. I've also watched two extra sets of traffic lights being installed, (Potts Rd [what a silly decision that was!] and Tulloch Rd). Now, you'd like to see a third set of lights installed for the proposed Bunnings development? Three sets of lights in 700m??? Additionally, you propose to close First Street to through traffic to eliminate "cut through" traffic? As residents of Second Street, we have experienced an increasing volume traffic on our street already. Closing the First Street 'rat run' (which is what the locals actually call it!) will mean more traffic along Second Street. Perhaps, Council's time would be better spent analysing why vehicles are avoiding Adelaide Rd/Main North Road in the first instance? Its congestion!	5/27/2023 12:20 PM

	The word around Gawler is that this smells like a cosy deal between Vadoulis's and Gawler Council/Bunnings. The council no doubt are seeing the $$$ windfall associated with such a development (rates, taxes, etc) with scant regard to those who near the affected area or use Adelaide Road on a daily basis. crownwheel101@gmail.com	
148	We have a major increase in residential properties surrounding the main Gawler area. With this comes the need to expand and grow to keep up with the demand on infrastructure as well as small and large business growth. If Gawler doesn't support large business they will look outside of the Gawler area and so will residential zones. I love the Gawler area but we also need growth to keep up with demand and there are still several of these types of land that are great for business and current business does not utilise the land fully. I understand noise etc will affect the immediate residents but as a community the majority want bigger business. This is for the future, creating shopping destinations with in the Gawler area rather then driving elsewhere eg Munno Para and Barossa which affects the small business as well.	5/27/2023 11:34 AM
149	Gawler needs to get with the century it lives in not a horse and dray, too many Gawler people are anti everything	5/27/2023 11:20 AM
150	The noise level will be pretty bad. there are other areas along main north road, that could be used, instead of here i can name 2. This is supposed to be a housing area, not a employment zone.	5/27/2023 10:29 AM
151	I have been to a council meeting where the planning committee refused a proposal because it didn't meet the character of the area. Does this meet the character? A later meeting was concerning about the height of the fence. Will this structure compromise the light to the premises on Coleman Parade. I think this is a major negative to the project.	5/26/2023 10:55 PM
152	This is an abomination of a proposal. Gawler traffic is already a nightmare. Extra traffic lights will cause undue traffic congestion. There are sufficient other local sites that would support this retail proposal. This site should be earmarked for much needed residential housing only.	5/26/2023 10:46 PM
153	Concerns: The loss of a local business; traffic congestion even if traffic lights are put it as it is a narrow part of Main North Road; loss of house values to those in close proximity	5/26/2023 8:21 PM
154	This is a main route in and out of Gawler. Already substancial build up of retail outlets and traffic in this area over recent tmes. The nature of the bulk goods transported to and from this site will increase freight traffic in this residential area and local traffic pressures. This area already has traffic issues and is slow moving at the best of times. No vision for the livability of this area. Shortsighted and not creative. Let's just build more crap on the entrance to a town with so much untapped potential for tourism and quality lifestyle.	5/26/2023 8:17 PM
155	Concerns for trades vehicles utes vans trucks ect contesting traffic further coming in n out of the proposed area Already a nightmare for traffic We have industrial zones in Gawler better suited and closer to the freeway for less congestion or traffic	5/26/2023 8:10 PM
156	This area should never be changed to industrial or commercial. If this land is to be sold it should be sold to a residential developer for houses on larger blocks of land, green space & recreation areas. Definitely NOT industrial/commercial.	5/26/2023 8:01 PM
157	Inappropriate use of vacant land and significant impact on the whole of Gawler and surrounds.	5/26/2023 7:59 PM
158	Gawler has a lot of vacant land and disused commercial spaces. Why not revitalise these instead?	5/26/2023 7:37 PM
159	Increased speed limit on Potts Road and Schomburgk Drive to 60kph	5/26/2023 7:20 PM
160	I feel this is needed for gawler. Progress means we need to have concessions and so we need let things develop so Gawler can be a competitive council and not a laughing stock of others that don't live here . To do that we need to be progressive and forward thinking . Development will happen regardless and will be done somewhere else . Let's forge ahead and make progress for the future generations . I'm proud to be part of this community and raising my kids here. Let's invest and continue to look forward not backwards.	5/26/2023 7:19 PM
161	This whole plan is a complete joke! The traffic mayhem it will cause will be catastrophic for gawkers residents and businesses, not to mention the schools in that area. There is plenty of land just further along from trinity fir a Bunnings warehouse. Council disapproved Peter Kittke building a car yard near gawler so why should Bunnings or Milton Vadoulis get special treatment. It will be an eyesore, not to mention the noise and discomfort to the current residents in that area. Very very bad idea for council to go against its rate payers on this one. And what happened to public consultation at the beginning of this process, not the	5/26/2023 7:05 PM

	middle when there's an uproar. Listen to the people and protect this residential area in gawler south.	
162	Leave area to strictly building homes and have it residental area only. Thank you	5/26/2023 6:24 PM
163	This area is bordered on three sides by existing residential dwellings. Putting a business in that space with large buildings and very high customer traffic will significantly impact on those residents. Putting yet another set of traffic lights on that stretch of Main North road will increase congestion problems and lead to even more traffic using Coleman Pde, Mount Tce and Hill St as cut-throughs as already occurs during peak times. These roads were never intended for this volume of traffic and Coleman Pde in particular has many elderly residents including an aged care facility and retirement village resulting in many vulnerable persons regularly walking and crossing this Rd.	5/26/2023 6:18 PM
164	I would prefer this to be changed from Residential because I do not want to live next to high density, low income housing.	5/26/2023 6:16 PM
165	Main North road already has a significant amount of traffic lights adding an extra set will increase local traffic flow on Coleman Parade, Mount Terrace and Hill street for traffic trying to avoid a further congested road. This is already a problem during peak school pick up and drop off. These streets are not designed for this. Increase of traffic on the back streets raises safety concerns. This area is populated by an aging population that are not as quick and noble to avoid the hazards. There is an aged care residential facility and a retirement village on Coleman parade.	5/26/2023 6:09 PM
166	There's too many traffic lights along this stretch of road and throughout the main north road route	5/26/2023 6:00 PM
167	Hard to find the survey. Initial question yes or no but I don't really know yet, I need more information. 'Not sure yet' button would be useful. Will the garden centre be closed or relocated? Would like to see illustrations of the buildings planned to see the visual effect from the road. Not really sure yet it's appropriate for a residential area. It must be a very valuable piece of land for residential development as well. Would miss Vadoulis'.	5/26/2023 5:45 PM
168	This needs to remain residential. No bulky goods or retail.	5/26/2023 5:37 PM
169	How many stores do Bunnings need. Totally against this very bad idea. Seems that money talks.	5/26/2023 4:39 PM
170	I don't support the change of zone to employment so the other questions are irrelevant so I'm not supporting anything other than keeping the zone neighbourhood.	5/26/2023 4:31 PM
171	I don't support the amendment and want the site to remain residential, I feel that the site is unsuitable and will cause disruption not only to surrounding residences but also to the township of Gawler.	5/26/2023 4:13 PM
172	I'm sure the people living nearby would not like this as a neighbour , go to industrial land please.	5/26/2023 4:01 PM
173	There is a lot of vacant shops at Gawler Park, so why put in more options. This area would be better use for housing	5/26/2023 2:38 PM
174	please keep this zone as residential. Gawler does not need an employment zone on an existing residential zone	5/26/2023 1:39 PM
175	This land should be RESIDENTIAL. No-one in the streets off of Coleman parade wants to look out to see an industrial building. We don't want trucks or heavy vehicles congesting the roads. This is a quiet neighbourhood. We don't need lengthy construction and roadwork disturbances. Traffic lights connecting Sherrif st. to Main North Road will cause congestion, delays, and is totally unnecessary. This land could be put to much better use residential housing. Build a retirement village instead of a huge, ugly, loud, eyesore warehouse.	5/26/2023 1:33 PM
176	Do not want a Bunnings or anything similar, including any place/type of worship. Housing or park only. I bought into this area a year ago because it is a lovely area, with minimal traffic and noise, the current nursery goes unnoticed. Please do not ruin this area.	5/26/2023 12:52 PM
177	I oppose the decision to rezone so the survey relating to the LMA I will not answer as it relates to decisions to be made if the rezoning is approved!!!	5/26/2023 12:40 PM
178	I do not support any part of these changes. The area should remain residential. No residents were informed before this was a done deal and it stinks of nepotism.	5/26/2023 10:51 AM
179	Employment in the area is the crucial issue.	5/26/2023 10:33 AM
180	no	5/25/2023 3:15 PM

181	not at this time	5/25/2023 3:14 PM
182	We need development	5/25/2023 2:49 PM
183	Let the big business invest in our community. Instead of leaving the area like BCF and other shops	5/25/2023 1:17 PM
184	Nothing further	5/18/2023 2:54 PM

Attachment C

Submission Numb	Name/Agency	Support/O	Stakeholder Grou	Summary	Traffic congestion & additional set of traffic lights	Local traffic, rat running & parking	? shortage of Employ Land. ? Job outcomes	Visual amenity & building height	Access to sunlight, overshad owing	Height/po sition of noise wall	Other suitable locations	Rezoning not warranted	Noise	Property valuations	Should be residential	Operating hours	Safety	Light spill	Health/well being/enjo yment of residents	Concern 3 M Buffer Landscapi ng	Tree Removal/H eat Island	Support affordable housing	Inconsiste nt with Council's Communit y Plan 2030	Gateway/E ntrance to Gawler & Character	Dislike survey	Council should support residents and consult	Address
1	Robert Francis Miller	oppose	Member of Public	Gawler not running out of land. Room for expansion in Kudla. Input from locals not considered. Roseworthy and Concordia will make problems worse. Residents speaking up has been valuable in cases such as Eckerman Ave, Hindmarsh Blvd. Council should fight to protect residential zoning.	1		1					1	1			1											Gawler South
2	Ian Tooley	oppose	Member of Public	Council should support historic entrance to Gawler. Location could be on Tiver Road and adjacent industrial area. Believes current zoning should remain as is. Concerns raised on rat running.								1				1										1	Gawler East
3	Michael Wright	oppose	Member of Public	No vehicle access along eastern boundary of the site. Not in support of traffic lights. Visual appearance will be unacceptable. Concern re noise impacts. Feels advice from Council has been lacking.	1	1		1				1	1	1	1										1	Evanston Park
4	David Harvey	oppose	Member of Public	Site should stay zoned residential. Does not support a bulky goods store. Believes the proposal will cause traffic chaos.	1							1			1											Willaston
5	Dianne Hockley	oppose	Member of Public	Survey should take you strait to the end once you tick no to the Code and the LMA																					1	Unknown
6	Morgan Smith	oppose	Member of Public	Three sides of block are single storey, 11.5 m structure is out of character. Believes Land should be used for housing.				1		1		1			1									1		Gawler
7	Lorraine Pearson	oppose	Member of Public	Against rezoning. Cannot turn right unless you have traffic lights. Entrance to Gawler will look ugly.	1	1									1									1		Evanston Park
8	Susan Robinson	oppose	Member of Public	Concern re overshadowing and noise, traffic congestion. It will be an eyesore at the entrance to Gawler.	1	1			1				1											1		Evanston Park
9	Anthony MacKerill	oppose	Member of Public	Against proposal. Concern re traffic congestion. Refers to older plan to put traffic on Potts Road.	1	1																				Unknown
10	Philip Malcolm	oppose	Member of Public	Believes the block is suitable for residential housing. The area is residential and there is a need for new houses. Warehouse could be developed on vacant industrial land such as Tiver and Main North Road.								1	1			1										Gawler South
11	Brian Shields	oppose	Member of Public	Majority of land has always been vacant and not commercial. Rezoning would allow for a size of development that will significantly impact the area. Land is part of the old entrance to Gawler. Concerned that 3 m buffer will result in an area for illegal activities and rubbish dumping. Concern at loss of peppercorn trees, traffic congestion.	1	1		1		1			1		1		1			1	1			1		Evanston Park
12	Pam Shields	oppose	Member of Public	Concern re 3 m buffer may provide area for illegal activities. Change in height from 13 to 11.5 m may not impact on sight lines. Concern at loss of peppercorn tree. Noise impact is likely to increase. Traffic lights will cause congestion. Questions the ability of the LMA if land is sold. Proposal is at odds with heritage and character of the area.	1	1		1		1			1		1		1			1	1			1		Evanston Park
13	June Lavender	oppose	Member of Public	Three schools in the area and Gawler Green - with race track- make the area very busy - last thing needed are additional trucks. Better if the area is used for residential or recreation.	1	1							1		1											Unknown
14	John Hockley	oppose	Member of Public	Proposal is a monstrosity. Goes against Councils beautification plans for 2030. Traffic lights will add to congestion.	1			1				1												1		Evanston Park
15	Kathy Cotton	oppose	Member of Public	Proposal will cause congestion, noise and make the area look ugly. Should be left residential.	1			1				1	1		1											Unknown
16	Wayne Greatorex	oppose	Member of Public	More appropriate site available. Proposal will restrict light on dwellings. 13 M high wall of tin and concrete creates poor aesthetics. 9 M buffer inadequate. Light pollution (night). Additional noise from 7am to 10pm. Impact on surrounding streets. LMA can be contested.	1	1		1	1		1	1	1				1		1		1					Unknown
17	Julie Williams	oppose	Member of Public	Should support heritage. Murray Street is empty. Not in support of employment zone.	1						1	1												1		Unknown
18	Beppy Gollan	oppose	Member of Public	Concerned re traffic impact and affordable rental housing. Wrong location. Should look at Horricks and Sturt Hwy. Would like Council to respond to national housing programs.	1						1												1	1		Gawler
19	Diana Timpano	oppose	Member of Public	Not in support of Code Amendment. Buildings too high. Not in support of warehousing. Traffic will be worse. Council not looking after rate payers.	1			1				1													1	Gawler South

				The project will not create additional jobs. Ugly outcome. Noise impact from traffic and delivery trucks. Will create a safety issue. Loss of Trees. Wrong Place.																						
20	Pat Bevis	oppose	Member of Public	Not consistent with Community Plan Concern re traffic congestion, noise and safety.	1		1	1			1															Unknown
21	Maureen Addy	oppose	Member of Public	Proposal does not preserve identity of Gawler. Not in support of the Code Amendment.	1						1	1		1			1							1		Unknown
22	Karen Tucker	oppose	Member of Public	Concern re operating hours, loss of amenity, and tress. Overshadowing & devaluation. Excess traffic on Coleman Pde. High building inappropriate adj to residential hosing. Does not support LMA.	1	1		1	1		1	1		1	1								1	1		1	Evanston Park
23	John Lewkowicz	oppose	Member of Public	Negative impact on character of town. Felt Community survey was slanted in favour of the proposal. Acknowledged will need an LMA for commercial or housing. Proposal offered by Future Urban to reduce height etc - would make no difference. Major commercial development would be a blight. Not in support of a buffer area as it would create graffiti and vandalism opportunities. As well as a place for the homeless. Proposal does not fit with character of the area. Ample land to the south e.g. corner of Main North Road and Tiver. Vigorously oppose zone change as it: not fit Community Plan, Cause a rat run on Mount Tce due to driver escaping traffic lights and blocking of Hill St and First St. Bulky goods inappropriate use.			1	1			1	1	1		1					1				1	1		Gawler South
24	David Giles	oppose	Member of Public	Other Greenfield development opportunities. Inappropriate due to: historic entrance to the town, adjacent to residential area, fear trees loss, 11.5 m high development, traffic	1	1					1	1	1										1	1		Gawler South
25	Judy Ferguson	oppose	Member of Public	disruption. No to zone change.	1			1				1			1									1		Unknown
26	Pacita Barnden	oppose	Member of Public	No to draft LMA								1			1											Gawler South
27	Alison Greatorex	oppose	Member of Public	Oppose Code Amendment Oppose due to noise and pre- existing health condition. Concern regarding traffic flow.	1	1		1			1	1	1		1		1							1	1	Evanston Park
28	Reginald Webb	oppose	Member of Public	Believes a more comprehensive investigations regarding impact on area should have been completed.	1	1		1			1	1			1	1	1		1		1					Evanston Park
29	Lee Anne Chenoweth	oppose	Member of Public	Oppose Code Amendment Oppose Code Amendment. Concern re rat runs along Mount Terrace, due to potential closure	1	1		1			1	1	1		1		1							1	1	Evanston Park
30	Megan Doecke	oppose	Member of Public	of First and Sheriff.	1	1		1			1	1	1		1		1							1	1	Gawler South
31	Dianne Cooper	oppose	Member of Public	Oppose Code Amendment	1	1		1			1	1	1		1		1							1	1	Evanston Park
32	Paul Wingate	oppose	Member of Public	Should remain residential Should remain residential. Not in support of building height to 11.5m.	1	1				1					1											Gawler South
33	Wayne Connolly	oppose	Member of Public	Concerned regarding the entrance to Gawler Moved to area due to country feel, belives this would be lost.	1	1		1	1			1	1		1	1						1				Evanston Park
34	Naomi Bernhardt	oppose	Member of Public	Concern re light and noise pollution, decrease in property value and increase in traffic.	1				1	1	1	1	1	1	1			1			1		1	1	Evanston Park
35	Cornell Smith	oppose	Member of Public	Concern regarding traffic impact, visual disturbance, impact on residents, poor planning.	1			1			1	1	1		1		1	1						1		Willaston
36	Diane Bald	oppose	Member of Public	Oppose development and closure of First and Sheriff Street. Proposal would impact on peace and well being of residential area.	1	1					1	1	1		1								1			Gawler South
37	Kayla Morgan	oppose	Member of Public	Not in favor of LMA	1		1				1	1			1											Unknown
38	Josephine McDonald	oppose	Member of Public	Believes it is unreasonable to rezone to employment								1	1		1		1	1								Unknown
39	Den Bevis	oppose	Member of Public	Opposed due to building not fit for residential zone Opposed to bulky goods in a residential area in a historic town.	1	1		1				1									1		1	1		Unknown
40	Alana Potgieter	oppose	Member of Public	Traffic survey does not reflect potential rat runs in the area. Investigations did not reflect historic importance of the entrance to	1	1	1				1	1	1										1	1		Unknown
41	Paul Collins	oppose	Member of Public	Gawler.	1	1						1	1		1								1	1		Gawler South
42	Malcom Cooper	oppose	Member of Public	Oppose Code Amendment Should remain residential. Proposal will facilitate rat runs.	1	1		1			1	1	1		1		1							1	1	Evanston Park
43	Adam Roberts	oppose	Member of Public	3 M setback may create a security issue. Land is inappropriate. Not aligned with Community Plan or Gawler Beautification Plan.	1	1		1	1	1		1	1		1					1			1	1		Evanston Park
44	Angela Zanette	oppose	Member of Public	Concerned with rat running.	1	1		1		1	1	1	1		1					1			1	1		Evanston Park
45	Lee Wingate	oppose	Member of Public	Oppose Code Amendment Say no to Code Amendment.	1	1		1			1	1	1		1		1						1	1		Gawler South
46	David Rasmus	oppose	Member of Public	Concerned re Traffic impacts	1																					Gawler South
47	Eliz Agius	oppose	Member of Public	Traffic concerns and size of the building in a residential area. Lack of Demand for Employment Land? Prefer location in Growth Area. Concerns raised re Traffic Congestion. Not aligned with the Community Plan.	1							1			1		1									Gawler South
48	Michael Harnett	oppose	Member of Public	Not in support of LMA Oppose Code Amendment.	1		1	1	1		1	1	1		1					1			1	1		Gawler South
49	Tracy O'Callahan	oppose	Member of Public	Concerns re rat runs along Mount Terrace, due to potential closure of First and Sheriff. Seek to preserve residential character. Support Community Plan.	1	1		1			1	1	1		1		1							1	1	Gawler South
50	Susan Long	oppose	Member of Public	Concern at traffic congestion.	1			1			1	1			1									1	1	Gawler East

51	R & M Linsell	oppose	Member of Public	Concern at traffic congestion, Mount Terrace has already been narrowed. Proposal will alter fabric of the area.	1																				Gawler South
52	D & M Wyatt	oppose	Member of Public	Concerned re Impact on local traffic, flooding, light pollution, walls surrounding area will be ugly. It will increase noise and reduce property values, Oppose Code Amendment.	1	1	1	1				1	1	1	1	1		1		1			1		Evanston Park
53	Justin Simmonds	oppose	Member of Public	Concern that there are better locations and it will not create new jobs. Concerned closure of First and Sheriff St will increase rat runs along Hill St and Mount Terrace. Concerned regarding Bulk and scale and noise. Concerned with LMA and believes it needs further amendment. Concerned with survey structure and need for integrity check of responses. Good Planning is required.	1	1	1	1	1	1	1	1	1		1	1		1	1	1			1	1	1	Evanston Park
54	Gawler Environment and Heritage As	oppose	Key Stakeholder	Disagree with Employment Land conclusion. Site is important Gateway. Setback and height changes are minor. Need to alter Council submission.	1	1	1	1		1	1	1	1		1					1	1	1	1		Gawler
55	Caitlin H	oppose	Member of Public	Oppose Code Amendment	1	1		1			1	1	1		1		1					1	1		Gawler East
56	Lorraine Hodgson	oppose	Member of Public	Development will forever change the nature of the estate. Concerned on traffic volume, noise and pollution. Concern on the need for more Employment land. Concerned on heat island and traffic congestion. Lacking confidence in LMA.	1	1		1		1	1	1	1		1	1	1		1	1	1		1		Evanston Park
57	Donna Harnett	oppose	Member of Public	Recognises that developer can make a financial contribution. Should remain residential. Concerned re traffic congestion, high walls will be unsightly.	1	1	1	1		1	1	1	1		1		1			1	1	1			Gawler South
58	David Costello	oppose	Member of Public	Does not believe this is consistent with the Community Plan	1	1		1		1	1	1	1	1	1		1			1	1	1	1		Evanston Park
59	Anonymous	oppose	Member of Public	Oppose Code Amendment Concern at traffic flow down second street if Sheriff and First Street blocked. Believes it should be located in Roseworthy.	1	1		1			1	1	1		1		1					1	1		Riverton
60	Roger & Paula Colquhoun	oppose	Member of Public	Need to widen Adelaide Road	1	1					1	1													Gawler South
61	Dennis Beus	oppose	Member of Public	Oppose Code Amendment	1	1		1			1	1	1		1		1					1	1		Evanston Park
62	W Underwood	oppose	Member of Public	Oppose Code Amendment	1	1		1			1	1	1		1		1					1	1		Evanston Park
63	Christine Matters	oppose	Member of Public	Oppose Code Amendment	1	1		1			1	1	1		1		1					1	1		Gawler South
64	Deb Herring	oppose	Member of Public	Oppose Code Amendment	1	1		1			1	1	1		1		1					1	1		Lyndoch
65	Janet Pickstock	oppose	Member of Public	Oppose Code Amendment	1	1		1			1	1	1		1		1					1	1		Uleybury
66	Bec Grocke	oppose	Member of Public	Oppose Code Amendment	1	1		1			1	1	1		1		1					1	1		Hewett
67	Kiara Bartlett	oppose	Member of Public	Oppose Code Amendment	1	1		1			1	1	1		1		1					1	1		Gawler South
68	Noah Johnson	oppose	Member of Public	Oppose Code Amendment	1	1		1			1	1	1		1		1					1	1		Evanston Park
69	Anna Cowburn	oppose	Member of Public	Oppose Code Amendment	1	1		1			1	1	1		1		1					1	1		Gawler South
70	Georja	oppose	Member of Public	Oppose Code Amendment	1	1		1			1	1	1		1		1					1	1		Gawler West
71	Isaac Ramsey	oppose	Member of Public	Oppose Code Amendment	1	1		1			1	1	1		1		1					1	1		Gawler East
72	Zara S	oppose	Member of Public	Oppose Code Amendment	1	1		1			1	1	1		1		1					1	1		Evanston
73	Alex Ramsey	oppose	Member of Public	Oppose Code Amendment	1	1		1			1	1	1		1		1					1	1		Gawler East
74	Rebecca Hardy	oppose	Member of Public	Oppose Code Amendment	1	1		1			1	1	1		1		1					1	1		Gawler South
75	Teagan Lawrence	oppose	Member of Public	Oppose Code Amendment	1	1		1			1	1	1		1		1					1	1		Gawler South
76	Sally Smith PLUS	Neutral	Key Stakeholder	Outlines Code Amendment Process Impairs visual Amenity of the area.																					Adelaide
77	Cynthia Roberts	oppose	Member of Public	Concern re traffic lights and rat running	1	1		1				1							1			1	1		Evanston Park
78	Lauren Gilbert	oppose	Member of Public	Oppose Code Amendment	1	1		1			1	1	1		1		1					1	1		Evanston Park

