

Agenda Report for Decision

Meeting Date: 7 July 2022

Item Name	Code Amendment Initiation Advice to the Minister for Planning – Proposal to Initiate the 550-554 Main North Road, Evanston Park Code Amendment
Presenters	Jason Bailey and Nadia Gencarelli
Purpose of Report	Decision
Item Number	4.2
Strategic Plan Reference	4. Discharging Statutory Obligations
Work Plan Reference	4.2 Advise the Minister on Code Amendments
Confidentiality	Not Confidential (Release Delayed). To be released following final decision by the Minister for Planning on initiation of the Code Amendment. Anticipated by August 2022
Related Decisions	N/A

Recommendation

It is recommended that the State Planning Commission (the Commission) resolves to:

1. Approve the designation of this item as Not Confidential (Release Delayed), with the meeting papers for the item to be released following the final decision by the Minister for Planning (the Minister) on initiation of the Code Amendment. Anticipated by August 2022.
2. Advise the Minister that it:
 - 2.1 Recommends the approval of the 550-554 Main North Road, Evanston Park Code Amendment under section 73(2)(vii) of the *Planning, Development and Infrastructure Act 2016* (the Act), subject to the following conditions applied under section 73(5)(b) of the Act:
 - a) The scope of the proposed Code Amendment does not include the creation of new planning rules, and is limited to the spatial application of zones, subzones, overlays or technical and numerical variations provided for under the published Planning and Design Code (the Code) (on the date the Amendment is released for consultation).
 - b) The Code Amendment is prepared by a person with qualifications and experience that is equivalent to an Accredited Professional—Planning Level 1 under the Act.
 - c) The Designated Entity must seek approval from the Commission prior to the commencement of community engagement on the draft Code Amendment.

- d) Prior to approval of the Code Amendment, the Designated Entity must demonstrate to the satisfaction of the Minister that all necessary agreements or deeds are fully executed as required to secure the funding and/or delivery of all infrastructure required to accommodate the development of the affected area as proposed by the Code Amendment (to the satisfaction of all relevant infrastructure providers).
- 2.2 Recommends that the Proponent, 550 Main North Road Pty Ltd, be the Designated Entity responsible for undertaking the Code Amendment process.
3. Specify that the Designated Entity consults with the following nominated individuals and entities, under section 73(6)(e) of the Act:
- Department for Infrastructure and Transport
 - Department for Environment and Water – Heritage
 - Utility providers including SA Power Networks, ElectraNet, APA Group, SA Water, Epic Energy, NBN, and other telecommunications providers
 - State Members of Parliament for the electorates in which the proposed Code Amendment applies.
4. Specify the following further investigations or information requirements under section 73(6)(f) of the Act in addition to those outlined in the Proposal to Initiate:
- Analysis of the suitability of existing zones in the Code besides the Employment Zone for large format employment generating land uses.
 - Investigations to consider the interface with the adjacent residential uses and how amenity can be maintained for adjacent residential land uses.
 - A search of the Register of Aboriginal Sites and Objects (Taa wika) to identify relevant Aboriginal heritage considerations, including any identified cultural sites and objects.
5. Recommend that the Minister approve the initiation of the Code Amendment by signing the Proposal to Initiate (**Attachment 1**) and approval letters with conditions (**Attachment 2**).
6. Approve and authorise the Chair of the Commission to sign the advice to the Minister as provided in **Attachment 3**.
7. Authorise the Chair to finalise any minor amendments to the advice and attachments as required.

Background

Section 73(2)(b)(vii) of the Act provides that a proposal to amend the Code may be initiated by a person who has an interest in the relevant land with the approval of the Minister, acting on the advice of the Commission, in relation to the following matters:

- Strategic assessment against the State Planning Policies and *The 30-Year Plan for Greater Adelaide: 2017 Update*.
- Any person or body that must be consulted by the Designated Entity, pursuant to section 73(6)(e) of the Act
- Any investigations to be carried out or information to be obtained by the Designated Entity, in accordance with section 73(6)(f) of the Act.

The purpose of this report is therefore to provide the Commission with advice to be provided to the Minister in relation to the Proposal to Initiate submitted by the Proponent, 550 Main North Road Pty Ltd. (**Attachment 1**).

Procedural matters regarding the Commission's role is provided in **Attachments 4** and **5**.

Discussion

Scope of the Amendment

The Proposal seeks to rezone 4.1 hectares of land in Evanston Park (within the Town of Gawler (the Council) in order to support the future development and growth of larger format employment related land uses, such as bulky goods outlets and service trades premises. The existing land use is commercial in nature within the General Neighbourhood Zone. The affected area is currently occupied by the Vadoulis Garden Centre and Focus Day Options. The two businesses predominantly occupy the western half of the affected area which faces the Main North Road frontage. The current land use has minimal interface impact on adjoining neighbours given the large distance of the built form from neighbouring allotments to the east and south. The Proposal is seeking to rezone the land to the Employment Zone.

The affected area and current zoning are shown in the figure below.



Planning and Design Code Zoning

The affected area is located within the General Neighbourhood Zone.

The following Overlays apply to the land:

- Defence Aviation Area (All structures over 45 metres)
- Hazards (Bushfire – Urban Interface)
- Hazards (Flooding General)
- Prescribed Water Resources Area
- Regulated and Significant Tree
- Stormwater Management
- Traffic Generating Development
- Urban Transport Routes
- Urban Tree Canopy
- Water Resources.

Technical and Numeric Variations:

- Concept Plan (Concept Plan 100 - Gawler East)
- Concept Plan (Concept Plan 101 - Evanston Gardens, Evanston South, Hillier).

Land surrounding the affected area is within the General Neighbourhood Zone and to the west of Main North is in the Recreation Zone.

Detailed discussion is provided in the advice to the Minister in **Attachment 3**.

Advice to the Minister

The attached advice to the Minister sets out the statutory and procedural elements that must be considered as part of the initiation of a Code Amendment (**Attachment 3**).

The advice recommends that the Minister approve the initiation of the Code Amendment for the following reasons and subject to conditions (as set out below).

Strategic considerations

The Proposal seeks to rezone the affected area from General Neighbourhood to the Employment Zone. The affected area has a long-standing use as a garden centre (Vadoulis Garden Centre), and an adjoining smaller parcel in the south-western corner of the affected area is utilised as an office space for Focus Day Options. The rezoning will facilitate non-residential uses with potential for larger format development such as bulky good outlets. It will also increase employment land supply which is limited in the Council area and has no strategically planned growth opportunities for employment purposes in the area.

Although the affected area is not directly adjacent to other employment lands, the site is in proximity to other activity centres and employment zones located approximately 150 to 700 metres south-west along Main North Road. Further, the affected area is adjacent to the Gawler Racecourse to the west, across Main North Road, with examples of other bulky goods outlet stores facing this racecourse.

Residential dwellings abut the affected area directly to the east and south. The affected area is also in the broader context surrounded by low-density housing to the north, east and south. Management of this interface is recommended to be further investigated as part of the Code Amendment. Further investigations exploring all possible zone selections capable of facilitating the intended outcome (not just the proposed Employment Zone) have been recommended to ensure the Employment Zone is the most suitable zone choice considering residential interface.

The proposed rezoning is considered appropriate, subject to further investigations and conditions.

Further strategic considerations and discussion are provided in **Attachment 3**.

Procedural considerations

The Proposal to Initiate meets all procedural requirements, as detailed in the attached advice to the Minister (**Attachment 3**).

Conditions proposed and items specified

A number of conditions have been recommended to be specified by the Minister, pursuant to section 73(5)(b) of the Act. In addition, it has been recommended that the Commission specify persons or bodies to be consulted with by the Designated Entity under section 73(6)(e) of the Act, as outlined in the advice to the Minister (**Attachment 3**).

Attachments:

1. Proposal to Initiate the 550-554 Main North Road, Evanston Park Code Amendment (#18597003).
2. Draft approval letters to:
 - a) The Designated Entity (#18714841)
 - b) Town of Gawler (#18714850).
3. State Planning Commission Advice to the Minister (#18642349).
4. Procedural matters for the State Planning Commission (#18825528).
5. Process Flowchart – Code Amendments Initiated by Proponents (#18642393).

OFFICIAL

Prepared by: Monika Matej

Endorsed by: Jason Bailey

Date: 30 June 2022

**PROPOSAL TO INITIATE AN AMENDMENT
TO THE PLANNING & DESIGN CODE**

**550-554 Main North Road, Evanston Park
Code Amendment**

**By the 550 Main North Road Pty Ltd (*the
Proponent*)**

A handwritten signature in black ink, appearing to read 'Mark K...'. The signature is written in a cursive style and is positioned to the left of the text '(Signature Required)'. There is a small dot at the end of the signature line.

(Signature Required)

550 Main North Road Pty Ltd (the Proponent)

Date: 13 April 2022

This Proposal to Initiate document together with conditions specified by the Minister forms the basis for the preparation of a proposed amendment to the Planning and Design Code for the purpose of section 73(2)(b) of the *Planning, Development and Infrastructure Act 2016*. By signing this Proposal to Initiate, the Proponent acknowledges and agrees that this Proposal to Initiate, and any supporting documents may be published on the PlanSA portal by the Attorney General's Department.

MINISTER FOR PLANNING

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1. INTRODUCTION

The Proponent is proposing to initiate an amendment to the Planning and Design Code (the Code Amendment) as it relates to land located at 550-554 Main North Road, Evanston Park (the Affected Area).

The purpose of this Proposal to Initiate is to seek approval of the Minister for Planning and Local Government (the Minister) to initiate the Code Amendment under section 73(2)(b) of the *Planning, Development and Infrastructure Act 2016* (the Act).

The Proponent is the has entered into a contract with the registered owners of the land, to purchase the whole of the Affected Area subject to certain pre-conditions being met.

This Proposal to Initiate details the scope, relevant strategic and policy considerations, nature of investigations to be carried out and information to be collected for the Code Amendment. It also details the timeframes to be followed in undertaking the Code Amendment, should this Proposal to Initiate be approved by the Minister.

The Proponent acknowledges that the Minister may specify conditions on approving this Proposal to Initiate, under section 73(5) of the Act. In the event of inconsistency between this Proposal to Initiate and any conditions specified by the Minister, the conditions will apply.

1.1. Designated Entity for Undertaking the Code Amendment

In accordance with section 73(4)(a) of the Act, the Proponent will be the Designated Entity responsible for undertaking the Code Amendment process. As a result:

- 1.1.1. The Proponent acknowledges that it will be responsible for undertaking the Code Amendment in accordance with the requirements Act.
- 1.1.2. The Proponent declares that it has not and does not intend to enter into an agreement with a third party for the recovery of costs incurred in relation to the Code Amendment under section 73(9) of the Act. If the Proponent does enter into such an agreement, the Proponent will notify the Department prior to finalising the Engagement Report under section 73(7).
- 1.1.3. The Proponent's contact person responsible for managing the Code Amendment and receiving all official documents relating to this Code Amendment is:

Michael Osborn

Director – Future Urban

Phone: 0408 808 143

Email: michael@futureurban.com.au

- 1.1.4. The Proponent intends to undertake the Code Amendment by engaging Future Urban Pty Ltd to provide the professional services required to undertake the Code Amendment. Michael Osborn will oversee the Code Amendment and has a planning qualification (Graduate Diploma in Urban and Regional Planning – 1992) and significant experience (25 years) in the areas of planning policy preparation and land use investigations.

In addition, this person has experience in engagement and the preparation of engagement plans and will ensure engagement accords with the Community Engagement Charter. Michael has prepared numerous engagement plans and undertaken engagement activities for both private developers and state government agencies over the last 16 years. Michael will be assisted by others within the Future Urban team who have IAP2 accreditation.

The Proponent acknowledges that the Minister may, under section 73(4)(b) of the Act, determine that the Chief Executive of the Department will be the Designated Entity responsible for undertaking the Code Amendment. In this case, the Proponent acknowledges and agrees that they will be required to pay the reasonable costs of the Chief Executive in undertaking the Code Amendment.

1.2. Rationale for the Code Amendment

The Code Amendment seeks to rezone land in the southern area of the Town of Gawler to support the future development and growth of larger format employment related land uses. The land is currently zoned General Neighbourhood and located within the established built-up area of Evanston Park.

Whilst zoned General Neighbourhood, the land has historically been occupied by the Vadoulis Garden Centre, a non-residential use of a form and scale not envisaged in the zone. Given the existing use, location and spatial configuration of the land, potential exists to develop the land for large format employment generating uses, including potentially bulky goods outlets which do not compete with the retail primacy of established centres, including the Murray Street precinct within the heart of Gawler. Focus Day Options also exists on the site.

This land represents a key opportunity to support further employment growth.

In further considering the rationale to rezone the land from General Neighbourhood to Employment, there are several key influencing factors, including:

- the Vadoulis Garden Centre comprises the vast majority of the land and this is a long-standing non-residential use of land, having been established more than 30 years ago;
- the Vadoulis Garden Centre sells a vast array of products including plants, garden supplies, outdoor furniture, homewares and a fully licensed café. Such uses and activities have the potential to be modernised and expanded, with the current zoning providing a significant constraint;
- the nature and scale of the existing non-residential uses are contrary to the expectations of the General Neighbourhood Zone, which presently applies to the land;
- the subject land has extensive frontage to Main North Road, an arterial road under the care and control of the Commissioner of Highways, with an estimated two-way volume of 35,000 vehicles per day. Such provides significant opportunity to accommodate future development with higher traffic generation than present;
- the significant traffic volumes on Main North Road have a significant influence on the amenity of the locality in terms of noise and air emissions, rendering the land unlikely to be developed for residential purposes;

- the Town of Gawler has experienced strong population growth in recent census periods, with an increase of 2498 persons between 2011 and 2016. Such growth is projected to continue with the DIT population projections suggesting a further 10,476 residents over the next 14 years. Such population growth will require the provision of employment land opportunities which complement and don't compete with the primary function of the Town Centre;
- other than the Township Main Street Zone, employment lands are primarily confined to the following locations:
 - » Willaston Employment Zone
 - » Willaston Strategic Employment Zone
 - » Gawler South Employment Zone
 - » Evanston Suburban Activity Centre Zone
 - » Evanston/Evanston Park Employment Zone.
- a review of the existing employment type zones has identified that they are already fully developed or do not have direct access to a primary arterial road, which suggests there is limited opportunity to capture and establish large format employment generating uses within the Council area.

The advancement of a Code Amendment that allows the expansion and further development of employment generating uses will:

- provide an opportunity to respond to the goals identified in Council's Community Plan 2030+ through promoting Gawler as a regional hub which has an adequate supply of affordable commercial land; and
- recognise the importance of protecting neighbouring residential land uses, from unreasonable intrusion and take a pro-active approach to early and ongoing engagement.

2. SCOPE OF THE CODE AMENDMENT

2.1. Affected Area

The proposal seeks to amend the Code for the Affected Area, being the land formally identified as:

- Allotments 309 in File Plan 162658 and Certificate of Title Volume 5821 Folio 328
- Allotment 311 in File Plan 162660 and Certificate of Title Volume 5719 Folio 768

The Affected Area is in the Town of Gawler and is shown in the map in **Attachment A**.

2.2. Scope of Proposed Code Amendment

<p>Current Policy¹</p>	<p>Zone:</p> <p>General Neighbourhood Zone</p> <p>Overlays:</p> <p>Defence Aviation Area (All structures over 45 metres) Hazards (Bushfire - Urban Interface) Hazards (Flooding General) Prescribed Water Resources Area Regulated and Significant Tree Stormwater Management Traffic Generating Development Urban Transport Routes Urban Tree Canopy Water Resources</p> <p>Technical and Numeric Variations:</p> <p>Concept Plan (Concept Plan 100 - Gawler East) Concept Plan (Concept Plan 101 - Evanston Gardens, Evanston South, Hillier)</p>
<p>Amendment Outline</p>	<p>The intent of the amendment is to enable the further development of large format employment uses on the land, such as bulky goods outlets and service trades premises. This will necessitate the land being rezoned from the General Neighbourhood Zone to an alternate zone, with the Employment Zone considered the most appropriate, noting this zone does not anticipate retail uses which may compete with established centres.</p>

¹ Note: for sites within the Phase 3 (Urban Areas) Code the Current Policy is draft and may change until the Phase 3 Code is implemented.

<p>Intended Policy</p>	<ul style="list-style-type: none"> • Rezone to Employment Zone, as shown on plan in Figure 1 below. • No change to existing Overlays or Technical and Numeric Variations is likely.
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Figure 1 Proposed Zone Outcome



3. STRATEGIC PLANNING OUTCOMES

Proposed Code Amendments occur within a state, regional and local strategic setting, which includes:

- State Planning Policies (SPPs)
- Regional Plans
- Other relevant strategic documents.

3.1. Summary of Strategic Planning Outcomes

The Code Amendment seeks to secure employment land supply within the Town of Gawler in line with key State Planning Policies 1.1 and 1.3 referred to below, by applying the Employment Zone to the Affected Area.

A Land Supply Report has been prepared that considers both residential and employment supply within the Town of Gawler (see **Attachment B**). The report identifies that the future demand for residential land is accommodated within existing zoned land and/or future designated urban lands. However, there is marginal capacity within existing zoned land and no strategically planned growth for employment purposes within the Town of Gawler. The Affected Area is an opportunity to protect and further the development of an existing employment use within the Town of Gawler, which is situated within an incompatible Zone.

A preliminary assessment of economic benefits has been undertaken by Ethos Urban and is included in the letter of advice which forms **Attachment C**. In addition to confirming that employment land within the Council area is almost fully developed and the suitability of the Affected Area to an employment use, the advice highlights that the proposal will assist in reducing the outflow of employed persons from Gawler to access employment opportunities. It has been estimated that approximately 175 ongoing jobs would be generated through the rezoning and redevelopment of the Affected Area.

3.2. Alignment with State Planning Policies

The State Planning Policies (SPPs) set out the State's overarching goals and requirements for the planning system. Under section 66(3)(f) of the Act, the Code must comply with any principle prescribed by a SPP.

The Code Amendment should be initiated because the strategic planning outcomes sought to be achieved through the Code Amendment align with or seeks to implement the following SPPs:

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
	<p>SPP 1 Integrated Planning: To apply the principles of integrated planning to shape cities and regions in a way that enhances our liveability, economic prosperity and sustainable future.</p>

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p>1.1 An adequate supply of land (well serviced by infrastructure) is available that can accommodate housing and employment growth over the relevant forecast period.</p>	<p>The proposed Code Amendment seeks to facilitate the ongoing and expanded use of the land for employment generating purposes. The Affected Area is well serviced by existing essential infrastructure.</p> <p>The accommodation of additional zoned employment land will assist servicing the strong housing and population growth which the Gawler region has experience over the last decade and more.</p> <p>The Town of Gawler is expected to accommodate an additional 10,476 residents over the next 14 years. Whilst there are designated greenfield areas identified with capacity to accommodate residential growth, employment lands are currently defined through existing zoning, with Employment and Strategic Employment Zones located within the Council area. Analysis has indicated that such employment type zones are primarily concentrated in the northern portion of the Council area, are extensively developed and are in the form of smaller parcels which do not support a large/integrated bulky goods/service trade precinct.</p> <p>The subject land is well suited to accommodating employment generating uses noting that the land is presently used for such purposes.</p>
<p>1.3 Plan growth in areas of the state that is connected to and integrated with, existing and proposed public transport routes, infrastructure, services and employment lands.</p>	<p>The proposed Code Amendment will see the logical and orderly delivery of formal employment lands within the metropolitan Adelaide region. The land is well connected to existing infrastructure and is supported by a State Maintained Road.</p> <p>The Affected Area has direct access to Main North Road and is convenient to the Suburban Activity Centre Zone and Gawler Green Shopping Centre located immediately to the south of the Gawler Racecourse.</p>

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p>SPP 2 Design Quality: To elevate the design quality of South Australia’s built environment and public realm.</p>	
<p>2.10 Facilitate development that positively contributes to the public realm by providing active interfaces with street and public open spaces.</p>	<p>The Code Amendment seeks to provide a zoning environment which facilitates the successful delivery of a modern and comprehensive redevelopment of the Affected Area.</p> <p>Such will ultimately result in enhanced built form and interface outcomes.</p>
<p>SPP 4 Biodiversity: To maintain and improve our state’s biodiversity and its life supporting functions.</p>	
<p>4.1 Minimise impacts of development on areas with recognised natural character and values, such as native vegetation and critical habitat so that critical life-supporting functions to our state can be maintained.</p>	<p>The Affected Area is not one of recognized natural character. Numerous planted trees exist, several of which are regulated. An assessment of the trees will be undertaken by a suitably qualified arborist to consider the environmental values of the trees and identify any which should ideally be retained as part of a redevelopment of the Affected Area. Preliminary assessment suggests that most trees are not worthy of retention.</p>
<p>SPP 5 Climate Change: Provide for development that is climate ready so that our economy, communities and environment will be resilient to climate change impacts.</p>	
<p>5.2 The good design of public places to increase climate change resilience and future liveability.</p>	<p>The Code Amendment will deliver a zoning environment which supports the further development of employment lands.</p> <p>The nature of future development of the Affected Area is such that there will be no additional public land or spaces created, however opportunity exists to contribute to an upgrade of the existing public realm at the interface of the land, including the provision of street trees and the like.</p>

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p>5.5 Avoid development in hazard-prone areas or, where unavoidable, ensure risks to people and property are mitigated to an acceptable or tolerable level through cost-effective measures.</p>	<p>The Affected Area is located within the:</p> <ul style="list-style-type: none"> • Defence Aviation Area (All structures over 45 metres) • Hazards (Bushfire - Urban Interface) • Hazards (Flooding General) • Prescribed Water Resources Area • Regulated and Significant Tree • Stormwater Management • Traffic Generating Development • Urban Transport Routes • Urban Tree Canopy <p>These Overlay's provides clear guidance on matters related to natural hazards.</p> <p>Notwithstanding, detailed investigations will be undertaken to understand the likely impact of these Overlay's and ensure appropriate measures are taken to mitigate against risk. This will include engagement with the CFS.</p>
<p>SPP 6 Housing Supply and Diversity: To promote the development of well-serviced and sustainable housing and land choices where and when required.</p>	
<p>6.1 A well-designed, diverse and affordable housing supply that responds to population growth and projections and the evolving demographic, social, cultural and lifestyle needs of our current and future communities.</p>	<p>The Affected Area is presently used for non-residential uses.</p> <p>The use of the land for residential purposes could be achieved, however is a less desirable outcome given the influence of traffic on Main North Road. Reinforcing the non-residential use of the land via this Code Amendment will deliver a zoning environment which supports the employment growth of Gawler which otherwise, has little to no land set aside for such purposes.</p> <p>The rezoning of the land will not significantly impact on residential land supply, noting the general capacity of broadhectare zone land within the Gawler region.</p>

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p>6.3 Develop healthy neighbourhoods that include diverse housing options; enable access to local shops, community facilities and infrastructure; promote active travel and public transport use; and provide quality open space, recreation and sporting facilities.</p>	<p>The reinforcement of the employment land use of the land via the rezoning process will support access of the local population to jobs and large format retail.</p>
<p>SPP 7 Cultural Heritage: To protect and conserve heritage places and areas for the benefit of our present and future generations.</p>	
<p>7.1 Recognise and protect Indigenous cultural heritage sites and areas of significance.</p>	<p>The Code Amendment is not anticipated to impact on areas of Indigenous cultural heritage significance.</p> <p>Notwithstanding, as part of the investigations a review of information available from the Department of Premier and Cabinet – Aboriginal Affairs and Reconciliation will be undertaken.</p>
<p>SPP 11 Strategic Transport Infrastructure: To integrate land use policies with existing and future transport infrastructure, services and functions to preserve and enhance safe, efficient and reliable connectivity for people and business.</p>	
<p>11.1 Facilitate an efficient, reliable and safe transport network that connects business to markets and people to places (i.e. where they live, work, visit and recreate).</p>	<p>Preliminary engagement has been undertaken with DIT to identify an access solution which ensures all traffic to and from the Affected Area occurs via a new controlled intersection to Main North Road. This solution, which will be funded by the Proponent, has been identified by MFY as the optimum traffic outcome which should not unduly impact on the function of the State Maintained Road, whilst also ensuring an improvement to the traffic conditions on adjacent local roads. In accordance with preliminary consultation with DIT, further modelling will be required as part of the Code Amendment process to verify that a controlled intersection can be established to Main North Road. A summary of preliminary traffic investigations and engagement with DIT is included as Attachment D.</p>

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p>11.2 Development that maximises the use of current and planned investment in transport infrastructure, corridors, nodes and services.</p>	<p>Main North Road is a State Maintained Road which is a major form of transport infrastructure in the locality. The proposed Code Amendment seeks to leverage from this existing investment and provide opportunity for further economic growth and investment.</p>
<p>11.3 Equitable contributions towards the funding and provision of transport infrastructure and services to support land and property development.</p>	<p>The Code Amendment proposes a range of infrastructure investigations. The identification and funding of any off-site infrastructure is critical and will be considered throughout the rezoning process.</p>
<p>11.4 Minimise negative transport-related impacts on communities and the environment.</p>	<p>The Affected Area has frontages to Main North Road and Sheriff Street. Existing crossovers are provided to both.</p> <p>The Main North Road, Sheriff Street and First Street intersection contains a number of conflict points and has been partially closed. Advice obtained from MFY suggests that the intersection does not meet relevant Australian Standards and Austroad design criteria.</p> <p>MFY have considered potential access arrangements for the Affected Area in the context of these existing constraints. As part of these recommendations, it has been suggested that:</p> <ul style="list-style-type: none"> • No access be provided to Sheriff Street; • Access be provided to and from Main North Road • Access to Main North Road be controlled with either a roundabout or a traffic signal. <p>MFY have engaged with DIT in order to identify the investigations necessary to consider the impact of an additional controlled intersection on the function of Main North Road.</p> <p>Preliminary modelling has indicated that a controlled access can be achieved to Main North Road. Such modelling will be advanced as part of the investigations proposed to inform the Code Amendment.</p>

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p>SPP 14 Water Security and Quality: To ensure South Australia's water supply is able to support the needs of current and future generations.</p>	
<p>14.5 Development should incorporate water sensitive urban design principles that contribute to the management of risks to water quality and other risks (including flooding) to help protect people, property and the environment and enhance urban amenity and liveability.</p>	<p>The future development of the Affected Area will take into account the characteristics of the land and ensure that WSUD principles are incorporated into designs.</p>
<p>14.6 Support development that does not adversely impact on water quality.</p>	<p>The Affected Area is subject to the Prescribed Water Resources Area Overlay.</p> <p>The Code provides appropriate controls to ensure that the future development of the land protects water quality.</p>
<p>SPP 15 Natural Hazards: To build the resilience of communities, development and infrastructure from the adverse impacts of natural hazards.</p>	
<p>15.1 Identify and minimise the risk to people, property and the environment from exposure to natural hazards including extreme heat events; bushfire; terrestrial and coastal flooding; soil erosion; drought; dune drift; acid sulfate soils; including taking into account the impacts of climate change.</p>	<p>The Affected Area is located within the following Overlays:</p> <ul style="list-style-type: none"> • Hazards (Bushfire - Urban Interface) • Hazards (Flooding General) <p>These Overlay's provides clear guidance on matters related to natural hazards. Notwithstanding, investigations will be undertaken to understand the likely impact of these Overlay's and ensure appropriate measures are taken to mitigate against risk. This will include engagement with the CFS.</p>
<p>SPP 16 Emissions and Hazardous Activities: To protect communities and the environment from risks associated with emissions, hazardous activities and site contamination, whilst industrial development remains viable.</p>	

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p>16.1 Protect communities and the environment from risks associated with industrial emissions and hazards (including radiation) while ensuring that industrial and infrastructure development remains strong through:</p> <ul style="list-style-type: none"> a) supporting a compatible land use mix through appropriate zoning controls b) appropriate separation distances between industrial sites that are incompatible with sensitive land uses c) controlling or minimising emissions at the source, or where emissions or impacts are unavoidable, at the receiver. 	<p>It is acknowledged that the Affected Area is within a General Neighbourhood Zone, with existing residential uses located to the north, south and east.</p> <p>Investigations will be undertaken as part of the Code Amendment to consider the interface with the adjacent residential uses and ensure that the Zone and Policies proposed have sufficient policy to ensure that residential amenity is maintained to relevant standards.</p>
<p>16.2 Assess and manage risks posed by known or potential site contamination to enable the safe development and use of land.</p>	<p>A Preliminary Site Investigation will be prepared as part of the investigations to inform the Code Amendment.</p> <p>Site contamination is not anticipated to be an impediment to the future development of the land, given the uses envisaged by the intended Employment Zone.</p>

3.3. Alignment with Regional Plans

As with the SPPs, the directions set out in Regional Plans provide the long term vision as well as setting the spatial patterns for future development in a region. This includes consideration of land use integration, transport infrastructure and the public realm.