Town of Gawler - Evanston Park Code Amendment

Summary of written submissions - 12 July 2023

Number	Trim Reference	Name/Agency	Suburb
1	CR23/37823	Robert Francis Miller	Gawler South
2	CR23/37921	Ian Tooley	Gawler East
3	CR23/37708	Michael Wright	Evanston Park
4	CR23/38027	David Harvey	Willaston
5	CR23/38577	Dianne Hockley	Unknown
6	CR23/39682	Morgan Smith	Gawler
7	CR23/39681	Lorraine Pearson	Evanston Park
8	CR23/39680	Susan Robinson	Evanston Park
9	CR23/39679	Anthony MacKerill	Unknown
10	CR23/39678	Philip Malcolm	Gawler South
11	CR23/39884	Brian Shields	Evanston Park
12	CR23/39884	Pam Shields	Evanston Park
13	CR23/40037	June Lavender	Unknown
14	CR23/40432	John Hockley	Evanston Park
15	CR23/40433	Kathy Cotton	Unknown
16	CR23/41179	Wayne Greatorex	Unknown
17	CR23/41371	Julie Williams	Unknown
18	CR23/41460	Beppy Gollan	Gawler
19	CR23/41462	Diana Timpano	Evanston Park
20	CR23/41463	Pat Bevis	Unknown
21	CR23/41465	Maureen Addy	Unknown
22	CR23/41466	Karen Tucker	Evanston Park
23	CR23/41877	John Lewkowicz	Gawler South
24	CR23/41879	David Giles	Gawler South
25	CR23/41884	Judy Ferguson	Unknown
26	CR23/41891	Pacita Barnden	Gawler South
27	CR23/42455	Alison Greatorex	Evanston Park
28	CR23/42251	Reginald Webb	Evanston Park
29	CR23/42451	Lee Anne Chenoweth	Evanston Park
30	CR23/42537	Megan Doecke	Gawler South
31	CR23/42457	Dianne Cooper	Evanston Park
32	CR23/42242	Paul Wingate	Gawler South
33	CR23/42240	Wayne Connolly	Evanston Park
34	CR23/42237	Naomi Bernhardt	Evanston Park
35	CR23/42233	Cornell Smith	Willaston
36	CR23/42230	Di Bald	Gawler South
37	CR23/42224	Kayla Morgan	Unknown
38	CR23/42268	Josephine McDonald	Unknown
39	CR23/42315	Den Bevis	Unknown
40	CR23/42294	Alana Potgieter	Unknown
41	CR23/42293	Paul Collins	Gawler South
42	CR23/42458	Malcom Cooper	Evanston Park
43	CR23/42496	Adam Roberts	Evanston Park
44	CR23/42517	Angela Zanette	Evanston Park
45	CR23/42529	Lee Wingate	Gawler South
46	CR23/42491	David Rasmus	Gawler South

47	CR23/42490	Eliz Agius	Gawler South
48	CR23/42531	Michael Harnett	Gawler South
49	CR23/42533	Tracy O'Callahan	Gawler South
50	CR23/42544	Susan Long	Gawler East
51	CR23/42548	R & M Linsell	Gawler South
52	CR23/42561	D & M Wyatt	Evanston Park
53	CR23/42648	Justin Simmonds	Evanston Park
54	CR23/42972	Gawler Environment and Heritage Association	Gawler
55	CR23/42971	Caitlin H	Gawler East
56	CR23/42915	Lorraine Hodgson	Evanston Park
57	CR23/42917	Donna Harnett	Gawler South
58	CR23/42916	David Costello	Evanston Park
59	CR23/42930	Unknown - Riverton	Riverton
60	CR23/43046	Roger & Paula Colquhoun	Gawler South
61	CR23/42933	Dennis Beus	Evanston Park
62	CR23/42939	W Underwood	Evanston Park
63	CR23/42941	Christine Matters	Gawler South
64	CR23/42943	Deb Herring	Lyndoch
65	CR23/42944	Janet Pickstock	Uleybury
66	CR23/42958	Bec Grocke	Hewett
67	CR23/42959	Kiara Bartlett	Gawler South
68	CR23/42960	Noah Johnson	Evanston Park
69	CR23/42963	Anna Cowburn	Gawler South
70	CR23/42962	Georja	Gawler West
71	CR23/42966	Isaac Ramsey	Gawler East
72	CR23/42965	Zara S	Evanston
73	CR23/42969	Alex Ramsey	Gawler East
74	CR23/42970	Rebecca Hardy	Gawler South
75	CR23/42968	Teagan Lawrence	Gawler South
76	CR23/43047	Sally Smith PLUS - Plus letter from Minister	Adelaide
77	CR23/43052	Cynthia Roberts	Evanston Park
78	CR23/42973	Lauren Gilbert	Evanston Park

Meagan Jarmyn

From: [redacted]
Sent: Friday, 26 May 2023 02:01 PM
To: Council
Subject: Evanston park code amendment

To Gawler Council,

My name is Robert Miller and I am a ratepayer living at [redacted]

I am in total disagreement with changing of 550-540 Main North road to commercial property.

I did not choose to live in Gawler South to be bombarded with extra traffic due to commercial activities in the area.
If the area was used at the front as a commercial property then that can remain but the derelict orchards at the rear should be made into residential property that is far more suited to the area.
The argument that Gawler is running out of commercial property is a joke.
Gawler is running out of residential property and this can be seen over the past ten years of Gawler going from the best of town and country to every block with 300 sq/m of land on it being subdivided to create more revenue for the Council and more traffic and an overload of all infrastructure.
New house blocks get smaller by the subdivision so Gawler is not building a country town it is building future slum areas.
Lack of foresight by previous councils have bought us to this point, surely it is time for someone in the council so show some initiative and forethought to show this rezoning for the stupidity it is.
There is still room in Evanston South and throughout Kudla for these expansions.
Light council should also join the party in the blame as the expansion of Roseworthy, without even mentioning Concordia will only make the problems in Gawler worse.
If Bunning had so little foresight that they build an under sized property why let them do it again. If the area is so suitable to bulky goods businesses why are half the shopfronts in the precinct bordered by the main North Rd and Para Rd going out of business or moving to Munno Parra. This only a few hundred meters away!

The fact the preliminary work has been completed by Future Urban at a significant cost, for the Minister of Planning shows that the input of the locals in the area was never going to be considered. The letter I received today is the second official notification I have received about the rezoning and everything else has been in the Bunyip after the fact.

I would be interested in finding out who initiated and financed the work by Future Urban.

The fact that the only named party is 550 Main North Road Pty Ltd is also curious as it could be presumed that this owned by Vadoulis and being driven in his private interests which then bring nepotism into the mix.

After the fact
Rob Miller

Meagan Jarmyn

From: Ian Tooley [redacted]
Sent: Sunday, 28 May 2023 04:13 PM
To: Council
Subject: Vadoulis site submission .

Vadoulis site submission:-

Some believe that money rules!

Some believe that residents speaking up at council meetings are just moaners who are wasting their time!

Some believe that what happens regarding zoning and what happens in our town isn't up to those 'moaning residents'…it's up to big business with the big $$$'s!

Well, it was the 'moaning residents' from Eckerman Avenue who got Gawler Council to change the route of the $55M GELR and stop it going down Eckerman Ave!

Well, it was the 'moaning residents' from Hindmarsh Blvd. who stopped Gawler Council from selling their parkland AND then got ToG to invest $75,000 in upgrading it!

The 'moaning residents' who live adjacent to the Vadoulis site are using their democratic right to 'moan' at council meetings…and they are scoring points!

These 'moaning' residents aren't accepting that money and greed win!

These 'moaning' residents are rightly demanding that their Council, Town of Gawler Council, protect their rights and honor the zoning that they invested in…residential zoning!

The extended Vadoulis site, like the adjoining residential area, is zoned RESIDENTIAL!!!

Those 'moaning' residents have the right to protest AND they have the right to demand that their Gawler Council protect their zoning!

Gawler Council must listen to the affected residents; Gawler Council must honor and defend the current residential zoning of the site; Gawler Council must safeguard the key visual entry to historic Gawler South that this site affords!

Gawler has suitable land for the likes of Bunnings at the failing Homemaker center, at the 'Peter Kittle' site on Tiver Road, and in the industrial/commercial/retail precinct along Main North Road running south from Tiver road.

As Minister the Hon Nick Champion is on record as saying, Gawler Council has not done enough to provide affordable housing within its council boundaries!
The Vadoulis site is currently zoned residential and is the perfect location for residential development at the gateway to historic Gawler south…something Minister Champion would approve!

Ian Tooley.
Gawler East.
[redacted]

Sent from my iPhone

550-554 Main North Road Gawler – code amendment application

Response by the residents of [redacted]

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

Current situation

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

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

Traffic

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

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

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

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

Visual Amenity

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

Noise

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

Property values

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

Consultation and communication

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

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

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

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

Meagan Jarmyn

From: David Harvey [redacted]
Sent: Monday, 29 May 2023 08:37 AM
To: Council
Subject: ATTENTION_ Chris Hannaford

Good Morning Chris.
Hope you are well ?

I live @[redacted] with my wife & we wish the Vadoulis Garden Centre Centre to stay residential for housing only.

Your Boss (Andrew Goodsell) I housed in a rental when he moved to Gawler & he fully understands the housing crisis we have in home ownership/rentals.
He also asked me for my opinion on issues for Gawler when he first moved into the job & one of those was more residential housing for home ownership not social housing.

I have been a PM for over 30 years & 20 of these in the Elizabeth Housing SA so fully understand how Government/Councils work.

I also looked after Mr Piccolo's rental for years & understand how politicians operate also after working for the Government for so long.

A bulky good store is absolutely ridiculous to be put there especially when we are in a housing crisis.

I met the Consultations on site a couple of months ago on a Monday @ 2.45pm & showed them the traffic chaos when school traffic was starting to move.

Kind Regards

David Harvey
Property Management - Property Manager | Ray White Gawler / Willaston

M 0481 570 116 **T** (08) 8522 4711

Wwww.raywhitegawler.com.au

A60a Adelaide Road, Gawler South SA 5118

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Meagan Jarmyn

From: Dianne Hockley [redacted]
Sent: Tuesday, 30 May 2023 04:38 PM
To: Council
Subject: Survey

Your survey is bias once a person says no to the code and the land management agreement that should take you straight to the end .

Sent from my iPhone

Meagan Jarmyn

From: Morgan Smith [redacted]
Sent: Sunday, 04 June 2023 04:07 PM
To: Council
Subject: Submission - Evanston Park Code Amendment

Like many others from Evanston Park and other areas of Gawler I oppose the code amendment for Vadoulis Garden Nursery.

Three sides of the site contain single story residential dwellings. A 11.5 metre structure on the site would be completely out of character with the area.

I believe the land should be used for housing. Alternatively, it could remain a General Neighbourhood Zone.

Regards

Morgan Smith

Gawler - Ph: [redacted]

Submission 7

Meagan Jarmyn

From: Lorraine Pearson [redacted]
Sent: Saturday, 03 June 2023 05:27 PM
To: Council
Subject: Evanston Park Code Amendment 550-554 Main North Road

Chris Hannaford

I am strongly against rezoning my neighborhood to Employment. I have lived here for 20 years having built my house in 2003 at [redacted]k. I chose this area because it was quiet, had a country feel to it and easily accessible to everything. In the past 20 years Gawler has grown but has not handled the amount of traffic in and out of Gawler at all. You can not turn right in Gawler unless you have traffic lights or roundabouts otherwise you sit there for ages. The amount of traffic now on Main North Road especially school hours is horrendous. You don't leave your home. If you are going to allow this land to be used for anything other than housing then I feel matters are only going to get worse. Plus the entry into Gawler will look ugly. Gawler will no longer look like a town but just an industrial nightmare. Gawler shouldn't look like a patchwork quilt. No-one will want to come and live here. Please do the right thing.

Lorraine Pearson Evanston Park Ph [redacted]
Email: [redacted]

Meagan Jarmyn

From: Susan Robinson [redacted]>
Sent: Saturday, 03 June 2023 12:52 PM
To: Council
Subject: Code Amendment Evanston Park.

Sent from my iPad. My name is Susan Robinson and I am a resident of [redacted]
I am writing with my concerns re the Code Amendment of the Vadoulis site. My house backs onto the land and I am concerned about overshadowing and noise pollution. I am also concerned about the traffic congestion that will occur and the potential for rat running down Coleman Parade and adjoining streets. I feel the site does not lend itself to such a development,as it is the start of Gawler proper and would be an eyesore. Gawler is such a unique town and we are in danger of become like Munno Para if this admendment is approved.
Regards Susan Robinson.

Meagan Jarmyn

From: anthony mackerill [redacted]
Sent: Saturday, 03 June 2023 12:45 PM
To: Council
Subject: Evanston Park code Amendment 550-554 main north road

Hi
I am fully against the proposal to change the amendment of 550-554 main north road, this will bring more congestion to the surrounding streets, over the years the council said it wants to take traffic away from the main road and the new road was built up potts road to take traffic away but now you want to bring the traffic back.

Regards

Anthony Mackerill

Meagan Jarmyn

From: Phillip Malcolm [redacted]
Sent: Thursday, 01 June 2023 09:17 PM
To: Council
Subject: Feedback for Vadoulis block rezoning

Please pass this on to the person who is collecting information from residents of Gawler South.
I did the survey but on reflection I have changed my mind and I can't submit another.

The initial yes/no box answer did not have a 'Not sure' box so the yes box I ticked seemed to assume that a business taking on the block was the only option.
I agree with a change of useage but on reflection I think that declaring the block suitable for residential development makes more sense.

- The block is surrounded by residents.
- New houses are currently a huge need and priority across the state and country.
- A development that targets new homes in this unusually central location would have easy access to the amenities within easy walking distance, eg supermarkets, cafe, fitness studio and school.
- the local hardware store would have a huge increase of potential customers needing a variety of products for their new houses. (Ensuring it's ongoing future I hope.)

Obvious alternatives for warehousing seem to be to very close by. Bunnings, (which I assume has bought the block,) could look at buying one of the seemingly vacant industrial sites on the outskirts of town, especially the two blocks at the intersection of Main North Road and Tiver Rd.

I'm also wondering if the council revenue from the number of houses (perhaps around 30) that could be built would be more or less than the amount from one business.

It seems to me that putting houses in this area would be better option rather than one transport based business in what is largely a residential area would be a better option for the town.

If it is possible I'd like my original survey to be deleted as it looks like I agree with the rezoning, which is not the case now.

Regards
Phillip Malcolm
Gawler South
[redacted]

Submission 11

Brian Shields
[redacted]

4 June 2023

Mr Andrew Goodsell

Executive Manager, Development and Compliance

Town of Gawler

PO Box 130

GAWLER SA 5118

Re: Evanston Park Code Amendment

Dear Mr Goodsell

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

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

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

As this land is part of the older and historically significant area of Gawler, changing the zoning as proposed the potential is that any development would be at odds with the character and heritage of the adjoining area. This is also at odds with Councils own future development plan for this community.

Living on Coleman Parade immediately adjacent to the land in question, any proposal will have a direct impact on myself and my family and as a consequence the following is specifically related to our circumstances.

In relation to the changes proposed to the Land Management Agreement (LMA) to address concerns already raised we acknowledge the attempts to rectify the problems I think some of the changes my create additional concerns for us:

The commitment to move the acoustic fencing 3 metres from the existing boundaries and incorporate a landscaped buffer within this 3 metre zone will effectively create a 3 metre corridor with fencing both sides which may become overgrown, a catch all for rubbish and a concealed access point for potentially illegal activities.

The current development has a very low noise impact on the adjoining residences, however the suggestion of a bulky goods development on the land would, I feel be significantly more than at present. While the acoustic fencing and other commitments to reduce noise impact are acknowledged, I personally do not think that they would reduce the sound to its current levels.

I note that the maximum building height will be varied from 13 metres to 11.5 metres. I am not sure that the line of sight impact from the rear of my house would be varied greatly given that the acoustic wall is to be moved 3metres further away than it was to be. This will be more evident for a number of years until the proposed plantings reached their projected height. I note in relation to this that we

currently have a very large peppercorn tree immediately behind our property providing a very effective screen. I understand that this is one of the trees that is to be removed if the proposal proceeds.

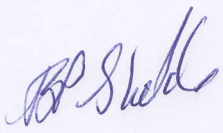
I still have concerns regarding traffic congestion with the addition of another set of traffic lights within a short distance along Adelaide Road. I am also not convinced that the traffic alterations suggested within the proposal will not have a negative impact to the traffic flow on Coleman Parade.

I note that the LMA still identifies that the current proponent for the Amendment will agree that a fast food outlet or service station would not be built. However if the current proponent sells the land in future there is no longer any guarantee that these developments will not take place. Given the amount of other currently vacant land in the Gawler area, I would have thought there are a number of places such a development would be more suited, even if that particular piece of land also needs rezoning.

While we acknowledge and accept that the land in question will be developed eventually, I would hope that it be done so under the current zoning to maintain the integrity of the residential community that we have in this area of Gawler.

I **strongly disagree** with the current proposal to amend the Code.

Yours sincerely



Brian Shields

Submission 12

Pam Shields
[redacted]

4 June 2023

Mr Andrew Goodsell

Executive Manager, Development and Compliance

Town of Gawler

PO Box 130

GAWLER SA 5118

Re: Evanston Park Code Amendment

Dear Mr Goodsell

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

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

I currently live on Coleman Parade immediately adjacent to the land in question. The current proposal will have a direct impact on myself and my family. In particular the changes proposed to the Land Management Agreement (LMA). In relation to moving the acoustic fencing 3 metres further away from the boundary, this is of significant concern to me. Even though I acknowledge that the proponents are trying to do their best to make it as nice as possible for the residents, I believe this area could become a problem for the following reasons:

- easier concealed access to resident's back gardens
- trees will not likely be maintained
- could become a haven for teenagers or homeless people
- could be an ideal location for illegal activities
- the area would be a forgotten area, rubbish will build up and could become a fire hazard

It is due to these concerns that I am particularly opposed to the latest changes.

I note that the maximum building height will be varied from 13 metres to 11.5 metres. I am not sure that the line of sight impact from the rear of my house would be varied greatly given that the acoustic wall is to be moved 3metres further away from my boundary. This will be particularly evident for many years as we currently have a large peppercorn tree that will likely be removed and smaller plantings put in.

The current development has a very low noise impact on the adjoining residences, however the suggestion of a bulky goods development on the land would. While the acoustic fencing and other commitments to reduce noise impact are acknowledged, I personally do not think that they would reduce the sound enough.

Regarding traffic congestion with the addition of another set of traffic lights within a short distance along Adelaide Road, I still feel that the traffic alterations suggested within the proposal will still have a negative impact to the traffic flow on Coleman Parade.

I note that the LMA still identifies that the current proponent for the Amendment will agree that a fast food outlet or service station would not be built. However if the current proponent sells the land in future there is no longer any guarantee that these developments will not take place. Surely with the amount of other currently vacant land in the Gawler area, there must be a number of places such a development would be more suited.

As this land is part of the older and historically significant area of Gawler, changing the zoning as proposed the potential is that any development would be at odds with the character and heritage of the adjoining area. This is also at odds with Councils own future development plan for this community.

While I acknowledge and accept that the land in question will be developed eventually, I would hope that it be done so under the current zoning to maintain the integrity of the residential community that we have in this area of Gawler.

I **strongly disagree** with the current proposal to amend the Code.

Yours sincerely

P Shields

Pam Shields

Meagan Jarmyn

From: June Lavender GMAIL [redacted]
Sent: Monday, 05 June 2023 07:25 PM
To: Council
Subject: Re-zoning of Valdolis/Evanston Site

Attention Chris Hannaford
I am strongly apposed to the Valdolis/Evanston site being re-zoned from neighbourhood to employment zone.
We do not want industry right there. We have at least three schools nearby, Gawler Green, day care centres , race track which can be very busy not just for race meetings.
The last thing we need are big trucks & trailers in that vicinity. Children will be using this road getting to & from school will be at risk.
The Council must already know all these reasons for not re-zoning so why even give so why give it a moment's consideration.
Much better if allocated residential or for recreation.
Gawler will no longer be the country town that so many have grown to love.
I do not think it will make a lot of employment as my understanding is that storage facilities are not labour intensive.
Getting out on to the Adelaide Road is bad enough as it is.
Hoping you will give this e mail your consideration June Lavender

Meagan Jarmyn

From: John Hockley [redacted]>
Sent: Tuesday, 06 June 2023 10:10 PM
To: Council
Subject: Opposing rezoning 550-554 Main North road Gawler

I am strongly against the rezoning. I live on [redacted] and have lived in Gawler most of my life. I understand that technically the rezoning and building of this monstrosity fits the requirements, however it should not go ahead. It goes against all of the Gawler Councils beatification plans to 2030 plans and has no direct benefit to the area or surrounding residents.
Another set of traffic lights with only add further congestion to the southern entry and exit to Gawler. The negatives far outweigh any positives.

John Hockley
[redacted]

Meagan Jarmyn

From: Kathy Cotton [redacted]>
Sent: Tuesday, 06 June 2023 10:17 PM
To: Council
Subject: Re-zoning of 550-554 Main North Road

Good evening ,

Please note that I am against the re-zoning of 550 - 554 Main North Road.

I believe it will cause too much congestion, noise and will make the area look ugly.

I am also against the proposal for traffic lights in the area as this will cause large delays especially during the peak times.

I believe this should be left as residential.

Kind Regards
Kathy Cotton

Meagan Jarmyn

From: [redacted]
Sent: Thursday, 08 June 2023 07:16 PM
To: Council
Cc: 'Alison Greatorex'; [redacted]
Subject: Submission of Objection - 550-554 Main North Road Evanston Park Code Amendment

To Whom It May Concern at Gawler Council

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

I wish to register my objection to this inappropriate code amendment based on the points below.

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

2. Adverse impact on lifestyle and enjoyment of current resident's homes due to the close proximity of potential commercial buildings. This is in several forms:
    a. Potential 13m tall constructions restricting ambient lighting in to existing dwellings.

    b. Undesirable aesthetics of 13m concrete or tin vertical slabs as your only view from your backyard despite hollow assurances to alleviate this in the proposal. All other developments of this type in the north of Adelaide utilize this type of construction.

    c. The current proposed 9m Exclusion Zone to minimise the visual impacts on existing residents is totally inadequate for this purpose as SA Urban's "Sections Demonstrating Interference With Adjoining Residential" diagrams show.

    d. Lighting pollution based on commercial entity lighting of brand name as with current commercial entities in the vicinity through the night e.g. Bunnings at Gawler Green.

    e. Increased noise pollution and disturbances above what is normal and acceptable in Residential zones during daylight hours from commercial activities and associated traffic.

    f. Additional noise disturbances from commercial traffic delivering goods and or unloading goods by forklift with the subsequent noise for reversing sirens mandated for such vehicles. I understand commercial daylight hours when such activity could be anticipated is from 0700 to 2200.

g. For point f above existing noise from Gawler Green and the Racecourse can already be heard when weather conditions are conducive. This proposed development would be considerably closer.

3. Traffic congestion on Main North Road caused by additional traffic to potential new commercial entities as well as the impact of yet another set of traffic lights assisting entry to the new Employment Zone for traffic northbound and turning right into the zone.

    a. Additionally, the code amendment makes no mention of the potential impact to surrounding residential streets as traffic attempts to find alternate routes into the zone and avoid the Mani North Road. What impact is anticipated to the uplift of traffic on nearby residential streets?

4. The building of highly undesirable business' for fuel distribution or fast food brings with it a further list of concerns for existing residential neighbours with further noise, smell and light pollution in a 24 hour operational capacity. The registration of a Deed and Land Management Agreement (LMA) excluding the building of these types of entities is of little comfort given the Gawler Council has already contested and lost challenges to at least one of these types of agreement in the past. Given the cost of contesting such a challenge there is no guarantee the Gawler Council will even elect to do so in the future.

I hope my concerns and those of similarly impacted residents are given the appropriate consideration and alternative development sites considered which have far less impact on existing neighbouring areas of whatever zoning.