The 30 Year Plan for Greater Adelaide – 2017 Update volume of the Planning Strategy is relevant for this Code Amendment.

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
Transit corridors, growth areas and activity centres	
<p>P1 Deliver a more compact urban form by locating the majority of Greater Adelaide’s urban growth within existing built-up areas by increasing density at strategic locations close to public transport.</p>	<p>The Affected Area is located within the planned urban lands to 2045 as contained in the 30-Year Plan.</p>
<p>P12 Ensure, where possible, that new growth areas on the metropolitan Adelaide fringe and in townships are connected to, and make efficient use of, existing infrastructure, thereby discouraging “leapfrog” urban development.</p>	<p>The Code Amendment seeks to provide an area for ongoing employment generating uses and future development which can be connected/accessible to existing infrastructure. The Affected Area is within an existing built-up area which has the potential for further intensification and growth.</p>
Health, Wellbeing and Inclusion	
<p>P47 Plan future suburbs and regenerate and renew existing ones to be healthy neighbourhoods that include:</p> <ul style="list-style-type: none"> • diverse housing options that support affordability • access to local shops, community services and facilities • access to fresh food and a range of food services • safe cycling and pedestrian-friendly streets that are tree-lined for comfort and amenity • diverse areas of quality public open space (including local parks, community gardens and playgrounds) • sporting and recreation facilities 	<p>An integrated and comprehensive development outcome is capable of being delivered in this location.</p> <p>This will assist in the creation of a healthy neighbourhood through the establishment of water sensitive urban landscaping and tree planting within the public realm.</p>

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
<ul style="list-style-type: none"> walkable connections to public transport and community infrastructure. <p>P49 Encourage more trees (including productive trees) and water sensitive urban landscaping in the private and public realm, reinforcing neighbourhood character and creating cooler, shady and walkable neighbourhoods and access to nature.</p>	
Infrastructure	
<p>P86 Ensure that new urban infill and fringe and township development are aligned with the provision of appropriate community and green infrastructure, including:</p> <ul style="list-style-type: none"> walking and cycling paths and facilities local stormwater and flood management including water sensitive urban design public open space sports facilities street trees community facilities, such as childcare centres, schools, community hubs and libraries <p>P86 Design and locate community infrastructure to ensure safe, inclusive and convenient access for communities and individuals of all demographic groups and levels of ability.</p>	<p>The proposed Code Amendment will include a review of both service and social infrastructure provision in order to identify existing capacity and the potential need to augment services.</p> <p>Relevant infrastructure agreements (as required) can be entered into should the need for augmentation be identified.</p>
Biodiversity	
<p>P93 Ensure that greenways are landscaped with local indigenous species where possible to contribute to urban biodiversity outcomes.</p>	<p>The Affected Area adjoins a public open space reserve which contains stormwater infrastructure. Such presents an opportunity for enhancement within the locality.</p>

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
Climate Change	
<p>P105 Deliver a more compact urban form to:</p> <ul style="list-style-type: none"> • protect valuable primary production land • reinforce the Hills Face Zone, character preservation districts and Environment and Food Production Areas • conserve areas of nature protection areas • safeguard the Mount Lofty Ranges Watershed • reduce vehicle travel and associated greenhouse gas emissions. 	<p>The proposed Code Amendment will support a compact urban form with the Affected Area located within a designated urban area.</p>
Water	
<p>P115 Incorporate water-sensitive urban design in new developments to manage water quality, water quantity and water use efficiency and to support public stormwater systems.</p>	<p>The Code includes policies which are instructive in respect water quality, use and management.</p> <p>Engineering investigations will ensure that the proposed urban development will not be contrary to the relevant water policies.</p>
Emergency Management and Hazard Avoidance	
<p>P118 Minimise risk to people, property and the environment from exposure to hazards (including bushfire, terrestrial and coastal flooding, erosion, dune drift and acid sulphate soils) by designating and planning for development in accordance with a risk hierarchy of:</p> <ul style="list-style-type: none"> • avoidance • adaptation • protection 	<p>It is acknowledged that the Affected Area is subject to the following Overlays:</p> <ul style="list-style-type: none"> • Hazards (Bushfire - Urban Interface) • Hazards (Flooding General) <p>These Overlay's provides clear guidance on matters related to natural hazards. Notwithstanding, detailed investigations will be undertaken to understand the likely impact of these Overlay's and ensure appropriate measures are taken to mitigate against risk. This will include engagement with the CFS.</p>

3.4. Alignment with Other Relevant Documents

Additional documents may relate to the broader land use intent within the scope of this proposed Code Amendment (or directly to the Affected Area) and therefore are identified for consideration in the preparation of the Code Amendment.

The following table identifies other documents relevant to the proposed Code Amendment:

Documents	How this proposed Code Amendment will be informed by content in the relevant document
Gawler Community Plan 2030+	<p>The Code Amendment will be informed by the key goals and actions, including:</p> <p><i>Goal 1.1.1 Continue to develop town planning policies which promote Gawler as a Regional Hub and maintain a real sense of distinction from its surrounding areas.</i></p> <p><i>Goal 1.2.5 Strengthen the position and promotion of Gawler as a regional hub.</i></p> <p><i>Goal 2.1.1 Aim for an adequate supply of well-located and affordable industrial, commercial and residential land.</i></p> <p><i>Goal 2.4.2 Engage with the business community to attract business and job opportunities and promote Gawler as a regional hub.</i></p>
Gawler Economic Development Strategy 2020-2025	<p>The Strategy highlights that in 2019, retail trade was the second highest employment sector within the Town of Gawler and the fourth highest sector in terms of gross revenue.</p> <p>The Strategy highlighted that many people working in the Town of Gawler reside outside of the area, whilst many residents of the Town of Gawler work outside of the area (approx. 59%).</p> <p>Critically the Strategy highlighted a sustained decline in the number of businesses operating in the Council area. The decline in retail business over the previous 5 years was 21.6%, which was expressed as being of concern. The need to revitalise the local economy and reverse current business trends was made clear.</p> <p>The proposed Code Amendment will support the intent of the Proponent to invest in the Council area and support the generation of more than 200 permanent jobs.</p> <p>Whilst Mainstreet Activation is Pillar 1 of the Strategy, the land uses arising from the Code Amendment will not detract from the retail services which exist and are sought within Murray Street.</p>

4. INVESTIGATIONS AND ENGAGEMENT

4.1. Investigations Already Undertaken

The table below identifies what investigations have already been undertaken in support of the proposed Code Amendment.

Investigation Undertaken	Summary of Scope of Investigations	Summary of Outcome of Recommendations
Land Supply Report	To evaluate residential and employment land supply within the Town of Gawler.	The Report, included as Attachment B identifies that the demand for residential land is being accommodated for, however identifies that there is very limited vacant Employment Zoned land within the Town of Gawler.
Economic Context	High level evaluation of economic benefit arising from an increase in zoned employment land within the Town of Gawler.	The Report, included as Attachment C identifies that: <ul style="list-style-type: none"> - There is a significant mismatch between local employment and the size of the local labour force; - It is vital for the economic well-being of the local community that sufficient land and opportunities for local employment are delivered; - Approximately 175 ongoing jobs would be created should the Affected Area be developed for bulky goods/showroom type uses.
Preliminary Traffic Advice	High-level review of potential access arrangements for the Affected Area	The advice prepared by MFY, included as Attachment D , recommends that: <ul style="list-style-type: none"> - No access be provided to Sheriff Street; - Access should be provided to and from Main North Road; - Passenger vehicle access should be designed to provide for right turn movements and commercial vehicle access may be limited to left-in/left-out movements. - Access will need to be controlled by either a roundabout or traffic signal.

4.2. Further Investigations Proposed

In addition to the investigations already undertaken and identified above, the table below outlines what additional investigations that will be undertaken to support the Code Amendment.

Further Investigations Proposed	Explanation of how the further investigations propose to address an identified issue or question
Heritage	<ul style="list-style-type: none"> • Identify all State Heritage Areas, State Heritage Places, Local heritage places and Representative Items affected by the proposed Code Amendment. • Undertake a review of available information (e.g. Aboriginal Affairs and Reconciliation Division) to determine whether any registered sites exist in the Area Affected. In any event, ongoing development of land will need to meet the requirements of the <i>Aboriginal Act 1998</i> (including non-registered sites/objects that may discovered).
Preliminary Noise Assessment	Investigate the potential impacts of environmental noise on adjoining land from the potential future development of the Affected Area.
Tree Assessment	Undertake a Significant Tree/Regulated Tree survey and investigate and identify options for retention.
Traffic and Transport Investigations	<p>A traffic and transport investigation report will be prepared to understand the likely traffic/transport implications of the proposal. At a high-level, information considered will include:</p> <ul style="list-style-type: none"> • Providing an analysis of the existing and proposed future traffic impacts arising from the future development of the land for employment (large format bulky goods) purposes. • Determine the traffic generation volumes and potential impacts. • Negotiate with DIT in respect to verifying the potential establishment of a controlled intersection to Main North Road.

Further Investigations Proposed	Explanation of how the further investigations propose to address an identified issue or question
Infrastructure services Investigations	<p>Existing utility infrastructure will be reviewed to:</p> <ul style="list-style-type: none"> • Investigate and determine the availability of current infrastructure servicing the Affected Area and its capacity. • Determine the anticipated requirements for infrastructure augmentation or upgrade works that may be required.
Stormwater and Flooding Investigations	<p>A stormwater and flooding investigations report will be undertaken to:</p> <ul style="list-style-type: none"> • Investigate the capacity and/or upgrades that may be required to existing stormwater infrastructure to accommodate the development of the land. • Identify strategies and techniques to be employed in the future development of the land to meet the stormwater requirements of Council and the EPA. • Identify if the land is subject to flooding and if so, confirm strategies and techniques to mitigate flooding to the site.

4.3. Engagement Already Undertaken

In accordance with Practice Direction 2, the Town of Gawler has been consulted on this proposal. A series of meetings have occurred with Council staff. A briefing of the Elected Members is scheduled to occur on 14 April 2022. A copy of the staff agenda report to the Council meeting is included as **Attachment E**.

4.4. Further Engagement Proposed

In addition to the engagement already undertaken and identified above, further engagement on the Code Amendment will occur once the Code Amendment is initiated. The draft Engagement Plan is provided in **Attachment F**.

5. CODE AMENDMENT PROCESS

5.1. Engagement Plan

The Code Amendment process will occur in accordance with the Community Engagement Charter and Practice Direction 2 – Consultation on the Preparation or Amendment of a Designated Instrument.

The Designated Entity will prepare an Engagement Plan prior to the commencement of engagement on the proposed Code Amendment. The Engagement Plan will include the following mandatory consultation requirements (which may be in addition to the engagement outlined in this Proposal to Initiate):

- the Local Government Association must be notified in writing of the proposed Code Amendment
- if the Code Amendment has a specific impact on 1 or more particular pieces of land in a particular zone or subzone (rather than more generally), the Designated Entity must take reasonable steps to give a notice in accordance with Regulation 20 of the *Planning, Development and Infrastructure (General) Regulations 2017*, to:
 - the owners or occupiers of the land
 - owners or occupiers of each piece of adjacent land
- consultation must also occur with any person or body specified by the State Planning Commission under section 73(6)(e) of the Act.

A draft Engagement Plan is provided in **Attachment F**.

5.2. Engagement Report

Once engagement on the Code Amendment is complete, the Designated Entity will prepare an Engagement Report under section 73(7) of the Act.

The Designated Entity must ensure that a copy of the Engagement Report is furnished on the Minister and also published on the PlanSA portal. This will occur in accordance with Practice Direction 2.

The Engagement Plan and the Engagement Report will also be considered by the State Planning Commission during the final stages of the Code Amendment process. The Commission will provide a report to the Environment, Resources and Development Committee of Parliament under section 74(3) of the Act. The Commission's report will provide information about the reason for the Code Amendment, the consultation undertaken on the Code Amendment and any other information considered relevant by the Commission.

5.3. Code Amendment Timetable

The Proponent (where it is also the Designated Entity) commits to undertaking the Code Amendment in line with the timeframe outlined **Attachment G**. If a timeframe is exceeded (or expected to be exceeded) the Proponent agrees to provide an amended timetable to the Department with an explanation of the delay, for approval by the Minister of an extension of time for the Code Amendment.

ATTACHMENT A

Map of Affected Area



Current Zone

LEGEND

— Affected Area Boundary

— Zone Boundary

ATTACHMENT B

Land Supply Report



LAND SUPPLY REPORT
VADOULIS GARDEN CENTRE CODE AMENDMENT

550 – 554 MAIN NORTH ROAD, EVANSTON PARK

Prepared for:
550 Main North Road Pty Ltd

Date:
22.03.2022

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Proprietary Information Statement

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APPENDICES

- APPENDIX 1. RESIDENTIAL LAND SUPPLY
 APPENDIX 2. EMPLOYMENT LAND SUPPLY

EXECUTIVE SUMMARY

550 Main North Road Pty Ltd (the Proponent) is proposing to initiate an amendment to the Planning and Design Code (the Code Amendment) as it relates to land located at 550-554 Main North Road, Evanston Park (the Affected Area), shown in Figure 1.1 below. The Code Amendment will propose to rezone the land from the General Neighbourhood Zone to the Employment Zone.

This report considers the impact of rezoning the Affected Area on residential and employment land supply within the Town of Gawler, having regard to the strategic policy setting, key demand indicators and the existing supply within the Town of Gawler.

Key strategic documents recognise the need for adequate land supply for both residential and employment purposes and to be considered adequate, land supply should account for growth over the longer term (at least 15 years).

In relation to existing supply within the Town of Gawler, there are:

- 1,933 residential allotments approved;
- A further 63 residential allotments proposed;
- The capacity to accommodate approximately 2,071 residential allotments on the remaining a vacant residential land; and
- 15 remaining vacant allotments with an accumulative area of 5.47 hectares within the Employment Zones.

To date, population growth has occurred at an average rate of 412 to 421 people per year since 2006 and population projections prepared by the Department of Planning Transport and Infrastructure (DPTI) predict that this could increase to 695 people per year through to 2036. Based on an average household size of 2.4 persons per dwelling demand is expected to be between 195 and 290 dwellings per annum. This represents 14 to 20 years of residential land supply.

The Affected Area has a potential residential yield of 60 to 70 allotments, which will have marginal impact on residential land supply, representing less than 2% of existing supply.

In relation to employment land, rates of consumption for the Outer North region of Greater Adelaide are estimated at 1 hectare of employment land per 6.95 additional people. If population growth occurs at a rate of 421 to 695 people per year, the available employment land is likely to be consumed at a rate of 0.61 to 1 hectare per year and supply may be exhausted within 5.5 to 9.0 years. There is no planned supply following this and demand will need to be accommodated in adjacent Council areas, noting that there is significant supply of employment land within the Outer North region.

In the light of the findings above, rezoning the Affected Area from the General Neighbourhood Zone to the Employment Zone will have a negligible impact on residential supply within the Town of Gawler. However, rezoning the Affected Area will:

- increase existing employment land supply within the Town of Gawler by 73%;
- enable the Town of Gawler to compete with other locations in the Outer North in the accommodation of employment lands which will support the attraction and retention of working age population;
- secure supply, based on projected demand, for the next 9.5 to 15.5 years; and
- ensure the retention of land currently used for employment purposes.

Accordingly, the rezoning of the Affected Area from the General Neighbourhood Zone to the Employment Zone will not have a detrimental impact on residential land supply and will ensure that land currently used for employment purposes will continue to be used for this purpose.

1. INTRODUCTION

550 Main North Road Pty Ltd (the Proponent) is proposing to initiate an amendment to the Planning and Design Code (the Code Amendment) as it relates to land located at 550-554 Main North Road, Evanston Park (the Affected Area), shown in Figure 1.1 below. The Code Amendment will propose to rezone the land from the General Neighbourhood Zone to the Employment Zone.

Figure 1.1 *The Affected Area*



Future Urban Pty Ltd have been engaged by the Proponent to prepare a Land Supply Report which considers the impact of rezoning the land on residential and employment land supply within the Town of Gawler.

Accordingly, this report:

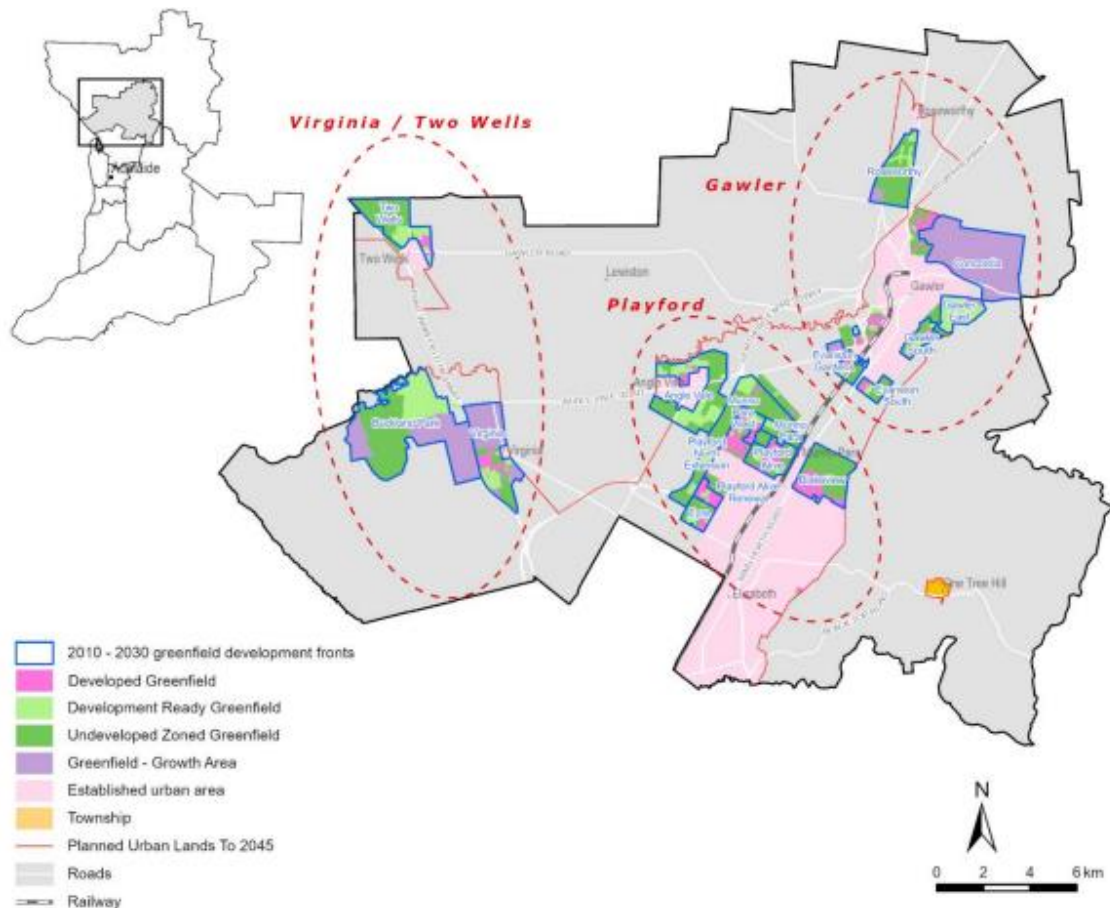
- outlines the geographic and strategic policy context for residential and employment land supply within South Australia and the Town of Gawler;
- undertakes a review of key demand indicators and trends in relation to housing and employment within the Town of Gawler; and
- identifies the existing and planned residential and employment land supply within the Town of Gawler.

Based on the findings of the above, the impact of the rezoning the Affected Area on residential and employment land supply within the Town of Gawler has been evaluated.

2. GEOGRAPHIC CONTEXT

The Affected Area is situated within the Town of Gawler, approximately 50 kilometres north of the Adelaide Central Business District and sits within the 'Outer North' region of Greater Adelaide.

Figure 2.1 Outer North Region (Greenfield Land Supply Report¹)



In relation to land supply, the Outer North region features:

- The largest stock of greenfield land for residential purposes, when compared to all other regions;
- The lowest amount of general infill development over the last ten years when compared to other regions, correlating with the lowest average rate of demolitions;
- 151 hectares of zoned and vacant employment land remained, accounting for just under 8% of total vacant employment land supply within Greater Adelaide; and
- More than 1,732 hectares of identified future employment land (unzoned), accounting for 95% of all identified future employment land across Greater Adelaide. The majority of this land is located within the Greater Edinburgh Parks (GEP) precinct and required significant investment, investigations and rezoning prior to being market ready. The GEP precinct is located approximately 6 kilometres from the Town of Gawler and hence is not overly convenient to the resident workforce of Gawler.

¹ Available here:

https://plan.sa.gov.au/_data/assets/pdf_file/0005/830984/Land_Supply_Report_for_Greater_Adelaide_-_Greenfield.pdf

Locally, the Affected Area is approximately 1.5 kilometres from Gawler’s District Centre.

The Town of Gawler is 41.1 square kilometres in size and had an estimated resident population of 24,718 people at 30 June 2020². Due to its position near the northern urban growth boundary for Greater Adelaide, Gawler acts as a regional hub for the northern areas. More specifically, the Town of Gawler’s Economic Development Strategy 2020-2025 estimates that centre services a regional catchment of 110,000 people, noting that the nearest centres to the north are Nuriootpa (30 kilometres north-east) and Kapunda (34 kilometres north).

3. STRATEGIC POLICY CONTEXT

3.1 State Planning Policies

The State Planning Policies (SPPs) set out the State’s overarching goals and requirements for the planning system.

SPP 1 ‘Integrated Planning’ is most relevant when considering land supply. The overarching objective and most relevant policies are provided in Table 3.1 below.

Table 3.1 *State Planning Policy 1 Integrated Planning Objective and Relevant Policies.*

Objective	To apply the principles of integrated planning to shape cities and regions in a way that enhances our livability, economic prosperity and sustainable future.
SPP 1 Policies	<p>1.1 An adequate supply of land (well serviced by infrastructure) is available that can accommodate housing and employment growth over the relevant forecast period.</p> <p>1.4 Plan growth in areas of the state that is connected to and integrated with, existing and proposed public transport routes, infrastructure, services and employment lands.</p>

It is evident from the above that land supply for both housing and employment needs to account for growth and that growth areas should be well serviced.

3.2 30 Year Plan for Greater Adelaide

The 30 Year Plan for Greater Adelaide (2017 Update) is the Regional Plan which puts the SPPs into practice and guides the growth and progress of Greater Adelaide. This Plan is likely to be replaced in 2023.

In relation to housing and employment land supply, Policy 46 anticipates that ‘*an adequate land supply is available to accommodate housing and employment growth over the longer term (at least a 15 year supply)*’ is planned for.

To do so, the Plan has identified areas for growth until 2045. The Affected Area is already identified as ‘urban land’ and as a result, is not identified as new land to accommodate for growth. More detail on the planned supply for the Town of Gawler is provided in section 5 of this report.

² Estimated resident population information released by the Australian Bureau of Statistics here: https://www.abs.gov.au/statistics/people/population/regional-population/2019-20/32180DS0002_2019-20.xls

3.3 Gawler Community Plan 2030+

The Gawler Community Plan 2030+ guides the future allocation of resources for the type and standard of infrastructure and service provided to the community by Council.

In relation to population and growth, the Plan recognises that the population projections released by the Department of Planning, Transport and Infrastructure (DPTI) in 2019 predicted that Gawler will grow by a further 14,212 residents between 2019 and 2036. In addition, the Plan acknowledges that the surrounding areas rely on the Town of Gawler. More specifically, more than 4,000 residents currently live adjacent Council's immediate boundaries which will significantly increase when the development of Concordia eventuates.

In relation to employment, the Plan acknowledges the regional context of the Town of Gawler which acts as a regional hub for the surrounding areas, as mentioned in section 2 above. In addition, the Plan highlights that a significant percentage of Gawler citizens work outside of the Council area and that many people working in Gawler, reside elsewhere.

Having regard to the above, the Plan sets out a series of goals. The goal most relevant to land supply is Goal 2.1.1 which states:

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

The Plan does not refer to land supply in the context of the limited opportunities for the growth of Gawler, noting the small geographic size of Gawler. However, it does refer to:

- Realigning Council boundaries to acquire adjacent growth areas such as Concordia; and
- Undertaking ongoing investigations to support a potential Planning and Design Code Amendment for the remaining areas within the Rural Zone in the Council area.

3.4 Summary

It is evident that the above strategic documents recognise the need for adequate land supply for both residential and employment purposes. The 30 Year Plan for Greater Adelaide is the only document providing guidance regarding the 'adequacy' of land supply and indicates that land supply should account for growth over the longer term (at least 15 years).

Accordingly, the impact of the Code Amendment on land supply should be considered in this context.

4. DEMAND INDICATORS

4.1 Data Selection for Demand Indicators

A number of factors can influence and indicate demand for residential and employment lands. These include:

- Population growth and projections;
- Demographic trends, such as age and household occupancy;
- Historical dwelling and allotment approvals; and
- Employment trends.

Each of these indicators are considered below.

4.2 Population Growth and Projections

Between 2006 and 2016, the Town of Gawler experienced a population growth of 4,123 people or an average of 412 people per year; a growth rate of 2.18% per annum.

At 30 June 2020, the estimated resident population was 24,718 people, suggesting that the population has increased by a further 1,684 people in 4 years. This would continue the growth at 421 people per year at a rate of 1.82% per annum.