Kind regards,

Wayne Greatorex

Mobile [redacted]

Email: [redacted]

Meagan Jarmyn

From: Julie Williams [redacted]
Sent: Friday, 09 June 2023 01:28 PM
To: Council
Subject: I'm Saying "NO " TO the CODE Amendment

Sadly Gawler already is not being redirecte for our heritage, unlike Clare township ..which it's Main Street stands proud and proves with their heritage frontages to shops being preserved etc

…. Nothing ever makes sense with Gawler's council decisions and the proof lies with the abandoned Murray street businesses empty shops with too high rental demands , costs etc

enough buildings are being desecrated and demolished for unnecessary greed and trade, causing more congestion and less car parking for f rom certain persons in office in the past who desecrated Fairview House

"..keep area as residential..not employment zone which is industria

Sent from my iPhone

Meagan Jarmyn

From: Beppy Gollan [redacted]>
Sent: Sunday, 11 June 2023 01:02 PM
To: Council
Subject: Submission re Evanston Park Code Amendment

I am a longstanding resident of Gawler but not a home owner in the direct proximity of the Vadoulis Garden Centre site.

Although I welcome new service and employment initiatives in Gawler, I have gross concerns about the proposed location of a new bulky goods centre at 550-554 Adelaide Road, Evanston Park and its impact on traffic flow as well as lack of affordable rental housing for the people employed in the proposed bulky goods centre.

Location:

I believe that the proposed bulky goods centre will be in the wrong location as major residential growth is and will occur in areas north of Gawler, namely Freeling, Roseworthy and Concordia. I'm aware that an alternative location to the south of Gawler will encroach on the essential green zone separating the Adelaide metropolitan area and Gawler and would be too close to similar centres in Playford LGA. I recommend that a more suitable location should be sought north of Gawler along major transit corridors such as Horrick Highway and Sturt Highway.

Traffic:

The 30 Year Adelaide planning document includes the SA Government's planning objective to locate employment sites along major transit corridors to increase accessibility and minimise traffic impact. In its application for Code Amendment the Proponent indicates that the proposed bulky goods centre will have a workforce of approximately 200. These employees as well as the customers will be accessing the proposed centre by private car via the Adelaide Road and Murray Street because of insufficient public transport in Gawler and the distance to/from the nearest train station. In addition there is no direct access to the Adelaide Road site from the Gawler Bypass without going through residential areas. It is very obvious that this causes a significant increase of traffic on Adelaide Road and Murray Street. Already now these roads can hardly cope with the current traffic flow, especially around school times, and have no scope of being widened, apart from a proposed extra turn-off lane on Adelaide Road to access the proposed centre. However, the Horrick and Sturt Highways are capable of long-term mass transit potential.

Housing:

The application for Code Amendment to establish a bulky goods centre indicates that the centre will employ approximately 200 people. The vast majority of these workers will be receiving minimum wages. They can not afford to purchase a home and rely on rental accommodation. Although there is sufficient land available to build houses, it is a well-known fact that there is a gross lack of affordable rental accommodation in Gawler and surroundings. Although housing of their workers is not a concern for business owners, the 30 Year Adelaide planning document frequently highlights that any local or state government planning approval should align the planning of employment sites with residential accommodation targets for the next 20 years, and, I may add, in particular targets for affordable rental accommodation.

In the case of the Town of Gawler's position paper to the SA Government regarding the application for the Evanston Park Code Amendment I would like to see, where appropriate, a recommendation to provide financial incentives or allocation of current federal funding, available through the Housing Australia Future Fund, the National Housing Accord or National Housing Infrastructure Facility to increase affordable rental accommodation in Gawler to house employees of the proposed centre on minimum wages. That would attract local employees, therefore minimising their traffic expenses which they can direct towards their cost of living and also enhance a connection of the proposed employment site with the community of Gawler.

Kind regards,

Beppy Gollan

E: [redacted]

Meagan Jarmyn

From: Diana Timpano [redacted]
Sent: Monday, 12 June 2023 03:58 PM
To: Council
Subject: The Code Amendment.

I am sending this email to inform Gawler Council that I am Saying...No...No. No to the proposed amendment for the following reasons.
1/ To preserve the residential character .of this area. Tall buildings do not belong next to single story properties.
2/ I reside in this area and enjoy my home with no disruption from warehouses shops and loading zones. We have enough of them in this area with Gawler Green..
3/ Our town of Gawler has its own identity and Character with open integration between new developments and existing areas .
4/. There will also be a concern about worsened traffic in this area. Not only through Main North Rd. And Murray St. but also down Hill St. where I live and am a rate payer. I feel that Gawler Council is not looking after ratepayers in this area , but quite happy to increase the rates yearly. In Hill St. we have buses travelling and stopping in the street but in the 23 years of living in my house there has only been a paved footpath down one side of my street and other streets near
me leading up to Adelaide Road. Shame on Gawler Coucil for not attempting to consider us ratepayers in Gawler South yet spending money on things to benefit other areas.
Yours sincerely .
Diana Timpano.[redacted]
Sent from Outlook for iOS

Meagan Jarmyn

From: purdyb purdyb [redacted]
Sent: Monday, 12 June 2023 05:17 PM
To: Council
Subject: Submission for Code Amendment in Evanston Park

Council have been keen to express that the code amendment is all about employment and there is very little land left in Gawler for this purpose
However if the code amendment goes ahead and Vadoulis no longer exists 30 people have lost their jobs.

Council say that there will be extra employment with the construction of Bunnings. That argument is mute as whichever construction company is used they will use existing staff, they wont be employing people from Gawler. And the construction can happen elsewhere and the same people will be employed

Then when Bunnings has been built they will transfer staff from there existing retail warehouse.

So this is not creating jobs!!

If council would like to create jobs they need go no further than looking at the Gawler Park area, the Phoenix centre which is greatly under utilised and the southern end of Murray street which has empty shops and is an eyesore.

What this development does create is an ugly monstrosity destroying the residential area that is Evanston park and Gawler South.
This is totally out of keeping with the single storey houses in the adjacent streets.

Even with the proposed changes to the development it does not alter the fact that this will have a major impact on the nearby residents due to noise from the increased traffic as well as delivery trucks and fork lifts.
With increased traffic comes the very real issue of safety. This community is made up of families with young children and residents of a retirement village. I am concerned how they will cope navigating the daily increase of vehicles.

The traffic congestion on Adelaide road will get worse with yet another set of traffic lights and this will flow through to Murray street.

This development will spoil the drive into Gawler when all the trees are lost to be replaced by a steel and concrete structure.

This is not in keeping with the Gawler 2030+ Plan.

Please listen to what the local community is saying. This development is in the wrong place. There are more suitable places.

Pat Bevis

Meagan Jarmyn

From: Maureen Addy [redacted]
Sent: Monday, 12 June 2023 09:06 PM
To: Council
Subject: Submission Against Proposed Code Amendment Vadoulis site.

Dear Mayor Redman and Councillors

My name is Maureen Addy and I live directly next to the Vadoulis site (ie adjacent to the old house presently housing Focus Services).

I am totally opposed to this proposed zone amendment. I would never have bought my home had I thought that the land next to me could be rezoned to allow tall buildings to be erected, large fences to be installed, establishment of a huge commercial bulky goods enterprise operating long hours, not to mention the accompanying noise and disruption. I would never have purchased my home if I had thought yet another set of traffic lights would be installed just outside my home.

I object to the incompatible land uses proposed and am deeply concerned at the negative impact this development will have on traffic congestion, noise, and safety, not only to my neighbourhood but to the whole town of Gawler.

I do not think this plan preserves the unique identity and distinction of the town of Gawler. I do not think this is the right location for such a commercial venture. A far more appropriate use for this site would be low density residential with open landscaped areas.

I implore Council to take into account the many voices within this community who share my concerns and support us in our stand against the proposed Code Amendment for Vadoulis.

Yours faithfully

Maureen Addy

on the

Sent from my iPad

K Tucker
[redacted]

11 June 2023

Town of Gawler
PO Box 130
GAWLER SA 5118

BY EMAIL: council@gawler.sa.gov.au

ATTENTION: **Mayor Karen Redman**
Councillor Shanks
Councillor Launer
Councillor Sambell
Councillor White
Councillor Koch
Councillor Davies
Councillor Vallelonga
Councillor Solomon
Councillor Hughes
Councillor Hennessy

Dear Mayor Redman and Councillors,

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

I am a local resident in the very near vicinity of the subject property and refer to Council's correspondence of 24 May 2023 seeking the views of the community with respect to the code amendment regarding the site referred to above.

In response to question 1 of the above said letter "***Do you support the proposed zoning change from a residential zone to an employment zone?***" I say as follows:

In short, like many residents in the area, my response is no, I **do not** support the proposed zone change.

The Employment Zone "*supports a diverse range of low-impact, light industrial, commercial (including bulky goods) and business activities that complement the role of other zones with significant industrial, shopping and business activities.*"

It includes two subzones:

"Roadside Service Centre Subzone" and *"Retail Activity Centre Subzone"*.

The latter subzone caters for *"large format retail and commercial activities which complement the principal land uses desired in the zone and the role of other zones accommodating significant shopping, business and commercial activities"*.

I do not believe that there is anything "desirable" about allowing "*large format retail and commercial activities*" to abut a quiet residential zone and there is little that is complementary to the residential zone in permitting bulky goods outlets in close proximity.

I reiterate, in summary, and maintain my submissions to Future Urban and correspondence to Council in February of this year:

1. Impositions upon existing residents in the area such as:

    a) Permitting the occupants of the subject property after a code amendment is approved, to operate machinery/vehicles, create noise, in general, from 7am until 10pm each day.

    b) Visually impairing the amenity of the locality.

    c) Loss of substantial established trees.

    d) Creating overshadowing over residences.

    e) Concerns for the devaluation of residential properties in the locality.

    f) Encouraging excess traffic along Coleman Parade as a result of installation of a further set of traffic lights on Main North Road. The installation of a further set of traffic lights will impede traffic in an already congested area. Further traffic lights will amount to four sets of lights between the Vadoulis site and the southern entry of Gawler from the Main North Road. This will ultimately cause "rat running" down Coleman Parade to Potts Road to avoid multiple stops.

    Excess traffic along Coleman Parade will cause safety issues with respect to local families, residents at The Vines Lifestyle Village and the nearby Eldercare facility, noting we have a playground encouraging young children on Coleman Parade and many older citizens in the area.

I say that the integration of "bulky goods" outlets is not in line with the keeping of the character of our "Best of Town and Country" motto. Buildings in the order of 11 metres in height next to residential homes will be unsightly and detract from the visual appearance of the entry to our town. Ever visited Tanunda and its lovely stone walled entrance with complimentary flora? Much more inviting than monstrous industrial buildings.

The Gawler Environment and Heritage Association Inc ("GEHA") communicated in its letter of 10 March 2023 some of the following points which I believe should be taken into consideration:

1. "*who benefits and who loses and what are the pros and cons in relation to community impact"*.

2. "*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".*

3. "*The proposal…would be a very negative step for maintaining the heritage and character of Gawler".*

4. *"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" and "The visual impact that would be expected arising from this proposal should be a significant factor in rejecting this proposal".

5. *"Rejecting the proposal will remove the need for additional traffic lights".*

6. *"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".*

7. *"Overall this is a highly inappropriate proposal and should be rejected.*

It has been intimated that because Vadoulis Garden Centre is already operating on the subject land that the site already entertains a commercial business and therefore there will be little difference from having the zone changed to Employment Zone. Perhaps, in hindsight, Vadoulis Garden Centre should not have been allowed to continue business in this residential zone for such a long period of time and most definitely, the rezone of this area will permit constructions and activities vastly different from what is currently occupying the site.

With respect to question 2 of Council's said correspondence, **"*Do you support the Land Management Agreement (LMA)?"*** I say that whilst the LMA has been constructed to support the code amendment, history has shown that LMA's do not always stand up in court. (***Zweck v Town of Gawler [2015] SASCFC 172***.*)*

I feel that there is no protection in this Agreement and the main issue is the Code Amendment. If Council requires a response, then I would say, I do not support the LMA.

In summary, the "concept plan" and the LMA have been amended to get the proposal over the line by the proponent. "550 Main North Road Pty Ltd" is directed by persons from Malvern, Hyde Park, and Unley Park. They have a purely financial interest in the project and will not be adversely affected personally by the Code Amendment unlike the residents of the township of Gawler, in particular, those of the Evanston Park area.

To vote in favour of this proposal will have adverse effects on the character of the town and the residents of the area.

Any monetary gain by council from this development will have a short term effect. We must consider the long term effects of this rezone and not whether the Code Amendment could happen for this site but whether it should it happen.

It is my belief that any support for this amendment is from persons benefitting financially from the proposal and not necessarily personally impacted. At what price do we sell off our town?

I thank you for your consideration of this submission and ask that Council advise the Minister for Planning, Housing and Urban Development that it is not in support of this Code Amendment.

Kind regards
Karen Tucker

Meagan Jarmyn

From: John Lewkowicz [redacted]
Sent: Tuesday, 13 June 2023 12:17 PM
To: Council
Subject: Evanston Park Code Amendment Code 550-554 Main North Road -Attention Chris Hannaford

Hi Chris. Please accept this email as my response to the further proposals by Future Urban on behalf of the proponents for the code amendment.

Thank you for the opportunity to comment. Please note that I support the contents of Justin's letter to you re the community survey. I felt the survey was slanted in favour of the proposal because if one was against the proposal, there was no need to respond to questions re the LMA. This was not clear in the survey format. Not with standing, there will need to be an LMA with any developer, whether that be commercial or housing.

The further offerings by Future Urban to reduce the height of any buildings, provide a further buffer between abutting property owners and the development boundary, retention of 5 trees, cover for loading bays etc makes no difference to my views of the proposal. Any major commercial development on the site would be a blight on the landscape and vista to the entrance of old Gawler South. In addition, the buffer offered by the proponents will only create graffiti and vandalism opportunities for those so inclined. Unfortunately, there are plenty opportunists in today's society. If the proposal is approved, I strongly encourage council to include graffiti and vandalism management in any LMA. The ratepayers of Gawler should not be responsible for any expenses related to damage and clean up. The buffer may also provide a place for the homeless to camp away from the public eye, creating further problems for abutting owners.

In addition, I am sure that Council is fully aware, that no matter whether the site is commercial or housing, any developer will be required to contribute to infrastructure development, so the proponents offer is neither here nor there in relation to support for the proposal.

The issues of traffic management, rat running on surrounding roads, noise pollution, additional traffic lights on Main North Road, removal of significant trees etc have been covered in past commentary.

The BIG question for Council is not whether the development could go ahead (as anything is possible) but SHOULD it go ahead. Is it the right development for the entrance to the town of Gawler. Does it fit with the character of Gawler and its heritage. I hope councilors have been out to Bunnings on Curtis Road (just off the Northern Expressway) and asked themselves if that is what they and the residents want for the inner part of Gawler. I would hope they think that the answer to that question is a big NO.

Can I suggest that Council consider the fact that there is ample land south of Gawler that could be rezoned and would make more sense for a development to cater for a bulk warehouse eg corner of Main North Road and Tiver Road.

Promises of employment are hollow in my view as existing Bunnings and Tool Kit Depot staff will transfer to the new site if it goes ahead.

Please accept this email as my and my wife's response to the further offer to comment on the proposed code amendment.

Acknowledgment of this email would be appreciated.

Thank you.
John and Margaret Lewkowicz
[redacted]

Meagan Jarmyn

From: David Giles [redacted]>
Sent: Tuesday, 13 June 2023 12:31 PM
To: Council
Subject: Submission opposing zoning change to Vadoulis

I am sending in this email submission to vigorously oppose any change in zoning for the current residential area now being used by Vadoulis Garden Centre for the following reasons:-

- This does not fit in with Council's own Community Plan 2030+
- Mount Terrace will become a 'Rat Run' of drivers trying to escape the extra set of traffic lights on Adelaide Road creating noise and impacting safety of residents. This would be exacerbated by the closure/blocking off of Hill St and First St.
- A bulky goods store (i.e. Bunnings) is completely inappropriate for this area and unloading will create a huge increase in noise (reversing alarms on trailers and forklifts for example) affecting my right to the peaceful enjoyment of my home situated a mere stone's throw from this land.
- There is plenty of green field development opportunity available where this would be welcome as a development.

As an aside, one of the reasons Bunnings may be so keen on this site is that on race days they get free television advertising of their name during every race. We residents need to be left in peace.

Sincerely

David Giles

[redacted]

[redacted]

Meagan Jarmyn

From: Judy Ferguson [redacted]
Sent: Tuesday, 13 June 2023 01:10 PM
To: Council
Subject: 'No!' to the Code Amendment

Dear Mayor and Councillors

I wish to record my deeply felt concerns regarding the proposed commercial development for the current Vadoulis family property on the corner of Adelaide Road snd Sheriff Road, Evanston Park. I live in very close proximity to the proposed development.

I wish to make a submission to Council at its Community Forum on June 20th.

My submission is as follows:
This site is inappropriate, in my view for its location for the following reasons:

- It is at the entrance to a historic town lined with buildings of local heritage interest.
- The immediately adjacent area is a quiet, well laid out residential area and should continue as such, especially as new homes are in high demand.
- it should comply with the current land use and ambience of the neighbourhood.
- It is a well treed area and I fear many significant trees would be lost if the development went ahead.
- A proposed 11.5m building does not belong next to single storey residential buildings.
- Residents in the vicinity would have to endure disruption to traffic caused by warehouses, shops and loading zones and yet another set of traffic lights on Adelaide Road.
- We should, as a whole community, strive to maintain the integrity of Gawler as an historic township with strong integration between new developments and existing areas.

Yours Sincerely
Judy Gillett- Ferguson

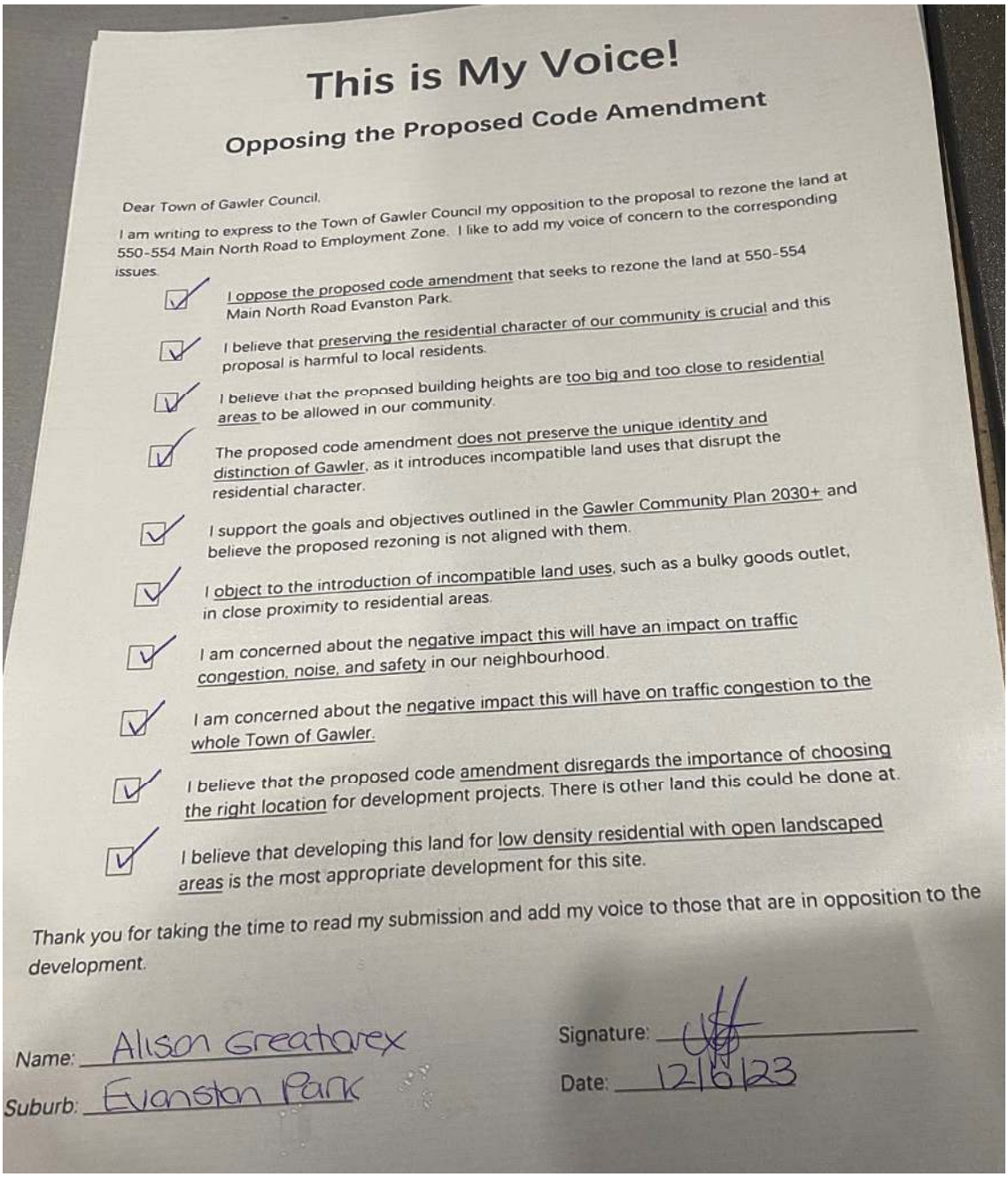
Meagan Jarmyn

From: Pacita Barnden [redacted]
Sent: Tuesday, 13 June 2023 01:41 PM
To: Council
Subject: Re. Evanston Park Code, 550-554 Main North Road (Vadoulis) - additional community engagement.

1. NO, NO NO, support and to the proposed zoning change from a residential zone to an employment zone.
2.NO, NO. NO, support to the draft Land Management Agreement (LMA)

PR BARNDEN
[redacted]

13 JUNE 2023
13



This is My Voice!

Opposing the Proposed Code Amendment

Dear Town of Gawler Council,

I am writing to express to the Town of Gawler Council my opposition to the proposal to rezone the land at 550-554 Main North Road to Employment Zone. I like to add my voice of concern to the corresponding issues.

- ☑ I oppose the proposed code amendment that seeks to rezone the land at 550-554 Main North Road Evanston Park.
- ☑ I believe that preserving the residential character of our community is crucial and this proposal is harmful to local residents.
- ☑ I believe that the proposed building heights are too big and too close to residential areas to be allowed in our community.
- ☑ The proposed code amendment does not preserve the unique identity and distinction of Gawler, as it introduces incompatible land uses that disrupt the residential character.
- ☑ I support the goals and objectives outlined in the Gawler Community Plan 2030+ and believe the proposed rezoning is not aligned with them.
- ☑ I object to the introduction of incompatible land uses, such as a bulky goods outlet, in close proximity to residential areas.
- ☑ I am concerned about the negative impact this will have an impact on traffic congestion, noise, and safety in our neighbourhood.
- ☑ I am concerned about the negative impact this will have on traffic congestion to the whole Town of Gawler.
- ☑ I believe that the proposed code amendment disregards the importance of choosing the right location for development projects. There is other land this could be done at.
- ☑ I believe that developing this land for low density residential with open landscaped areas is the most appropriate development for this site.

Thank you for taking the time to read my submission and add my voice to those that are in opposition to the development.

Name: Alison Greatorex

Suburb: Evanston Park

Signature: [signature]

Date: 12/6/23

Dear Council Members,

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

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

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

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

Traffic flow on Main North Rd is another major concern. The addition of another set of traffic lights will significantly slow down traffic, making it difficult for residents and commuters alike. The average distance between traffic lights along this stretch of road is already too short, and this new addition will only make the traffic situation worse. Another set of traffic lights could lead to increased congestion and longer travel times for commuters. This will also push Traffic Rat Runners into Ames Drive, Coleman Parade, and Sherriff Streets. as alternative routes to avoid the traffic lights. This could have a negative impact on the safety of local residents and could result in increased traffic on residential streets that are not designed to handle high volumes of traffic.

I feel that an employment zone is not the most appropriate for this area. I believe that the area should remain a residential zone in order to maintain the character of the surrounding area and protect the quality of life for local residents.

I am concerned that the investigations conducted by Future Urbans have not been fully comprehensive, and that the results have not taken into account the impact on the surrounding area, including increased traffic flow and noise pollution from the proposed development. Therefore, I urge you to reconsider deciding to rezone the property as an employment zone. This will help to ensure that the development

is in keeping with the surrounding area and does not have a negative impact on the local environment.

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

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

Sincerely,

Reginald Webb

[redacted] M: [redacted] E: [redacted]

Attention Gawler Council

This is My Voice!

Submission 29

Opposing the Proposed Code Amendment

Dear Town of Gawler Council,

I am writing to express to the Town of Gawler Council my opposition to the proposal to rezone the land at 550-554 Main North Road to Employment Zone. I like to add my voice of concern to the corresponding issues.

- [x] I oppose the proposed code amendment that seeks to rezone the land at 550-554 Main North Road Evanston Park.
- [x] I believe that preserving the residential character of our community is crucial and this proposal is harmful to local residents.
- [x] I believe that the proposed building heights are too big and too close to residential areas to be allowed in our community.
- [x] The proposed code amendment does not preserve the unique identity and distinction of Gawler, as it introduces incompatible land uses that disrupt the residential character.
- [x] I support the goals and objectives outlined in the Gawler Community Plan 2030+ and believe the proposed rezoning is not aligned with them.
- [x] I object to the introduction of incompatible land uses, such as a bulky goods outlet, in close proximity to residential areas.
- [x] I am concerned about the negative impact this will have an impact on traffic congestion, noise, and safety in our neighbourhood.
- [x] I am concerned about the negative impact this will have on traffic congestion to the whole Town of Gawler.
- [x] I believe that the proposed code amendment disregards the importance of choosing the right location for development projects. There is other land this could be done at.
- [x] I believe that developing this land for low density residential with open landscaped areas is the most appropriate development for this site.

Thank you for taking the time to read my submission and add my voice to those that are in opposition to the development.

Name: Lee-Anne Chenoweth

Signature: LC

Suburb: Evanston Park

Date: 14 June 2023

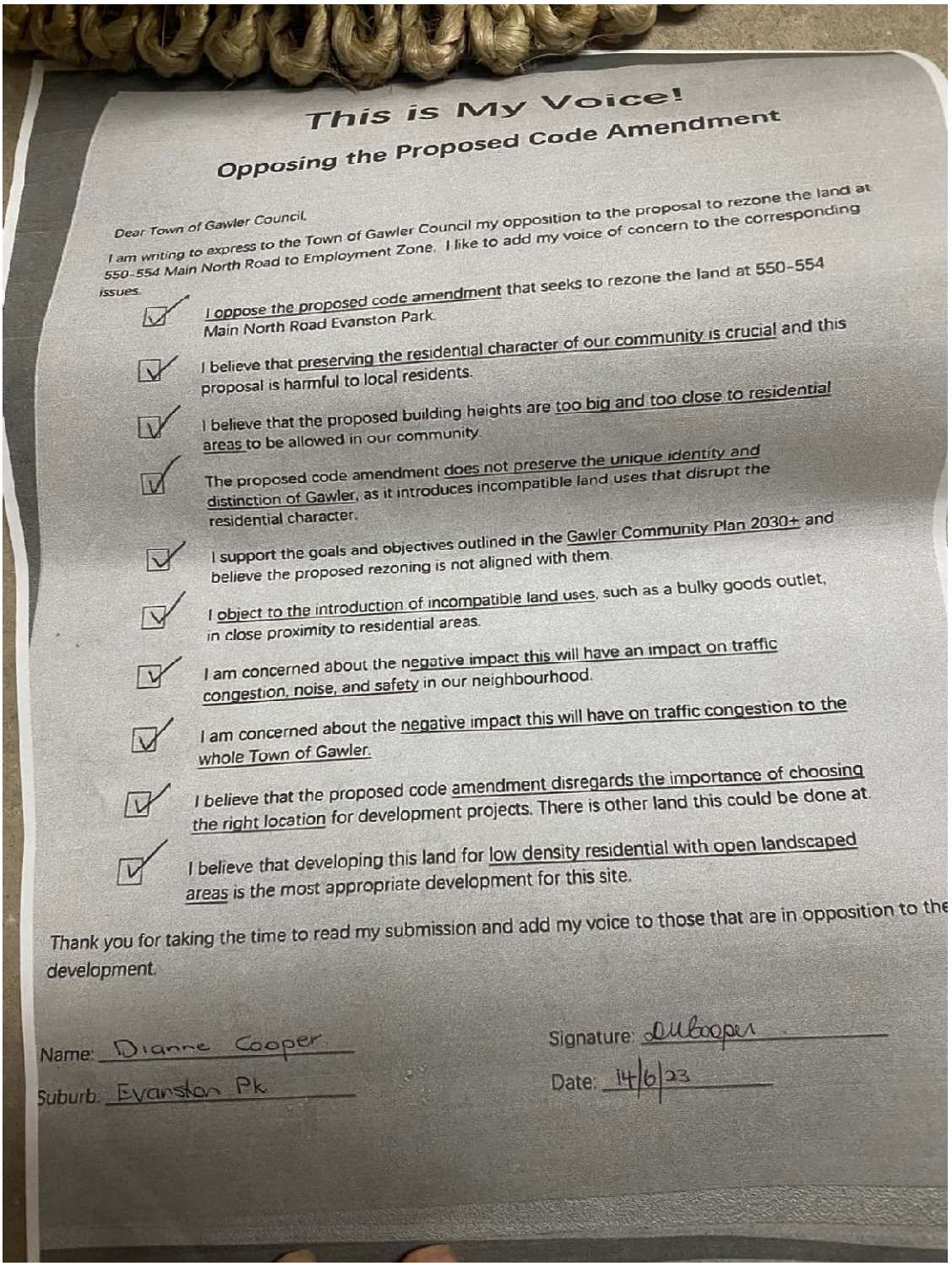
To The Town of Gawler Council,

I am a rate payer of the Town of Gawler & a resident of [redacted]. I am writing to you in regards to the proposed Code Amendment subjected for the Vadoulis Garden Centre & its adjoining parcel of land. The proposed changes you are wanting to implement are just totally absurd & I do not understand why you would want to turn that parcel of land it a Bulky Goods/Employment area. The reasons for me opposing your ridiculous idea are as follows :-

- There is already major traffic congestion along the Main North Road section at Evanston Park, adding another set of traffic lights is just going to add to the existing bottle neck.
- The closure of the First & Sheriff Streets intersection is going to have a major impact on the residents of Hill Street & Mount Terrace. These streets already have a considerable amount of traffic, which a good portion of drivers think it's a great idea to speed along as it is. So if you implement this proposed closure it will be an accident/death waiting to happen as these streets are not policed enough as it is.
- None of my local neighbours want to look at an 11.5 meter high building, as it is going to detract local kerb & street appearance of our neighbourhood, not to mention restricting the fresh flow of air to the surrounding houses.
- Rumour has it that this proposed Code Amendment to a Large Bulky Goods/Employment Zone will allow a bigger Bunnings Warehouse to be built on the proposed site. I don't believe that this proposed site is fit for purpose! Has the Town of Gawler Council asked Bunnings Warehouse management why they relocated the Munno Para store out towards Angle Vale? Oh that's right because the original location was not fit for purpose, so PLEASE Town of Gawler don't allow the same mistake to be made here.
- If the proposed parcel of land was to be occupied by Bunnings Warehouse or any other bulky goods business, has the Council considered the impact this will have on the light & noise pollution on the local homes? If Bunnings Warehouse is to be the occupant the operating hours may increase as it will be deemed as a Trade Centre possibly operating from 6:30am till 9:00pm Monday to Friday, with trucks & forklifts using the loading area during these hours, constantly idling & using their warning devices i.e. reversing beepers & horns. Any business that occupies this space will be lit up with flood lights constantly for security measures. No amount of revegetation is going to reduce this pollution at all. HOW & WHEN are we the residents of the local area supposed to enjoy our pieces of paradise with all this added pollution?
- The Vadoulis family could subdivide the nursery & unused parcel of land & keep it as residential land use only as this is better suited to the Councils 2030+ Plan, this location fits the scope as it will complement the existing neighbourhood as well as being within close proximity to local schools, shops & public transport. I am sure the Vadoulis family could find a buyer for their thriving business if they want to sell just the nursery site.
- There are plenty of other parcels of land more suited to Bulky Goods/Employment Zone, the Town of Gawler Council just needs to think outside the box & think of the long term impact instead of a short term money grab.
- I would like to ask the Mayor Karen Redman, the CEO Henry Inat & the Executive Manager of development & compliance, if any of them would like to raise their hands for this proposed rezoning to go ahead if it was planned for their own doorstep?

Kind regards

Concerned resident of [redacted].



This is My Voice!

Opposing the Proposed Code Amendment

Dear Town of Gawler Council,

I am writing to express to the Town of Gawler Council my opposition to the proposal to rezone the land at 550-554 Main North Road to Employment Zone. I like to add my voice of concern to the corresponding issues.

- ☑ I oppose the proposed code amendment that seeks to rezone the land at 550-554 Main North Road Evanston Park.
- ☑ I believe that preserving the residential character of our community is crucial and this proposal is harmful to local residents.
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- ☑ I object to the introduction of incompatible land uses, such as a bulky goods outlet, in close proximity to residential areas.
- ☑ I am concerned about the negative impact this will have an impact on traffic congestion, noise, and safety in our neighbourhood.
- ☑ I am concerned about the negative impact this will have on traffic congestion to the whole Town of Gawler.
- ☑ I believe that the proposed code amendment disregards the importance of choosing the right location for development projects. There is other land this could be done at.
- ☑ I believe that developing this land for low density residential with open landscaped areas is the most appropriate development for this site.

Thank you for taking the time to read my submission and add my voice to those that are in opposition to the development.

Name: Dianne Cooper

Suburb: Evanston Pk

Signature: DCooper

Date: 14/6/23

Meagan Jarmyn

From: Paul Wingate [redacted]>
Sent: Wednesday, 14 June 2023 10:19 AM
To: Council
Subject: Vadoulis code amendment

Council Members Gawler

I write to you as a very concerned rate payer
As this proposal will be situated at the end of my driveway
A 3 metre high concrete wall hardly the vision I had when purchasing my dwelling
As I was told the land across Sheriff St is residential and should remain so

The chaos which would occur if this proposal would go ahead with a third set of lights in 600 metre stretch of Main North Rd is untenerable, let alone the intersection of Sheriff St ,First St and Main North Rd would damage traffic for services using this access to Main North Rd

I believe the only people to benefit from this are Future Urban ,West Farmers and Vadoulis Family

The destruction of our neighbourhood is not the way to create an employment zone
Surely housing would be more consistent with appropriate land use perhaps not as lucrative for these parties but far more popular with residents

I Hope you Understand my concerns

Paul Wingate
[redacted]

Sent from Mail for Windows

Meagan Jarmyn

From: Wayne Connolly [redacted]>
Sent: Wednesday, 14 June 2023 10:12 AM
To: Council
Cc: Light@parliament.sa.gov.au
Subject: Zoning of 550-554 Main north rd Evanston Park

Hello Tony & Gawler Council,
I am a local resident and wish to put forward a copy of my concerns/submission to planning.

I **do not** support a new Bunnings 11.5-meter-high building on this site. Nor any other Commercial property!
There are many other places already zoned as a commercial for these traders to build.

Our surrounding streets have that country-quiet residential feel, with many families who purchased it with this in mind.

We do not need the noise pollution in the working daylight hours as dictated in the submission of 7 am till 10 pm at night. Nor the extra traffic this will generate in the area. it is congested at the best of times with school traffic, Gawler green traffic, general local traffic as well as Galwer being the Gateway to the Barossa Valley.

That said the roads leading into Gawler should remain a beautiful entrance. Not big ugly heat radiant concrete buildings so close to the main road. (is that not part of the council statement? to reduce heat to Gawler and beautify the entrance, the gateway to the Barossa?)
I feel sorry for the residents whose properties back onto the area, the eyesore and heat generation from all the concrete will devalue their homes. They will lose sunlight and their tree views.

This would also bring more people parking on our surrounding streets, (as the 160 odd bunning workers (most nonresidents) are not allowed to park on-site??? most of the roads are smaller and it is hard enough getting through without cars parked on either side.

We understand that Milton wishes to sell due to ill health and feel for him, but not at the expense of our country's family's way of living and the reason choose to live here.

We would welcome more residential homes and feel this would be more appealing to all in the Gawler council. All being that there is a shortage of housing.

Please council members listen to the people that voted you in!!!

Thank you



Kind regards
Rosemarie Connolly
[redacted]
mob[redacted]

Submission 34

Meagan Jarmyn

From: Naomi Bernhardt [redacted]>
Sent: Wednesday, 14 June 2023 10:12 AM
To: Council
Cc: tony.piccolo@parliament.sa.gov.au; [redacted]
Subject: Evanston Park Code Amendment

Dear Councillors

I am writing to voice my strong opposition to the code amendment proposed for the current Vadoulis site.

My family and I live on [redacted] directly behind the site. We moved to the area from a built up area significantly closer to the city only 18 months ago. We chose our house in Evanston Park due to the beautiful outlook of the trees and park across the street and the quiet semi rural nature of the surrounding area.

I believe this is the wrong location for this proposed development. It is not keeping with the aesthetic and character of the entrance to Gawler and inconsistent with the council's own policies.

This development will impact me directly in the following ways.

- Light and noise pollution from this development.
- The outlook from the house will no longer be one of trees and open space and will become a large concrete wall and flood lights.
- Decrease in the value of my property due to the location close to such a large development
- The impact of the extra traffic on not only my home but the entrance to Gawler. If the development goes ahead there will be 3 sets of traffic lights within 600 meters. This will cause a bottleneck and an increase in traffic along Coleman Parade of people trying to avoid these lights.

I believe in progress and growth for Gawler, but I believe this is the wrong location for this development, and yes this development can happen in this location but I ask whether it SHOULD be allowed to happen due to the impact it will have not only on mjyself and my family but the other residents in the area and the wider Gawler community.

Thank you for your consideration in this matter.

Kind Regards

Naomi & Paul Bernhardt

Meagan Jarmyn

From: Cornell Smith [redacted]
Sent: Wednesday, 14 June 2023 09:44 AM
To: Council
Subject: Code amendment at Vadoulis Site

To whom it may concern,

I am writing to express my opposition to the code amendment at the Vadoulis site. My reasons for opposing the proposal is as follows:-

1) Traffic impact:
A traffic light located at the site will inevitably lead to severe traffic back-ups along Main North Road. One only has to study the traffic patterns around other bulky goods stores to see what will inevitably happen along Main North Road - more congestion, pollution and noise.

It is already very difficult to drive through town and this proposed land use will only make it harder. Council has spent so much time, effort and money on the Gawler Eastlink road to divert traffic away from the centre of town - it feels rather nonsensical to consider a proposal that will draw traffic back through town.

2) Visual disturbance:
Bulky goods stores by necessity are large overbearing structures. They are not known for their aesthetics and belong on the outskirts of town, not close to the heart of it.

Allowing these types of structures will cause irreparable harm to the visual amenity of our town - one of our most unique and undervalued selling points. Can you imagine driving into the heart of any historic town only to be greeted by a big teal box? Do we really want Gawler to look like the rest of Adelaide's bland suburbia?

The proposal will also necessitate the development of a large parking lot. In fact it is safe to say that the largest part of the site will be dedicated to car parking - one might even say that the proposal will see the development of a large carpark with bulky good store attached. Is a large gaping hole in our streetscape really the best outcome for the site?

3) Effect on local residents:
Local residents should not have the amenity of their long established neighbourhood disrupted. Nobody would want to live next to a big box store with the associated noise, light pollution, traffic disruption and visual disturbance.

4) Poor planning:
I am deeply disappointed that in 2023 we are still planning our towns like we did in the 1960's. We know so much better now than we did then about traffic flows, sustainability and amenity. Aren't our towns supposed to be for people and not developers?

Basic planning practice will dictate that bulky goods stores be developed on the outskirts of a town where access is easier and disruption to residents minimal to non-existent. It almost feels comical that as a layperson I have to point this out to planners. We must also acknowledge that if allowed, this code amendment may also lead to a domino effect where similar planning outcomes occur elsewhere in town.

The site is ideally located for residential development. What planning outcome will make Gawler more vibrant - more people living close to town enjoying our cafes and shops or a large bulky good store and parking lot leading to an endless stream of traffic?

Considering everything that we know about our past planning mistakes this is an ideal opportunity to get our planning right for the thriving Gawler of tomorrow. A Gawler that is unique, beautiful and a wonderful place to live

and thrive as opposed to a Gawler that is nothing more than a generic bedroom community - ugly, sterile and utterly forgettable. May I suggest that it is the former version of our future Gawler that will thrive and provide the jobs of tomorrow.

Thank you for your time
Cornell Smith
[redacted]

Meagan Jarmyn

From: Gareth Brooks [redacted]
Sent: Wednesday, 14 June 2023 09:35 AM
To: Council
Subject: Vadoulis site development and closure of First St & Sherriff St

To the Council,

I am writing today to express non-support for the development of the current Vadoulis site & the land behind it and in turn the closure of First St and Sherriff St from Adelaide Road.

As a resident of [redacted] this development and road closure will directly impact me by:

1. Increasing traffic flow down Mount Terrace, as it will become the main thorough fair to and from the development, this will impact my safety personally as more traffic means more chance of accidents on the road.
2. The increased traffic will make it harder for myself & visitors to enter & exit the driveway to my residence.
3. The increased traffic will mean my grandchildren will no longer be able to play out the front for fear of safety.
4. Given the size of the development and it's proposed use, large commercial vehicles & trucks will begin to frequent Mount Terrace, thus causing more wear and tear on the road, which in turn will result in more wastage of my council rates going to the repairs of the road.
5. The increased traffic and the increase in large commercial vehicles & trucks will result in a dramatic increase in noise pollution. This will ruin the reason why I chose to live in a serine regional area.

The lack of insight into the needs of the long residing community vs prioritising the needs of a large corporation goes directly against the Gawler Community Plan 2030+.

The proposed development of a Bunnings on the site is not required in my area. A Bunnings of this magnitude would be better suited to area's that have a higher rate of development, i.e. Gawler East, where there is more vacant, easily accessible and suitable land that won't have as a detrimental impact on the immediate residents in its proximity.

Thank you for your consideration in this matter.

Kind Regards

Diane Bald

Meagan Jarmyn

From: Kayla Morgan [redacted]
Sent: Tuesday, 13 June 2023 10:56 PM
To: Council
Subject: 550-554 Main North Road, Evanston Park Code Amendment

Hi Chris,

We have completed the survey via the council website and also wanted to include our initial reasoning as to why we are not in favour of the rezoning or the draft LMA. These can be found in our email below to Belinda.

We believe the additions made would still heavily impact the peace and well-being of the existing residential homes in very close proximity to the proposed rezoning, some right across the road and backing onto the proposed land.

We believe there are other sites more suited and that the entry way into Gawler does not need to be made more congested.

Additional job opportunities could be seen utilising the many vacant shops down the Main Street of the town and Pheonix plaza.

Thank you for taking the time to read our email and our views.

Kind regards,

Kayla and Jase Morgan

Get Outlook for iOS

From: Engagement <engagement@futureurban.com.au>
Sent: Monday, February 6, 2023 11:59 am
To: Kayla Morgan [redacted]>
Subject: RE: 550-554 Main North Road, Evanston Park Code Amendment

Hi Jase and Kayla
Thank you for your submission on the Code Amendment. We will send a summary of what we have heard, along with changes that the Proponents are considering as a result of feedback, at the end of the consultation period. At that time, you will also receive a link to a survey to evaluate the engagement process.
If you would like to meet to discuss your concerns, please let me know and I will arrange a time.
Kind regards,

BELINDA MONIER
Senior Consultant

FUTURE URBAN

P. 8221 5511
E. engagement@futureurban.com.au
W. www.futureurban.com.au
A. Level 1, 74 Pirie Street, Adelaide, SA, 5000

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From: Kayla Morgan [redacted]>
Sent: Sunday, 5 February 2023 6:31 PM
To: Engagement <engagement@futureurban.com.au>
Subject: 550-554 Main North Road, Evanston Park Code Amendment

Hi Belinda Monier,

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

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

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

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

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

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

Thank you

Jase Morgan and Kayla Morgan

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Meagan Jarmyn

From: [redacted]
Sent: Wednesday, 14 June 2023 11:24 AM
To: Council
Subject: Code Amendment

To whom it may concern

Listen to the people

Totally unreasonable to rezone to employment along side residential
This would have major effects on
Privacy
Pollution
& Safety
Are you willing to support the people down the track
There are reasons why these areas are kept separate
I have not spoken to ONE person who agrees with this suggestion

Listen to the people

Thanking you
Josephine McDonald

Meagan Jarmyn

From: dennyb4 dennyb4 [redacted]>
Sent: Wednesday, 14 June 2023 04:53 PM
To: Council
Subject: evanston park code amendment

I wish to inform council of my opposition to the proposed Code amendment in Evanston Park

A building of the magnitude proposed is totally inappropriate as it does not fit in with the existing residential area.

Noise pollution will be a major factor affecting all residents in surrounding streets, not only from the site but increased traffic using these streets to try and avoid the extra traffic lights and increased congestion that will occur on Adelaide road

I believe the visual aspect on Adelaide road will have a negative affect on the entrance into Gawler.

The destruction of so many trees is surely not what the people of Gawler want and the proposed landscaping cannot hide or mask such a large development.

Gawler needs to be beautified not destroyed by uneccessary buildings which would be better suited elsewhere.

I ask the council to consider what the community is saying and act accordingly

Thank you
Den Bevis

Meagan Jarmyn

From: Alana Potgieter [redacted]>
Sent: Wednesday, 14 June 2023 04:18 PM
To: Council
Subject: Evanston Code Amendment (for the Vadoulis site)

To the Honourable Mayor Karen Redman and councillors

I wish to lodge my opposition to the code amendment proposed for the Vadoulis site in the strongest possible terms.

A bulky goods store (multiple) and all the accoutrements of such a development plopped in the heart of an established residential neighbourhood in a historic town is frankly a terrible idea.

Despite the arguments laid out in support of the code amendment, it fails to dissipate or compensate adequately for the loss of amenity of longstanding residents in that area, the loss of amenity and pride in the historic beauty of our Town generally and for the snag of traffic problems, noise pollution and visual desecration that will result in such a development:

1) traffic on Adelaide Road is already congested and problematic, adding a further traffic light or two compounds this problem.

2) the traffic survey conducted does not accurately reflect the rat-running through residential streets

3) the wide expanse of tar that will constitute the parking lot around these bulky goods stores will create a significant heat island effect as well as increase pressure on the storm run-off system. Bear in mind that even new engineering for such a facility still joins the general system which is known to struggle at times of high rain. Planting some trees around it does not off-set these effects except the most marginal of visual softening

4) bulky goods stores are unsightly and have no place in the heart of a town! There are countless examples of bulky goods stores being placed *outside* towns for all of the above reasons.

5) there already are employment zones in Gawler that are very underutilized: most notably the Homemaker centre immediately to the south of the Vadoulis site, as well as shops along the high street and along Tod street

6) with increasing automation the actual human employment to be generated by this proposal is overinflated and short term

7) the concomitant reduction in desirability for family living in the existing adjacent residential area due to visual, traffic, noise and pollution factors is likely to affect property prices and have a negative effect on the Town as a whole

Furthermore, the obvious lack of communication and community engagement about this project until very recently, as well as the wording of some of Council's responses to previous submissions in opposition, has created a sense of feeling that this code amendment was expected to be widely unpopular, but nonetheless to slip through unnoticed and unopposed, by parties with vested interests in it's success.

I hope that future proposals for the development of our town are held to a) a higher standard of community living and b) a more open level of community engagement.

Yours sincerely,

Alana Potgieter

Sent from my iPhone

Meagan Jarmyn

From: Paul Collins [redacted]
Sent: Wednesday, 14 June 2023 04:11 PM
To: Council
Subject: Submissions on the Code Amendment 50-554 Main North Road Evanston Park SA

Mayor and Council Members,

I have reviewed the document provides by Future Uban and the the council recommendations, the documents do not give enough weight to the historical importance of the entrance to Gawler

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. Additional traffic problems along Adelaide Road is likely to result in “rat running” in adjacent residential streets.