In December 2019 the DPTI predicted that this growth rate would increase and projected that Gawler would grow by 13,894 people between 2016 and 2036 (an increase from 23,352 to 37,246 people)³. This represents:

- an overall population increase of 59.5% which is the largest proportional increase projected for a Local Government Area (LGA) in South Australia; and
- an annual growth rate of 695 people or 2.97% per annum.

It is worth noting that these projections were undertaken prior to COVID-19 and the full effects of the pandemic on population projections are unknown. However, market preferences for larger allotments and greater flexibility for remote working and learning have anecdotally encouraged growth within outer regions of Greater Adelaide, such as Gawler.

The 2021 Australian Bureau of Statistics Census results will not be available until June 2022 and unfortunately, were not available at the time of preparing this report to verify if this projected growth is being experienced.

4.3 Demographic Trends

The median age of residents within the Town of Gawler has gradually increased between 2006 and 2016 from 39 to 41, which suggests that the rate of aging in the Town of Gawler is greater than within Greater Adelaide which increased from 38 to 39 years of age over the same period.

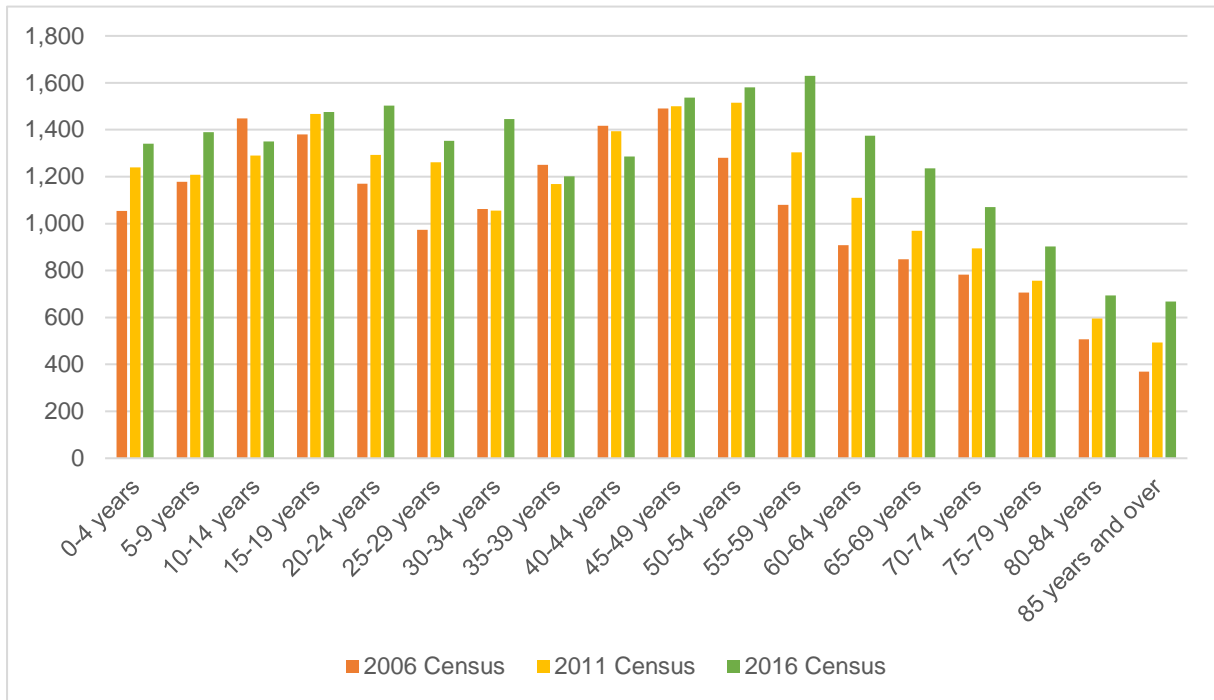
People aged between 55 and 59 years of age represent the largest age group within the Town of Gawler and experienced the most growth between 2006 and 2016. All age groups over 45 experienced growth within this period, as shown in Figure 4.1 below.

It is worth noting that there was only an increase of 287 children aged between 0 and 4 years between 2006 and 2016, accounting for only 7.0% of the population growth experienced over this period. Accordingly, the population growth experienced during this period was largely due to migration to the area, rather than through natural increase. This is consistent for Greater Adelaide, noting that only 7.5% of population growth between 2006 and 2016 was as a result of natural increase.

Notwithstanding the increase in age, the average number of people per household has remained at 2.4 people per household between 2006 and 2016.

³ A copy of the population projections are available here: https://plan.sa.gov.au/_data/assets/pdf_file/0010/822727/Local_Area_SA2_and_LGA_Population_Projections_for_South_Australia,_2016_to_2036.pdf

Figure 4.1 Age Groups within the Town of Gawler between 2006 and 2016.



The ageing of the population (45 plus age cohort) is an important strategic consideration for the Town of Gawler. Provision of adequate employment opportunities is a key driver of attraction working age population, which has well recognised flow on benefits to the local economy.

4.4 Development Approvals

The land supply pipeline indicators prepared by the Department of Transport and Infrastructure⁴ confirm the number of proposed allotments, deposited allotments and completed allotments between 2007 and 2020 and are provided in Figure 4.2 below.

There are three evident peaks in the number of allotments proposed in 2011, 2019 and 2020. Each of these peaks follows the rezoning of land for residential purposes, including:

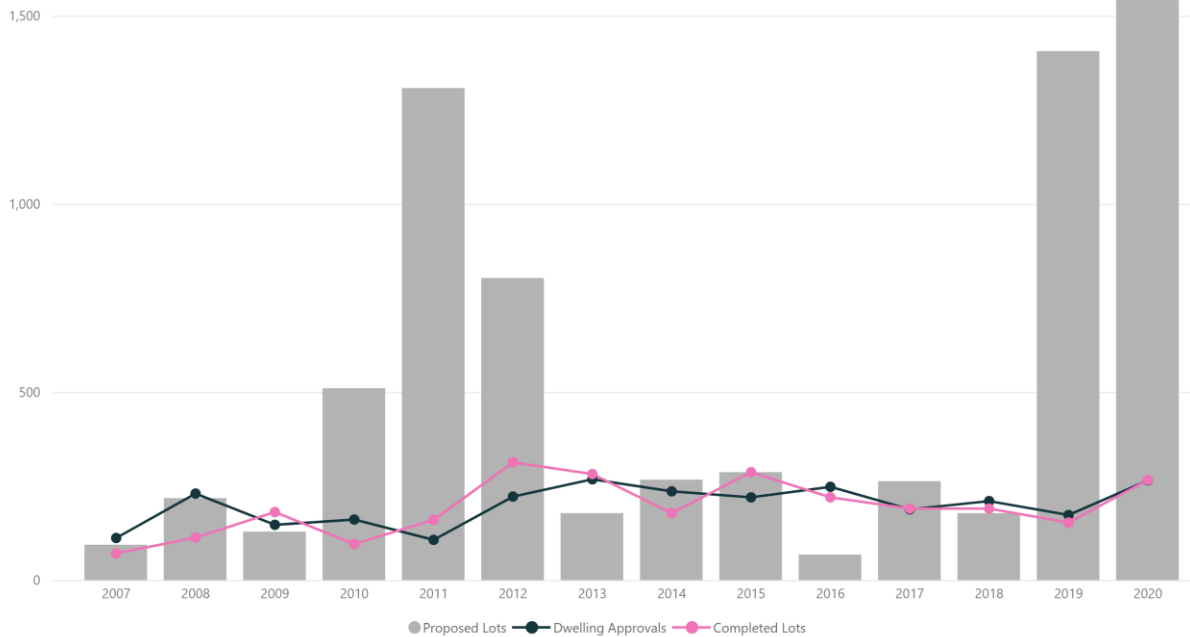
- Gawler East DPA (Ministerial) consolidated on 26 August 2010;
- Evanston Gardens DPA consolidated on 20 February 2018; and
- Gawler East Structure Plan DPA consolidated on 11 July 2019.

It is also clear that the number of dwelling approvals closely aligns with the number of deposited allotments released to the market. This suggests that supply is being consumed as soon as it is being created and it is possible that supply is constraining population growth. This is considered further in section 4.6 below.

⁴ Available here:

https://plan.sa.gov.au/state_snapshot/land_supply/Residential_land_development_monitor

Figure 4.2 Land Supply Pipeline Indicators for Town of Gawler

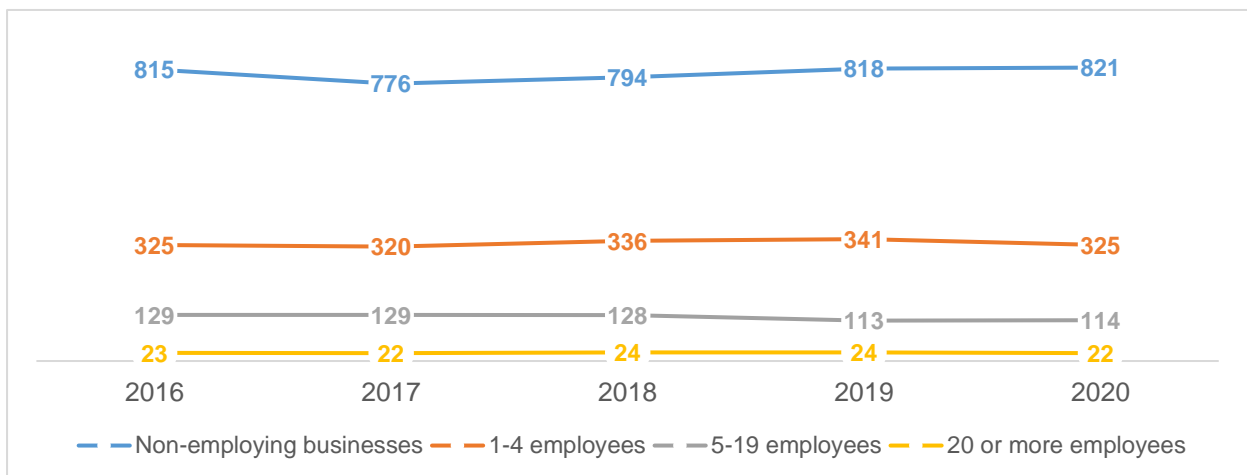


4.5 Employment Trends

The total number of businesses within the Town of Gawler was 1,282 business at 30 June 2020⁵, with no overall growth since 2016.

Small business comprises the majority of businesses within Gawler, noting that 64% of businesses do not have additional employees, as shown in Figure 4.3 below, and this has not changed between 2016 and 2020.

Figure 4.3 Number of businesses by size (employees) (as at 30 June 2020)



In relation to the type of businesses, the Town of Gawler’s largest industries are construction (24.9%), professional, scientific and technical services (9.6%), rental, hiring and real estate services (9.3%) and health care and social assistance (7.9%).

⁵ Australian Bureau of Statistics: <https://dbr.abs.gov.au/region.html?lyr=lga&rgn=42030>

As shown in Table 4.1 below, administrative and support services have experienced the most growth between 2016 and 2020 (68%), whilst the number of businesses in retail trade, electricity, gas water and waste services and arts and recreation services have all declined by 20% over the same period. Most other industries have remained relatively consistent over this period.

The provision of additional employment lands, through an Employment Zone or similar, would provide opportunities to accommodate a number of industries, including retail trade, transport, postal and warehousing, and wholesale trade.

Table 4.1 *Number of businesses by Industry (at 30 June 2020)*

Description	2016	2017	2018	2019	2020	Percentage Change
Construction (no.)	306	291	307	319	319	4%
Professional, scientific and technical services (no.)	118	104	103	116	123	4%
Rental, hiring and real estate services (no.)	135	137	132	134	119	-12%
Other services (no.)	95	99	108	109	102	7%
Health care and social assistance (no.)	92	88	94	97	101	10%
Financial and insurance services (no.)	86	83	86	92	84	-2%
Retail trade (no.)	94	88	80	85	75	-20%
Agriculture, forestry and fishing (no.)	70	73	73	67	70	0%
Transport, postal and warehousing (no.)	63	61	68	65	65	3%
Accommodation and food services (no.)	56	57	59	53	57	2%
Manufacturing (no.)	44	49	56	52	48	9%
Administrative and support services (no.)	28	25	34	44	47	68%
Wholesale trade (no.)	28	26	24	27	27	-4%
Arts and recreation services (no.)	25	23	21	18	20	-20%
Education and training (no.)	22	16	13	15	18	-18%
Information media and telecommunications (no.)	5	5	4	4	5	0%
Electricity, gas water and waste services (no.)	5	4	4	5	4	-20%
Mining (no.)	----	----	----	3	3	
Public administration and safety (no.)	----	----	3	3	3	
Currently unknown (no.)	5	5	6	3	----	
Number of businesses by industry - total	1 282	1 254	1 279	1 301	1 282	

State-wide, the Land Supply Report for Greater Adelaide – Background and Context Report highlighted that manufacturing ‘has declined substantially in recent decades, due to increased global competition and local economic reform’⁶. In addition, increased consumption and global trade (prior to the pandemic) has ‘led to an increase in the amount of land dedicated to the storage and distribution of goods, particularly in employment lands with good access to strategic freight routes and trade gateways’⁵.

Data on the consumption of land for employment purposes for the Town of Gawler is not readily available. However, a review of existing supply is provided in section 5.4.

By way of comparison, over the whole of the Outer North employment land consumption is occurring at a rate of 3.3 hectares per annum⁷ between 2008 and 2018. During a similar period (2010 to 2019), the population for the Outer North grew by 2,294 people per annum. This suggests that approximately 1 hectare of employment land is consumed per 695 additional people, across the whole region. If applying a similar rate of consumption to the Town of Gawler, and the anticipated growth of 695 people per annum occurs⁸, this suggests there could be demand for 1 hectare of land per year within the Town of Gawler. This is subject to land being available of a nature and location which is attractive to the market, with key criteria typically being access and exposure to main arterial roads.

4.6 Demand Indicators Summary

In relation to residential land demand, it appears that demand for residential land within the Town of Gawler is increasing and is predicted to increase further to accommodate population growth.

Table 4.2 below compares historic population growth, projected growth and the number of dwellings approved over a corresponding period. This indicates that prior to 2016 the average number of dwellings being approved typically exceeded demand and despite the rate of dwelling approvals matching the rate of supply of allotments to the market, supply may not have been constraining demand.

Table 4.2 Comparison of Population Growth, Household Occupancy and Dwelling Approvals

Period	Average Population Growth per Year (number of people)	Average Number of People per Dwelling	Approximate Number of Dwellings Needed to Accommodate Growth per Year	Average Number of Dwellings Approved
2006 - 2016	412	2.4	172	195 dwellings approved per year between 2007 and 2016
2016 – 2020	421	2.4	175	209 dwellings approved per year between 2016 and 2020
2020 - 2036	695	2.4	290	-

⁶ Land Supply Report for Greater Adelaide – Background and Context Report, page 24 - 26, available here:

https://plan.sa.gov.au/_data/assets/pdf_file/0003/830982/Land_Supply_Report_for_Greater_Adelaide_-_Background_and_Context.pdf

⁷ Please note that this excludes land within centres, which accommodates a large proportion of offices, consulting rooms, retail and hospitality which contribute to employment.

⁸ See section 4.2 of this report.

In relation to employment land, if applying a similar rate of land consumption for the Outer North region of Greater Adelaide to the Town of Gawler, there could be demand for up to 1 hectare per annum. However, it is worth noting that whilst demand for employment land will increase as the population increases, surrounding Council areas have significant areas planned for employment growth which could offset shortfalls of employment land supply experienced in the Town of Gawler.

5. SUPPLY

5.1 Contribution of Affected Area

The Affected Area is approximately 4 hectares in size and is currently occupied by one detached dwelling and the Vadoulis Garden Centre. Approximately 2 hectares of the Affected Area is currently vacant and is underutilised. This is likely due to the incompatibility of the existing Zone and the existing use, constraining opportunities for improvements and/or expansion.

Low density residential development exists to the north, east and south of the Affected Area and the Gawler Racecourse exists to the west. The Suburban Activity Centre Zone exists approximately 150 metres to the south of the Affected Area.

In the event that the existing commercial use of the land ceased and the land was developed for residential purposes, approximately 60 to 70 allotments could be accommodated on the land.

5.2 Residential Land Supply

5.2.1 Existing Supply

The existing residential land supply is shown in Figure 5.1 below. **Appendix 1** shows each of the existing (zoned) and the planned (unzoned) areas in more detail.

Within the future growth areas zoned for residential development, approvals exist for the creation of the following allotments:

- 1,414 allotments within 'Zone 1' shown on Figure 5.1 by Springwood Development Nominees Pty Ltd (DA 960/D024/20);
- 71 allotments within 'Zone 1' by Yellowcrest SA Pty Ltd (DA 490/543/2015);
- A remaining 104 allotments of the 360 approved allotments are yet to be deposited in 'Zone 2' by Evanston South Pty Ltd (DA 490/D033/11); and
- Approximately half of the 688 allotments approved within 'Zone 3' are yet to be deposited by Devine Springwood No.2 Pty Ltd (DAs 490/D036/11, 490/D002/14, and 490/102/2019).

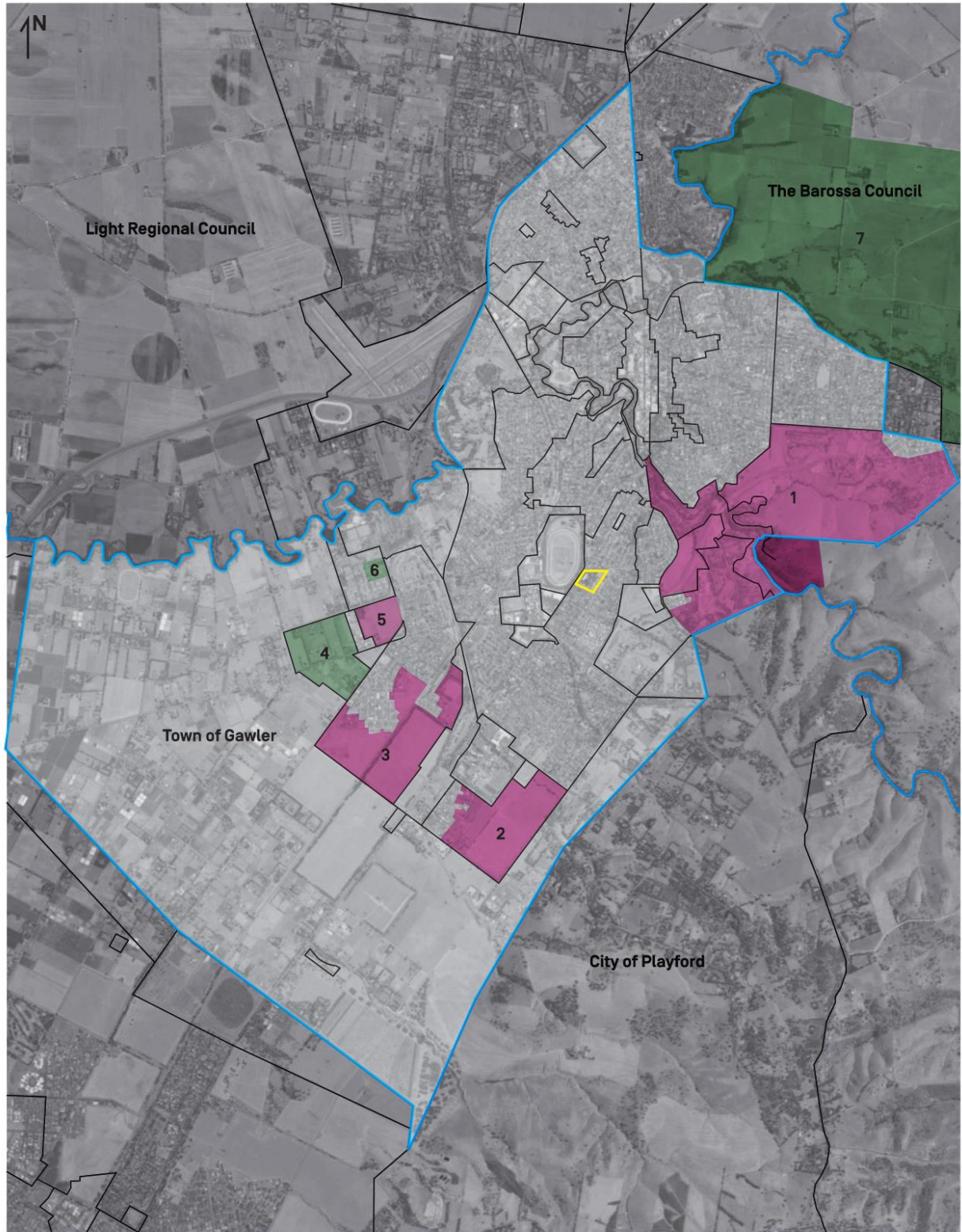
In total, 1,933 allotments are being prepared to be released to the market.

In addition to the above, development applications have been lodged for the creation of the following:

- 30 allotments within 'Zone 1' by Branford Planning and Design (DA 490/D005/21); and
- 33 allotments within 'Zone 1' by Prasads Motel Pty Ltd (490/D014/20).

In the event these applications are approved, this would result in an additional 63 allotments being prepared to be released to the market.

Figure 5.1 *Future Residential Growth Areas in Town of Gawler*



**Future Urban
Growth Areas
Locality Plan**

LEGEND

- Affected Area Boundary
- Zone Boundary
- Future Urban Growth Areas - Unzoned
- Future Urban Growth Areas - Zoned

The remaining vacant land is anticipated to accommodate the following residential yields:

- Approximately 410 allotments could be accommodated on the vacant land in the Master Planned Neighbourhood Zone in Zone 1;
- Approximately 861 allotments could be accommodated on the vacant land in the Master Planned Neighbourhood Zone in Zone 2;
- Approximately 550 allotments could be accommodated on the vacant land in the Master Planned Neighbourhood Zone in Zone 3; and
- Approximately 250 allotments could be accommodated on the vacant land in the Master Planned Neighbourhood Zone in Zone 5.

Accordingly, the existing supply has the capacity to accommodate a further 2,071 allotments.

When combining the number of approved allotments, proposed allotments and potential future allotments, the existing supply has the capacity to accommodate 4,067 residential allotments.

Based on a consumption rate of 195 to 290 allotments per year, the existing supply has the ability to cater for 14 to 20 years of residential land supply.

Any general infill delivered during this period will further increase supply.

5.2.2 Planned Supply

The planned supply for residential land is shown in Figure 5.1 above.

The planned supply is approximately 45 hectares in area and is likely to accommodate low to medium density residential development, based on the density anticipated in the adjacent Master Planned Neighbourhood Zone. The planned supply could accommodate between 600 and 1000 allotments, based on average allotment sizes between 300 to 500 square metres.

In addition to the supply provided within the Town of Gawler, it is also worth noting that a significant growth area is planned on the Council boundary and within the Barossa Council, referred to as Concordia. The growth area is approximately 978 hectares in size and is anticipated to yield up to 10,500 allotments and a population of 23,000 people.

5.2.3 Summary

There is sufficient residential land supply to accommodate historical rates of consumption for the next 20 years and in the event that population growth accelerates as projected by the DPTI, there is sufficient supply to accommodate residential growth for the next 14 years. The planned supply ensures that there is sufficient land to rezone and increase the availability of the supply if consumption occurs at an accelerated rate.

It is also worth noting that the 15 year lead time is to account for the time it takes to commence the rezoning process through to the construction of infrastructure and delivery of the allotments to the market. The recent implementation of the *Planning Development and Infrastructure Act 2016* has resulted in the rezoning process becoming more efficient and in turn, is likely to enable land to be made available for residential purposes within 15 years should the need arise. Accordingly, reviewing the 2021 census data when it becomes available later this year should confirm if growth is occurring at the rate anticipated and suggest whether rezoning of the planned supply should be prioritised.

5.3 Employment Land Supply

5.3.1 Existing Supply

Existing employment land supply is shown in Figure 5.2 below. **Appendix 2** identifies each of the vacant allotments within these Zones. There are 15 remaining vacant allotments with an accumulative area of 5.47 hectares within the Employment Zones and there are 5 vacant allotments within the centre type Zones with an accumulative area of 10.2 hectares (such as the Local Activity Centre Zone and Township Main Street Zone).

Having regard to the consumption rates for the Outer North region of Greater Adelaide, the land within the Employment Zones is likely to be consumed at a rate of 1 hectare per 695 people. If population growth occurs at a rate of 421 to 695 people per year, the above Employment Zones will be consumed at a rate of 0.61 to 1 hectare per year. Accordingly, the existing employment zone supply may be exhausted within 5.5 to 9.0 years. This assumes all zoned land is made available for development, is not constrained and is fit for purpose.

Rezoning the Affected Area, which is 4 hectares in size, will increase employment land supply by 73% and should service projected demand for approximately 9.5 to 15.5 years.

5.3.2 Planned Supply

In 2018, a review of vacant and planned industrial land was undertaken and this data is made available by the Attorney General's Department on Location SA⁹. No planned land for industrial or employment growth exists in the Town of Gawler.

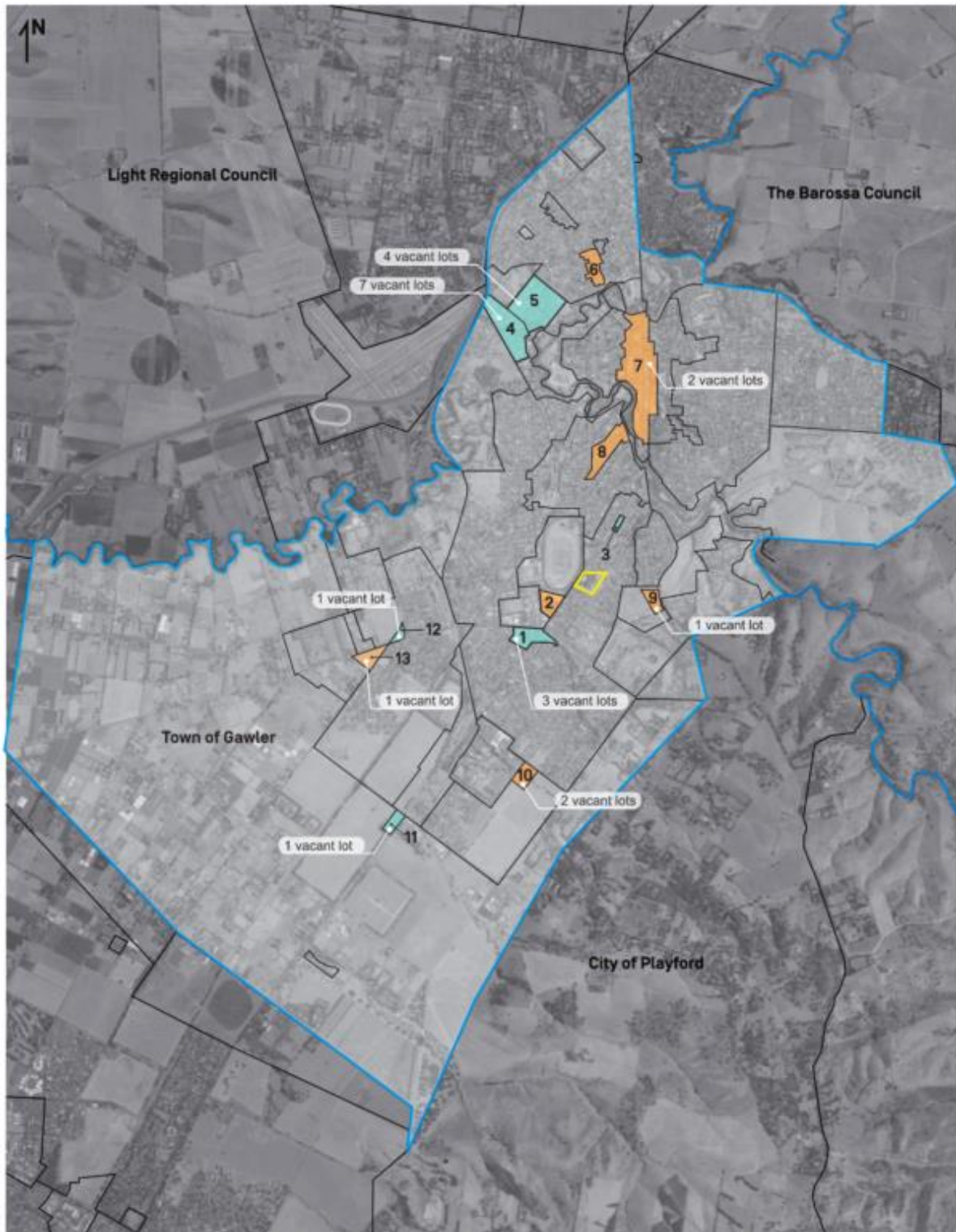
It is worth noting that whilst existing supply for employment land within the Town of Gawler is likely to be exhausted within the medium term, there is:

- 151 hectares of zoned and vacant employment land within the Outer North region of Greater Adelaide; and
- More than 1,732 hectares of identified future employment land (unzoned) within the Outer North region of Greater Adelaide, accounting for 95% of all identified future employment land across Greater Adelaide.