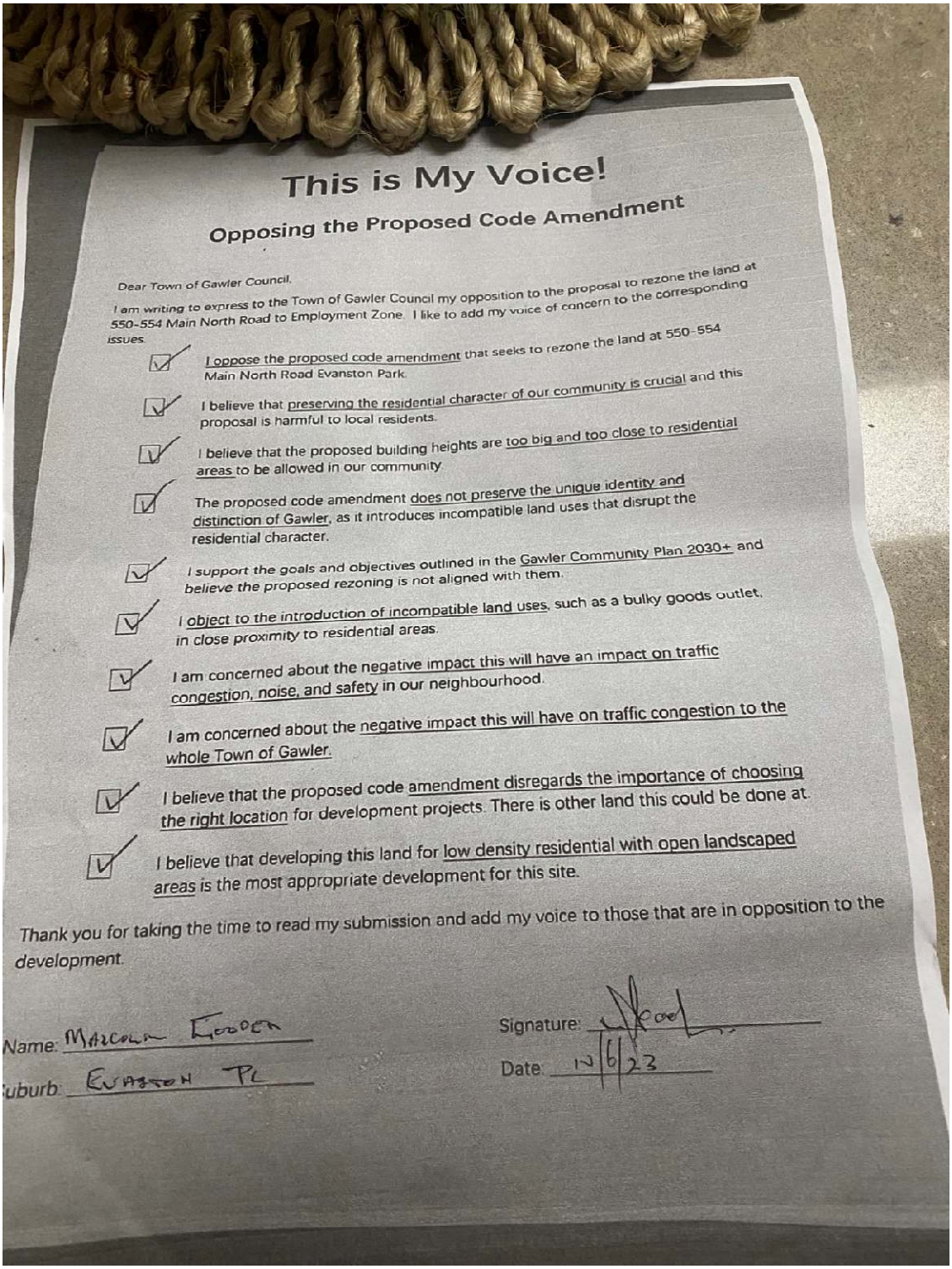
Landscaping of the site will be minimal and have a negative impact on the appearance/amenity of the area.

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.

Regards
Paul Collins
Gawler South Resident



This is My Voice!

Opposing the Proposed Code Amendment

Dear Town of Gawler Council,

I am writing to express to the Town of Gawler Council my opposition to the proposal to rezone the land at 550-554 Main North Road to Employment Zone. I like to add my voice of concern to the corresponding issues.

- ☑ I oppose the proposed code amendment that seeks to rezone the land at 550-554 Main North Road Evanston Park.
- ☑ I believe that preserving the residential character of our community is crucial and this proposal is harmful to local residents.
- ☑ I believe that the proposed building heights are too big and too close to residential areas to be allowed in our community.
- ☑ The proposed code amendment does not preserve the unique identity and distinction of Gawler, as it introduces incompatible land uses that disrupt the residential character.
- ☑ I support the goals and objectives outlined in the Gawler Community Plan 2030+ and believe the proposed rezoning is not aligned with them.
- ☑ I object to the introduction of incompatible land uses, such as a bulky goods outlet, in close proximity to residential areas.
- ☑ I am concerned about the negative impact this will have an impact on traffic congestion, noise, and safety in our neighbourhood.
- ☑ I am concerned about the negative impact this will have on traffic congestion to the whole Town of Gawler.
- ☑ I believe that the proposed code amendment disregards the importance of choosing the right location for development projects. There is other land this could be done at.
- ☑ I believe that developing this land for low density residential with open landscaped areas is the most appropriate development for this site.

Thank you for taking the time to read my submission and add my voice to those that are in opposition to the development.

Name: MALCOLM [illegible]

Suburb: EVANSTON PL

Signature: [signature]

Date: 14/6/23

Meagan Jarmyn

From: adam roberts [redacted]
Sent: Wednesday, 14 June 2023 09:01 PM
To: Council
Subject: strongly oppose the proposed code amendment of 550 – 554 Main North road Evanston Park

Good evening,

Thank you for giving me the opportunity to provide my submission on the proposed code amendment for the above area. I am a resident of [redacted] and my property directly backs on the area on its south boundary.

I strongly oppose 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. As indicated by the peer review conducted on behalf of council, future urban's sample pool of example alternate rat run routes was quite narrow should have been greater to give better context.

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 revised acoustic report conducted on behalf of Future Urban recommends a 3.5 metre acoustic wall with a setback of 3 metres 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 3.5 metre wall and administrative controls will prevent annoyance, sleep disturbance and unreasonable interference on the amenity of the area with any level of confidence. Given the requirement of a 3 metre setback, there is an increased risk to security for properties that back onto the proposed site as it will allow people to transit between property fences and the acoustic wall especially given that the tree height specified in future urbans report is at maturity.

I respectfully disagree with Mr Andrew Goodsells views that future urbans overshadowing projections only apply if the buildings footprint occupies 100% of the land as indicated to Mr Justin Symonds in his email correspondence dated Thursday, May 18, 2023 6:31:58 PM. As projected by future urban, this proposal will not comply with overshadowing requirements if the building is built anywhere along the southern boundary at the proposed 9 metre setback.

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

Finally, this amendment is inconsistent and at times conflicts with Council's Community Plan 2030+.

Thank you and kind regards,

Adam Roberts

Angela Zanette

[redacted]

14 June 2023

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

INTRODUCTION

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.

GAWLER VISION AND PLANS

While several reports have been generated during this process to justify the rezoning will meet regulations, there is no justification that the rezoning meets Gawler's own plans and visions for the community.

The 30 year plan for Greater Adelaide aims to create a more liveable environment, the rezoning of 550-554 Main North Road does not create a liveable environment, 120 proposed jobs does not create a liveable environment, not for the adjacent residents, not for the nearby schools, day care centres, retirement and nursing home, commuters, pedestrians and cyclists.

The Gawler Community Plan 2030+ states that the Town of Gawler is committed to "creating a vibrant and sustainable community". The plan also states that Gawler is a "regional hub" and that it should be "a place where people want to live, work and raise a family".

While a bulky goods outlet may add to the employment figures of the town it does not make a community vibrant and sustainable, it does not create a place where people want to live, work and raise a family. It does not fit at one of the major entrances to our town, the entrance to old Gawler.

The proposed rezoning of a residential area in Gawler to allow a bulky goods outlet would go against the goals of 30 year plan for Greater Adelaide and the Gawler Community Plan 2030+. A bulky goods outlet would be a major source of traffic and noise pollution. It would also decrease the attractiveness of the area for residents and businesses.

The proposed rezoning would undermine the efforts of the Town of Gawler to create a vibrant and sustainable community. It would make it more difficult for people to live, work and raise a family in Gawler. It would also make it more difficult for the Town of Gawler to promote sustainable transport and create a more liveable environment.

The bulky goods development could not comply with the Gawler Beautification Plan. An eyesore, the proposal for the development is too large and too close to residential areas. It will detract from the character of the neigbourhood through its size, purpose, noise and traffic levels. The proposed LMA is not compatible with the surrounding area regardless of the regulations met. A wall and a traffic light will not resolve the pollution, noise, traffic, safety and accessibility issues this site will bring. The LMA does not provide adequate screening from view, does not preserve the vista of the town.

The Climate Emergency Action Plan 2022-2030 states “Protection of the health and well-being of our current and future communities is a high priority for Council” it acknowledges the need for greening to result in a cooler Gawler with support for biodiversity and improved amenity though a commitment to 30% canopy cover.

The vision for Gawler in 2030 is one where urban weekend life is quite due to the uptake of electric renewables, where an expanded and connected cycling system resulting in a massive increase in cycling around Gawler and where health and wellbeing of the community and improved living conditions are at the forefront of decisions. It acknowledges that there is “still much to do in looking at how carbon dioxide can be sequested from the atmosphere to safe levels”.

Start today to implement the ideals of the Climate Emergency Action Plan, don’t wait. Do not sacrifice the future health and well-being of the adjacent residents, the local schools and day care centres, the nearby retirement and nursing home and the many pedestrians and cyclists through increased exposure to the pollution and the heat that will come from the mass of vehicle engines on pavement, the concrete and the steel. Protect our investments and right to this quiet weekend, protect our right to walk in the shade, protect and grow out ability to cycle in safety, protect us from significant exposure to pollution, protect our health and wellbeing.

The Town of Gawler’s Aging Well Framework 2022-2027 highlights key concerns of aging residents includes increased traffic congestion, lack of pedestrian friendly infrastructure, particularly footpaths, low suitability for mobility scooters and the reduced tree canopy due to development and infill. This proposal does nothing to support the concerns of these residents. Instead, it exacerbates them. Coleman Parade is a key access road to the nursing home and retirement village. Coleman Parade is busy with pedestrians and mobility scooters and the narrow pathways in sections of Coleman Parade and along Ames Drive makes it unsuitable and unsafe to encourage ‘rat runners’ trying to avoid the congestion and traffic lights around the proposed rezoning site.

The rezoning proposal is not consistent with the vision provided in the Economic Development Strategy for the City of Gawler. Bulky goods outlets can have a negative impact on the environment. They can generate large amounts of waste and traffic, which can contribute to pollution and congestion. The Economic Development Strategy aims to create a sustainable community, and bulky goods outlets can be seen as a threat to this goal.

Bulky goods outlets can have a negative impact on the community. They can attract crime and anti-social behaviour, and they can lower property values. The Economic Development Strategy aims to create a vibrant and prosperous community, and bulky goods outlets can be seen as a threat to this goal.

The Walking and Cycling Plan 2018-2028 set out Gawler’s goals to increase the safety of walking and cycling around Gawler. This rezoning proposal does not comply with this plan. Positioning a large scale bulky goods outlet in such a key location does not promote walking and cycling as a health benefit, in actual fact the additional pollution and removal of tree canopy takes away from the health of the community.

The Walking and Cycling Plan 2018-2028 is a significant step forward for the Town of Gawler. It provides a clear vision for how the town can become more walkable and bikeable, and it sets out a number of practical strategies to achieve this goal. The plan is a valuable resource for the community and it is essential that it is implemented effectively. Support for rezoning is supporting a more polluted, congested, dangerous and unliveable community impacting on the sense of freedom and independence walking and cycling can provide.

INDIVIDUAL CONCERS

My own personal concerns regarding the rezoning are as follows:

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 though 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. I am significantly concerned with our safety and security with the introduction of a 'dead zone' which has the potential to introduce anti-social behaviour, pollution, dumping of rubbish and chemicals as well as fire risk.
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. We are windows open people. It was a key consideration in our decision to move here and the noise and air pollution being introduced through this proposal is significantly different to the current environment that the impacts to our amenity have not been considered.
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. An arterial road is not a good enough factor to rule out other locations especially considering that a bulky goods outlet, by its bulky nature, lends itself to driving. Keep our streets walkable.
f. The landscaping buffer is not an adequate 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. 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?
h. 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 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.

Bulky Goods outlets that are too close to their residential community often have complaints against them. In many examples I have found there is little recourse to the disruption due to 'regulations being met'. Regulatory compliance does not justify the disruption to people's lives that cannot be undone. I am asking Gawler Council to make a decision for their legacy and the legacy of the Town that they would be happy to live in and live next door to.

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

Submission 45

This is My Voice!

Opposing the Proposed Code Amendment

Dear Town of Gawler Council,

I am writing to express to the Town of Gawler Council my opposition to the proposal to rezone the land at 550-554 Main North Road to Employment Zone. I like to add my voice of concern to the corresponding issues.

- [x] I oppose the proposed code amendment that seeks to rezone the land at 550-554 Main North Road Evanston Park.
- [x] I believe that preserving the residential character of our community is crucial and this proposal is harmful to local residents.
- [x] I believe that the proposed building heights are too big and too close to residential areas to be allowed in our community.
- [x] The proposed code amendment does not preserve the unique identity and distinction of Gawler, as it introduces incompatible land uses that disrupt the residential character.
- [x] I support the goals and objectives outlined in the Gawler Community Plan 2030+ and believe the proposed rezoning is not aligned with them.
- [x] I object to the introduction of incompatible land uses, such as a bulky goods outlet, in close proximity to residential areas.
- [x] I am concerned about the negative impact this will have an impact on traffic congestion, noise, and safety in our neighbourhood.
- [x] I am concerned about the negative impact this will have on traffic congestion to the whole Town of Gawler.
- [x] I believe that the proposed code amendment disregards the importance of choosing the right location for development projects. There is other land this could be done at.
- [x] I believe that developing this land for low density residential with open landscaped areas is the most appropriate development for this site.

Thank you for taking the time to read my submission and add my voice to those that are in opposition to the development.

Name: LEE WINGATE

Signature: [signature]

Suburb: GAWLER SOUTH

Date: 13/6/23

Meagan Jarmyn

From: Scrillop 4 [redacted]
Sent: Wednesday, 14 June 2023 05:44 PM
To: Council
Subject: Proposed code amendment for Gawler South

Hello,

I'm advising you that I say NO to the proposed amendment for the Vadoulis Garden Centre land.
Traffic is already bad enough in that area, what you're proposing will only make it more congested and disrupt traffic flow from Hill Street...so it's a NO from me.

David Rasmus
[redacted]

Meagan Jarmyn

From: [redacted]
Sent: Wednesday, 14 June 2023 07:19 PM
To: Council
Subject: Vadoulis Site Redevelopment

To whom it may concern,

I am a current resident of [redacted] and am concerned about the development of the Vadoulis site.

This concern is due to the impacts on:

The additional traffic in the residential area and safety of myself and my grandchildren.

The size of the building and development in the middle of residential homes

Also why a a location that is less residential is not considered when there are close options available.

Thank you for considering my submission and thoughts on the development.

Warm regards,
Elizabeth Agius

Sent from my iPhone

Submission 48

Michael Harnett
[redacted]

Mr Andrew Goodsell
Executive Manager, Development and Compliance
Town of Gawler
PO Box 130
GAWLER SA 5118

Dear Mr Goodsell

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

I write with my feedback regarding the proposed code amendment seeking to rezone 4.1 hectares of land at 550-554 Main North Road, Evanston Park (the subject land).

I object to the proposed code amendment based on the following issues which are detailed throughout this submission:

- Trading impacts on accessibility and lifestyles of nearby residents (i.e. interface between incompatible land uses – employment and established residential).
- Lack of demand for additional land zoned Employment.
- Surrounding urban growth areas provide a more appropriate location for the proposed development.
- Increased traffic noise and congestion, including the loading and unloading of goods in a residential setting.
- Visual impact – low-profile structures versus largescale sizeable land use and development adjoining residential housing in a General Neighbourhood Zone.
- Key actions to manage sustainable growth in the Gawler Community Plan 2030+, which do not align with the proposed code amendment.
- Proposed rezoning and development is inherently unsuitable for the location and cannot be improved with a Land Management Agreement.

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

Interface Conflict

Rezoning the subject land to an Employment Zone would enable more intense commercial uses which would negatively impact upon the amenity of adjacent residential land uses. Impacts would include increased traffic (including large trucks), loading and unloading activities, noise and visual disturbances. Existing residents surrounding the subject land have chosen to build their homes or buy properties, raise families or plan their retirement in this peaceful community, with the knowledge the subject land is zoned General Neighbourhood. To amend this zoning and use the subject land for anything other than low-density residential purposes would negatively change the community feel and potentially impact the value of nearby properties. Existing residents did not locate to this neighbourhood to be surrounded by 11.5-metre-high walls, subjected to the spill of floodlighting and inadvertently captured on closed circuit television.

The below aerial image of the beautiful neighbourhood at the centre of the proposed code amendment and the highlighting of the subject land intended to be rezoned, shows how the proposal will eat into and divide the community. It is difficult to understand how any government, whether local or State, could consider introducing an Employment Zone, and all that can come with that status, into a peaceful community of families and friends.



The proposal will not positively contribute to the public realm, but instead cause a clear interface conflict between commercial and existing well established residential land uses. The land use conflict as proposed by the code amendment is clearly at odds with the surrounding public realm and generally discouraged by the Planning and Design Code.

These are fundamental issues relating to strategic fit with the proposed code amendment and the intended zoning change. There are also concerns about whether trading impacts on nearby residents and other centres have been fully considered. It is evident there is already an oversupply of warehouses, shops and bulky goods outlets within the catchment, no more than 550 metres to the south of the subject land, which also has frontage to Main North Road. The existing nearby Employment Zones at Gawler Park and Gawler Green already support neighbourhood-scale shopping and business facilities to provide for the community.

Lack of Demand for Additional Land Zoned Employment

There are several vacancies for lease in nearby Employment Zones within the catchment of the subject land. The lack of demand for additional land zoned Employment does not underpin the proposed code amendment and therefore, it should not be supported.

The Draft Submission on the Evanston Park Code Amendment (Draft Submission) presented at the special Council meeting on 16 May 2023, states there is more need for land zoned Employment than General Neighbourhood, citing a significant supply of residential land at Gawler East, Orleana Waters, and new estates earmarked for Evanston Gardens and Hillier Park. The Draft Submission fails to address why land zoned Employment cannot be accommodated in these new estates, rather than negatively impacting an existing established community.

The existing retail centres to the south of the subject land contain a variety of outlets. These clusters are established and sufficiently servicing the catchment. A new retail facility would:

- detract from the existing; and
- create a locality shift rather than generating new employment.

Competition is encouraged, however not in an environment where there is limited demand to support new retailers. Increasing retail competition could lead to an environment where the community is faced with increased vacancies in existing Employment Zones and simply moving development into different localities that may have a higher and better land use. A locality shift will not see significant new employment generation which is what the Draft Submission claims will be achieved.

More Appropriate Locations for the Proposed Development

The Draft Submission claims there are no existing zoned areas which meet the ‘requirement’ of arterial road frontage and minimum area of 4 hectares, however I note:

- at least 33 hectares of vacant Employment Zone land is situated at Allotment 101 Thiele Highway, Gawler Belt (CT 5492/701). This is distanced from residential land and has excellent access to the Sturt Highway for transport distribution purposes, an essential activity for employment generating land uses
- significant areas of vacant land (i.e. more than 55 hectares) are situated in the Strategic Employment Zone along the Thiele Highway (CT 6072/6 and others). The Strategic Employment Zone is capable of accommodating similar uses to those anticipated within the proposed Evanston Park Employment Zone (i.e. industry, warehousing, shops and bulk goods); and
- the ‘requirements’ outlined in the Draft Submission are those of the proponent. Employment Zones do not need arterial road frontage and to be a minimum area of 4 hectares.

Significant parcels of land are currently available in suitable locations within the Gawler area to accommodate employment generating land uses. These areas have excellent access to the Sturt Highway for transport distribution purposes and are distanced from sensitive residential uses to minimise land use interface issues. Clearly, there is adequate supply of land for employment growth in proximity of the Gawler Township without rezoning further land at the expense of housing.

Increased Traffic

The subject land is not well-located to be zoned Employment as it would increase traffic congestion. Currently there are four sets of traffic lights, a set of pedestrian lights and two roundabouts on the 3.2 kilometre stretch from Trinity Drive to Gawler's Town Centre. The proposed signalised access to the subject land, should it be rezoned and developed, would add another set of lights and a sum of eight traffic management treatments within 3.2 kilometres (on average, one per 400 metres). Commuters would experience increased congestion leaving and accessing Murray Street along Adelaide and Main North Roads. This is already a well-known problem for the local community and would only be exacerbated by the proposal which would generate increased traffic comprising large vehicle movements.

Visual Impact

The subject land adjoins established residential housing to the north, east and south. To the west of the subject land, across Main North Road, is the aesthetically pleasing Gawler Racecourse. The Draft Submission does not offer an assessment of the visual impact looking from Main North Road and the Gawler Racecourse. Given the proponent wants to occupy the subject land to maximise Main North Road frontage, the visual impact from Main North Road and the Gawler Racecourse will be significant compared with the low profile of the Vadoulis Garden Centre.

The Draft Submission does however acknowledge the subject land is part of a corridor of commercial uses on Main North Road, of a scale and form which recognises diversity of land use. This is true, but the Draft Submission fails to concede these existing commercial uses are significantly smaller than what is being proposed. The low-profile Gawler Animal Hospital, Little Red Door Hair Studio, Taylor and Forgie Funeral Directors, Steinborner Holden Used Cars and Vadoulis Garden Centre cannot be compared to what is being proposed across the entirety of the subject land.

Gawler Community Plan 2030+

The Draft Submission fails to critique the proposed code amendment and development on balance in relation to the Gawler Community Plan 2030+. The Draft Submission states specific goals under the Plan read in isolation can support a case for or against the proposal, although only lists goals in the affirmative. Therefore, I have taken the liberty of outlining some goals under the Plan where the proposed code amendment does not align with the Council's work towards achieving community objectives.

Goal 1: A Uniquely Identifiable Township 1.1 Gawler remains unique and distinct from its neighbouring areas.	
Goal	**Conflict**
1.1.1 *Continue to develop town planning polices which promote Gawler as a Regional Hub and maintain a real sense of distinction from its surrounding areas.*	Gawler is slowly losing its distinction from its surrounding area with the development of Employment Zones, such as Gawler Park. Approximately 8.9 kilometres south on Main North Road in Smithfield (City of Playford) is a well-established bulky goods outlet which has been in operation for decades.

	Even closer to Gawler Park, 7.4 kilometres south on Main North Road, an almost identical bulky goods outlet has been developed in Munno Para (also City of Playford). With bulky goods outlets a prominent feature of Gawler's neighbouring areas, the rezoning and development of a bulky goods outlet on the subject land (only 550 metres north of Gawler Park) does not support planning policies to maintain a uniquely identifiable Township.
Goal 2: Managed and Sustainable Growth 2.1 Physical and social infrastructure to service our growing population and economy.	
Goal	**Conflict**
2.1.1 *Aim for an adequate supply of well-located and affordable industrial, commercial and residential land.*	The subject land is not well-located to be zoned Employment as it would: • alter the functionality of an existing community • have trading impacts on nearby residents and other Employment Zones which already support neighbourhood-scale shopping and business facilities to provide for the community • add to an oversupply of warehouses, shops and bulky goods outlets within the catchment • increase traffic congestion and other impacts; and • not capitalise on nearby educational institutes and connections to public transport options. The subject land is already zoned General Neighbourhood to achieve Goal 2.1 by providing land for residential development. The existing zone is most appropriate when considering the residential character of the locality and the subject land's interface with established residential uses.
2.1.4 *Refine and develop land use policies to build attractive, accessible, integrated and residential-friendly areas, supporting a range of housing, lifestyle, recreation and rural opportunities.*	There is currently strong demand for additional housing, and a diversity of housing options could be achieved over the subject land under its current zoning. Evanston Park already caters for a range of housing and lifestyles from young families to retirees, residents in the nearby Eldercare facility on Morrow Avenue and The Vines Lifestyle Village on Coleman Parade. Rezoning the subject land would detract from the locality's attractiveness, and negatively impact the accessibility and lifestyles of those in the community. The subject land truly is ideal for residential infill development, per its current zoning.