The vacant and future land within the Outer North region is strategically located in close proximity to the Northern Connector. Accordingly, demand for employment land within the Town of Gawler may be limited to smaller scale employment uses requiring proximity to a District Centre. This is consistent with the current scale of businesses experienced within Gawler.

⁹ <https://location.sa.gov.au/viewer/>

Figure 5.2 *Employment Land Supply*



**Employment Zone
Locality Plan**

LEGEND

- Affected Area Boundary
- Zone Boundary
- Employment Zones
- Local, Strategic & Township Activity Centre

- 1. Employment Zone
- 2. Suburban Activity Centre Zone
- 3. Employment Zone
- 4. Strategic Employment Zone
- 5. Employment Zone
- 6. Township Main Street Zone
- 7. Township Main Street Zone
- 8. Township Main Street Zone
- 9. Local Activity Centre Zone
- 10. Local Activity Centre Zone
- 11. Employment Zone
- 12. Suburban Activity Centre Zone
- 13. Employment Zone

6. KEY FINDINGS

Key strategic documents recognise the need for adequate land supply for both residential and employment purposes and to be considered adequate, land supply should account for growth over the longer term (at least 15 years).

In relation to existing supply within the Town of Gawler, there are:

- 1,933 residential allotments approved;
- A further 63 residential allotments proposed;
- The capacity to accommodate approximately 2,071 residential allotments on the remaining a vacant residential land; and
- 15 remaining vacant allotments with an accumulative area of 5.47 hectares within the Employment Zones.

To date, population growth has occurred at an average rate of 412 to 421 people per year since 2006 and population projections predict that this could increase to 695 people per year through to 2036. Accordingly, dwelling demand is expected to be between 195 and 290 dwellings per annum and the existing supply has the ability to cater for 14 to 20 years of residential land supply.

The Affected Area has a potential residential yield of 60 to 70 allotments and has a marginal impact on residential land supply in the context of the existing supply and the projected demand.

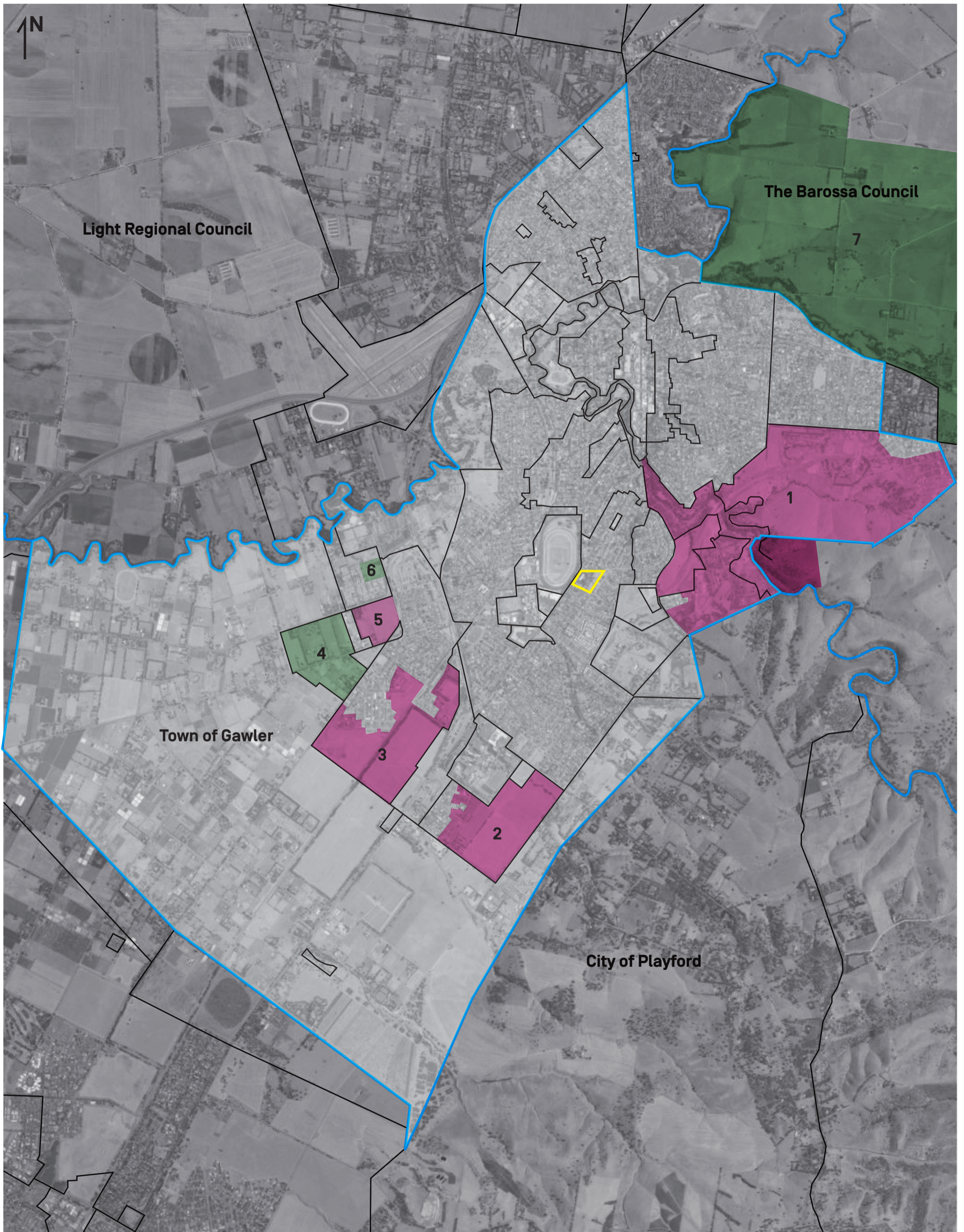
In relation to employment land, rates of consumption for the Outer North region of Greater Adelaide are estimated at 1 hectare of employment land per 6.95 additional people. If population growth occurs at a rate of 421 to 695 people per year, the available employment land is likely to be consumed at a rate of 0.61 to 1 hectare per year and supply may be exhausted within 5.5 to 9.0 years. There is no planned supply following this and demand will need to be accommodated in adjacent Council areas, noting that there is significant supply of employment land within the Outer North region.

In the light of the findings above, rezoning the Affected Area from the General Neighbourhood Zone to the Employment Zone will have a negligible impact on residential supply within the Town of Gawler. However, rezoning the Affected Area will:

- increase existing employment land supply within the Town of Gawler by 73%;
- enable the Town of Gawler to compete with other locations in the Outer North in the accommodation of employment lands which will support the attraction and retention of working age population;
- satisfy projected demands for the next 9.5 to 15.5 years; and
- ensure the retention of land currently used for employment purposes.

Accordingly, the rezoning of the Affected Area from the General Neighbourhood Zone to the Employment Zone will not have a detrimental impact on residential land supply and will ensure that land currently used for employment purposes will continue to be used for this purpose.

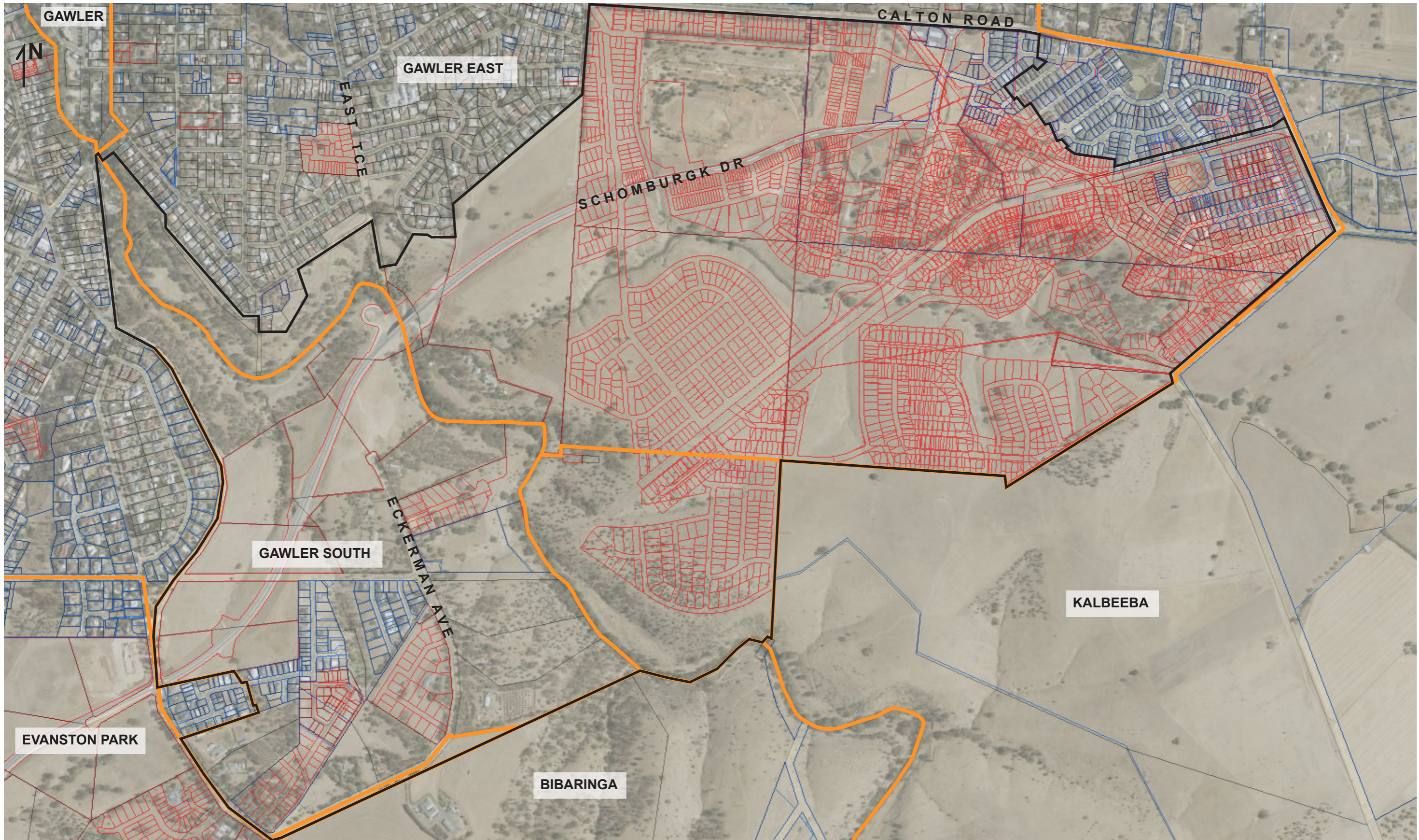
APPENDIX 1. RESIDENTIAL LAND SUPPLY



**Future Urban
Growth Areas
Locality Plan**

LEGEND

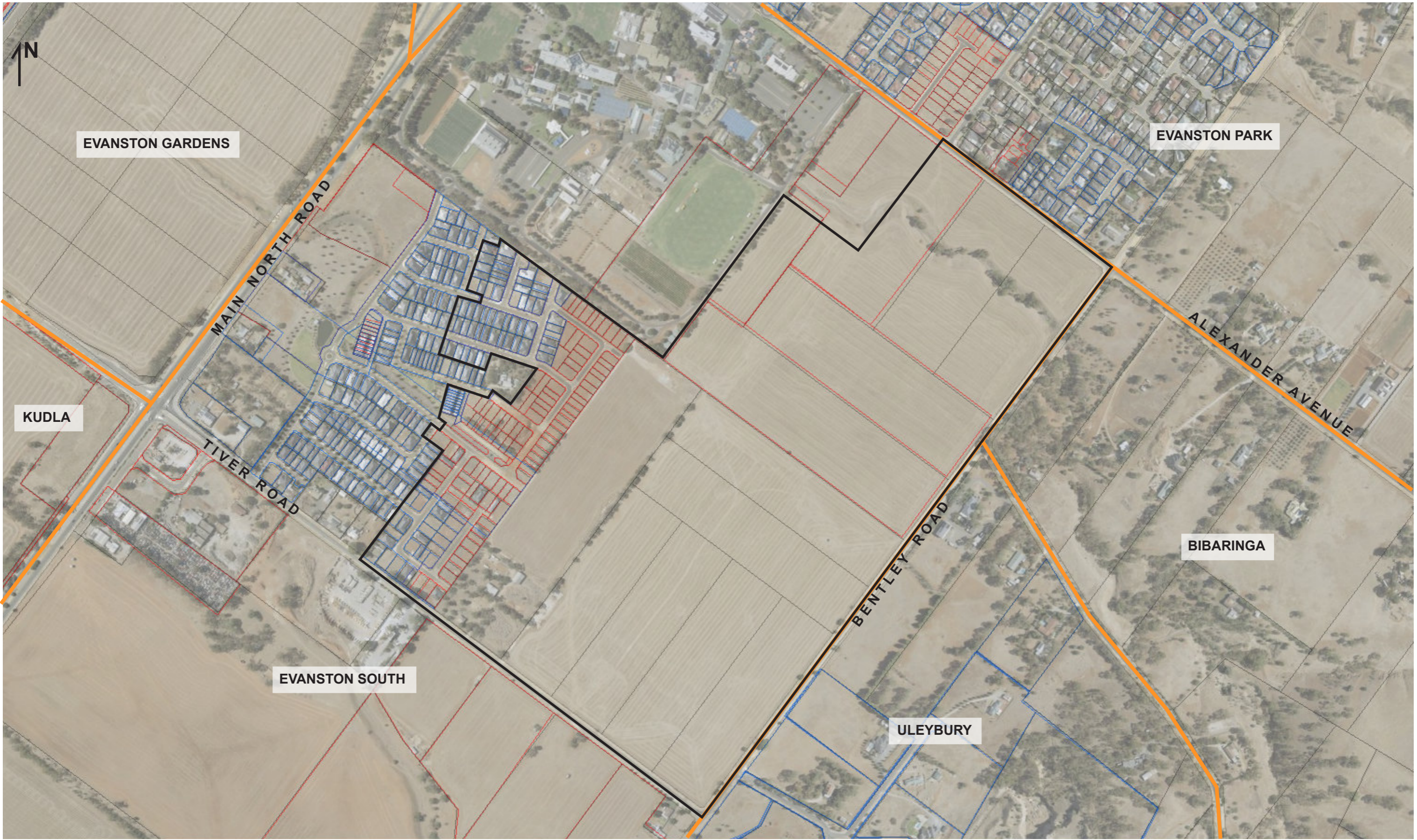
- Affected Area Boundary
- Future Urban Growth Areas - Unzoned
- Future Urban Growth Areas - Zoned
- Zone Boundary



Future Urban Growth Areas - Zoned 1

LEGEND

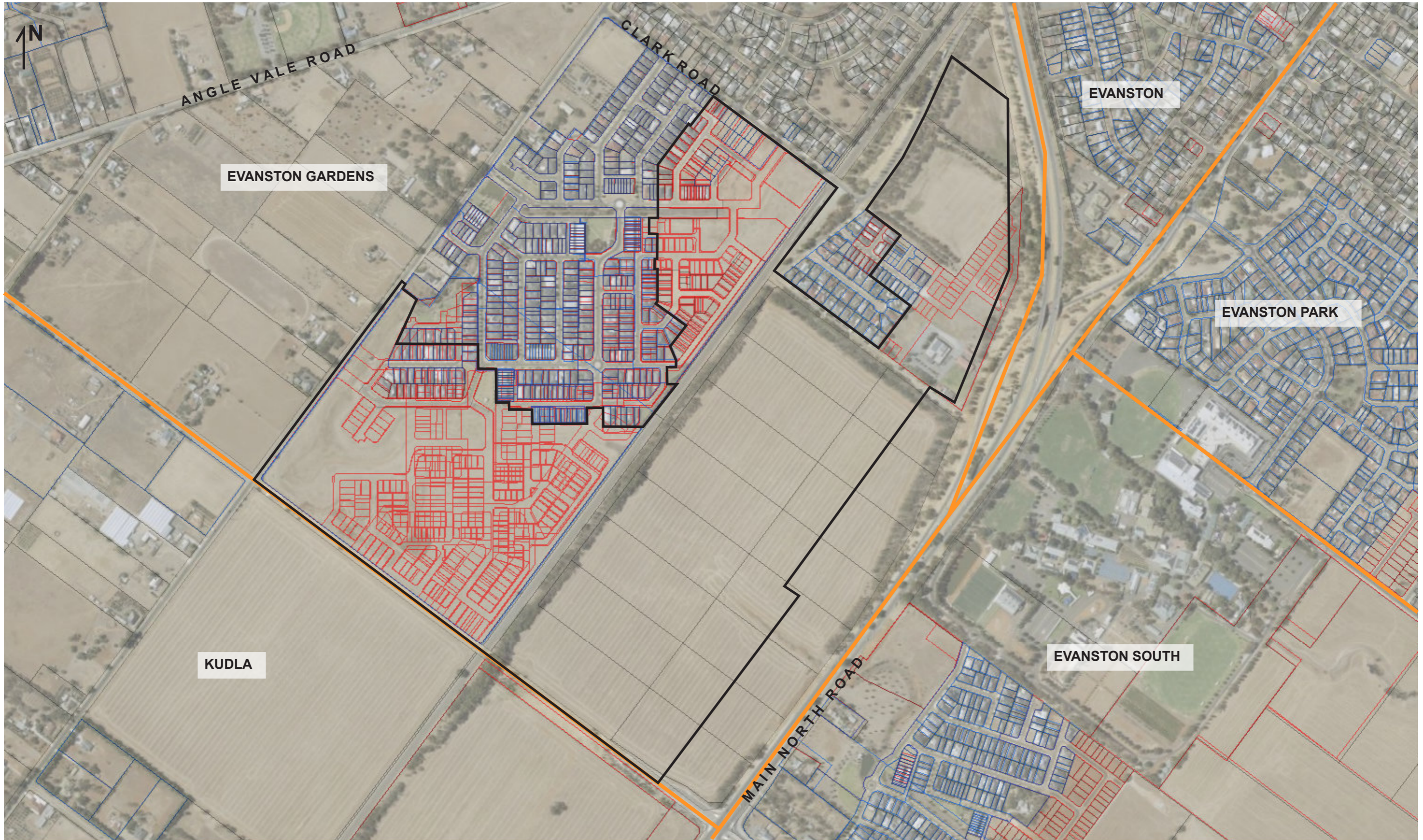
- Future Urban Growth Area Boundary
- Suburb Boundary
- Proposed and/or approved
- Deposited



Future Urban Growth Areas - Zoned 2

LEGEND

- Future Urban Growth Area Boundary
- Suburb Boundary
- Proposed and/or approved
- Deposited



Future Urban Growth Areas - Zoned 3

LEGEND

- Future Urban Growth Area Boundary
- Suburb Boundary
- Proposed and/or approved
- Deposited



Future Urban Growth Areas - unzoned 4 & 6 + Future Urban Growth Areas - zoned 5

LEGEND

- Future Urban Growth Area Boundary
- Suburb Boundary
- Proposed and/or approved
- Deposited

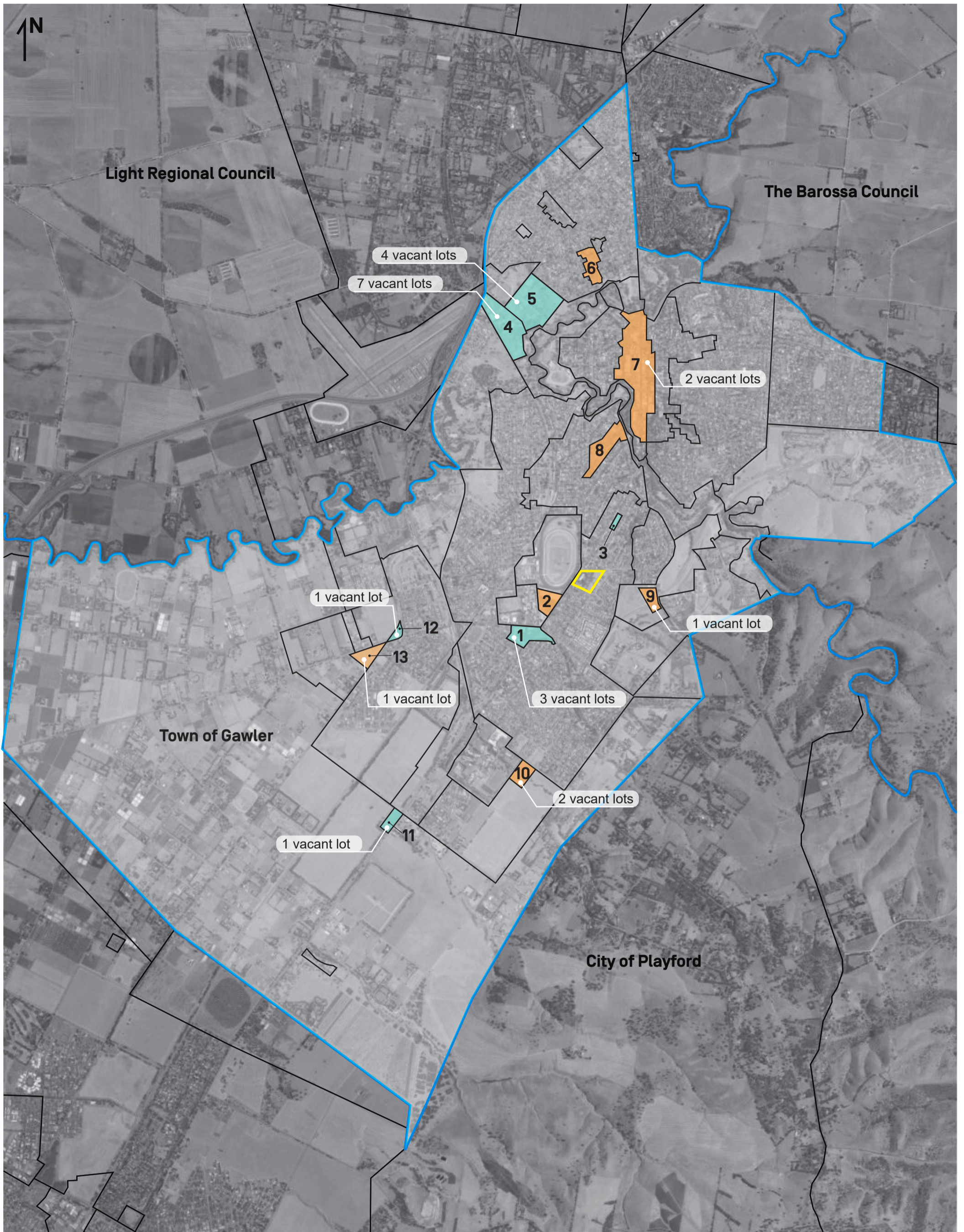


Future Urban Growth Areas - Unzoned 7

LEGEND

- Future Urban Growth Area Boundary
- Suburb Boundary
- Proposed and/or approved
- Deposited

APPENDIX 2. EMPLOYMENT LAND SUPPLY



**Employment Zone
Locality Plan**

LEGEND

- Affected Area Boundary
- Zone Boundary
- Employment Zones
- Local, Strategic & Township Activity Centre

- 1. Employment Zone
- 2. Suburban Activity Centre Zone
- 3. Employment Zone
- 4. Strategic Employment Zone
- 5. Employment Zone
- 6. Township Main Street Zone
- 7. Township Main Street Zone
- 8. Township Main Street Zone
- 9. Local Activity Centre Zone
- 10. Local Activity Centre Zone
- 11. Employment Zone
- 12. Suburban Activity Centre Zone
- 13. Employment Zone