2.3 Manage growth through the real connection of people and places.	
Goal	**Conflict**
2.3.5 *Seek to minimise traffic congestion through the Town Centre.*	Whilst the subject land is 1.6 kilometres from the Town Centre, it is on the main thoroughfare from Gawler's southern entrance/exit. Currently there are four sets of traffic lights, a set of pedestrian lights and two roundabouts on the 3.2 kilometre stretch from Gawler's southern entrance/exit to its Town Centre. The proposed signalised access to the subject land, should it be rezoned and developed, would add another set of lights and a sum of eight traffic management treatments within 3.2 kilometres (on average, one per 400 metres). Although this is not the Town Centre, commuters would experience increased congestion leaving and accessing Murray Street along Adelaide and Main North Roads. This is already a well-known problem for the local community and would only be exacerbated by the proposal which would generate increased traffic comprising large vehicle movements.
Goal 4: To Respect, Protect and Nurture the Environment 4.1 Act on climate change.	
Goal	**Conflict**
4.1.1 *Advocate for improvement in the 30 Year Plan and the application of the Planning and Design Code to support a sustainable urban form, climate resilient communities and to limit urban sprawl.*	Residential development across the entirety of the subject land will minimise urban sprawl, reduce car dependency, support already established commercial uses and facilitate quality public realm outcomes more suited to its context by allowing: • for greater open space and public benefit • residential growth in a well serviced and connected location, within the footprint of an established community • residential development in walking distance to existing activity centres, minimising traffic congestion • consideration of higher frequency public transport services on bus routes and at local railway stations by State authorities to cater for new and existing residents of the community; and • a positive contribution to housing supply, thus potentially easing demand and increased house prices throughout Gawler and South Australia.

The Gawler Community Plan 2030+ also outlines key actions to manage sustainable growth, which does not align with the proposed code amendment. The reason an extension to the Gawler East Link Road (GELR) to Tiver Road is envisaged to occur in the Plan, is to reduce traffic congestion in the vicinity of the subject land. The GELR currently provides local traffic from the new Springwood Estate and existing Gawler East community with direct access to Main North Road via Potts Road, 550 metres south of the subject land.

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

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

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

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

Draft Land Management Agreement

Despite the planning variations to the code amendment proposed by the Designated Entity and reflected in the Draft Land Management Agreement, including a reduced building height from 13 metres to 11.5 metres and increased vegetated buffer, the proposal is still to have buildings of significant height and land uses in direct conflict with neighbouring sensitive residential uses. The detrimental impositions this will have on the local community, town character and traffic movements are significant regardless of variations as something inherently unsuitable for the location cannot be improved. Similarly, changing the zoning does not make the proposed development appropriate in this location.

Summary

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

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

The proposed code amendment breaches fundamental planning approaches and would negatively impact upon the locality and nearby residents without benefit to the Town. For the reasons above, it can be ascertained upon review that rezoning of the subject land is inappropriate. The proposed code amendment should not be supported, and the existing General Neighbourhood Zone retained.

Yours sincerely



Michael Harnett

14 June 2023

To The Town of Gawler Council,

I am a rate payer of the Town of Gawler & a resident of [redacted]. I am writing to you in regards to the proposed Code Amendment subjected for the Vadoulis Garden Centre & its adjoining parcel of land. The proposed changes you are wanting to implement are just totally absurd & I do not understand why you would want to turn that parcel of land it a Bulky Goods/Employment area. The reasons for me opposing your ridiculous idea are as follows :-

- There is already major traffic congestion along the Main North Road section at Evanston Park, adding another set of traffic lights is just going to add to the existing bottle neck.
- The closure of the First & Sheriff Streets intersection is going to have a major impact on the residents of Hill Street & Mount Terrace. These streets already have a considerable amount of traffic, which a good portion of drivers think it's a great idea to speed along as it is. So if you implement this proposed closure it will be an accident/death waiting to happen as these streets are not policed enough as it is.
- None of my local neighbours want to look at an 11.5 meter high building, as it is going to detract local kerb & street appearance of our neighbourhood, not to mention restricting the fresh flow of air to the surrounding houses.
- Rumour has it that this proposed Code Amendment to a Large Bulky Goods/Employment Zone will allow a bigger Bunnings Warehouse to be built on the proposed site. I don't believe that this proposed site is fit for purpose! Has the Town of Gawler Council asked Bunnings Warehouse management why they relocated the Munno Para store out towards Angle Vale? Oh that's right because the original location was not fit for purpose, so PLEASE Town of Gawler don't allow the same mistake to be made here.
- If the proposed parcel of land was to be occupied by Bunnings Warehouse or any other bulky goods business, has the Council considered the impact this will have on the light & noise pollution on the local homes? If Bunnings Warehouse is to be the occupant the operating hours may increase as it will be deemed as a Trade Centre possibly operating from 6:30am till 9:00pm Monday to Friday, with trucks & forklifts using the loading area during these hours, constantly idling & using their warning devices i.e. reversing beepers & horns. Any business that occupies this space will be lit up with flood lights constantly for security measures. No amount of revegetation is going to reduce this pollution at all. HOW & WHEN are we the residents of the local area supposed to enjoy our pieces of paradise with all this added pollution?
- The Vadoulis family could subdivide the nursery & unused parcel of land & keep it as residential land use only as this is better suited to the Councils 2030+ Plan, this location fits the scope as it will complement the existing neighbourhood as well as being within close proximity to local schools, shops & public transport. I am sure the Vadoulis family could find a buyer for their thriving business if they want to sell just the nursery site.
- There are plenty of other parcels of land more suited to Bulky Goods/Employment Zone, the Town of Gawler Council just needs to think outside the box & think of the long term impact instead of a short term money grab.
- I would like to ask the Mayor Karen Redman, the CEO Henry Inat & the Executive Manager of development & compliance, if any of them would like to raise their hands for this proposed rezoning to go ahead if it was planned for their own doorstep?

Kind regards

Concerned resident of [redacted]

Meagan Jarmyn

From: Susan Long [redacted]>
Sent: Thursday, 15 June 2023 08:32 AM
To: Council
Subject: NO to Code Amendment

Hi

I grew up in Gawler and while I moved away for several years as a young adult, I returned here to raise my family 15 years ago.

I wish to express my support for saying **NO** to the code amendment changes in our community. I am strongly against the code changes to allow for a residential zone to be changed to "employment" zone in the Gawler South area.

I stand with those who are trying to preserve the **residentia**l character of the area which is home to many young families enjoying peaceful surroundings and the elderly in their retirement homes.
We need to keep our community safe by preserving its residential character. 11.5 tall buildings do not belong in this area next to single storey family homes.

Protecting our neighbourhood - I am alongside those to stand up for the rights of all those nearby residents to continue to enjoy their homes and lives without the disruptions from warehouse activities, shops and loading zones,

Upholding of the Gawler 2030+ plan - I stand by those who are trying to uphold the importance of ensuring our town to maintain its distinct township identity, open landscapes (which are disappearing) with a strong integration between new developments and existing areas.

Traffic Congestion and safety concerns - The congestion along Main North Road leading into Adelaide Road and Murray Street is already of concern throughout the day. We need to ensure local roads around Evanston Park and Gawler South do not become another congestion route due to more traffic lights and traffic as a whole along these routes. This will be at risk further if warehouse style and shops were built in the current residential zone. Many families walk the quiet local streets with their children and animals and play at the local park. The elderly residents along with those who have disabilities also walk these areas due to the well maintained paths and quiet surroundings. Warehouse and shop development in this area will put all of these people at increased risk due to traffic volumes and increased degradation of the local roads due to increased traffic volumes.

Once again I urge the council to vote **NO** to this code amendment. Please consider all of the other industrial and shopping zone areas in Gawler which already exist. We do not need another.

Yours sincerely.

Susan Long
[redacted]

Meagan Jarmyn

From: Monica [redacted]
Sent: Thursday, 15 June 2023 12:02 PM
To: Council
Subject: development of Vadoulis Site

We are writing to express concern that Mount Terrace could be impacted by increased traffic flow caused by this development.

Mount Terrace has already been narrowed and would not be suitable to carry any increase in traffic

Richard & Monica Linsell

[redacted]

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This email has been checked for viruses by Avast antivirus software.
www.avast.com

12/06/2023

To the Town of Gawler Strategic Planner and Mayor Redmond,

RE Evanston Park Code amendment.

We would like to vehemently lodge an objection against the proposal to rezone the Vadoulis site from General Neighbourhood Zone to a bulky goods site (e.g. Bunnings).

My husband Michael and I originally purchased two house and land packages on [redacted] when the land was first developed. At that time Coleman Pde, did not go all the way through to Potts road but we purchased these properties in the full knowledge that eventually would.

Our objection to this proposed rezoning, and development is that it would irrevocably alter the fabric of the existing residential neighbourhood. There would be significant detrimental changes to not just the residents of Evanston Park, but to all residents in Gawler who use Adelaide road.

Our main points of objection include:

- Significant impact on local traffic with the proposed addition of lights and restricted access to neighbouring roads. This would significantly hamper traffic congestion and would increase the traffic on Coleman parade. Vehicles would use Coleman Pde as an alternative route to avoid traffic lights. Coleman Parade is a very friendly and active neighbourhood. Local residents frequently walk their pets and children along the footpaths. Increased traffic would increase risks to local pedestrians, children and pets along Coleman Pde and around the playground and parks.
- There would be increased risk to residents of flooding. Where will all the water collected from the increased roof and pavement areas go? There is an existing swell on Coleman Pde it simply would not cope with the increased water collection. Also, should water lie in this area for longer periods that what it currently does it would create a drowning risk to local children and a breeding ground for mosquitoes.
- There would be significant light pollution to the area surrounding the rezoning. Even though there is proposed walls around the development there would be large floodlights, security lighting, and illuminated signage that would be lit up for very long periods. From experience even having a regular streetlight in the vicinity of your bedroom window will interrupt your sleep. Can you imagine how residents will be affected by lights shinning all night even if they are not directly shinning at their homes.
- The proposed walls surrounding the development would be ugly. They would become targets to vandals and graffiti. The walls will also alter the quality of light into all the surrounding homes that would become dark during the day and unnaturally lit up at night. This would notably impact quality of life. It will also impact our gardens. Reduce light will impact our gardens growth.
- There would be significant increase of noise, and for longer time frames than currently at the Vadoulis garden centre. The proposed development would be open from 7am to 9pm 363 days of the year. Residents will just not get a reasonable break from the constant noise from traffic, delivery trucks, people etc.
- We also believe our property should the development go ahead would be drastically reduced in value. The depreciation would be significant to many residents who have properties such as ours that are close to the development. We think there would be further notable depreciation to larger areas of Evanston Park, due to increased, traffic and a poorer quality of life in general.

- One of the claims I have seen have been regarding the benefit of increased local employment. In this instance this would not be the case. Should Vadoulis sell to Bunnings, then the Vadoulis workers would lose their jobs, the café workers would lose their jobs. Bunnings's workers would relocate to the new site, and if rumours are true then TDK would move from their current site at the Evanston Park "home maker centre" leaving yet another building in this development empty. Therefore, there would actually be a considerable decline in local employment, and there would be less local price competition for plants and garden supplies. If the council was truly concerned about creating employment opportunities, then they should have approved the proposal for a supermarket at the Evanston Park site. It makes me wonder what incentives the Gawler Council may have been promised should they support this development?

As local residents, and ratepayers the council should be looking to take direction from the local residents who will be directly impacted on by this development. If you let this rezoning go ahead you will be letting down all the residents (ratepayers) of Evanston Park in favour of big business.

Yours Sincerely.

Michael and Debrah Wyatt
Owners of [redacted]

Submission 53

Justin Simmonds
[redacted]

15th June 2023

Submission to Town of Gawler Council
Re: 550-554 Main North Road Evanston Park

Firstly, I will make it clear that I am **opposed to the proposed code amendment** for the site at 550-554 Main North Rd Evanston Park and am herby submitting this response in opposition to the proposal, and in **opposition to the draft submission** that has been prepared by council administration. I look forward to speaking about this in more detail at the June 20 meeting.

Introduction

The proposed Code Amendment has generated concern within the community, and the council's draft submission lacks critical analysis of its merits and impact. My submission aims to address this by highlighting the disproportionate compromises that the community would need to make in order to meet technical requirements of the proposed development. I urge that the councils submission be rewritten to relay the specific concerns held by the community such as increased traffic congestion, noise pollution, and visual disturbances. The project's negative impact on members of our community far outweighs potential economic benefits. The Town of Gawler Council must submit a strong statement advocating for the community's interests, stating that the project's unreasonable impact outweighs its technical feasibility. By proposing alternative land use options, the Town of Gawler Council can prioritize residents' well-being and achieve a balanced and sustainable planning approach that avoids alienating its community.

Employment Land Supply

Instead of rezoning the affected area, the council should proactively advocate for availability of more appropriate locations to meet the claimed land supply demands. However, it is worth pointing out that the argument for land supply is contentious, especially considering the high vacancy rates in existing developments like Gawler Park Village and Murray Street. A strong argument exists to state that commercial, employment generating land has been overdeveloped beyond demand in the region, evidenced by the number of businesses that have gone into liquidation or relocated from our community in recent years. The submission disregards other potential areas and fails to consider land in neighbouring council regions that offer a more suitable residential-commercial interface. The whole community of Gawler would benefit from placing a development of this type in a more accessible area and more closely aligned to the expansion areas.

Job Creation

One of the central pillars of the proponents case is that the development will ‘create new jobs.’ Now that it has been reported that this is a relocation of the existing Gawler Bunnings site to a bigger location, claims about Job Creation are utterly misleading. This development might create some new jobs, but certainly not to the scale of the claims made by the proponent. Most of these jobs are actually just relocated, and the claims on Job Creation ignore the loss of jobs already associated with the existing site.

Traffic

The traffic report lacks consideration for conditions beyond the immediate vicinity, disregarding the implications on the broader road network. Most importantly, the extended area includes the single lane

roundabouts along Adelaide Road, the single lane bridge over the South Para, and Murray Street's inability to handle additional traffic volumes that this site would generate. Existing traffic congestion on Murray Street and Adelaide Road during peak times will be compounded by this development.

As per my submission to Future Urban (Attached), there is no clear travel route for residents from the expanding North & Northeast region to connect with this development that the expansion allegedly warrants. Essentially, traffic would need to access this by Murray Street, Para Road or in some cases from Schomburgk Drive. The effect of each of these on the local network highlights the inappropriateness of this location in meeting the needs of the town. Again, this development should be situated near the growing areas of the town, or in a location where the road network can better accommodate increased traffic.

The traffic report dismisses the impact of residents in Gawler South and Evanston Park using the local road network to avoid the Main North Rd, Adelaide Rd route and only considered people trying to bypass the whole route from Potts Road to the Coles Express on Murray St/Bridge St South. I believe that a third set of traffic lights will mean most Gawler South residents travelling North Bound will turn right into Potts Road, and Left into Coleman in order to access their homes. This will increase traffic along Coleman Parade.

It is well known by locals that the southbound route of Murray Street to First Street is quicker during peak times than traversing the Adelaide road section. This is further evidenced by its frequent use by emergency vehicles transiting south; it is a faster route than through Adelaide Road. Closure of the intersection between Main North Rd/First St/Sherriff St, will increase traffic on the route of Hill Street, Mount Tce, Coleman Parade. This wasn't investigated and would reduce our safety and traffic noise.

Closure of First St & Sherriff St

If this development proceeds without an adjustment to the Sherriff St/First St intersection, then traffic along Coleman Parade and Ames Drive will increase unreasonably as people seek to access the development via a left turn to Sherriff Street. We need to see the junction between First Street and Sherriff Street closed from Main North Rd. This however has significant draw backs as we (along with most of our community) use Sherriff St as the primary route to the Gawler Green Shopping Centre. Closure of this junction will mean a significant increase in driving distance to access our local shopping centre. Consideration needs to be given to opening up traffic from Morrow Ave to Tulloch Drive to provide a more direct route to residents impacted by this development

There has been no consideration for emergency service access to Sherrif St and First St intersection. This is frequently used by SA Ambulance Service and the Metropolitan Fire Service to make a South bound entry to Main North Rd. Closure of this junction that doesn't allow for emergency services to pass through will increase response times to emergencies.

An increased number of local residents from Gawler South travelling south to connect to/from Main North Rd will now be using the route of Mount Tce, Coleman Parade, Potts Road or Second Street. North bound travel adds in the potential route of Ames Drive to connect to Coleman Parade. Taking these routes allows them to bypass traffic lights and will be favourable for impatient road users. It will increase noise levels and reduce safety for residents along these roads.

Scale and Bulk Issues

When we met with Future Urban, we were told that mature trees would be planted at a grown height of 6m. This isn't what is described in the council submission, which instead says that they will eventually

grow to 6m. That means there will be a lag between the trees being planted to them being able to have their noise mitigation effect.

Regardless of the initial height of the trees, the grown trees are insufficient to block out a building at 11.5m this close to our home. The setback is insufficient and the visual amenity is awful. Standing in our backyard, the building itself will be overbearing and dominate our view. It will block out light from the western aspect so much at the end of the date we will no longer see sunsets.

Noise Attenuation

As has been expressed at council meetings previously, noise attenuation is the most significant concern for our family. The original proposal to mitigate noise was to construct a 4.5m acoustic barrier along the edge of our property. We didn't want this, and now the proposed solution has come from the ether without public consultation.

Inexplicably, the council submission states that *"No adverse issues are identified with this solution,"* but given that the community it directly affects have never been consulted on it to inform a viewpoint, this is hardly a surprise. The latest proposal for the acoustic barrier was never an option for community consultation during the consultation period and has come completely out of the blue.

The new proposal carries some significant concerns and should not be supported. I am concerned about the security risk for residents like us that live on the boundary of the affected area. The existing fence line is only 1500mm high and easily scalable. This now provides significant cover for criminals and vandals to move under cover through the newly created laneway. There is also the increased risk of rodents, with no control measures considered and subsequently an increased risk of snakes. There is also no way to recover lost balls that the kids accidentally kick over the fence.

There is no information about what type of trees will be planted in the area and what the overhang will be like. They need to have non-invasive root systems because of the sewerage easement that extends to properties along Coleman Parade. They need to have dense enough in foliage to act as a noise barrier, but then not extend beyond the plane of the boundary.

Whilst there is an acknowledgement that air conditioning plant has not been considered, it needs to be solved and will be a significant noise issue. It's not clear if this will be roof or ground mounted. The lack of a solution to this was raised as a concern during the initial consultation and still hasn't been addressed.

The proponent has given verbal agreement that they would help fund the installation of double glazing at our home. This isn't stated in the submission from Future Urban nor in the LMA.

The Land Management Agreement needs to be adjusted to specify the following

- That the noise attenuation will be installed prior to the construction of the buildings to help reduce construction noise
- Construction of a higher boundary fence to properties along Ames Drive and Coleman Parade to improve security and reduce the risk of intruders scaling the fence into our backyards
- A commitment to effective rodent control throughout this alleyway
- A commitment to maintenance of overhanging branches
- A commitment to double glazing of properties along the boundary
- Trees be planted at a minimum height of 6m at time of planting

Flood Management

Whilst it is good that the council is seeking financial contribution from the proponent to cover the costs of flood management. It isn't clear though who is paying for the stated $2-4M detention solution to be installed at the Gawler & Barossa Jockey Club. Is this a cost that is to be borne by the Town of Gawler Council sometime in the future with potential for assistance from the State Government?

Gawler Community Plan 2030+

The draft submission takes a pro-rezoning stance on all matters associated with the 2030+ plan. This is quite remarkable as this development seems to be in direct opposition to many of the stated aims of the plan. Whilst the draft submission makes links between 1.2.3, 1.2.5 and 2.4, these outcomes are not tied to this location and could be achieved at any location. The claim that this development doesn't oppose 2.3 is misleading as will be explained later. In more detail, the development proposed is contradictory to the Gawler community Plan 2030+ as follows.

Maintaining a real sense of distinction from its surrounding areas (1.1.1):
The proposed development contradicts this goal. It introduces tall commercial buildings in close proximity to existing single-story residential properties. The development compromises the residential character that defines Gawler's unique identity. It becomes homogenous with (rather than distinct from) development seen along Main North Road in Metropolitan Adelaide. Whilst the proponent claims that much of the land facing Main North Road is commercial in nature, the development gouges a footprint that is much deeper into the residential areas than existing developments on the eastern side of Main North Road.

The fact that a practically functional and aesthetically appropriate interface between the affected area and residential properties can't be achieved is a strong indicator about how inappropriate the development is for this location. It would be better for this development to occur in the expanding regions than it is here.

Retain Gawler's defined township identity, open landscape character, and sense of arrival into Gawler (1.1.2):

The development is at odds with the plan's objective to preserve Gawler's defined township identity and open landscape character. Five trees located in a car park heavily dominated by commercial branding do not constitute an "open landscape character." The proposed high-rise buildings and commercial activities disrupt the existing identity and fail to create a welcoming sense of arrival into Gawler. A way in which this goal could be achieved is to retain the zoning as General Neighbourhood Zone, with a low density residential development that incorporates shared community space and significant landscaping.

Develop areas of planted visual amenity that complement Gawler's country town appeal (1.2.3):

The proposed development neglects the goal of enhancing Gawler's country town appeal. Instead, it introduces structures that are visually incompatible with the surrounding environment, undermining the plan's objective of creating a harmonious and aesthetically pleasing townscape. It places buildings of unfathomable scale adjacent to residential properties at a higher rate and scale than is seen in the metropolitan area. A visual scan from google maps of the 43 Bunnings stores in metropolitan Sydney, a city with a population exceeding 5,000,000 and a total number of dwellings exceeding 2,000,000, I found that there were:

- 3 houses that adjoin the Ashfield site at the carpark and side loading zone.
- 2 houses and an apartment block that adjoin the Narrabeen store, a boutique store with just 28 car parks
- A store at Rose Bay where another boutique Bunnings occupies the ground floor beneath apartments

Boutique store locations aside, in the metropolitan area of Sydney, the locations of large Bunnings stores like the one proposed in this code amendment application, have been built in such a way that abutting residential areas was almost completely necessary. This proposal will see 16 residential properties share a boundary with this development in Gawler, a town with approximately 23,000 people and 10,000 dwellings. Shoehorning this development into this location directly contradicts the stated aim to "*complement Gawler's country town appeal*" with a Bunnings development sharing a bigger interface between commercial and residential than is seen in the entire metropolitan area of Sydney.

Ensure integration with existing areas (2.1.4):
The development falls short in terms of integrating with existing areas, as outlined in the Gawler 2030+ plan. The introduction of incompatible land uses and the potential increase in traffic and congestion create a disconnect between the proposed development and the surrounding residential neighborhoods, undermining the objective of seamless integration. There is poor integration between the projected growth areas of Gawler and the traffic network that will connect growth to this development.

Seek to minimize traffic congestion through the Town Centre (2.3.5):
Contrary to the plan's aim of minimizing traffic congestion, the proposed development is likely to intensify the existing traffic issues in the Town Centre. The introduction of more commercial activities and the resultant increase in vehicle movements will put further strain on the already congested road network, compromising the plan's objective of efficient and sustainable traffic flow. Also, as has previously been started, there is no plan to connect the potential customers in the expanding region to this retail site besides the existing road network.

The "Your Voice" Survey

At the March 16th Special Council Meeting, the elected body reached a unanimous resolution on the motion outlined as 2023:05 COU191

> *RESOLUTION 2023:05:COU191*
>
> *Moved: Cr H Hennessy Seconded: Cr C Davies*
>
> *That Council*
>
> *1. Receives the Vadoulis Code Amendment Report and the submission as set out in Attachment 7 that has been provided for the purpose of community consultation for a period of no less than 3 weeks.*
>
> *2. Undertakes community and stakeholder engagement on the code amendment for 550- 554 Main North Road, Evanston Park in accordance with Attachment 9.*
>
> *3. Be provided a further report upon completion of the engagement process.*
> *.CARRIED UNANIMOUSLY*

Attachment 9 specifies the following:

> 6.2 Community Survey Council Questions for Your Voice
>
> *In order for Council to hear from a wide range of community members your voice will be available at gawler.sa.gov.au/your-voice until 15 June 2023. The survey results will be used to inform Councils view on the Code Amendment.*
>
> *The key focus of the questions is to inform Councils view on the Code Amendment.*

A survey was indeed generated as part of this consultation process, but I note that the questions focus heavily on the LMA (Attachment 8), and there are no specific questions seeking feedback on the actual

submission (Attachment 7) that was presented to Council at the Special Meeting of 16th May and passed by the elected body as ***Resolution 2023:05:COU191.*** I didn't notice any sample survey questions tabled in the documents presented that evening, otherwise I would have raised that as an issue in my deputation. Were these questions shown to the elected body prior to the passing of this motion, or were they developed and endorsed by the Council administration?

I was under the belief that the purpose of the community consultation was to inform the council about the community's opinion on the submission (Attachment 7), yet as mentioned previously, feedback on the proposed submission was excluded from the survey, and has essentially been reduced to a single, all-encompassing question; "Do you support the proposed zoning change from a residential zone to an employment zone?" I don't know how Council intends to gauge the community sentiment on their submission without asking questions about the submission that is the centre of the consultation.