Employment Zone 1

LEGEND

— Zone Boundary

— Suburb Boundary

 Vacant allotments



**Strategic Activity
Centre Zone 2**

LEGEND

— Zone Boundary

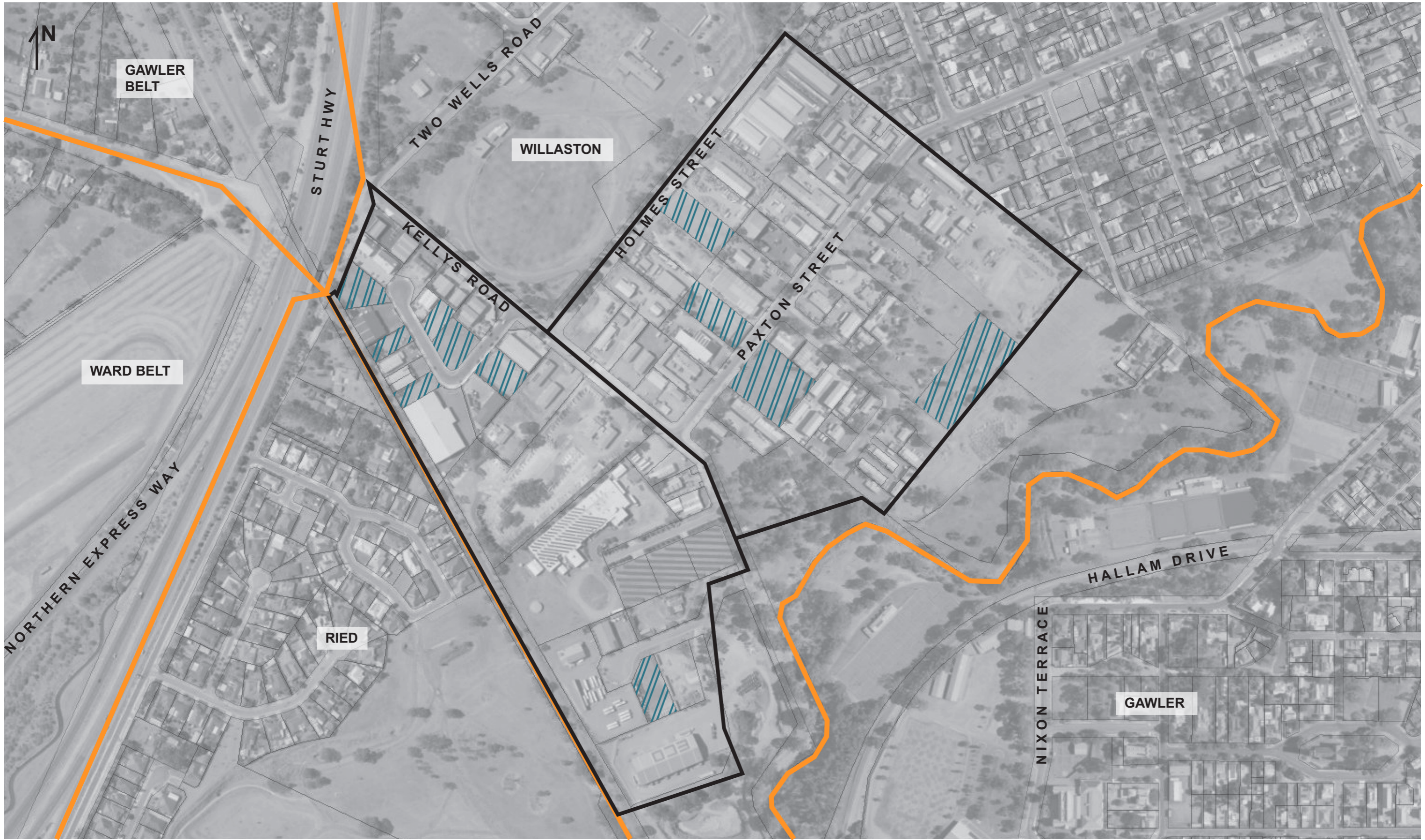
— Suburb Boundary



Employment Zone 3

LEGEND

— Zone Boundary



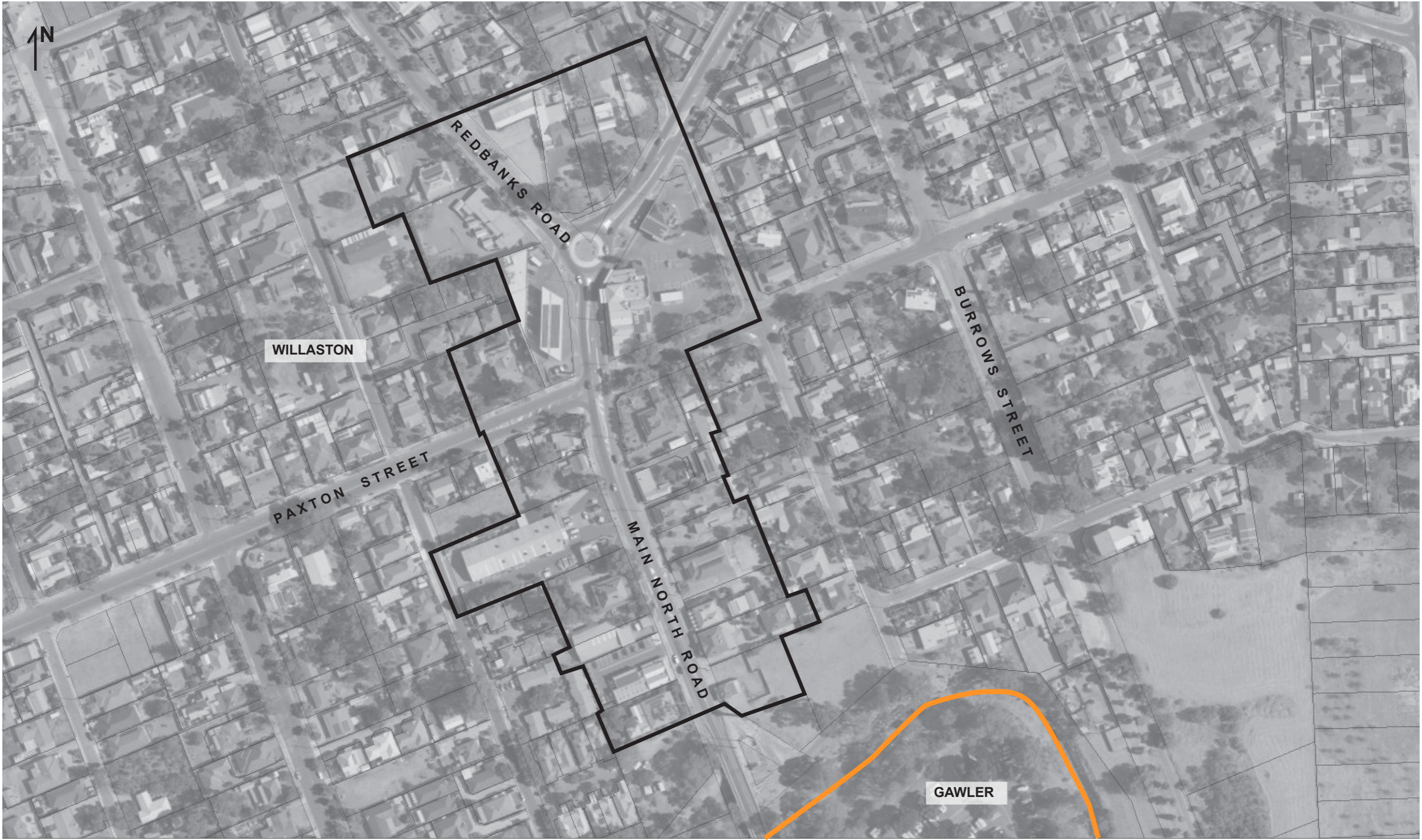
**Strategic
Employment Zone 4 &
Employment Zone 5**

LEGEND

— Zone Boundary

— Suburb Boundary

▨ Vacant allotments

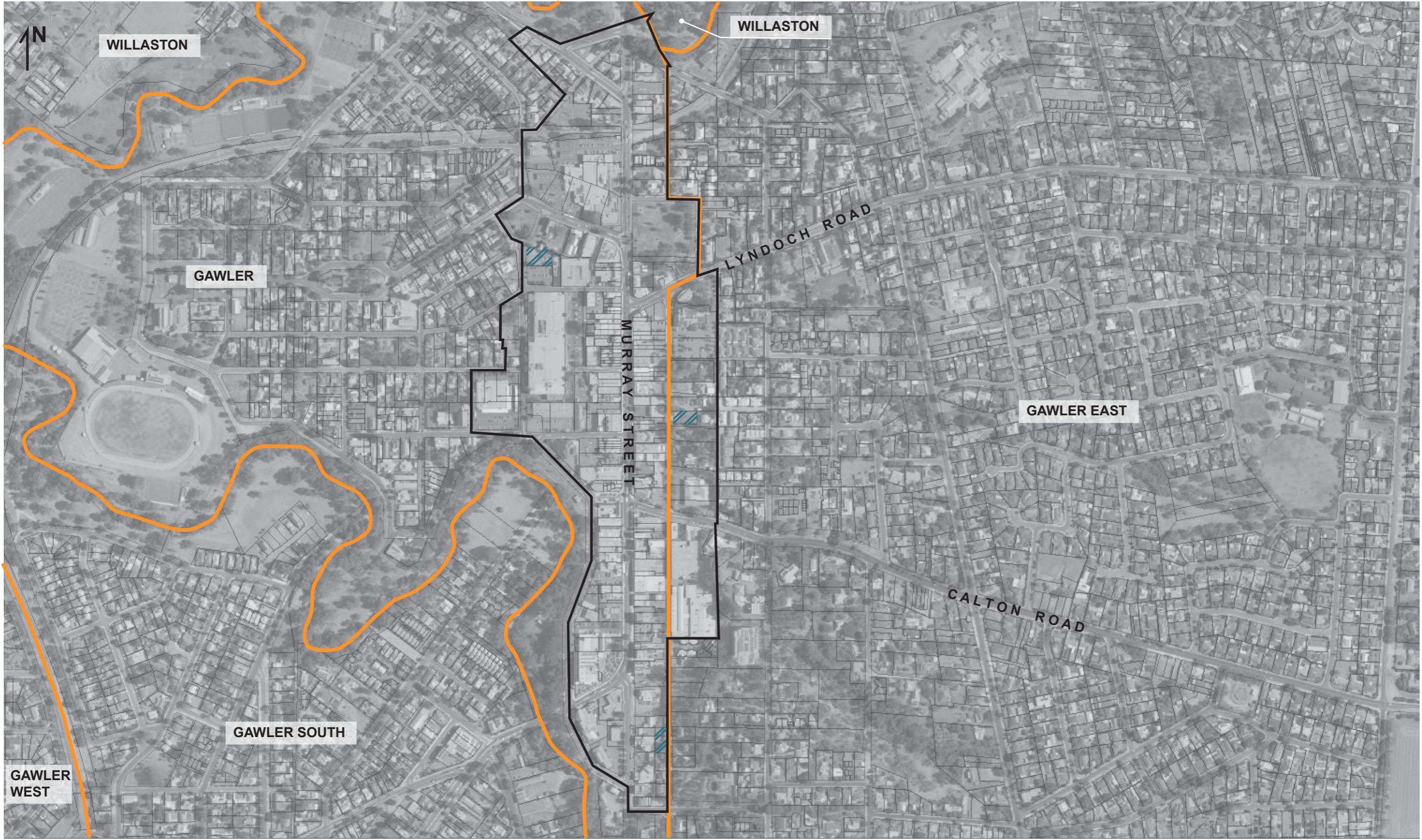


**Township Mainstreet
Zone 6**

LEGEND

— Zone Boundary

— Suburb Boundary



**Township Mainstreet
Zone 7**

LEGEND

— Zone Boundary

— Suburb Boundary

▨ Vacant allotments



**Township Mainstreet
Zone 8**

LEGEND

— Zone Boundary

— Suburb Boundary




**Local Activity Centre
Zone 9**

LEGEND

— Zone Boundary

— Suburb Boundary

 Vacant allotments




**Local Activity Centre
Zone 10**

LEGEND

— Zone Boundary

— Suburb Boundary

 Vacant allotments




Employment Zone 11

LEGEND

— Zone Boundary

— Suburb Boundary


 Vacant allotments



**Employment
Zone 12 & 13**

LEGEND

— Zone Boundary

 Vacant allotments

ATTACHMENT C

Economic Context

ETHOS URBAN

30 March 2022

Project Number: 3220078

Mr Nick Emmett
Managing Director
Emmett
230 Halifax Street
Adelaide, SA 5000

Via email: NickEmmett@emmett.com.au

Dear Nick,

RE: 550-560 Main North Road, Evanston Park

Emmett (the client) control land at 550-560 Main North Road, in Evanston Park (the Subject Site), north of Adelaide at Gawler.

The Gawler region has significant amounts of land available for future residential development. On this basis, the client has identified that the Subject Site has attributes which make it suitable for consideration for employment land.

As such, the client is seeking a Code Amendment for the Subject Site from the current “General Neighbourhood” designation to “Employment” land. Such an outcome would support future employment uses on the Subject Site and provide services and jobs to the rapidly growing community in and around Gawler.

As part of the Code Amendment proposal, the client is seeking guidance on the economic context for a Code Amendment of the Subject Site to accommodate employment land. This Letter of Advice responds to this requirement.

1.0 Location Context

The Subject Site is located at 550-560 Main North Road, Evanston Park, approximately 2km south of Gawler town centre and 36km north-east of Adelaide CBD. The site is approximately 4.1ha in size with 160 metres of prominent frontage to Main North Road.

Currently, the subject site is covered by the General Neighbourhood zone which supports the desired outcome of “low-rise, low and medium-density housing that supports a range of needs and lifestyles located within easy reach of services and facilities” (PlanSA, Planning and Design Code).

At present, the Subject Site is primarily used as a gardening centre. The opportunity exists to continue and enhance on-site jobs through the future appropriate development of other employment uses on what is a relatively large and strategic site for Gawler.

Another key employment location, the Gawler Green shopping centre is located approximately 250 metres south-west of the Subject Site. This centre includes Coles, ALDI, Bunnings, and a number of supporting retail specialties.

An existing area of employment zoned land is located approximately 700 metres south-west of the Subject Site. This land includes the Gawler Park Village shopping mall, a bulky goods retail centre which includes BCF, Supercheap Auto, Cheap as Chips, and other large format retailers.

Both of the above employment land areas are close to fully developed.

An overview of the locational context for the Subject Site is shown in Figure 1.

Figure 1 Subject Site Location Context



Source: Nearmap with Mapinfo

2.0 Employment Analysis

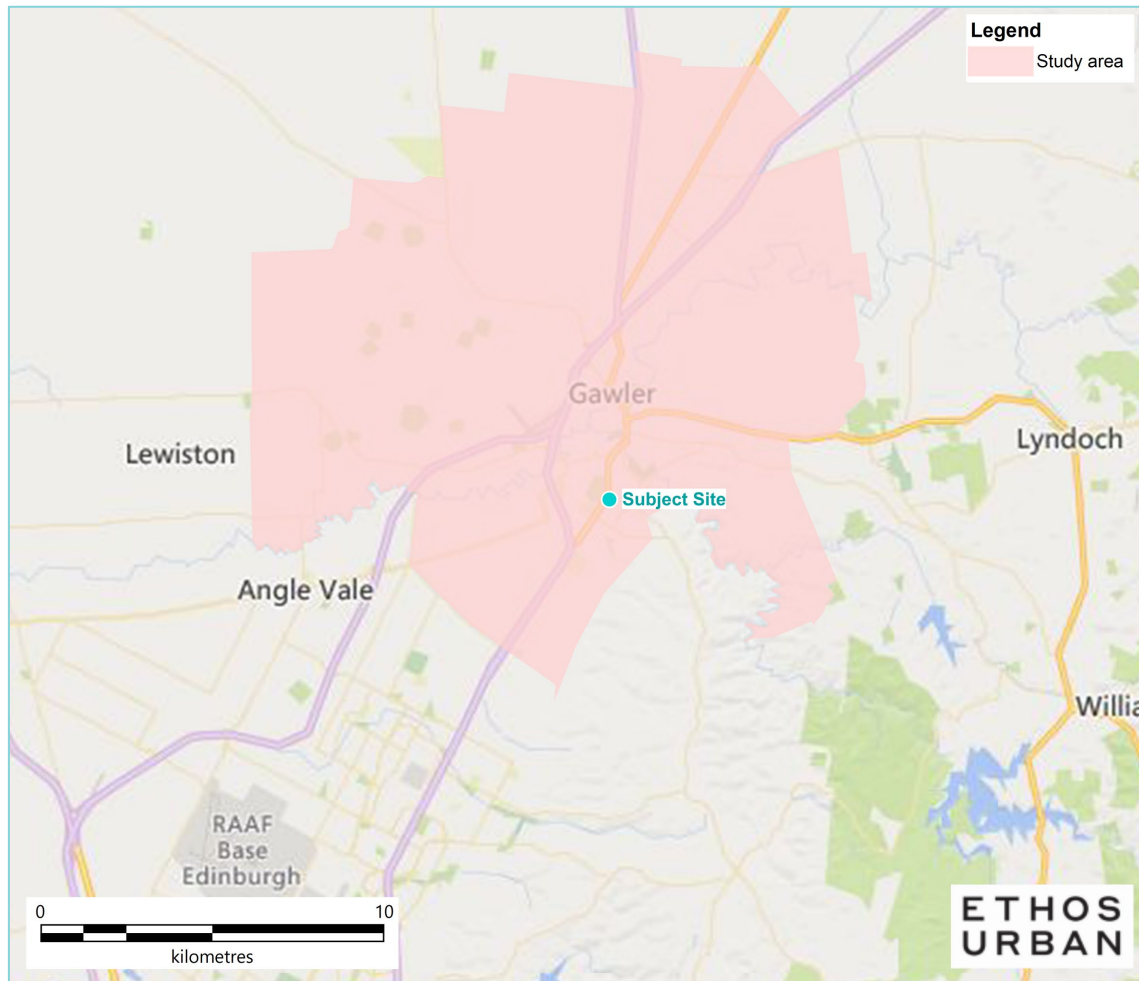
Study Area Definition

A Study Area has been defined in order to assess current and forecast demographic and employment outcomes relevant to the future of the Subject Site.

The defined Study Area includes the Gawler–North and Gawler–South ABS defined Statistical Area 2 (SA2) geographic definitions. This effectively includes the urban areas of Gawler and immediate surrounds, as well as the smaller township of Roseworthy to the north.

This Study Area is shown in Figure 2.

Figure 2 Study Area



Produced by Ethos Urban using MapInfo and BingMaps

Population

The current population of the Study Area is approximately 31,350 persons. This population represents an increase of +4,430 people since 2011 at a rate of +1.5% per annum over the decade. This compares with growth for Greater Adelaide of +1.0% per annum over the same period, Population growth for the Study Area has been driven by residential growth on the northern, southern, and eastern edges of the Gawler urban area.

The Study Area population is forecast to see continued strong growth to 34,280 persons by 2026, or a total increase of +2,930 persons. Beyond 2026 the population is forecast to grow to 42,350 people by 2036, an increase of +11,000 persons on 2021 levels, as shown in Table 1 below.

Table 1: Study Area Historic and Forecast Population, 2011 to 2036

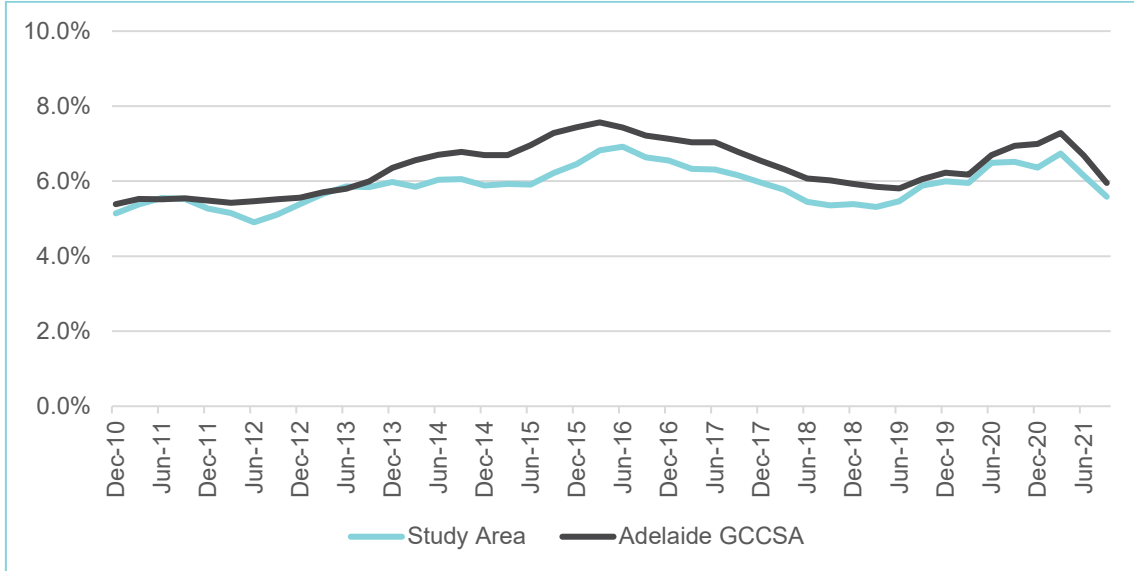
	2011	2016	2021	2026	2031	2036
Population (no.)	26,920	29,410	31,350	34,280	38,250	42,350
Average Annual Growth (no.)		+500	+390	+590	+790	+820
Average Annual Growth (%)		+1.8%	+1.3%	+1.8%	+2.2%	+2.1%

Source: Ethos Urban; ABS, *Estimated Resident Population, 2021*; Department of Planning, Transport and Infrastructure, Government of South Australia, *Population Projections for South Australia, 2019*

Unemployment

Unemployment rates for the Study Area are generally marginally below that observed for Greater Adelaide. As of the September quarter of 2021, the unemployment rate in the Study Area was 5.6%, down from a recent peak of 6.7% in the March 2021 quarter, as shown in Figure 3.

Figure 3 Unemployment Rate, Study Area and Adelaide GCCSA, Dec-10 to Sept-21



Source: Australian Government, *Small Area Labour Markets*, September Quarter 2021

Ongoing employment growth will be required to ensure that the working population of the Study Area continues to experience below-average rates of unemployment and enhanced economic engagement into the future.

Industry of Employment

A relatively high 31% share of workers employed in the Study Area are in the retail trade and health care and social assistance industries.

Growth in the number of workers occurred in nearly all industries in the Study Area between 2011 and 2016, with the only exception being a decline in the number of workers employed in the manufacturing industry.

Overall, the number of workers employed in the Study Area increased by +1,634 jobs between 2011 and 2016, as shown in Table 2.

This reflects total local employment growth of over 300 jobs per annum.

Table 2: Industry of Employment within Study Area, 2011 and 2016

	2011		2016		Difference	
	no.	%	no.	%	no.	Share
Retail Trade	1,078	16.3%	1,284	15.6%	+206	-0.7%
Health Care and Social Assistance	995	15.0%	1,277	15.5%	+282	+0.4%
Education and Training	961	14.5%	1,014	12.3%	+53	-2.2%
Accommodation and Food Services	472	7.1%	716	8.7%	+244	+1.5%
Manufacturing	637	9.6%	620	7.5%	-17	-2.1%
Construction	408	6.2%	608	7.4%	+200	+1.2%
Professional, Scientific and Technical Services	319	4.8%	326	4.0%	+7	-0.9%
Public Administration and Safety	222	3.4%	302	3.7%	+80	+0.3%
Administrative and Support Services	193	2.9%	284	3.4%	+91	+0.5%
Agriculture, Forestry and Fishing	165	2.5%	254	3.1%	+89	+0.6%
Wholesale Trade	169	2.6%	189	2.3%	+20	-0.3%
Transport, Postal and Warehousing	177	2.7%	187	2.3%	+10	-0.4%
Financial and Insurance Services	153	2.3%	169	2.0%	+16	-0.3%
Rental, Hiring and Real Estate Services	103	1.6%	123	1.5%	+20	-0.1%
Arts and Recreation Services	106	1.6%	114	1.4%	+8	-0.2%
Information Media and Telecommunications	54	0.8%	92	1.1%	+38	+0.3%
Mining	14	0.2%	30	0.4%	+16	+0.2%
Electricity, Gas, Water and Waste Services	22	0.3%	28	0.3%	+6	+0.0%
Other Services	323	4.9%	383	4.6%	+60	-0.2%
Inadequately described	47	0.7%	183	2.2%	+136	+1.5%
Not stated	0	0.0%	69	0.8%	+69	+0.8%
Total	6,618	100.0%	8,252	100.0%	+1,634	-

Source: ABS, *Census of Population and Housing*, 2011, 2016

Place of Work

Notwithstanding the growth in local employment between 2011 and 2016 (2021 Census data available later in 2022), the Study Area has a significant mismatch between local employment and the size of the local labour force.

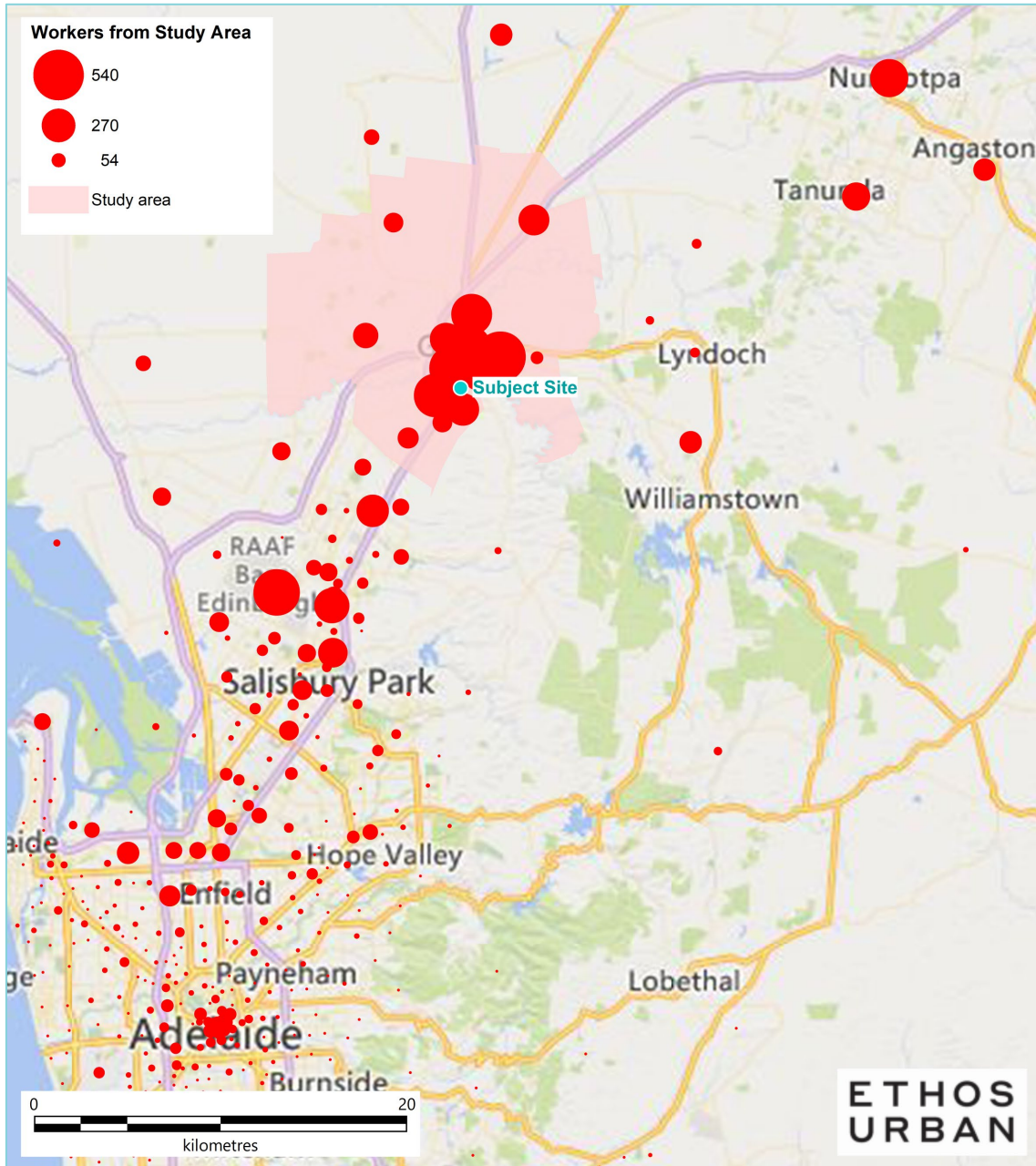
In 2016, just 31.7% of employed persons living in the Study Area had a local job. As such, over 68% of the local workforce has to travel outside of Gawler to access employment. The location of this employment is summarised in Figure 3. This trend is unlikely to have changed significantly since 2016.