As per the Community Engagement Charter's guidelines, public consultation should aim to provide meaningful opportunities for influence. I would argue that current binary (yes/no) format of the survey questions, does not fully achieve these objectives for the following reasons:

- **Lack of Clarity for a 'No' response:** Whilst the respondents to the survey have an option to say No to some of the statements in the survey, it's not clear what the "No" response means. For example, does saying 'No' to question 6 about additional noise controls mean that the respondent prefers no controls at all, or that they would prefer a different type of control? Similarly, for question 7, does a 'No' suggest that respondents prefer taller buildings, or that they believe the currently proposed height is sufficient? How are people meant to provide feedback to indicate that they think neither 11.5 nor the original 13m is appropriate in this framework? This is really concerning as both cases feel as though that are coercing the "Yes" response from respondents. I'm not sure that you can derive a shared meaning from the results of many of these questions.
- **Over-simplification of complex issues:** Complex topics, such as closing certain streets (Question 9) can not be adequately captured by a simple yes/no response. As discussed earlier, for us on Coleman Parade, there are issues related to the closure which would provide benefits to us and others that are problematic. It would help in reducing rat runners seeking to access this new facility via the route of Schomburgk Drive, Potts Road, Coleman Pde, Sherriff Street to dodge the three sets of lights on Main North Road. Conversely though, this road closure will have a pretty significant impact on our own access to commonly visited locations like Gawler Green, with the distance required to drive there being near double what it currently is.
- **Lack of depth**: Binary questions do not capture the complexity or nuance of respondents' views. For instance, a respondent might support preserving existing trees but with certain qualifications that can't be elicited from the current survey. In some cases, the questions would be better represented through a Likert scale, however, this is still really limiting and misses out on the chance the elicit a more complex and nuanced response from community members.
- **Absence of a neutral option**: A binary choice does not cater to respondents who might not have a strong opinion on a given issue, limiting their ability to effectively engage.
- **Leading questions**: Some of the questions appear to unintentionally guide respondents towards a certain answer, which might not reflect their true perspective.
- **Assumption of complete knowledge**: The survey presupposes that respondents have detailed knowledge of the topics. More context could ensure that all participants can engage meaningfully.

While the current format of the survey may be an attempt to simplify responses for the sake of efficiency, I don't believe that this is fully aligned with the principles set out in the Community Engagement Charter. As it stands, the survey could potentially limit genuine engagement (Principle 1), may not be entirely inclusive or accessible (Principle 2), and could assume a level of knowledge that not all community members possess (Principle 3). Furthermore, the oversimplified binary questions may not make the engagement process fit for purpose (Principle 5), given the complexity of the issues at hand.

It's essential to remember that council's objective is not merely to seek feedback on the proposed Land Management Agreement but to actively engage the affected community about the proposed submission from our council. As mentioned earlier, this aspect has not been included in the survey design, and members of the community don't have opportunity to provide feedback on some of the big issues such as the alignment of this development with the Gawler 2030+ plan, the visual amenity and impact of the development and the increase of traffic through the Adelaide Rd and Murray St areas. This engagement should have provide opportunities for our community to express nuanced opinions, offer alternative suggestions, and voice any concerns or questions they might have so that Council can form a view that is reflective of our community's values.

In addition to the survey content and structure, I would like to highlight another issue related to the survey methodology. The survey was conducted using Survey Monkey and it needs to be pointed out that

- set questions do not require respondents to provide their name or address, just a suburb with "Other" stated. Other could be Hewett who could reasonable have an opinion, or it could be somewhere irrelevant to this development like Perisher
- the survey that has been structured would allow multiple submissions from the same individual
- The direct link to the survey is also clearly visible on the page and does not require residents to register through "Your Voice" at all. The community engagement proposal (Attachment 9) that was voted on by the elected body stated that the survey would be hosted through "Your Voice" and not through Survey Monkey and it is clear that this was never actually a requirement of completing the survey. There is no integrity check on the survey

This lack of authentication may have skewed results due to the possibility of the same individual submitting multiple responses, either intentionally or inadvertently. It also makes it challenging to ensure that we are hearing from a diverse cross-section of the community which is actually affected by this development and that all voices are equally represented.

Summary

In conclusion, the proposed Code Amendment raises significant concerns regarding its impact on the community, as outlined in my submission. It is essential for the council to listen to the concerns of the public who strongly oppose this development. The amendment contradicts the aim of building attractive, accessible, integrated, and resident-friendly areas. It neglects the principles of the Gawler Community Plan 2030+ by compromising the township's identity, open landscape character, and sense of arrival. The proposed development lacks visual amenity and fails to integrate with existing areas, while also exacerbating traffic congestion issues in the Town Centre.

Furthermore, the Council should recognize that the democratic process demands their attention to the voices of the community they serve. To this point, an overwhelming majority of representors expressed their opposition to the code amendment, reflecting the concerns of numerous local residents. It is the responsibility of elected council members to represent the best interests of the community and consider their preferences in decision-making. By actively engaging with the community, valuing their input, and addressing their concerns, the council can uphold the principles of democracy and ensure a more inclusive and collaborative planning process.

Sincerely,

Justin Simmonds

Gawler Environment and Heritage Association Inc.

Email: [redacted]

Tel: [redacted] C/- [redacted]

12 June 2023

Town of Gawler Council

Submission on Planning Code Amendment to rezone the land at 550 Main North Road Evanston Park from the General Neighbourhood Zone to the Employment Zone. Council response document.

March 2023 submission.
Attached and part of this submission is our submission related to the proponent documents from March 2023. The contents of this earlier submission are relevant for Council's current consideration. Particularly the information related to how to properly consider this project from an overall planning perspective (not just technical matters), the significance of the site related to entrance from south/exit from north gateway for the older area of Gawler and to vistas, particularly from Main North Road and from the Gawler Racecourse.

We wish to also update some of the submission issues based on the draft Council submission circulated for comment and the commentary at the Council Special meeting in May, and the Proponent Public Engagement and proponent's responses document (101 pages).

Gawler Community Plan 2030
There have been a number of comments made by the proponent and in documents prepared by Council staff suggesting or claiming that the Community Plan does not have provisions that would be relevant to considering the impact of the proposal from a planning perspective except positive matters such as development to promote Gawler as a regional centre and the like.

We suggest Council carefully consider the following significant provisions of the Community Plan

"Goal `1 A Uniquely Identifiable Township

1.1 Gawler remains unique and distinct from its neighbouring areas.

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.

1.1.2 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.

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

Goal 2 Managed and Sustainable Growth

2.2 Growth to be sustainable and respectful of cultural and built heritage

2.2.1 Implement planning policies to protect Gawler's heritage and character with flexibility to encourage investment, building maintenance, adaptive re-use and appropriate infill
development."

2.2.2 Ensure new development reinforces local character.

In our view such provisions are very important. Good planning for Gawler requires protection of the character of the town, including policies mentioned above. How is Gawler to maintain a distinct identity in terms of historical development and amenity and maintain views and vistas if Council staff and developers cannot see the issues involved or interpret our Community Plan appropriately. Council members must ensure that these issues are highlighted – and documents rewritten to reflect community values as set out in the Community Plan.

Available "Employment land"

The Council draft report is severely deficient in its thinking about "employment land".

First, on what basis would Council staff suggest that thinking about "employment land" in the Rural Zone adjacent Main North Road would be appropriate. That area has been considered for decades as an area of rural open space providing a significant break between the town of Gawler and the area of Munno Para/Smithfield representing the northern boundary of metro urban development. Consideration of this area should be deleted.

As the proponents correctly recognise on page 26 of 101 in their Consultation report:

> *There has been a historic desire by State and Local Governments to ensure there is a separation (or 'greenbelt') between Gawler and the metropolitan suburbs of Munno Para, Munno Para Downs, etc, therefore, large scale development through this area is unlikely to be supported*

Secondly, the assessment of available "employment land" suggests a requirement for being on an "arterial road". We would challenge that assumption and could point to examples where this is not the case.

Thirdly, given that this proposal is for rezoning of residential land, why is there no assessment of other areas of undeveloped residential land that could be suitable. There are very large areas of land between main North Road and the Gawler rail line and also areas in the Springwood area (some of this zoned for mixed use including commercial development) which could readily be rezoned without imposing the sort of impacts and burdens on the existing Gawler community and nearby residents as will occur with the current proposal. New residential development areas are supposed to be planned to cater for employment opportunities as well as residential use. It would seem quite likely that the landowners involved would see positive benefits. An additional benefit for the area adjacent Main North Road is proximity to Tambelin train station. An area that could cater for mixed use commercial development may well be able to be developed quite quickly and with appropriate buffers and other planning to minimise impacts on future residential development. Housing development that occurs around a new commercial area has entirely different community responses compared with the current attempt to squeeze major development into existing residential areas where community expectations are being over-ridden.

Fourthly, there is a narrow view promoted that "employment land" needs to be in Town of Gawler. It may well be that such big scale development could also be appropriate in nearby urban development areas such as Roseworthy or Concordia. No attempt has been made to assess this option.

"Gateway" response

The proponent purports to deal with this issue at 4.2.5 of its Consultation etc. report.

> **Response** Refer to section 4.2 of the Engagement Report. Further investigations were undertaken in relation to noise and traffic, refer to Appendix 6 and 7 of the Engagement Report. [App 6 Updated Acoustic, App 7 Update traffic – nothing to do with this issue]

Section 4.2 "Location
Gateway to Gawler
Many submissions noted that the location of the Affected Area is a gateway to Gawler and a bulky goods type development in this location is not in keeping with the character of the area. The Designated Entity acknowledges that development of the Affected Area will result in a changed outlook when passing through the area, however, there is a significant amount of new development already along this route. It could be argued that this particular section of road does not represent a gateway into the main street of Gawler. Nevertheless, the Designated Entity has provided a response in regards to the amenity of the area visible from Main North Road."

With respect, that commentary [and similar commentary in the Council officer's report] does not deal with the issues. Suggesting that having a few more trees on the site frontage helps is not a serious response.

Amenity/visual issues
We have noted the changes proposed on setbacks, height, landscaping. In our view these minor changes do not remove, or indeed significantly impact, the fundamental objections to this proposal. Further we note that the proposal maintains a continuous solid 2.4 metre fence for the northern frontage on Sheriff Street. That is a distance of some 230 metres. Meaning an area of over 500 square metres of the sort of entry/exit gateway that is 100% not wanted.

A set out in our March 2023, submission, the view of the foothill, Hills Face Zone and this residential area from the Gawler Racecourse spectator area and especially the elevated areas of the Racecourse Terrace Function Centre are a major attraction for people at the racecourse. To highlight this, just in recent days some visitors from Adelaide commented that they have been attending races in Gawler in recent times, rather than Morphettville, because of the wonderful setting. This proposal will put a major visual blight in that setting and vista.

Fixing the Council Submission.
From our perspective, the documentation prepared by the Council administration to date has been presented as an endorsement of the proposal. The proposal for Council to "endorse" the draft submission for public comment at the 16 May meeting, the heading on the Council website accessing the current draft report ["Draft Submission on the Evanston Park Code Amendment adopted by Council 16 May 2023." – it was not "adopted" on 16 May] and other commentary in the Council administration reports and correspondence with the proponent in the 16 May meeting Appendices and elsewhere ["general support" etc.] are not objective wording.

What this means is that if Council is to oppose the proposal, the draft submission will need significant revision in places to present a consistent view.

Conclusion
The Elected Council and staff need to rework the submission to reflect good planning outcomes by advising the Minister in clear terms to reject the proposal, notwithstanding that in certain technical areas it may comply.

Thank you for the opportunity to comment.

Yours faithfully
David Ferguson, GEHA Convenor

Attachment: GEHA March 2023 submission to Proponent

Gawler Environment and Heritage Association Inc.

Email: [redacted]

Tel: [redacted] C/- [redacted]

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 Finniss & 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.

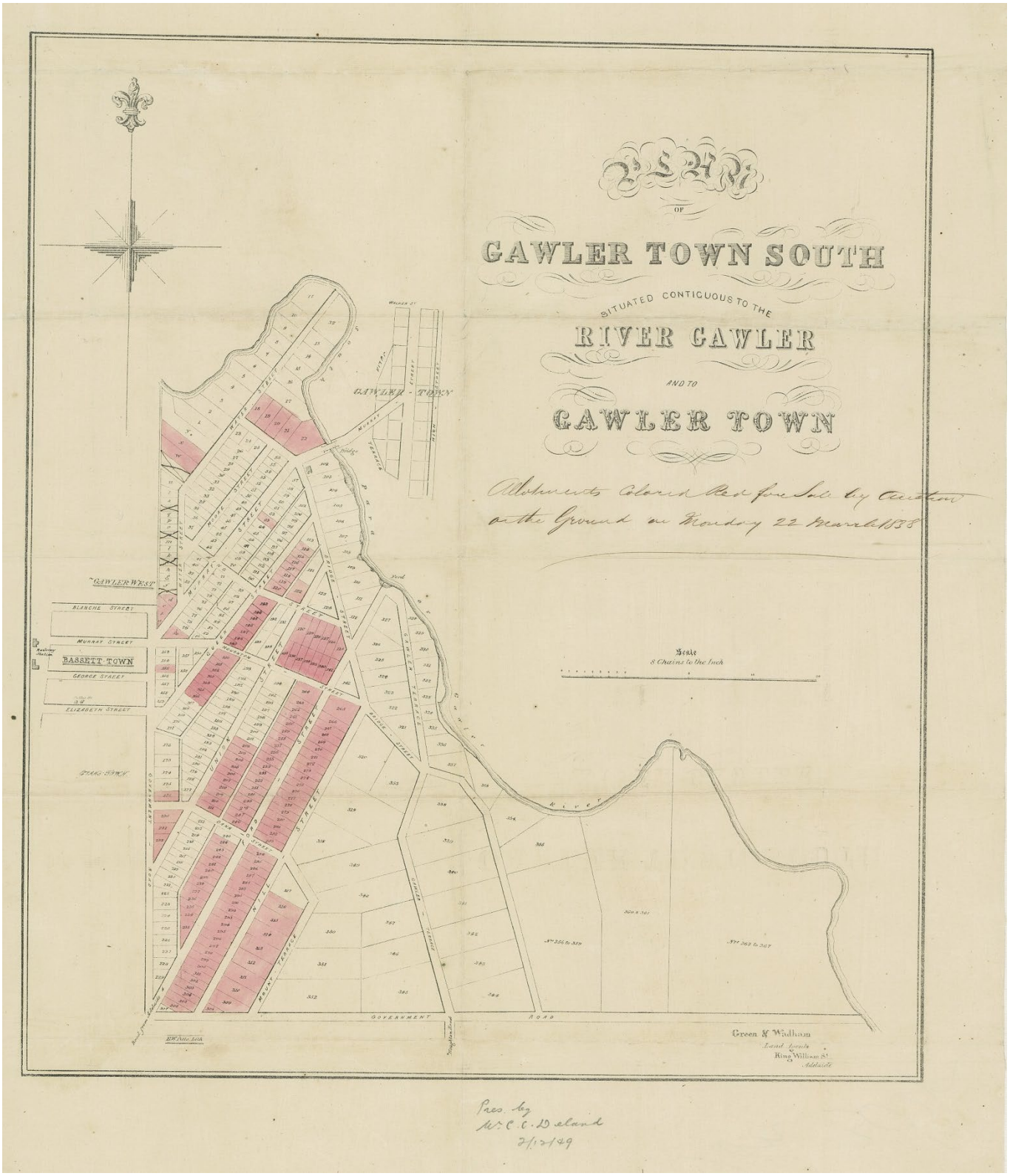
Historical development resulted in small scale residential development north of Sheriff St with farms and smaller rural lots to the south. Apart from the isolated area of Housing Trust development on the west side of Main North Road it was not until the 1980s with the development of Evanston Park that 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 Finniss & 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

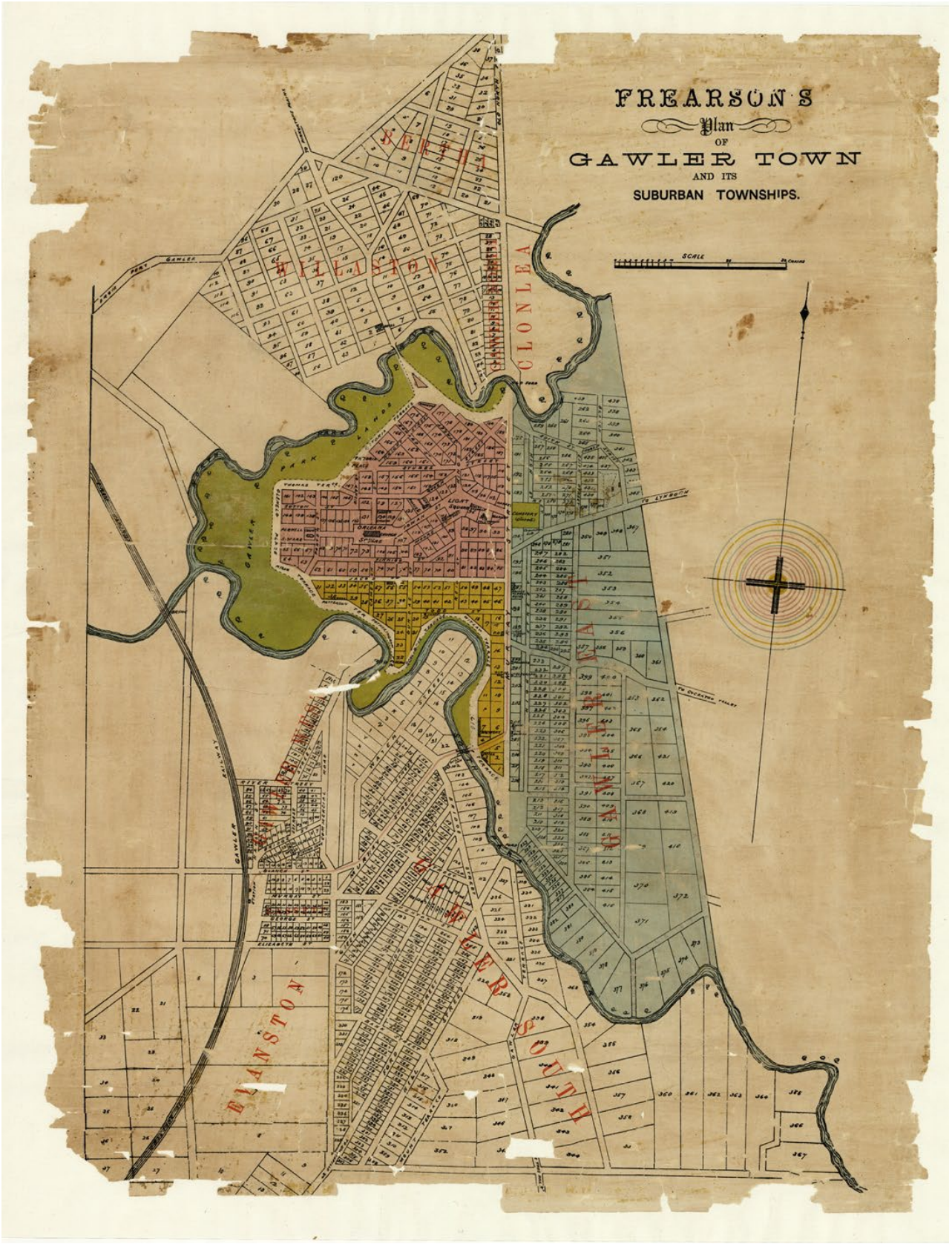


Plan of Gawler Town South Situated Contiguous to the River Gawler *[actually South Para]* and to Gawler Town 1858 Sheriff St is the road shown on the southern end (labelled government road).

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.

#



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

Submission 55

Town of Gawler
Received
15 JUN 2023

This is My Voice!

Opposing the Proposed Code Amendment

Dear Town of Gawler Council,

I am writing to express to the Town of Gawler Council my opposition to the proposal to rezone the land at 550-554 Main North Road to Employment Zone. I like to add my voice of concern to the corresponding issues.

- [x] I oppose the proposed code amendment that seeks to rezone the land at 550-554 Main North Road Evanston Park.
- [x] I believe that preserving the residential character of our community is crucial and this proposal is harmful to local residents.
- [x] I believe that the proposed building heights are too big and too close to residential areas to be allowed in our community.
- [x] The proposed code amendment does not preserve the unique identity and distinction of Gawler, as it introduces incompatible land uses that disrupt the residential character.
- [x] I support the goals and objectives outlined in the Gawler Community Plan 2030+ and believe the proposed rezoning is not aligned with them.
- [x] I object to the introduction of incompatible land uses, such as a bulky goods outlet, in close proximity to residential areas.
- [x] I am concerned about the negative impact this will have an impact on traffic congestion, noise, and safety in our neighbourhood.
- [x] I am concerned about the negative impact this will have on traffic congestion to the whole Town of Gawler.
- [x] I believe that the proposed code amendment disregards the importance of choosing the right location for development projects. There is other land this could be done at.
- [x] I believe that developing this land for low density residential with open landscaped areas is the most appropriate development for this site.

Thank you for taking the time to read my submission and add my voice to those that are in opposition to the development.

Name: Caitlin H

Signature: [signature]

Suburb: Gawler East

Date: 13/06/2023

Meagan Jarmyn

From: Lorraine Hodgson [redacted]>
Sent: Thursday, 15 June 2023 07:09 PM
To: Council
Subject: Proposed re-zoning of 550-554 Adelaide Road, Evanston Park 5116

Hi there,

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], 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 rezoning 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 rezoning 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 life of those who live nearby.

My other concerns are:

- Street aesthetics with large unsightly buildings.
- Noise generated by deliveries and other truck movement on site
- Lighting encroaching on nearby properties.
- After hours security
- Graffiti and undesirable behaviour after hours
- Height of buildings
- 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
- Heat from concrete walls
- Parking on adjacent streets as overflow to onsite parking.
- Traffic lights on Adelaide Road entrance causing vehicle congestion
- Inadequate perimeter fencing to mitigate noise
- Increased traffic on Coleman Parade will hinder residents ability to access their homes as each court has only a single entrance

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

Submission 57

15 June 2023

Donna Harnett
[redacted]

Mr Andrew Goodsell
Executive Manager, Development and Compliance
Town of Gawler
PO Box 130
GAWLER SA 5118

Dear Mr Goodsell,

RE: Council Draft submission on Evanston Park Code Amendment

I write to provide my feedback on the Draft submission on the Evanston Park Code Amendment, which was provided to the Special Council meeting (16/05/2023) for information. The proposed code amendment seeks to rezone 4.1 hectares of land at 550-554 Main North Road, Evanston Park (the subject land) from General Neighbourhood to an Employment Zone.

I strongly object to the proposed code amendment for many reasons, which are detailed throughout this letter. The Council Draft submission has done nothing to change my views on the proposal, in fact, it has highlighted further concerns, which I will discuss below.

Within the Draft Submission, Council outlines there is more need for Employment zoned land than residential zoned land within the Town of Gawler. They report this is confirmed by the ongoing supply of residential land at Gawler East and Orleana Waters, and new estates to be developed at Evanston Gardens/Hillier Park. Council have not however, addressed why these new estates cannot accommodate Employment zoned land and be considered as a location for the proposed development. If the proposed development were to be located in these new estates, it would mean people would be buying into those communities with the knowledge that there is an existing Employment zone nearby, rather than create negative impacts on an already established residential community.

Whilst employment opportunities are a welcome and positive addition to the town, these same opportunities would be achieved if the proposed development was situated in a different location. I question how the proponent plans to ensure that the development will provide the extra employment for Gawler residents. Surely, in this day and age, the proponent will not commit to discriminating and only employing Gawler residents?

Council also reports there is no existing Employment zoned areas that meet the development requirement of arterial road frontage, minimum area of 4 ha and simplified ownership. These ‘requirements’ should be referred to as desires. I acknowledge the proponent would like arterial road frontage, minimum of 4ha and simplified ownership to achieve their desired proposal, but it should be remembered that these are wants, not needs. The subject land does not meet the proponent’s desires as it is zoned General Neighbourhood, and therefore should not be considered, just like the other locations listed in the Council’s draft submission that did not satisfy their list of wants.

Although Council report there are no existing Employment zoned areas of that meet the proponent's desires, I note at least 33 hectares of vacant Employment Zone land is situated at Allotment 101 Thiele Highway, Gawler Belt (CT 5492/701). This land has excellent access to the Sturt Highway for transport distribution purposes, and is distanced from existing residential areas.