As a result, given the rapid growth in population forecast for the Study Area over coming years, it is vital for the economic well-being of the local community that sufficient land and opportunities for local employment are delivered to:

- Maximise local employment opportunities
- Reduce the need to travel outside of Gawler to access employment
- Ensure the economic engagement and well-being of the local community is being supported
- Deliver services and facilities that meet the needs of a rapidly growing population.

The Subject Site potentially has a significant role to play in supporting the above outcomes.

Figure 3 Place of Work for Study Area Residents, 2016



Produced by Ethos Urban using MapInfo, BingMaps, and data from ABS, *Census of Population and Housing, 2016*

Preliminary Assessment of Economic Benefits

On a preliminary basis (and subject to detailed design), the development of the Subject Site for employment uses could result in a total building footprint of approximately 14,000m² if a 30% site coverage is assumed.

This would, again on a preliminary basis, have a total construction cost in the order of \$20 million.

An investment of this scale has the potential during the construction phase to generate approximately 35 direct job years on a full-time equivalent basis. That is, approximately 35 full-time jobs would be located on-site for a construction period of 12-months. Further benefits would also accrue to the local trade and building sector.

Once operational, the ongoing jobs would be highly dependent upon the nature of the tenants. Assuming a mix of bulky goods and showroom type uses, ongoing direct employment would be in the order of 175 ongoing jobs assuming an average of 1 job per 80m² of floorspace.

This represents a significant increase on existing on-site employment associated with the garden centre, and reflects a tangible contribution to local business and employment growth.

3.0 Summary and Conclusion

The analysis indicates that the Subject Site offers attributes which are well-suited to an employment use, including scale and prominent extended frontage to Main North Road. Nearby employment land is almost fully developed, while the surrounding region is experiencing strong population growth.

Although the unemployment rate in Gawler is generally marginally below that for Greater Adelaide, for this to continue significant local employment opportunities will need to be delivered. This should aim to be at a level which reduces the substantial outflow of employed persons from the Study Area that is required to access employment opportunities.

In this regard, the Subject Site provides an opportunity to support local employment growth in a manner that provides tangible support for economic engagement and well-being at Gawler.

I trust this letter of advice is of assistance and I would be happy to provide further advice as required.

Kind Regards,



Sean Stephens
Group Director, Economics
0415 361 784
sstephens@ethosurban.com

ATTACHMENT D

Preliminary Traffic Investigations

MLM/21-0117

13 April 2022

Mr Michael Osborn
Future Urban
Level 1
74 Pirie Street
ADELAIDE SA 5000



Traffic • Parking • Transport

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FULLARTON SA 5063

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MFY Pty Ltd

ABN 79 102 630 759

Dear Michael,

PROPOSED BULKY GOODS DEVELOPMENT, 550 MAIN NORTH ROAD, EVANSTON

We refer to your request to provide traffic engineering advice in relation to safe and convenient access requirements which should be provided for a potential bulky goods development at 560 Main North Road, Evanston ("the subject site").

The subject site has frontages to Main North Road and Sheriff Street, with access currently provided via two crossovers on Main North Road and one crossover on Sheriff Street.

Main North Road is an arterial road within the care and control of the Commissioner of Highways. It has an annual average daily traffic (AADT) in the order of 24,100 vehicles. Sheriff Street is within the care and control of Council and primarily services residential dwellings.

Main North Road and Sheriff Street form an intersection with First Street adjacent the site. This intersection is partially closed and has a number of significant conflict points as a result of its design. The intersection does not meet appropriate Australian Standard or Austroads design criteria but nonetheless has been constructed to permit southbound traffic movements to Main North Road from Sheriff Street and First Street.

When considering any development it is important to identify how safe and convenient access can be provided for the particular land use. The key to providing a safe and convenient access solution for a development relies on the following:

- sufficient capacity to accommodate the forecast traffic volumes;
- adequate distribution to the road network;
- the adjacent environment as it relates to traffic impact and road safety; and
- consideration as to the type of traffic and where it is desirable to limit the interaction between commercial and domestic traffic movements.

In relation to the subject site, a review of the existing situation identified the following constraints:

- the road network north of Sheriff Street consists of residential streets. There is a risk that drivers generated by the site could use this network to access Fifth Street which intersects with Horrocks Highway at a roundabout;
- the intersection of Main North Road and Sheriff Street is substandard and would not support a substantial increase in traffic movements. There would be a requirement to upgrade this intersection should additional traffic be generated on Sheriff Street;
- there is inadequate capacity at the existing Main North Road access to provide for right turn movements from the site. There would therefore be considerable delays should drivers wish to turn right from the site (and an increased crash risk); and
- the difficulty of the right turn exit would result in the majority of drivers turning left from the site and either execute a U-turn or navigate through residential streets if they wish to travel north as there is no convenient arterial road route.

Given the above factors, the following was recommended in respect to access for a proposed Bulky Goods development on the site:

- access should not be provided to Sheriff Street. While there could potentially be an upgrade to the Sheriff Street/Main North Road intersection, there would be an increase in traffic movements on this residential street (and potentially on streets to the north albeit that would depend on the proposed intersection treatment);
- access should be provided to and from Main North Road. Such an access should have adequate capacity and be designed to provide for right turn movements from the site and therefore enable traffic associated with the development to use the arterial road en-route to and from the site and not circulate on residential streets or execute undesirable traffic movements on Main North Road; and
- commercial vehicle access should be to and from Main North Road to remove the potential for such vehicles to impact on residential amenity to the north. The access for commercial vehicles may be limited to left-in/left-out movements.

It will be a requirement that both DIT and Council support a proposed access solution for the site. The preferred solution for these Agencies can differ in that the priority for DIT is to limit access to its roads whereas Council may be concerned that its residents are not significantly impacted by a development.

In my view, the most important aspect when considering access is safety. The preliminary analysis of the capacity of an access to Main North Road identified that in order for a functional access to be provided, a solution which enables a safe right turn to Main North Road will be required. Given the volumes on Main North Road, this will essentially mean that the access will need to be controlled with either a roundabout or a traffic signal.

Consultation with DIT in relation to access for the site identified that a number of factors will need to be investigated to understand the potential impact of introducing an additional controlled intersection on Main North Road, including:

- whether such an intersection would impact on existing queues at the Main North Road/Tulloch Road intersection;
- whether a new intersection could be accommodated without significantly impacting the function of Main North Road; and
- the appropriate location and form of the intersection.

DIT did not identify a preferred treatment type (that is a roundabout or a traffic signal). In completing the following investigations associated with the access a signalised solution was considered as such a treatment would have less impact on the subject site and adjacent land. That said, this assessment does not preclude future analysis of a roundabout solution should that be preferred.

In order to consider the traffic implications of a signal at an access for the subject site, DIT requested SIDRA modelling of the following intersections to understand the potential impact to the operation of Main North Road:

- Main North Road/Tulloch Road/Morrow Avenue signalised intersection; and
- Main North Road/Para Road/Potts Road signalised intersection.

The base case models (which generically represent the present day scenario) for these intersections were developed to primarily understand the existing operation of Main North Road, specifically, how far the southbound queues extend. The analysis currently indicate that queues will not extend to the site.

Liaison with DIT with a view to endorsing the base case models of the adjacent traffic signals has now progressed with DIT. Subsequent to this endorsement, additional modelling which includes forecast development volumes will be finalised, using the endorsed base case models as the basis for this analysis.

In order to progress planning for the site, a preliminary model of forecast data associated with a development on the subject land has been prepared to inform the design of a signalised access for the site. While the design and configuration of such an access will require confirmation from DIT, this assessment will be appropriate to commence preliminary planning for the site. Figure 1 illustrates a concept plan showing a signalised access.

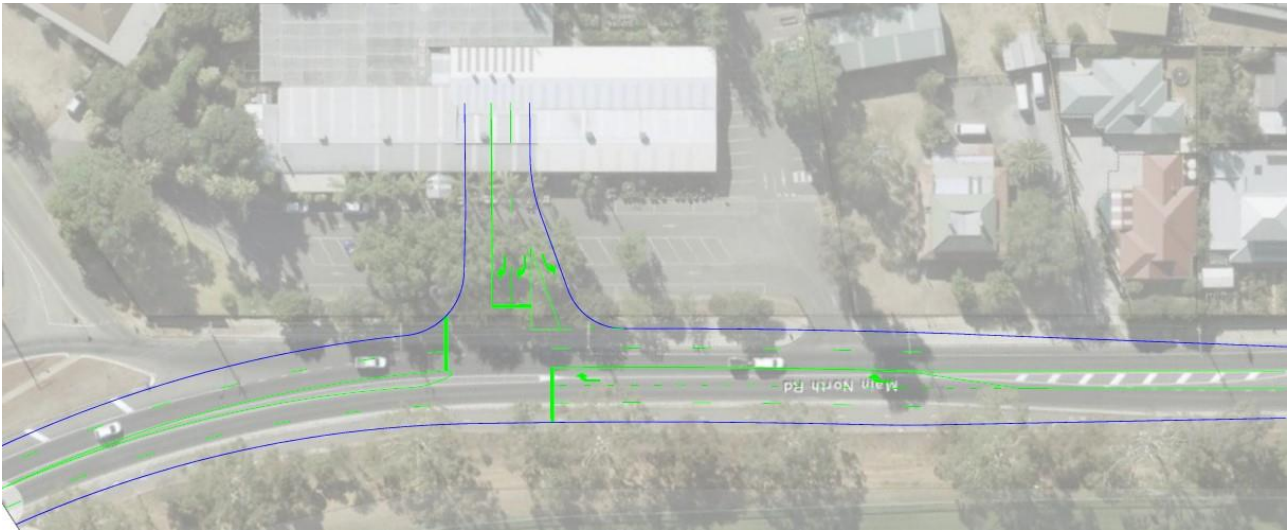


Figure 1: Potential signalised intersection

Based on the preliminary modelling, the signalised access, which will provide for all traffic movements, should be located approximately 60 m north of the southern boundary. This will provide for adequate separation to the existing signals on the road network.

In addition, a left-in/left-out access which will primarily provide for delivery movements, could be located adjacent the southern boundary of the site. Figure 2 illustrates the turning movements of commercial vehicles at this access.



Figure 2: Commercial vehicle access



The key considerations for the access solution which has been developed are traffic safety both on the site and on the adjacent road network and ensuring negligible impact on the adjacent residential area as a result of the development. A controlled access to enable traffic to directly access the site will achieve both these aims.

Preliminary modelling identifies that such an access can be achieved on Main North Road. Further negotiation with DIT is currently being progressed with a view to this Agency endorsing the proposed access solution for the site.

Yours sincerely,
MFY PTY LTD

A handwritten signature in black ink, appearing to read 'Melissa Mellen'.

MELISSA MELLEN
Director



2010 NATIONAL WINNER
2010 TELSTRA SOUTH AUSTRALIAN
BUSINESS WOMAN OF THE YEAR

ATTACHMENT E

**Town of Gawler Infrastructure and Environmental Services Agenda Report
14 April 2022**


7.3 PROPOSED PLANNING AND DESIGN CODE AMENDMENT - FOR 550 & 554 MAIN NORTH ROAD, EVANSTON PARK - VADOULIS GARDEN CENTRE

Record Number: CC22/152;IC22/115

Author(s): Jack Darzanos, Acting Manager Development, Environmental & Regulatory Services

Previous Motions: Nil

Attachments:

1. **Draft Proposal to initiate a Code Amendment - Private Proponent - 550 & 554 Main North Road Evanston Park - March 2022 CR22/16574** 
2. **Vadoulis Garden Centre - Draft Code Amendment Engagement Plan - March 2022 CR22/18902** 

PRESENTATION

Michael Osborn from Future Urban will give a brief presentation to the IES Committee on this matter.

OFFICER'S RECOMMENDATION

That the Infrastructure & Environmental Services Committee:

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

SUMMARY

Council has been approached relative to a Proponent Funded Code Amendment for 550 and 554 Main North Road, Evanston Park, where the Vadoulis Garden Centre is currently located.

Under the *Planning, Development and Infrastructure Act 2016* (PDI Act) a proposal to amend (undertake a rezoning) the Planning and Design Code (The Code) may be initiated by a private proponent. This is one of the first proponent lead Code Amendment to be commenced in the Town of Gawler.

As part of this process the proponent is seeking a letter from Council showing proof of early engagement as well as an indication relative to a level of support to accompany this application to the Minister for Planning.

This report provides background and context relative to the Code Amendment and discusses next steps from both the Council's and proponent's perspective.

BACKGROUND

Under the previous Planning regime (*Development Act 1993*) the rezoning process was titled a Development Plan Amendment. Ultimately this process sought to amend zones and land use policy within a particular Development Plan to facilitate development or better align with a strategic vision. This process could only be instigated by a Council or the Minister for Planning. As a result, when private landowners sought to rezone land, they would generally require the approval of Council and seek their assistance in acting as a conduit with the State Government and Minister for Planning.

Under The Planning, Development and Infrastructure Act 2016, private landowners can seek to rezone land in which they have an interest in, although ultimately the final approval still lies with the Minister for Planning.

The below figure provides a broad outline of the Code Amendment Process. The subject Code Amendment remains within the initiation phase.

CODE AMENDMENT PROCESS

The Code Amendment process includes a number of steps which must be undertaken before any changes to zoning or policy can be implemented. Broadly, the process involves:



Figure 1: Flowchart of Code Amendment Process

Under the *Planning, Development and Infrastructure Act 2016* Councils are faced with a new and interesting world where private landowners can approach the Minister directly to propose a rezoning.

Via this report the proponent is essentially seeking to introduce themselves and their proposal to the Council. However, they are also seeking Council’s views and some commentary in accordance with the Commission’s Practice Direction 2 – Preparation and Amendment of Designated Instruments, Part 3 – 7 (2)(g).

“Evidence that the Private Proponent has undertaken preliminary consultation with the Chief Executive Officer of the relevant Council and/or with a relevant Joint Planning Board on the Proposal to Initiate and details of any matters raised on the Proposal to Initiate as a result. If consultation with the Chief Executive Officer of the relevant Council or with the relevant Joint Planning Board has not been undertaken by the Private Proponent, consultation will be undertaken by the Department”.

COMMENTS/DISCUSSION

Via Future Urban the proponent 55 Main North Road Pty Ltd is seeking to initiate a Planning and Design Code Amendment (Code Amendment) to rezone land located at 550 and 554 Main North Road Evanston Park. These sites are currently home to the Vadoulis Garden Centre and Focus Day Options. In total the two titles measure approximately 40,902m².

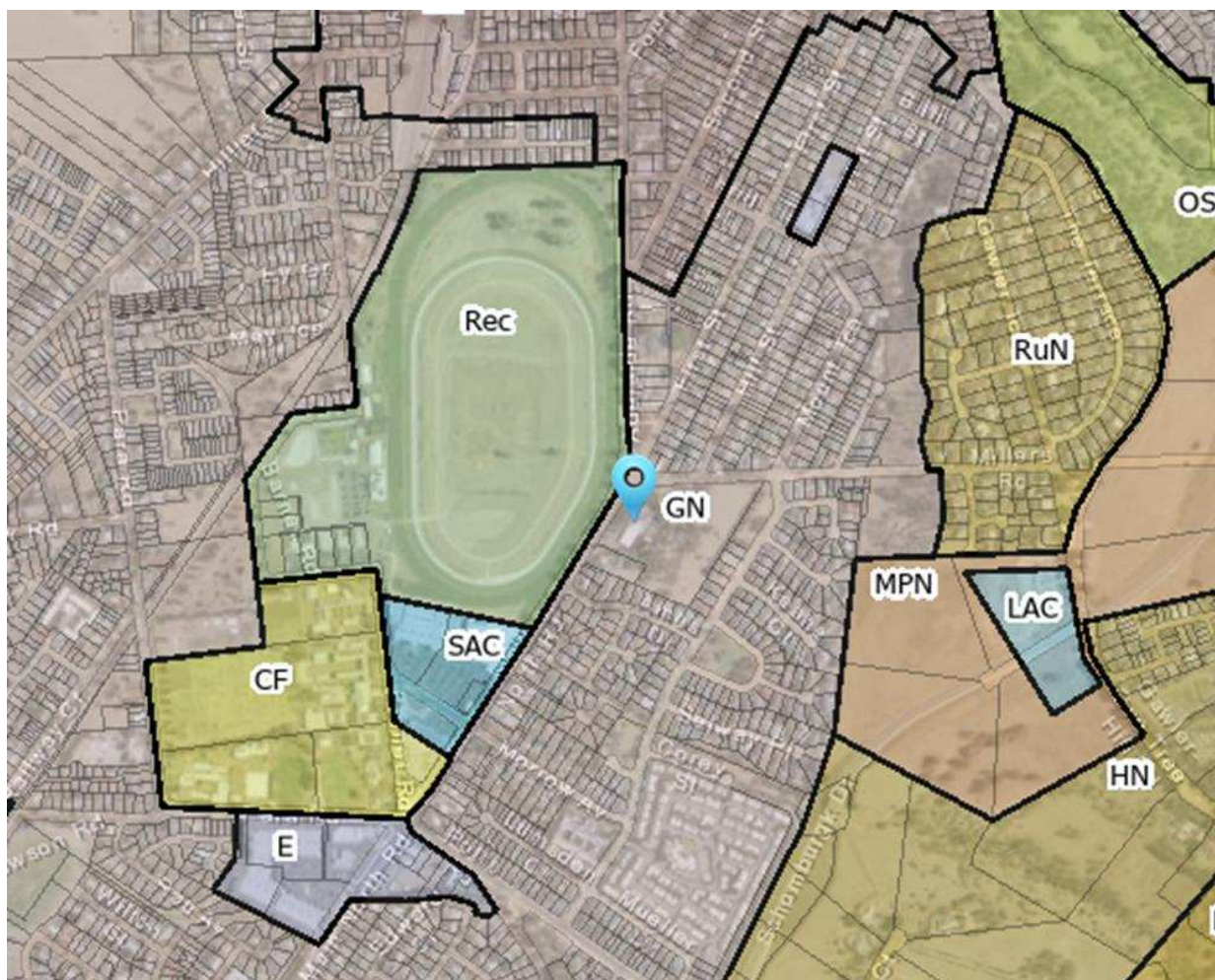


Figure 3: Zoning Map

Proposal – Bulky Goods with associated supported retail

Via a Planning and Design Code Amendment, the proponent is seeking to rezone the land to Employment Zone (**Attachment 1**). The desired outcomes of this Zone are as follows:

“DO1 - A diverse range of low-impact light industrial, commercial and business activities that complement the role of other zones accommodating significant industrial, shopping and business activities.

DO2 - Distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.”

The Employment Zone is considered by the proponent to be the most appropriate to support a Bulky Goods Outlet style Development.

This zone is identical to the one currently applying to the Gawler Home Maker Centre as can be seen in Figure 3 above.

The rezoning of the land could be considered appropriate on the basis that the eventual goal is seeking a like for like land use, noting however of a greater scale. There are quite a number of commercial properties in the locality which contribute towards a boulevard effect when entering the town, noting however there are also numerous residential properties and this interface will need to be managed appropriately.

It should be noted that in earlier discussions with the proponent, concerns relative to the possibility of the land being utilised for an alternative and potentially less desirable use (e.g. fast food outlet) once rezoned were raised. The proponent has shown a willingness to work through this matter. Any such constraint could be implemented via the utilisation of a Deed and Land Management Agreement or similar legal instrument. This agreement would need to be reached with the proponent of the Code Amendment, being 550 Main North Road Pty Ltd.

However and in the instance that Council is willing to prepare a letter to accompany the proponent's proposal to initiate, there a number of matters that the administration believe Council should be seeking investigations into via the Code Amendment process, these include:

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

Any support for the project moving forward would need to be on the proviso that the above matters are taken into consideration as part of this Code Amendment process and that effort is invested by both parties to work towards solutions which is mutually beneficial.

Council involvement - Present

The proponent is currently in the process of finalising the 'Proposal to Initiate', which is the preliminary document to be sent to the Minister seeking permission to formally commence proceedings and investigations.

As part of this process the proponent is seeking a letter from Council showing proof of early engagement as well as an indication relative to a level of support to accompany this application to the Minister for Planning.

By providing a response/letter to the proponent, Council would need to clearly articulate the basis of any support as well highlight Council's expectations moving forward to deliver an outcome which is of a benefit to the community. The administration considers this to be via:

- Developing a positive working relationship with Council
- The implementation of adequate and appropriate infrastructure
- Providing adequate opportunities for the local community to provide input

Engagement Strategy

In preparation of the Code Amendment process the proponent has drafted an Engagement Plan (**Attachment 2**) which will need to comply with the principles of the Community Engagement Charter under the *PDI Act 2016*. The Community Engagement Charter must be used when initiating an amendment to an operational statutory instrument. Ultimately the Community Engagement Charter is seeking to assist communities by helping them understand the planning system and inviting their input on planning policies that shape their surrounding environments.

The proponents have designed their own engagement strategy and seek to meet the principles of the Charter and tailor engagement to the needs of the community and the characteristics of the project. The Charter seeks for planners and developers to gather input early and more widely from other stakeholder and the community more generally.

Upon review of the draft Engagement Plan, the administration is pleased to see the proponents desire to collaborate with Council at three separate stages of the project. Each of these periods is planning to collaborate with the Council and will allow for information sharing and written and verbal feedback. This is a matter which should be emphasized as part of any letter of support to highlight its importance to Council moving forward, noting that there are caveats on the draft engagement plan suggesting that some information may not need to be presented to the State. Consultation, allowing written submissions from adjacent landowners is also proposed in two stages, however the same opportunity has not been proposed for the general public.

COMMUNICATION (INTERNAL TO COUNCIL)

Chief Executive Officer
Acting Manager Development, Environment and Regulatory Services
Senior Strategic Planner
Engineering Staff

CONSULTATION (EXTERNAL TO COUNCIL)

Future Urban Group

POLICY IMPLICATIONS

Proponent Funded Development Plan Amendments Policy

RISK EVALUATION

Risk	
Identify	Mitigation
Certainty relative to securing infrastructure as a result of land use intensification.	Working collaboratively with proponent through this Code Amendment and being upfront about Council's desires.
Opportunity	
Identify	Maximising the Opportunity
Supporting an already vibrant retirement village.	Working collaboratively with proponent through this Code Amendment and being upfront about Council's desires.

STATUTORY REQUIREMENTS

Planning, Development and Infrastructure Act 2016
Section 73 Preparation and Amendment

FINANCIAL/BUDGET IMPLICATIONS

This Planning and Design Code Amendment is proponent led and as a result the proponent will be covering expenses associated with lodgement, generation of supporting documentation etc.

Council may incur costs as and when the proponent's documents are to be reviewed specifically if requiring external assistance.

COMMUNITY PLAN

2.4 Local economic activity to create local job opportunities and generate increased local wealth

ATTACHMENT F

Draft Engagement Plan

ENGAGEMENT PLAN

Evanston Park Code Amendment

By 550 Main North Road Pty Ltd

Date:
14.04.2022

Contact Details
Michael Osborn
Director
michael@futureurban.com.au
0408 808 143

DRAFT

Document Control

Revision	Description	Author	Date
V1	Draft	MO	01.12.2021
V2	Update	KGH	15.03.2021
V3	Final Draft	MO/KGH	25.03.2022
V4	Update	KGH	13.04.2022

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APPENDICES

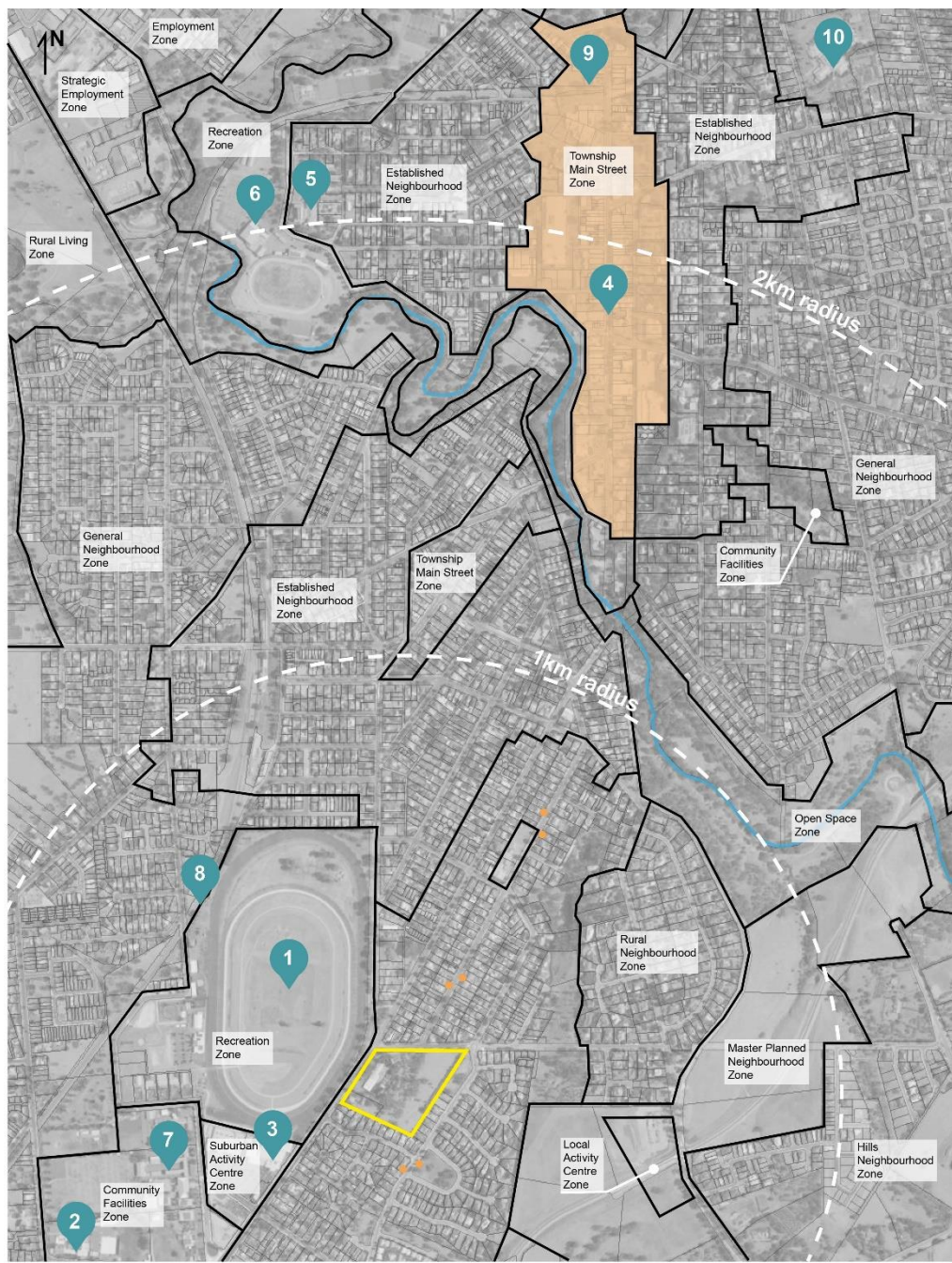
- APPENDIX 1. STAKEHOLDER AND COMMUNITY MAPPING*
- APPENDIX 2. PLANNING YOUR ENGAGEMENT APPROACH*
- APPENDIX 3. MEASURING SUCCESS*
- APPENDIX 4. CLOSING THE LOOP & REPORTING BACK*

1. BACKGROUND INFORMATION

550 Main North Road is proposing to initiate an amendment to the Planning and Design Code (the Code Amendment) as it relates to land located at 550-554 Main North Road, Evanston Park (the Affected Area), presently containing the Vadoulis Garden Centre and a dwelling.

The Affected Area is located within the southern portion of the Town of Gawler Council area and is approximately 2 km by road from Murray Street, which is the traditional 'main street' and town centre of Gawler. The location of the Affected Area relative to the main street is shown by **Figure 1.1** below.

Figure 1.1 Location



Locality Plan	LEGEND				
	1. Gawler Racecourse	5. Gawler Primary School	9. Gawler Central Railway Station	— South Para River	
	2. St Brigid's Catholic School	6. Gawler Sport & Community Centre	10. Gawler Health Service	● Public Transport	
	3. Speciality shops	7. Gawler & District College	— Affected Area Boundary	— Zone Boundary	
	4. Town centre	8. Gawler Racecourse Railway Station			

550 Main North Road Pty Ltd has entered a contract to purchase the property at 550-554 Main North Road Evanston Park subject to several pre-conditions being achieved. It has a vision to establish low impact bulky goods/service trade premises on the land, of a form and nature which does not compete with the core specialty and food retail offering within the Gawler Town Centre. In particular, the proponent is committed not to deliver fast food style development on the land should it be rezoned, and has discussed entering into a separate agreement with Council to ensure such.

The overall intent of the Code Amendment is to enable new and additional low impact employment generating activities to be established on the land. This will necessitate the land being rezoned from the General Neighbourhood Zone to an alternate zone, with the Employment Zone from the Planning and Design Code considered the most appropriate.

The Affected Area and the current Zoning is shown by Figure 1.2 below. It is evident that the subject land and the immediate locality to the north, east and south is within the General Neighbourhood Zone. Land to the west of Main North Road is within the Recreation Zone, with the Suburban Activity Zone located to the south-west. More broadly, the Master Planned Neighbourhood Zone is located less than 500 metres to the east. This zone is essentially undeveloped and is planned to accommodate more than 6,000 people at full development.

Figure 1.2 Zoning & Affected Area



The proposed rezoning aligns with several relevant State Planning Policies in relation to employment lands, strategic transport infrastructure, water security and quality and emission and hazardous activities. The proposed rezoning also aligns with several relevant policies within the 30 Year Plan for Greater Adelaide, as outlined within the Code Amendment Initiation document. In particular, the proposal correlates with the 30 Year Plan policies in respect to activity centres, the economy and jobs, infrastructure and water.

Investigations undertaken to date include a Land Supply Report prepared by Future Urban Pty Ltd, which considers the supply and demand of residential and employment land within the Town of Gawler.

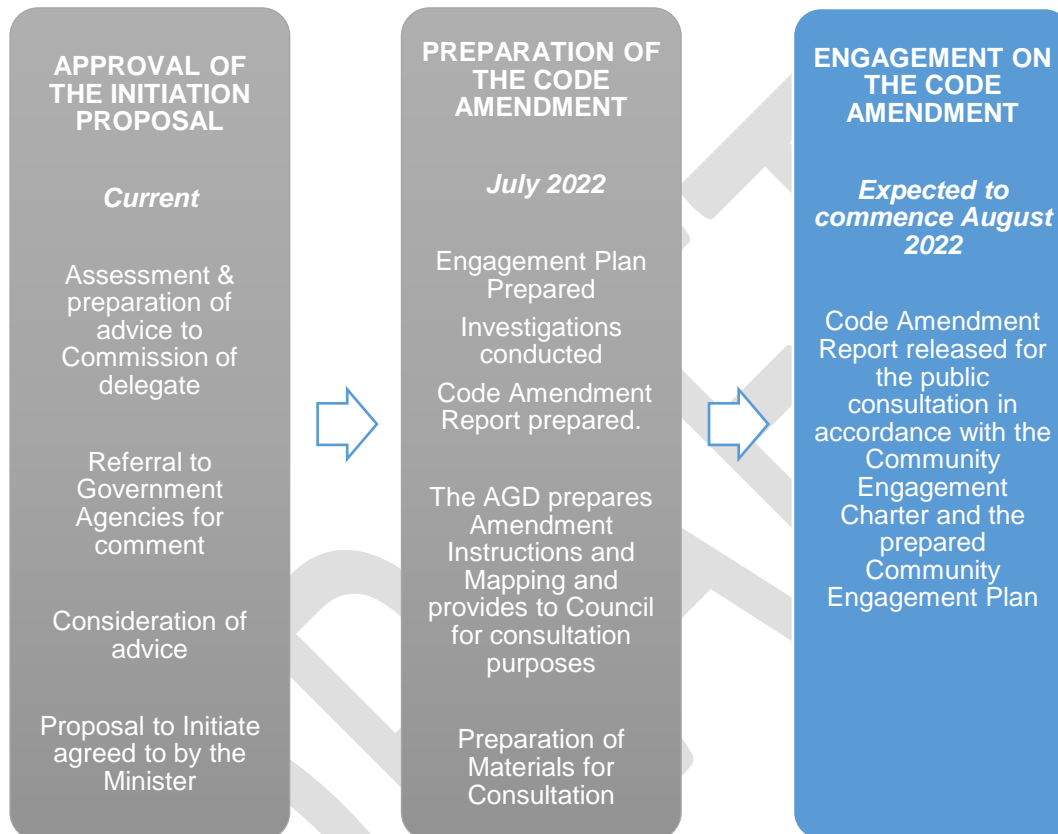
The investigation reports can be found appended to the Code Amendment Initiation.

In accordance with section 73(4)(a) 550 Main North Road Pty Ltd will be the designated entity responsible for conducting the Code Amendment process.

Status of the Code Amendment

The Code Amendment process follows steps which require specific actions at each milestone. The timeframes for each step are outlined within **Figure 1.3**. Most of the engagement activities will occur after the preparation of the Code Amendment, shown in blue below.

Figure 1.3 Status of the Code Amendments



2. ENGAGEMENT PURPOSE

The purpose of the engagement is to inform the rezoning of the two allotments identified as 550-554 Main North Road, Evanston Park to enable the future development of the land for employment generating purposes.

3. ENGAGEMENT OBJECTIVES

The key objectives of the engagement are to:

- Share information with the public about the Code Amendment;
- Create an understanding of the reasons for the Code Amendment;
- Understand the views of the stakeholders;
- Inform and improve the quality of the policy within the Code Amendment; and
- Comply with the Community Engagement Charter and the *Planning, Development and Infrastructure Act 2016* (PDI Act).

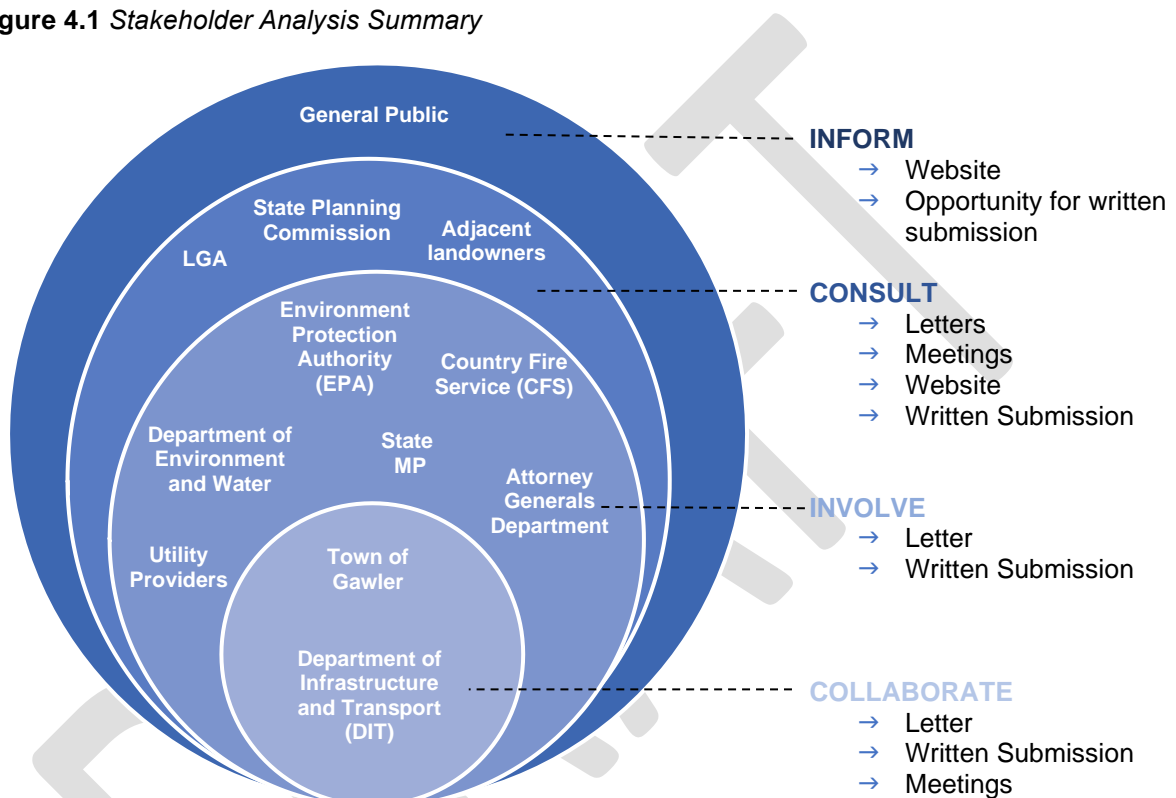
4. STAKEHOLDER IDENTIFICATION AND ANALYSIS

The Code Amendment has a group of stakeholders whose involvement, interest and influence vary, including the Town of Gawler, State Agencies and the adjacent land owners.

Overall, the aim of the community engagement is to provide a level of influence which seeks to work directly with the relevant stakeholders throughout the process to ensure that concerns and aspirations are understood, considered and reflected in the Code Amendment.

A stakeholder identification and analysis has been undertaken and the outcomes of this are provided in **Appendix 1**, with a summary of this analysis provided in **Figure 4.1** below.

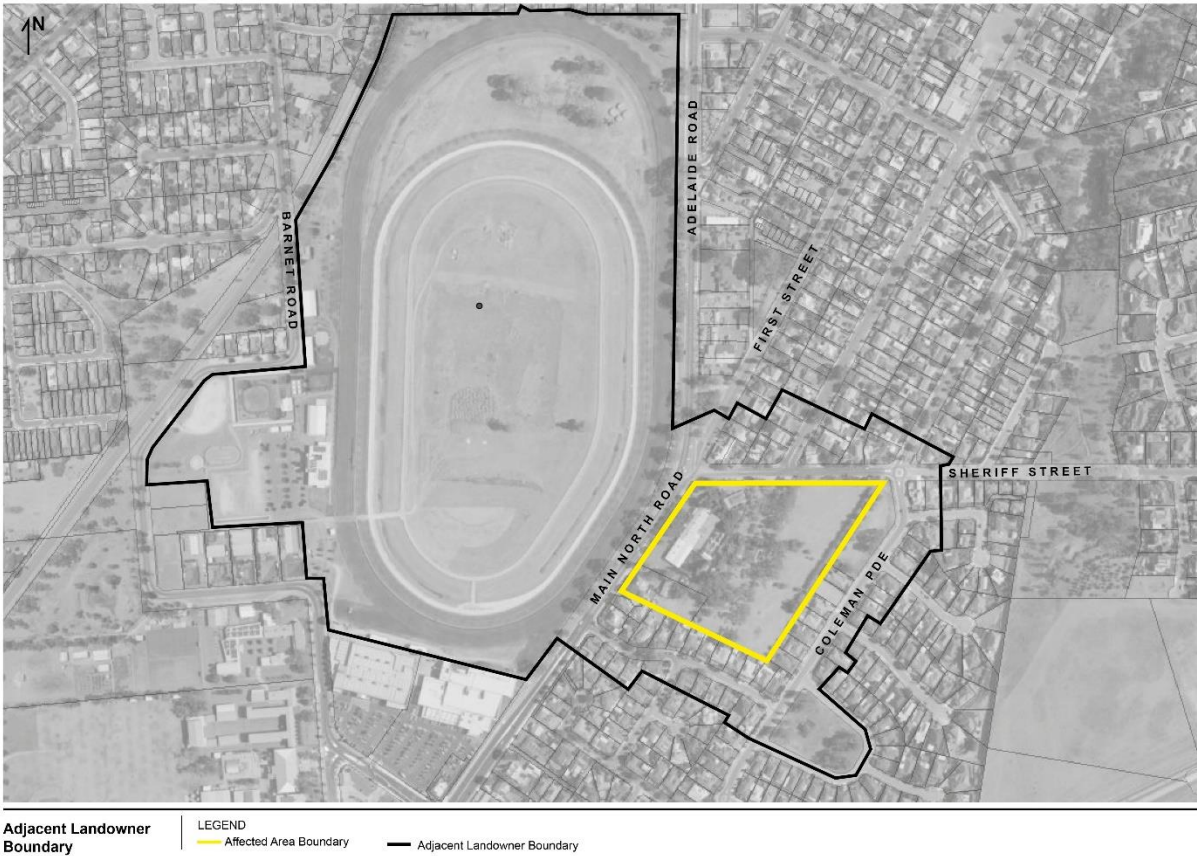
Figure 4.1 Stakeholder Analysis Summary



The stakeholders which have been determined to influence the proposed Code Amendment are:

- Adjacent land owners shown in **Figure 4.2** below;
- Town of Gawler;
- Local Government Association;
- Department for Infrastructure and Transport;
- Attorney Generals Department;
- Country Fire Service;
- Department for Environment and Water;
- Environment Protection Authority;
- Utility providers;
- State Members of Parliament;
- General Public.

Figure 4.2 *Extent of adjoining landowners to be directly notified*



The level of each stakeholder's interest (low, medium and high), the nature of their interests and their needs and expectations of the engagement process have been identified. Having regard to the level of interest, the potential impact of the project on each of the stakeholder's interests and the potential impact of each stakeholder on the Code Amendment, the level of engagement has been established. The outcomes of this analysis are included in **Appendix 1**.

The levels of engagement are informed by the IAP2 Spectrum of Public Participation and are summarised in Table 4.1.

Table 4.1 IAP2 Spectrum of Public Participation

	Inform	Consult	Involve	Collaborate	Empower
Participation Goal	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
Promise to Stakeholders	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

5. SCOPE OF INFLUENCE

Aspects of the project which stakeholders and the community can influence are:

- Relevant Overlays and TNV's

Aspects of the project which stakeholders and the community cannot influence are:

- The geographic extent of the amendment; and
- The employment expectations of the proposed Zone.

6. IMPLEMENTATION PLAN

An implementation plan has been prepared which details the various engagement activities proposed for each engagement level and the timing of these activities. The implementation plan is attached as **Appendix 2**.

Engagement activities have been included to ensure that the method of engagement is appropriate for achieving the objectives and level of influence of the engagement.

The overall engagement will consist of three stages, which include:

- Preliminary Engagement, undertaken prior to the drafting of the Code Amendment Report;
- Early Engagement, undertaken after the initial draft of the Code Amendment Report is prepared, but allowing for early input and sharing of information before the Code Amendment is publicly available; and
- Code Amendment Engagement, undertaken after the draft of the Code Amendment Report is completed and includes the Report being made available to the public and all stakeholders for review and input.

Within each stage of the engagement, the engagement activities generally include the following three milestones:

- Commencement of engagement;
- Engagement concludes; and
- Report back to the relevant stakeholders and/or the public on the outcomes and next steps.

7. APPLYING THE CHARTER PRINCIPLES IN PRACTISE

The stakeholders have been considered in respect to their needs and requirements to ensure that the design of the engagement allows all stakeholders to contribute equally. Table 7.1 outlines the characteristics of the stakeholders relevant to this engagement and the needs and / or techniques which have been implemented.

Table 7.1 *Applying the Charter Principles*

Stakeholder	Engagement needs or technique
English as a second language	<ul style="list-style-type: none"> • hard copy materials that are easily translatable; • website material that is easily translatable; • website accessibility for those who come from non-english speaking backgrounds;
Older population	<ul style="list-style-type: none"> • website accessibility; • communication via phone and post.

The engagement activities have been identified and the relevant charter principles have been addressed which is outlined within Table 7.2 below.

Table 7.2 *Charter Principles in Practice*

Charter Principles	How does your engagement approach/activities reflect this principle in action?
Engagement is genuine	<ul style="list-style-type: none"> • workshop and/or one-on-one meetings to be held on weekends or after work hours to maximise opportunity for people to attend, unless requested during business hours (i.e. with government agencies); • letterbox drop/direct email to those immediately affected; and • information provided online to be easily accessible

Engagement is inclusive and respectful	<ul style="list-style-type: none"> invitation only workshop(s) held for those most affected stakeholder group(s) and tailored to their needs.
Engagement is fit for purpose	<ul style="list-style-type: none"> engagement includes a range of activities, both in-person and online, to involve the broader community and the following and target specific stakeholder ground.
Engagement is informed and transparent	<ul style="list-style-type: none"> information brochure (online and hard copy via letter-box drop) in basic language clearly articulates the proposal, potential impacts, engagement process and invites feedback/participation; and community engagement report prepared at the end of the engagement summarizing the feedback received and how it has been, or will be, used to inform the decision.
Engagement is reviewed and improved	<ul style="list-style-type: none"> measures of success are identified and measured at the conclusion of the engagement and reported on in the Engagement Report to the State Planning Commission.

8. KEY MESSAGES

The following key messages will underpin the engagement regarding the Code Amendment:

- The Proponent is planning to re-zone the properties located at 550-554 Main North Road, Evanston Park from the General Neighbourhood Zone to the Employment Zone in order to facilitate the further development of the land for employment generating purposes;
- The reason for this is that there is demand for large format employment generating land uses with a lack of suitable alternate land within the Town of Gawler which has access to a primary arterial road; and
- A Code Amendment is required to enable this re-zoning.

9. EVALUATION

As part of the engagement process, feedback from stakeholders regarding the engagement will be noted to ensure that the project team can:

- Address any changes for the implementation of the Code Amendment;
- Alter the engagement process if needed to respond to feedback; and
- Maintain the quality of the engagement activities.

Appendix 3 includes a table which outlines a summary of measuring the success of the engagement process. Participants are invited to assess the success of the engagement against the criteria. The evaluation will be included in the statutory report required to be prepared by the Designated Entity under section 73(7) of PDI Act (the Engagement Report)

Following an evaluation of the success of the engagement, a summary of the engagement process will be provided to the participants. The methods for reporting back and closing the loop are outlined within **Appendix 4**.

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APPENDIX 1. STAKEHOLDER AND COMMUNITY MAPPING

Stakeholder and community mapping

Stakeholder	Level of interest in the project (i.e. high, medium or low)	Nature of interest in the project and/or the potential impact of the project	Stakeholder needs/expectations for engagement in the project	Level of engagement (i.e. inform, consult, involve, collaborate)
Adjacent landowners.	High.	<ul style="list-style-type: none"> High interest in the Code Amendment proposal and impact as the Zone change is located within their locality; How the Zone change will affect the value of their property; How the Zone change will affect the street and general locality. 	That they will be kept informed, listened to, their concerns and aspirations acknowledged and feedback will be provided on how their input influenced the decision.	Consult.
Town of Gawler.	High.	<ul style="list-style-type: none"> High interest in the Code Amendment proposal as the land proposed to be rezoned is within the Town of Gawler Council area. 	That we will seek their advice and innovation in formulating solutions and incorporate their advice and recommendations into the decisions to the maximum extent possible.	Collaborate.
Local Government Association.	Low.	<ul style="list-style-type: none"> Low level of interest as the Code Amendment is relevant to the Town of Gawler; It is a mandatory requirement to notify the Local Government Association in writing and to be consulted, as per the <i>Planning Development and Infrastructure Act 2016</i>. 	That we will work with them to ensure that their concerns and aspirations are reflected in the Code Amendment and feedback will be provided on how their input influenced the decision.	Consult.

Stakeholder	Level of interest in the project (i.e. high, medium or low)	Nature of interest in the project and/or the potential impact of the project	Stakeholder needs/expectations for engagement in the project	Level of engagement (i.e. inform, consult, involve, collaborate)
State Planning Commission.	Medium.	<ul style="list-style-type: none"> • Medium level of interest. 	That they will be kept informed, listened to, their concerns and aspirations acknowledged and feedback will be provided on how their input influenced the decision.	Consult.
Attorney General's Department.	Medium.	<ul style="list-style-type: none"> • Medium level of interest; • Identified as a required consultation. 	That we will work with them to ensure that their concerns and aspirations are reflected in the Code Amendment and feedback will be provided on how their input influenced the decision.	Involve.
Department of Infrastructure and Transport.	High.	<ul style="list-style-type: none"> • High level of interest; • The land has frontage to a State Maintained Road. 	That we will seek their advice and innovation in formulating solutions and incorporate their advice and recommendations into the decisions to the maximum extent possible.	Collaborate.
Utility Providers.	Medium.	<ul style="list-style-type: none"> • Medium level of interest; • The proposed rezoning may generate infrastructure demands which require assessment. 	That we will work with them to ensure that their concerns and aspirations are reflected in the Code Amendment and feedback will be provided on how their input influenced the decision.	Involve.

Stakeholder	Level of interest in the project (i.e. high, medium or low)	Nature of interest in the project and/or the potential impact of the project	Stakeholder needs/expectations for engagement in the project	Level of engagement (i.e. inform, consult, involve, collaborate)
State MP.	High.	<ul style="list-style-type: none"> • High level of interest; • Any rezoning process is likely to engender interest within local communities 	That we will work with them to ensure that their concerns and aspirations are reflected in the Code Amendment and feedback will be provided on how their input influenced the decision.	Involve.
Country Fire Service (CFS).	Medium.	<ul style="list-style-type: none"> • Medium level of interest; • The land has a Hazards (Bushfire – Urban Interface) Overlay. The CFS will be consulted to provide their feedback. 	That we will work with them to ensure that their concerns and aspirations are reflected in the Code Amendment and feedback will be provided on how their input influenced the decision.	Involve.
Environment Protection Authority.	Medium.	<ul style="list-style-type: none"> • Medium level of interest; 	That we will work with them to ensure that their concerns and aspirations are reflected in the Code Amendment and feedback will be provided on how their input influenced the decision.	Involve.
Department of Environment and Water.	Medium.	<ul style="list-style-type: none"> • Medium level of interest; • The land is located within a Prescribed Water Resources Area 	That we will work with them to ensure that their concerns and aspirations are reflected in the Code Amendment and feedback will be provided on how their input influenced the decision.	Involve.

Stakeholder	Level of interest in the project (i.e. high, medium or low)	Nature of interest in the project and/or the potential impact of the project	Stakeholder needs/expectations for engagement in the project	Level of engagement (i.e. inform, consult, involve, collaborate)
General Public.	Low.	<ul style="list-style-type: none"> • To keep informed in the overall process of the Code Amendment and Zone change; • To provide feedback on the Code Amendment. 	That they will be provided with balanced and objective information to assist them in understanding the problem. alternatives, opportunities and/or solutions.	Inform.