Significant areas of vacant land (i.e., more than 55 hectares) are situated in the Strategic Employment Zone along the Thiele Highway (CT 6072/6 and others). The Strategic Employment Zone is capable of accommodating similar uses to those anticipated within the proposed Evanston Park Employment Zone (i.e., industry, warehousing, shops and bulk goods). These areas do not invade existing residential communities.

The negative impacts to the existing community caused by the proposed development would be significantly reduced if the development were to be located in any of the alternative locations mentioned above. They are far more appropriate locations for the proposed development than the subject land, and should be considered.

The lack of demand for additional land zoned Employment in the area does not underpin the proposed code amendment and therefore, it should not be supported.

The existing nearby Employment Zones at Gawler Park and Gawler Green already adequately supports neighbourhood-scale shopping and business facilities to provide for the community. It is evident there is already an oversupply of warehouses, shops and bulky goods outlets within the vicinity of the subject land, with at least 50 percent of the tenancies at Gawler Park currently empty. Whilst these current sites may not meet the proponent's specific desires, this does not change the fact that this area already has an overabundance of large scaled employment sites and further development is not required. Adding to the already over supplied employment zones in this area would in reality, simply create a location shift of current employment opportunities rather than create new opportunities. The subject land is not the right location for the proposed development.

Council mention in the draft submission that the subject land is part of a corridor of commercial uses that is well established on Main North Road. Although this is accurate, the proposed development cannot be compared to the small scale existing commercial uses that occupy the majority of this corridor. Like Vadoulis Garden Centre, Taylor and Forgie Funeral Directors, Gawler Animal Hospital, Little Red Door Hair Studio and Steinborner Holden Used Cars are all low-profile, modest businesses that operate in harmony with the surrounding neighbourhood. In no way do these businesses compare with the light industry, bulky goods or warehouse uses which could potentially span up to 11.5 metres in height and occupy the entire 4.1 hectares if the subject land is rezoned to Employment Zone.

Existing residents surrounding the subject land have chosen to establish their homes, raise their families and enjoy their lives in this peaceful community, with the knowledge the subject land is zoned General Neighbourhood. To amend this zoning and use the subject land for anything other than residential purposes would forever change the quiet neighbourhood, potentially impact the value and saleability of nearby properties, and the health and well-being of the community.

Noise, pollution, heat island effect, visual disruption and traffic congestion and noise would all increase dramatically as a result of the proposed rezoning, and would most certainly have a negative impact on nearby residents. Although the proponents have acknowledged the existence of some of these issues and have made slight adjustments to their proposal in an attempt to address them, I feel their proposed solutions and the Draft Land Management Agreement are inadequate. The negative impacts on the community and nearby residents cannot be mitigated if the code amendment is approved.

Whilst a Land Management Agreement is good in theory and suggests there would be some control and restrictions applied to the proposed development, or any future development, should the Code Amendment be approved, I do not believe this can be considered a guarantee. It is not uncommon for elements of Land Management Agreements to be waivered, and as such I do not have any confidence that terms outlined in a Land Management Agreement will be enforced.

Increased traffic congestion will be a major issue should the re-zoning be approved. The proposal to add another set of traffic lights on Main North Road, and to make amendments to the Sheriff Street – Main North Road intersection, is of great concern. The subject land is on the main thoroughfare from Gawler's southern entrance/exit. Currently there are four sets of traffic lights, a set of pedestrian lights and two roundabouts on the 3.2-kilometre stretch from Gawler's southern entrance/exit to its Town Centre. Adding another set of traffic lights to an already congested Main North Road makes a sum of eight traffic management treatments within 3.2 kilometres or, on average, one per 400 metres.

This raises concerns that such a large number of traffic management treatments in a short distance would cause additional frustrations for drivers, resulting in greater risks being taken in order to avoid delays in their commute. I respect that the Council cannot control the actions drivers may take, however I believe Council can assist in reducing driver inattention and frustration by not supporting the proposed Code Amendment and development.

The addition of the proposed set of traffic lights would also encourage drivers to find alternative routes in order to avoid dealing with the many traffic management treatments and increased congestion and travel delays. This would likely result in 'rat running' along the adjacent residential streets, including Coleman Parade. These adjacent streets were designed to cater for the local neighbourhood traffic, not to become a main thoroughfare for traffic entering and exiting the town. Coleman Parade consists of residential housing, a community playground and reserve, the Vines Lifestyle Village and Eldercare aged care facility. Increased traffic flow and congestion along this street would pose safety concerns for both the elderly and children who occupy and use these facilities.

Gawler is a town rich in history, being South Australia's first regional settlement. The community has always taken pride in the town's heritage and promoted its points of difference from surrounding suburbs. Amending the zoning of the subject land and allowing it to become an Employment zone will strip the town of its charm and unique character, and will reduce its appearance to resemble that of the nearby southern suburbs such as Munno Para, Smithfield and Elizabeth.

In the draft submission, Council reports that specific goals read in isolation can support a case for or against the proposal in relation to the Council Community Plan 2030+. They then proceed to highlight certain goals which would support a case for the proposal. The draft submission fails to outline some of the goals in which the proposal does not align with the Community Plan, which I have listed below.

Goal 1: A Uniquely Identifiable Township 1.1 Gawler remains unique and distinct from its neighbouring areas.	
Goal	**Conflict**
1.1.1 *Continue to develop town planning polices which promote Gawler as a Regional Hub and maintain a real sense of distinction from its surrounding areas.*	Gawler is slowly losing its distinction from its surrounding area with the development of Employment Zones, such as Gawler Park. Approximately 8.9 kilometres south on Main North Road in Smithfield (City of Playford) is a well-established bulky goods outlet which has been in operation for decades.

	Even closer to Gawler Park, 7.4 kilometres south on Main North Road, an almost identical bulky goods outlet is being developed in Munno Para (also City of Playford). With bulky goods outlets a prominent feature of Gawler's neighbouring areas, the rezoning and development of a bulky goods outlet on the subject land (only 550 metres north of Gawler Park) does not support planning policies to maintain a uniquely identifiable Township.
Goal 2: Managed and Sustainable Growth 2.1 Physical and social infrastructure to service our growing population and economy.	
Goal	**Conflict**
2.1.1 *Aim for an adequate supply of well-located and affordable industrial, commercial and residential land.*	The subject land is not well-located to be zoned Employment as it would: • alter the functionality of an existing community • have trading impacts on nearby residents and other Employment Zones which already support neighbourhood-scale shopping and business facilities to provide for the community • add to an oversupply of warehouses, shops and bulky goods outlets within the catchment • increase traffic congestion and other impacts; and • not capitalise on nearby educational institutes and connections to public transport options. The subject land is already zoned General Neighbourhood to achieve Goal 2.1 by providing land for residential development. The existing zone is most appropriate when considering the residential character of the locality and the subject land's interface with established residential uses.
2.1.4 *Refine and develop land use policies to build attractive, accessible, integrated and residential-friendly areas, supporting a range of housing, lifestyle, recreation and rural opportunities.*	There is currently strong demand for additional housing, and a diversity of housing options could be achieved over the subject land under its current zoning. Evanston Park already caters for a range of housing and lifestyles from young families to retirees, residents in the nearby Eldercare facility on Morrow Avenue and The Vines Lifestyle Village on Coleman Parade. Rezoning the subject land would detract from the locality's attractiveness, and impact the accessibility and lifestyles of those in the community. The subject land truly is ideal for residential infill development, per its current zoning.

2.3 Manage growth through the real connection of people and places.	
Goal	**Conflict**
2.3.5 *Seek to minimise traffic congestion through the Town Centre.*	Whilst the subject land is 1.6 kilometres from the Town Centre, it is on the main thoroughfare from Gawler's southern entrance/exit. Currently there are four sets of traffic lights, a set of pedestrian lights and two roundabouts on the 3.2 kilometre stretch from Gawler's southern entrance/exit to its Town Centre. The proposed signalised access to the subject land, should it be rezoned and developed, would add another set of lights and a sum of eight traffic management treatments within 3.2 kilometres (on average, one per 400 metres). Although this is not the Town Centre, commuters would experience increased congestion leaving and accessing Murray Street along Adelaide and Main North Roads. This is already a well-known concern for the local community and the increase in traffic and large vehicle movements caused by the proposal, would exacerbate the problem.
Goal 4: To Respect, Protect and Nurture the Environment 4.1 Act on climate change.	
Goal	**Conflict**
4.1.1 *Advocate for improvement in the 30 Year Plan and the application of the Planning and Design Code to support a sustainable urban form, climate resilient communities and to limit urban sprawl.*	Residential development across the entirety of the subject land will minimise urban sprawl, reduce car dependency, support already established commercial uses and facilitate quality public realm outcomes more suited to its context by allowing: • for greater open space and public benefit • residential growth in a well serviced and connected location, within the footprint of an established community • residential development in walking distance to existing activity centres, minimising traffic congestion • consideration of higher frequency public transport services on bus routes and at local railway stations by State authorities to cater for new and existing residents of the community; and • a positive contribution to housing supply, thus potentially easing demand and increased house prices throughout Gawler and South Australia.

In response to Council's comments relating to "*Goal 5 – Our Leadership*", I agree that the council should engage with its community and follow the advice it receives from them. I also agree that it should ultimately balance opinions, reflect on feedback and make decisions acting as a planning authority, working under rules and legislation as well as industry practice.

Whilst I agree with these statements, I feel it is important to remember the Council must do this with the best interests of the Town and its community in mind, rather than the best interests of the proponent.

Ultimately, the proposal has been put forward by one entity who is acting entirely with their best interests and financial gain in mind. Any infrastructure upgrades or financial contributions they have agreed are purely to ensure their development will go ahead. I would think these suggested contributions are not exclusive offerings that can only be obtained by this particular proponent and if the proposed re-zoning were to be approved.

I believe the Gawler community, in particular the existing nearby residents whose lives will be impacted the most should the development go ahead, have made it abundantly clear that they do not support the proposal for many, very serious reasons. Whilst the growth and development of the town and the creation of employment opportunities is not discouraged, it should be not be at the expense or detriment of the community or Town of Gawler as a whole.

I trust and appreciate that the Council will be impartial in their consideration of the proposal, and will recognise that just because the proposed re-zoning and development could be achieved technically, does not mean it is what is best for the Town and its community.

The subject land is not appropriate for the proposed rezoning, and the Code Amendment should not be supported.

Yours sincerely,



Donna Harnett

Meagan Jarmyn

From: Costello, David FSGT [redacted]
Sent: Thursday, 15 June 2023 04:46 PM
To: Council
Cc: light@parliament.sa.gov.au; 'MinisterChampion@sa.gov.au'
Subject: Objection to Proposal to Rezone Land at 550-554 Main North Road, Evanston Park. [SEC=UNOFFICIAL]

UNOFFICIAL

Attn: Gawler Council (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 proposed walls (even though this has been lowered) will still 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 who 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

Submission 59

Town of Gawler
Received
14 JUN 2023

This is My Voice!

Opposing the Proposed Code Amendment

Dear Town of Gawler Council,

I am writing to express to the Town of Gawler Council my opposition to the proposal to rezone the land at 550-554 Main North Road to Employment Zone. I like to add my voice of concern to the corresponding issues.

- [ ] I oppose the proposed code amendment that seeks to rezone the land at 550-554 Main North Road Evanston Park.
- [ ] I believe that preserving the residential character of our community is crucial and this proposal is harmful to local residents.
- [ ] I believe that the proposed building heights are too big and too close to residential areas to be allowed in our community.
- [ ] The proposed code amendment does not preserve the unique identity and distinction of Gawler, as it introduces incompatible land uses that disrupt the residential character.
- [ ] I support the goals and objectives outlined in the Gawler Community Plan 2030+ and believe the proposed rezoning is not aligned with them.
- [ ] I object to the introduction of incompatible land uses, such as a bulky goods outlet, in close proximity to residential areas.
- [ ] I am concerned about the negative impact this will have an impact on traffic congestion, noise, and safety in our neighbourhood.
- [ ] I am concerned about the negative impact this will have on traffic congestion to the whole Town of Gawler.
- [ ] I believe that the proposed code amendment disregards the importance of choosing the right location for development projects. There is other land this could be done at.
- [ ] I believe that developing this land for low density residential with open landscaped areas is the most appropriate development for this site.

Thank you for taking the time to read my submission and add my voice to those that are in opposition to the development.

Name: C Shreeve

Signature: _____

Suburb: Ryeton

Date: 13.6.23

Meagan Jarmyn

From: [redacted]
Sent: Thursday, 15 June 2023 04:26 PM
To: Council
Subject: Bunninngs development on the Vadoulis site

To whom it may concern,
We are residents of number [redacted] We are concerned about this proposal as it will cause major change the traffic flow down Second street if Sherriff Streets' and First Streets' are blocked off.
Gawler Green is already a nightmare for traffic flow and how can adding development of this Bunnings site be safe or sensible with a one lane road servicing the area??
Would it not be better for the Bunnings larger development to be in the industrial area of Roseworthy?
WE do not support this site being developed if it includes road closures and does not include widening Adelaide Road.

Roger & Paula Colquhoun

This is My Voice!

Opposing the Proposed Code Amendment

Dear Town of Gawler Council,

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Thank you for taking the time to read my submission and add my voice to those that are in opposition to the development.

Name: DENNIS BELLS

Signature: Dennis Bells

Suburb: EVANSTON PARK

Date: 13/6/23

This is My Voice!

Opposing the Proposed Code Amendment

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Thank you for taking the time to read my submission and add my voice to those that are in opposition to the development.

Name: W. Underwood

Signature: [signature]

Suburb: Evanston Park

Date: 13/6/23

Submission 63

This is My Voice!

Opposing the Proposed Code Amendment

Dear Town of Gawler Council,

I am writing to express to the Town of Gawler Council my opposition to the proposal to rezone the land at 550-554 Main North Road to Employment Zone. I like to add my voice of concern to the corresponding issues.

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Thank you for taking the time to read my submission and add my voice to those that are in opposition to the development.

Name: Christine Jean Matters Signature: C J Matters

Suburb: Gawler South Date: 13-6-23

Submission 64

Town of Gawler
Received
14 JUN 2023

This is My Voice!

Opposing the Proposed Code Amendment

Dear Town of Gawler Council,

I am writing to express to the Town of Gawler Council my opposition to the proposal to rezone the land at 550-554 Main North Road to Employment Zone. I like to add my voice of concern to the corresponding issues.

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Thank you for taking the time to read my submission and add my voice to those that are in opposition to the development.

Name: DEB HERRING

Signature: [signature]

Suburb: LYNDOCH

Date: 13 JUN 23

* I TRAVEL THROUGH GAWLER/EVANSTON REGULARLY AND FEEL THAT A LARGE WAREHOUSE & TRUCKS ETC WILL HAVE A NEGATIVE IMPACT ON THE COMMUNITY..

Town of Gawler
Received
14 JUN 2023

This is My Voice!

Opposing the Proposed Code Amendment

Submission 65

Dear Town of Gawler Council,

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Thank you for taking the time to read my submission and add my voice to those that are in opposition to the development.

Name: JANET K PICKSTOCK

Signature: [signature]

Suburb: VLEYBURY

Date: 13.06.2023

Submission 66

Town of Gawler
15 JUN 2023

This is My Voice!

Opposing the Proposed Code Amendment

Dear Town of Gawler Council,

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Thank you for taking the time to read my submission and add my voice to those that are in opposition to the development.

Name: Bec Grocke

Suburb: Hewett

Signature: RG

Date: 13/6/23.

Town of Gawler
13 JUN 2023

This is My Voice!

Opposing the Proposed Code Amendment

Dear Town of Gawler Council,

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Name: Kiara Bartlett

Signature: Kiara Bartlett

Suburb: gawler South

Date: 13.6.23

This is My Voice!

Town of Gawler
Received
15 JUN 2023

Opposing the Proposed Code Amendment

Dear Town of Gawler Council,

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Thank you for taking the time to read my submission and add my voice to those that are in opposition to the development.

Name: Noah Johnson

Signature: N Johnson

Suburb: Evanston Pk

Date: 13/6/23

Submission 69

This is My Voice!

Town of Gawler
15 JUN 2023

Opposing the Proposed Code Amendment

Dear Town of Gawler Council,

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Thank you for taking the time to read my submission and add my voice to those that are in opposition to the development.

Name: Anna Cowburn

Signature:

Suburb: Gawler South

Date: 13/06/23

Submission 70

Town of Gawler
15 JUN 2023

This is My Voice!

Opposing the Proposed Code Amendment

Dear Town of Gawler Council,

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Thank you for taking the time to read my submission and add my voice to those that are in opposition to the development.

Name: Georgia

Signature: Georgia

Suburb: Gawler West

Date: 13/5/23

This is My Voice!

Town of Gawler
Received
15 JUN 2023

Opposing the Proposed Code Amendment

Dear Town of Gawler Council,

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Thank you for taking the time to read my submission and add my voice to those that are in opposition to the development.

Name: Isaac Ramsay

Signature: [signature]

Suburb: Gawler east

Date: 13/6/23

Submission 72

Town of Gawler
Received
15 JUN 2023

This is My Voice!

Opposing the Proposed Code Amendment

Dear Town of Gawler Council,

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Thank you for taking the time to read my submission and add my voice to those that are in opposition to the development.

Name: Zara S.

Signature:

Suburb: Evanston

Date: 13/06/2023

This is My Voice!

Town of Gawler
15 JUN 2023

Opposing the Proposed Code Amendment

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Thank you for taking the time to read my submission and add my voice to those that are in opposition to the development.

Name: Alex Ramsey

Signature: AR

Suburb: Gawler east

Date: 13/6/23

This is My Voice!

Town of Gawler
Received
15 JUN 2023

Opposing the Proposed Code Amendment

Dear Town of Gawler Council,

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Thank you for taking the time to read my submission and add my voice to those that are in opposition to the development.

Name: Rebecca Hardy

Signature: RHardy

Suburb: Gawler South

Date: 13/06/23

Submission 75

Town of Gawler
15 JUN 2023

This is My Voice!

Opposing the Proposed Code Amendment

Dear Town of Gawler Council,

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Thank you for taking the time to read my submission and add my voice to those that are in opposition to the development.

Name: teagan lawrence

Signature: [signature]

Suburb: Gawler South

Date: 13/6/2023

Government of South Australia
Department for Trade and Investment

2022/05666/01

Planning & Land Use Services

Level 10
83 Pirie Street
Adelaide SA 5000

GPO Box 1815
Adelaide SA 5001
DX 171

Tel 08 7109 7500

15 June 2023

Chris Hannaford
Senior Strategic Planner
Town of Gawler

By email: council@gawler.sa.gov.au

Dear Mr Hannaford

Thank you for your letter dated 24 May 2023 regarding additional consultation being undertaken by the Town of Gawler (the Council) for the Evanston Park Code Amendment. I note too, the questions seeking my views on the proposed rezoning and the draft Land Management Agreement.

Given that Code Amendments are overseen by Planning and Land Use Services (PLUS), it would be inappropriate for me to provide any formal comment to the two questions posed by the Council as this would be prejudicial to the Code Amendment process. PLUS may be asked to provide advice to the State Planning Commission or the Minister for Planning (the Minister) in relation to the outcomes of engagement and the next steps in the process. Hence, it is important for PLUS to maintain a position of impartiality at this point.

In terms of the additional engagement the Council are undertaking on the Evanston Park Code Amendment, it should be noted that the Minister's recent advice to the Member for Light, dated 6 March 2023, did not request the Council to undertake further formal engagement on the Code Amendment but simply expressed a view about engagement and the part that the Council could play in this. The letter was also sent to Mayor Karen Redman of the Town of Gawler and a copy of this letter is enclosed.

The Minister's advice noted that a council can and is encouraged to engage directly with relevant communities to assist in forming its view on a Code Amendment. A council may use this as the basis of providing a submission to the formal consultation process undertaken by the proponent.

As per the Community Engagement Charter, the only "mandatory requirement" for consultation with a council is "*That Council or Councils must be directly notified of the proposal and consulted*". In this context, council should be provided with a reasonable period to respond to or engage in consultation undertaken by the designated entity.

If the Council is unable to finalise any of their own engagement within that period, then any extra engagement conducted with the community ought not be used to delay the designated entities statutory process.

I appreciate the Council wishing to ensure all views are heard and are endeavouring to formulate a sound submission to this Code Amendment process. In this instance, for the reasons provided, I am unable to contribute to the feedback requested, but I thank you for your letter and your assistance in supporting a timely outcome to this Code Amendment process.

Should you have any questions or would like to discuss further, please do not hesitate to contact Jason Bailey, Manager of the Planning and Design Code on 0439 995 006 or by email, Jason.Bailey@sa.gov.au.

Yours sincerely



SALLY SMITH
Executive Director
Planning and Land Use Services
Department for Trade and Investment

Encl. Letter from Hon Nick Champion MP to Member for Light

Hon Nick Champion MP

Government of South Australia

Minister for Trade and Investment

Minister for Housing and Urban Development

Minister for Planning

GPO Box 11032
ADELAIDE SA 5001

T: (08) 8235 5580

E: ministerchampion@sa.gov.au

23MP44939

Hon Tony Piccolo MP
Member for Light

By email: light@parliament.sa.gov.au

Dear Mr ~~Piccolo~~ Tony

I refer to your grievance noted by the Parliament on 8 February 2023 regarding the Code Amendment process and local government involvement with the statutory consultation processes under the *Planning, Development and Infrastructure Act 2016*.

In short, local councils are able to proactively advocate for their communities through proponent-led Code Amendments, including the Vadoulis Nursery Code Amendment you have referred to.

This is supported by *Practice Direction 2: Preparation and Amendment of Designated Instruments* that requires early engagement with the council administration before a Code Amendment is initiated.

For proponent-led Code Amendments, councils can (and are encouraged to) engage directly with their communities to assist in forming the council's view on a Code Amendment. These views can form the basis of a submission made to me as part of the formal consultation process (delivered by the proponent).

To assist in forming its view on a Code Amendment, a council can hold community meetings and hear the views of community members directly. It should be made clear in any community meetings that the purpose of the forum is to inform the council's submission to the Minister on the Code Amendment, and that community members can also lodge their own individual submission through the proponent-led consultation process.

In addition to this, it is important to note that councils have an ongoing role in strategic planning for their local government areas. In recognition of this ongoing role, the Code Amendment process allows councils to initiate and lead their own amendments to the Code, as required to deliver on a council's strategic ambitions. Councils are well placed to lead their own Code Amendments and engage with local communities on any proposed change.

SOUTH AUSTRALIA

I trust this information is of assistance.

Yours sincerely



Hon Nick Champion MP
Minister for Planning

6 / 3 / 2023

cc: Mayor Karen Redman, Town of Gawler

Meagan Jarmyn

From: Cynthia Gilchrist [redacted]
Sent: Thursday, 15 June 2023 05:54 PM
To: Council
Subject: Evanston Park Code Amendment Community Engagement - Opposed to Rezone

To whom it may concern,

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.

Regards,
Cynthia Roberts
Evanston Park
[redacted]

Sent from my iPhone

This is My Voice!

Town of Gawler
Received
15 JUN 2023

Opposing the Proposed Code Amendment

Dear Town of Gawler Council,

I am writing to express to the Town of Gawler Council my opposition to the proposal to rezone the land at 550-554 Main North Road to Employment Zone. I like to add my voice of concern to the corresponding issues.

- [x] I oppose the proposed code amendment that seeks to rezone the land at 550-554 Main North Road Evanston Park.
- [x] I believe that preserving the residential character of our community is crucial and this proposal is harmful to local residents.
- [x] I believe that the proposed building heights are too big and too close to residential areas to be allowed in our community.
- [x] The proposed code amendment does not preserve the unique identity and distinction of Gawler, as it introduces incompatible land uses that disrupt the residential character.
- [x] I support the goals and objectives outlined in the Gawler Community Plan 2030+ and believe the proposed rezoning is not aligned with them.
- [x] I object to the introduction of incompatible land uses, such as a bulky goods outlet, in close proximity to residential areas.
- [x] I am concerned about the negative impact this will have an impact on traffic congestion, noise, and safety in our neighbourhood.
- [x] I am concerned about the negative impact this will have on traffic congestion to the whole Town of Gawler.
- [x] I believe that the proposed code amendment disregards the importance of choosing the right location for development projects. There is other land this could be done at.
- [x] I believe that developing this land for low density residential with open landscaped areas is the most appropriate development for this site.

Thank you for taking the time to read my submission and add my voice to those that are in opposition to the development.

Name: Lauren Gilbert

Suburb: Evanston Park

Signature:

Date: 13/06/23