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APPENDIX 2. PLANNING YOUR ENGAGEMENT APPROACH

Planning your engagement approach

Stage	Objective	Stakeholders/ target audience	Engagement level	Engagement activity	Timing
Preliminary Engagement	<ul style="list-style-type: none"> Share information with the public about the Code Amendment Create an understanding of the reasons for the Code Amendment Understand the views of the stakeholders Inform and improve the quality of the policy within the Code Amendment Comply with the Community Engagement Charter and the Planning, Development and Infrastructure Act 2016 (PDI Act). 	<ul style="list-style-type: none"> Town of Gawler Department for Infrastructure and Transport 	Collaborate	<ul style="list-style-type: none"> Meeting(s) Information sharing Opportunity for written and verbal feedback 	<ul style="list-style-type: none"> February – April 2022
		<ul style="list-style-type: none"> State MP 	Involve	<ul style="list-style-type: none"> Initial letter advising of Code Amendment and offer for meeting 	<ul style="list-style-type: none"> April 2022
		<ul style="list-style-type: none"> Adjacent Land Owners 	Consult	<ul style="list-style-type: none"> Initial letter advising of Code Amendment and opportunity for meeting when engagement commences 	<ul style="list-style-type: none"> April 2022
Early Engagement		<ul style="list-style-type: none"> Town of Gawler 	Collaborate	<ul style="list-style-type: none"> Information sharing Opportunity for written and verbal feedback 	<ul style="list-style-type: none"> July 2022
		<ul style="list-style-type: none"> Attorney General's Department (Code Control Group) 	Involve	<ul style="list-style-type: none"> Meeting Information sharing Opportunity for written and verbal feedback 	<ul style="list-style-type: none"> July 2022

Stage	Objective	Stakeholders/ target audience	Engagement level	Engagement activity	Timing
Code Amendment Engagement		<ul style="list-style-type: none"> Town of Gawler Department for Infrastructure and Transport 	Collaborate	<ul style="list-style-type: none"> Letter Information provided on website Written submissions 	<ul style="list-style-type: none"> Expected to commence July 2022 (subject to change) <p>Send letters to relevant stakeholders.</p> <p>Information available on the website and social media.</p>
		<ul style="list-style-type: none"> Adjacent owners 	Consult.	<ul style="list-style-type: none"> Letter Meetings Information provided on website Written submissions 	<p>Invitation to provide a written submission.</p> <p>Consultation open for 6 weeks.</p>
		<ul style="list-style-type: none"> State Planning Commission 	Consult.	<ul style="list-style-type: none"> Letter Information provided on website Written submissions 	<ul style="list-style-type: none"> Expected to conclude September 2022 (subject to change) <p>Consultation end.</p> <ul style="list-style-type: none"> October 2022 (subject to change) Evaluation of engagement and opportunity to provide feedback on engagement activities

Stage	Objective	Stakeholders/ target audience	Engagement level	Engagement activity	Timing
		<ul style="list-style-type: none"> • Local Government Association • Attorney General's Department • Country Fire Service • Department for Environment and Water • Environment Protection Authority • State MP 	Involve.	<ul style="list-style-type: none"> • Letter • Written submission 	<ul style="list-style-type: none"> • October (subject to change) <p>Feedback provided to Stakeholders on the consultation.</p>
		<ul style="list-style-type: none"> • General Public 	Inform.	<ul style="list-style-type: none"> • Information provided on website • Any member of the public will be able to make a written submission 	

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APPENDIX 3. MEASURING SUCCESS

Measuring success

#	Charter criteria	Charter performance outcomes	Respondent	Indicator ²	Evaluation tool ³ Exit survey / follow-up survey	Measuring success of project engagement	What additional measure/s can help evaluate this principle?	What additional method will we use to collect information about this measure?	How do we integrate collection of this information with our planned engagement activities?
1	Principle 1: Engagement is genuine.	People had faith and confidence in the engagement process.	Community.	I feel the engagement genuinely sought my input to help shape the proposal.	Likert scale - strongly disagree to strongly agree.	Per cent from each response.	Nil additional measures proposed	Exit survey/ follow-up survey	Original letter to confirm that an exit survey will be available
2	Principle 2: Engagement is inclusive and respectful.	Affected and interested people had the opportunity to participate and be heard.	Community.	I am confident my views were heard during the engagement.	Likert scale - strongly disagree to strongly agree.	Per cent from each response.	Nil additional measures proposed	Exit survey/ follow-up survey	Original letter to confirm that an exit survey will be available
			Project Lead.	The engagement reached those identified as community of interest.	Representatives from most community groups participated in the engagement.	Per cent from each response.	Nil additional measures proposed	Nil additional measures proposed	Original letter to confirm that an exit survey will be available

#	Charter criteria	Charter performance outcomes	Respondent	Indicator ²	Evaluation tool ³ Exit survey / follow-up survey	Measuring success of project engagement	What additional measure/s can help evaluate this principle?	What additional method will we use to collect information about this measure?	How do we integrate collection of this information with our planned engagement activities?
					<p>Representatives from some community groups participated in the engagement.</p> <p>There was little representation of the community groups in engagement.</p>				
3	Principle 3: Engagement is fit for purpose.	<p>People were effectively engaged and satisfied with the process.</p> <p>People were clear about the proposed change and how it would affect them.</p>	Community.	I was given sufficient information so that I could take an informed view.	Likert scale - strongly disagree to strongly agree.	Per cent from each response.	Nil additional measures proposed	Exit survey/ follow-up survey	Original letter to confirm that an exit survey will be available
				I was given an adequate opportunity to be heard.	Likert scale - strongly disagree to strongly agree.	Per cent from each response.	Nil additional measures proposed	Exit survey/ follow-up survey	Original letter to confirm that an exit survey will be available

#	Charter criteria	Charter performance outcomes	Respondent	Indicator ²	Evaluation tool ³ Exit survey / follow-up survey	Measuring success of project engagement	What additional measure/s can help evaluate this principle?	What additional method will we use to collect information about this measure?	How do we integrate collection of this information with our planned engagement activities?
4	Principle 4: Engagement is informed and transparent.	All relevant information was made available and people could access it. People understood how their views were considered, the reasons for the outcomes and the final decision that was made.	Community.	I felt informed about why I was being asked for my view, and the way it would be considered.	Likert scale - strongly disagree to strongly agree.	Per cent from each response.	Nil additional measures proposed	Exit survey/ follow-up survey	Original letter to confirm that an exit survey will be available
5	Principle 5: Engagement processes are reviewed and improved.	The engagement was reviewed and improvements recommended.	Project Lead.	Engagement was reviewed throughout the process and improvements put in place, or recommended for future engagement.	Reviewed and recommendations made. Reviewed but no system for making recommendations Not reviewed.	Per cent from each response.	Nil additional measures proposed	Nil additional measures proposed	Observation and review of provided responses

#	Charter criteria	Charter performance outcomes	Respondent	Indicator ²	Evaluation tool ³ Exit survey / follow-up survey	Measuring success of project engagement	What additional measure/s can help evaluate this principle?	What additional method will we use to collect information about this measure?	How do we integrate collection of this information with our planned engagement activities?
6	Engagement occurs early.	Engagement occurred before or during the drafting of the planning policy, strategy or scheme. There was an opportunity for influence during this process.	Project Lead.	Engagement occurred early enough for feedback to genuinely influence the planning policy, strategy or scheme.	Engaged when there was opportunity for input into scoping. Engaged when there was opportunity for input into first draft. Engaged when there was opportunity for minor edits to final draft. Engaged when there was no real opportunity for input to be considered.	Per cent from each response.	Nil additional measures proposed	Nil additional measures proposed	Observation and review of provided responses
7	Engagement feedback was	Engagement contributed to the substance	Project Lead.	Engagement contributed to the substance	In a significant way.	Per cent from each response.	Nil additional measures proposed	Nil additional measures proposed	Observation and review of provided responses

#	Charter criteria	Charter performance outcomes	Respondent	Indicator ²	Evaluation tool ³ Exit survey / follow-up survey	Measuring success of project engagement	What additional measure/s can help evaluate this principle?	What additional method will we use to collect information about this measure?	How do we integrate collection of this information with our planned engagement activities?
	considered in the development of planning policy, strategy or scheme.	of a plan or resulted in changes to a draft.		of the final plan.	In a moderate way. In a minor way. Not at all.				
8	Engagement includes 'closing the loop'.	Engagement included activities that 'closed the loop'. Such can occur by providing feedback to participants/ community about outcomes of engagement.	Project Lead.	Engagement provided feedback to community about outcomes of engagement.	Formally (report or public forum). Informally (closing summaries). No feedback provided.	Per cent from each response.	Nil additional measures proposed	Nil additional measures proposed	Observation and review of provided responses
9	Charter is valued and useful.	Engagement is facilitated and valued by planners.	Project Lead.	Identify key strength of the Charter and Guide.			Nil additional measures proposed	Nil additional measures proposed	Observation and review of provided responses

#	Charter criteria	Charter performance outcomes	Respondent	Indicator ²	Evaluation tool ³ Exit survey / follow-up survey	Measuring success of project engagement	What additional measure/s can help evaluate this principle?	What additional method will we use to collect information about this measure?	How do we integrate collection of this information with our planned engagement activities?
				Identify key challenge of the charter and Guide.					

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APPENDIX 4. CLOSING THE LOOP & REPORTING BACK

Closing the loop and reporting back

How will you respond to participants?	Who's responsible?	When will you report back?
The general public will be notified via the Plan SA Portal.	Future Urban on behalf of the Proponent	6-8 weeks after consultation has ended
All other stakeholders will be directly notified in writing by e-mail.	Future Urban on behalf of the Proponent	After a decision has been issued.

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ATTACHMENT G

Timetable for Code Amendment by Proponent

Step	Responsibility	Timeframes
Approval of the Proposal to Initiate		
Review of Proposal to Initiate to confirm all mandatory requirements are met (timeframe will be put on hold if further information is required). Referral to the Minister to request advice from the Commission.	AGD	2 weeks <i>(includes lodgement and allocation + referral to Government Agencies within the first week)</i>
Minister requests advice from the Commission.	Minister	2 weeks
Referral to Government Agencies for comment (where necessary).	AGD, Relevant Government Agencies	+ 2 weeks
Consideration of Proposal to Initiate and advice to the Minister.	Commission (Delegate)	3 weeks
	Commission	+ 3 weeks
Proposal to Initiate agreed to by the Minister	Minister	2 weeks
Preparation of the Code Amendment		
Engagement Plan Updated. Investigations conducted; Code Amendment Report prepared. The Drafting instructions and draft mapping provided to AGD.	Designated Entity	8 weeks
AGD prepares Amendment Instructions and Mapping and provides to Council for consultation purposes.	AGD	1 week
Preparation of Materials for Consultation.	Designated Entity	TBC by Engagement Plan
Engagement on the Code Amendment		
Code Amendment Report released for public consultation in accordance with the Community Engagement Charter and the prepared Community Engagement Plan.	Designated Entity	6 weeks Will commence approximately 2 months after approval of Proposal to Initiate

Step	Responsibility	Timeframes
Consideration of Engagement and Finalisation of Amendments		
Submissions summarised; Engagement evaluation undertaken; Amended drafting instructions provided, Engagement Report prepared and lodged with AGD.	Designated Entity	6 weeks – 12 weeks (Dependant on matters raised during engagement)
Assess the amendment and engagement. Prepare report to the Commission or delegate Timeframe will be put on hold if further information is required, or if there are unresolved issues.	AGD	4 weeks
Consideration of Advice	Commission (Delegate)	2 weeks <i>(includes 1 week to process through Minister's office)</i>
	Commission	+ 3 weeks
Decision Process		
Minister considers the Code Amendment Report and the Engagement Report and makes decision	Minister	3 weeks
Implementing the Amendment (operation of the Code Amendment)		
Go- Live- Publish on the PlanSA portal	AGD	2-4 weeks
Parliamentary Scrutiny		
Referral of approved Code Amendment to ERDC	AGD	8 weeks



TO: MINISTER FOR PLANNING

**RE: PROPOSAL TO INITIATE THE 550-554 MAIN NORTH ROAD, EVANSTON PARK
CODE AMENDMENT BY 550 MAIN NORTH ROAD PTY LTD – FOR INITIATION**

PURPOSE

To recommend that you approve, with conditions, the Proposal to Initiate the 550-554 Main North Road, Evanston Park Code Amendment (the Proposal).

BACKGROUND

Section 73(2)(b) of the *Planning, Development and Infrastructure Act 2016* (the Act) provides:

73 – Preparation and amendment

(2) A proposal to amend a designated instrument may be initiated by—

(b) with the approval of the Minister, acting on the advice of the Commission—

(vii) in relation to the Planning and Design Code or a design standard— a person who has an interest in land and who is seeking to alter the way in which the Planning and Design Code or a design standard affects that land.

The Proponent, 550 Main North Road Pty Ltd, has lodged a Proposal to Initiate the 550-554 Main North Road, Evanston Park Code Amendment to amend the Planning and Design Code (the Code) as it relates to the affected area (**Attachment 1**).

The State Planning Commission (the Commission) considered the Proposal to Initiate at its meeting of 7 July 2022 and resolved to support the Proposal to Initiate subject to conditions.

A summary of the roles and responsibilities for you and the Commission in regard to the Code Amendment is provided in **Appendix A**.

A flowchart of the Code Amendment process is provided in **Appendix B**.

DISCUSSION

The following sets out the strategic, policy and procedural considerations in relation to the Proposal to Initiate, including conditions that are recommended should you agree to initiate the Code Amendment.

Proposal

The Proposal seeks to rezone a 4.1-hectare parcel of land in Evanston Park (within the Town of Gawler (the Council)) in order to support the future development and growth of larger format employment related land uses, such as bulky goods outlets and service trades premises. The current zoning of the affected area is General Neighbourhood and the Proposal is seeking to rezone the land to the Employment Zone.

The affected area is currently occupied by the Vadoulis Garden Centre and Focus Day Options (a service provider to people with disabilities). The two businesses predominantly occupy the western half of the affected area facing the Main North Road frontage toward the Gawler Racecourse.

The affected area and current zoning are shown in the figure below.



Planning and Design Code Zoning

The affected area is located within the General Neighbourhood Zone.

The following Overlays apply to the land:

- Defence Aviation Area (All structures over 45 metres)
- Hazards (Bushfire – Urban Interface)
- Hazards (Flooding General)
- Prescribed Water Resources Area
- Regulated and Significant Tree
- Stormwater Management
- Traffic Generating Development
- Urban Transport Routes
- Urban Tree Canopy
- Water Resources.

Technical and Numeric Variations:

- Concept Plan (Concept Plan 100 - Gawler East)
- Concept Plan (Concept Plan 101 - Evanston Gardens, Evanston South, Hillier).

Land surrounding the affected area is within the General Neighbourhood Zone and to the west of Main North is in the Recreation Zone.

Strategic considerations

The following sets out the strategic considerations relating to the Proposal to Initiate and rationale for the Commission recommending support for the Code Amendment.

More details of the Commission's strategic priorities are provided in **Appendix C**.

An assessment against the State Planning Policies (SPPs) and relevant Regional Plan are provided in **Appendix D**.

Strategic advice

The Proposal seeks to rezone land in Evanston Park from the General Neighbourhood Zone to the Employment Zone. It seeks to facilitate non-residential uses with potential for larger format development, such as bulky goods. It will, if successful, increase employment land supply which is limited in the Council area.

The affected area has a long-standing use as a garden centre (Vadoulis Garden Centre) and an adjoining smaller parcel in the south-western corner of the affected area is utilised as an office space by Focus Day Options.

The Proposal is considered to be generally consistent with the strategic intent of relevant SPPs and *The 30-Year Plan for Greater Adelaide: 2017 Update*. Some tension exists with SPP 1 Integrated Planning; particularly, Objective 1.2 of this SPP:

Provide an orderly sequence of land development that enables the cost-effective and timely delivery of infrastructure investment commensurate with the rate of future population growth.

This tensions results from the proposed rezoning not constituting a completely orderly zoning outcome given:

- The affected area being separated from other zoned employment land to the south by an arterial road.
- The affected area being directly adjacent existing residential allotments to the east and south (with residential areas also in proximity to the north) and the potential for intensification of non-residential development increasing risk of amenity impacts and land use conflict.

Notwithstanding this tension, the Proposal is supported on the basis of the existing non-residential use occupying the area affected, the fact that there is minimal remaining vacant employment land in Gawler and the affected area still having some relationship with employment generating land use precincts in the locality – specifically, the existing Suburban Activity Centre 150 metres to the south-west of the affected area and the Gawler Racecourse to the immediate west, opposite Main North Road.

Land supply

The subject land is located within the Outer North Region of the Greater Adelaide Planning Region (GAPR). Noting this, the recently completed Land Supply Reports (LSRs) for Greater Adelaide indicate the following:

- The report indicated the region had a total of 151 hectares of zoned vacant employment land remaining.
- The report identified approximately three hectares of zoned vacant land was being consumed annually with the majority of this located in Greater Edinburgh Parks.
- In addition, since 2010, the Outer North Region has been one of only a few areas where more land has been rezoned for employment purposes than lost.

The Land Supply report prepared by Future Urban and appended to the Proposal acknowledges that demand for residential land within the Council area is increasing and is predicted to increase further to accommodate population growth. Although the affected area could potentially yield 60 to 70 allotments, the report indicates that there is sufficient residential supply to meet the predicted demand/population growth within the Council area. There are several Master Planned Neighbourhood Zones which are yet to be developed and could potentially accommodate a further 2,071 allotments.

Land use characteristics

The affected area is located in the southern area of the Council area and road reserves bound the affected area to the north with Sheriff Street, and Main North Road to the west, which is identified as an Urban Transport Route. The affected area consists of two land titles, the larger one of which has historically been occupied by the Vadoulis Garden Centre, a long-standing non-residential use garden centre. The second allotment is located in the south-western corner of the affected area occupied by a business, Focus Day Options. The Gawler Racecourse is located directly to the west of the affected area, opposite Main North Road. The Racecourse is zoned Recreation with a Local Heritage Overlay. The affected area is directly bound by residential allotments to the east and south.

Surrounding development in the vicinity to the north, east and south comprises of the affected area are single storey dwellings within the General Neighbourhood Zone. Located approximately 150 metres south-west of the affected area is the Suburban Activity Centre containing Coles, ALDI, Bunnings, and a number of supporting retail specialty stores. West of this activity centre is a Community Facilities Zoned area which encompasses the Gawler and District College B-12 and St Brigid's Catholic School. An Employment Zone is located 700 metres south-west of the affected area (also abutting the Community Facilities Zone), containing the Gawler Park Village shopping mall with a bulky goods retail centre which includes a BCF, Supercheap Auto, Cheap as Chips and other large format retailers. A retail fuel outlet is also located in this Employment Zone.

Transport and access

The affected area has a frontage to Main North Road, an arterial road under the care and control of the Commissioner of Highways, with an estimated volume of 35,000 vehicles per day.

Preliminary traffic investigations by MFY have indicated a preference for a controlled intersection to be established to Main North Road, with either a roundabout or a traffic signal. MFY's preliminary investigations have indicated that a signalised intersection located 60 metres north of the southern boundary would have less impact on the subject site and adjacent land. In addition, a left-in/left-out access located adjacent the southern boundary has also been proposed as part of the preliminary report. MFY's report also indicates that their preliminary assessment does not preclude future analysis of a roundabout solution, should that be preferred.

The Department for Infrastructure and Transport (DIT) is currently considering the above view of MFY. DIT has advised that the implementation of a new controlled intersection on Main North Road adjacent the affected area is of significance to the network (with Sherriff Street having potential to provide an alternate route around Gawler). DIT is to be engaged by the Proponent to progress access solutions for the site. Given the sensitivity and significance of the controlled intersection, it is considered appropriate that approval of the Proposal be conditioned to require:

- Approval of the Commission to release a draft Code Amendment for community engagement.
- Prior approval of the Code Amendment, it be demonstrated to all relevant infrastructure providers and to your satisfaction, as Minister for Planning, that all necessary agreements or deeds to secure the funding and/or delivery of all infrastructure required to accommodate development of the affected area as proposed by the Code Amendment are fully executed as required.

Services and infrastructure

The affected area is located within an established and well serviced area with access to water, sewer, gas, telecommunications and the NBN. Further investigations have been proposed to determine the availability of current infrastructure servicing the affected area and its capacity and requirements for infrastructure augmentation or upgrade works.

Economic Context

Despite the General Neighbourhood Zoning, the affected area has a long-established non-residential use which sustains employment. The rezoning of the affected area will provide opportunity to continue jobs within the Council area through future development on the site. The Gawler Green Shopping Centre and Gawler Park Village shopping mall are located in proximity to the affected area. Murray Street is the main commercial centre of the Gawler township, located approximately two kilometres north-east of the affected area. As Evanston Park and surrounding areas have been experiencing strong population growth over the past decade, the proposed rezoning would contribute to containing employment within the local area. Currently, a disproportionate number of the local workforce access employment outside the Council area. An economic context report undertaken by Ethos Urban (provided as an attachment in the Proposal) estimates that approximately 175 jobs would be generated through the rezoning and redevelopment of the affected area.

Interface with Local Heritage and Residential

The Gawler Racecourse to the west of the affected area is subject to a Local Heritage Place Overlay, and a Heritage Adjacency Overlay extends around the Racecourse. Whilst the proposed Code Amendment will enable opportunities for employment and encourage development of underutilised land, its interface with adjacent low-density residential development to the north, east and south must be properly considered, particularly in relation to the types of land uses supported and vehicle access. Further investigations in relation to interface issues have been sought by Council administration as a result of preliminary consultation.

Procedural considerations

The following sets out the key procedural considerations that satisfy the legislative requirements. Pursuant to section 73(5) of the Act, approval for a Proposal to Initiate may be given on conditions prescribed by the regulations (there are none at this time) or as specified by you, as Minister for Planning. As such, a number of conditions are recommended by the Commission as set out below.

Information requirements

Practice Direction 2 – Preparation of Amendment of Designated Instruments outlines the information requirements for a Proposal to Initiate (**Appendix E**).

The mandatory information requirements have been met and therefore the Proposal is of a suitable form to be considered by you.

Consistent with the State Planning Policies and Regional Plan

The Code must be consistent with the principles of the SPPs and should be consistent with the directions of the relevant Regional Plan, which, in this instance, is *The 30-Year Plan for Greater Adelaide: 2017 Update*. You have sought the Commission's advice in this regard.

A more detailed analysis is also located in the Proposal to Initiate (**Attachment 1**).

In summary, the Proposal to Initiate is considered to be sufficiently consistent with the SPPs and Regional Plan.

Designated Entity

As this proposal is by a private proponent, under section 73(4) of the Act, you may decide to enable the Proponent to be the Designated Entity and conduct the Code Amendment processes, or alternatively, you can give the Chief Executive of the Department for Trade and Investment (the Department) the responsibility for undertaking the processes.

The documentation should, however, be prepared by a suitably qualified person to ensure statutory procedures and good planning outcomes are addressed.

Recommendation(s)

- That the Proponent, 550 Main North Road Pty Ltd, be the Designated Entity responsible for undertaking the Code Amendment process.
- The Code Amendment is prepared by a person with qualifications and experience that is equivalent to an Accredited Professional—Planning Level 1 under the Act.
- The Designated Entity must seek approval from the State Planning Commission prior to the commencement of community engagement on the draft Code Amendment.
- Prior to approval of the Code Amendment, the Designated Entity must demonstrate to the satisfaction of the Minister for Planning that all necessary agreements or deeds are fully executed as required to secure the funding and/or delivery of all infrastructure required to accommodate the development of the affected area as proposed by the Code Amendment (to the satisfaction of all relevant infrastructure providers).

Investigations to support the Amendment

The investigations undertaken to date are outlined in the Proposal (**Attachment 1**).

The Proponent has identified further investigations to support the Code Amendment, including:

- Heritage Assessment
- Preliminary Noise Assessment
- Tree Assessment
- Traffic and Transport Investigations
- Infrastructure services Investigations
- Stormwater and Flooding Investigations.

These investigations are considered appropriate.

It is acknowledged that 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. Given that the affected area adjoins residential land uses, a zoning selection which facilitates employment generating land uses whilst maintaining amenity for these adjoining residential uses should, it is considered, be investigated. Additionally, investigations that consider the interface with these adjacent residential land uses should be undertaken to further consider and inform how residential amenity can be maintained.

A search of the Register of Aboriginal Sites and Objects (Taa wika) should be conducted to identify relevant Aboriginal heritage considerations, including any identified cultural sites and objects.

The Commission has resolved to specify these additional investigations under section 73(6)(f) of the Act.

Recommendation(s)

That the following further investigations be undertaken by the Designated Entity, in addition to that outlined in the Proposal to Initiate, under section 73(6)(f) of the Act:

- Analysis of the suitability of existing zones in the Planning and Design Code besides the Employment Zone for large format employment generating land uses.
- Investigations to consider the interface with the adjacent residential uses and how amenity can be maintained for adjacent residential land uses.
- Conduct a search of the Register of Aboriginal Sites and Objects (Taa wika) to identify relevant Aboriginal heritage considerations, including any identified cultural sites and objects.

Application of the Code

The Proposal seeks to rezone land from the General Neighbourhood Zone to the Employment Zone to potentially support a bulky goods outlet development.

The Proponent's intention is to retain all current Overlays. This does not meet the principles for Code drafting, noting that the following Overlays are recommended to be removed as they do not apply when the Employment Zone is present:

- Stormwater Management
- Urban Tree Canopy.

Recommendation(s)

- That a condition be placed on the Proposal to Initiate that limits the scope of the proposed Code Amendment to exclude the creation of new planning rules, and to be limited to the spatial application of zones, subzones, overlays, or technical and numerical variations provided for under the published Code (on the date the Amendment is released for consultation).
- The Designated Entity must seek approval from the State Planning Commission prior to the commencement of community engagement on the draft Code Amendment.

Consultation

The Proponent has undertaken preliminary consultation with Council. On 3 May 2022, the Proposal was considered by Council's Infrastructure and Environmental Services (IES) Committee. A letter from Council's Chief Executive Officer was provided to the Department following the IES Committee meeting, stating that Council is generally supportive of the initiative. Council identified a number of planning and infrastructure matters to be further considered, including:

- Flooding – determine potential impact of localised flooding as well as mitigation measures relative to the proposed land use.
- Stormwater – determine potential impact on the localised stormwater network as well as mitigation measures relative to the proposed land use.

- Traffic – determine potential impact on the localised road network as well as mitigation measures relative to the proposed land use.
- Pedestrian systems – investigate options relative to connecting with the streetscape and promoting good design outcomes.
- Streetscape – investigate options relative to connecting with the streetscape and promoting good design outcomes.
- Regulated tree assessment – determine extent of regulated trees on site.
- Land use interface – investigate impacts relative to sharing a boundary with a Residential Zone and mitigation approaches to reduce any negative impact of either user (e.g. noise, light spill, overshadowing, hours of operation etc.).
- High-level infrastructure such as water, wastewater, and power – determine extent of services available to the site and area more generally.
- Infrastructure Agreement – a commitment to entering into an infrastructure agreement relative to the infrastructure deemed necessary as a consequence of investigations to take place.
- Securing a Desired Land Use – a commitment from the proponent to exploring legal options (e.g. a Land Management Agreement) to ensure a desirable land use is achieved.

In accordance with the Community Engagement Charter, the Designated Entity is required to prepare an Engagement Plan that will outline how, when and with whom it engages with regarding the proposed Code Amendment. Consultation is scheduled to commence July 2022.

The Commission has determined to specify the following further persons or bodies that the Designated Entity must consult with in relation to the proposed Code Amendment, as permitted under section 73(6)(e) of the Act:

- Department for Infrastructure and Transport
- Department for Environment and Water – Heritage
- Utility providers including SA Power Networks, ElectraNet, APA Group, SA Water, Epic Energy, NBN, and other telecommunications providers
- State Members of Parliament for the electorates in which the proposed Code Amendment applies.

In addition, in accordance with sections 44(6) and 73(6)(d) of the Act, the consultation must be undertaken with:

- Town of Gawler
- Owners or occupiers of the land and adjacent land in accordance with the *Planning, Development and Infrastructure (General) Regulations 2017*.

Recommendation(s)

Advise the Designated Entity of the required consultation with the entities and bodies specified by the Commission.

RECOMMENDATIONS

It is recommended that you:

- | | |
|---|--------------------------|
| <p>1. Note the advice of the State Planning Commission provided to you as required under section 73(2)(b) of the Act.</p> | <p>NOTED / NOT NOTED</p> |
| <p>2. Note that the State Planning Commission has, under section 73(6)(e) of the Act, specified that the Designated Entity must consult with the following nominated individuals and entities, and advise the Designated Entity accordingly:</p> <ul style="list-style-type: none"> • Department for Infrastructure and Transport • Department for Environment and Water – Heritage • Utility providers including SA Power Networks, ElectraNet, APA Group, SA Water, Epic Energy, NBN, and other telecommunications providers • State Members of Parliament for the electorates in which the proposed Code Amendment applies. | <p>NOTED / NOT NOTED</p> |
| <p>3. Note that the State Planning Commission has, under section 73(6)(f) of the Act, resolved to specify the following further investigations to that outlined in the Proposal to Initiate, and advise the Designated Entity accordingly:</p> <ul style="list-style-type: none"> • Analysis of the suitability of existing zones in the Code besides the Employment Zone for large format generating land uses. • Investigations to consider the interface with the adjacent residential uses and ensure that the Zone and Policies proposed have sufficient policies to ensure that residential amenity is maintained to relevant standards. • Conduct a search of the Register of Aboriginal Sites and Objects (Taa wika) to identify relevant Aboriginal heritage considerations, including any identified cultural sites and objects. | <p>NOTED / NOT NOTED</p> |

4. Approve initiation under section 73(2)(b) of the Act, subject to the following conditions, under section 73(5) of the Act:

APPROVED / NOT APPROVED

- a) The scope of the proposed Code Amendment does not include the creation of new planning rules, and is limited to the spatial application of zones, subzones, overlays, or technical and numerical variations provided for under the published Planning and Design Code (on the date the Amendment is released for consultation).
- b) The Designated Entity must seek approval from the State Planning Commission prior to the commencement of community engagement on the draft Code Amendment.
- c) The Code Amendment is prepared by a person with qualifications and experience that is equivalent to an Accredited Professional—Planning Level 1 under the Act.
- d) Prior to approval of the Code Amendment, the Designated Entity must demonstrate to the satisfaction of the Minister for Planning that all necessary agreements or deeds are fully executed as required to secure the funding and/or delivery of all infrastructure required to accommodate the development of the affected area as proposed by the Code Amendment (to the satisfaction of all relevant infrastructure providers).

5. Under section 73(4)(a) of the Act, approve the initiation of the Code Amendment on the basis that the Proponent, 550 Main North Road Pty Ltd, will undertake the Code Amendment processes (as the Designated Entity) required under the Act.

APPROVED / NOT APPROVED

6. Agree to sign the Proposal to Initiate the 550-554 Main North Road, Evanston Park Code Amendment (**Attachment 1**).

AGREED / NOT AGREED

7. Agree to sign the attached letters to the Proponent (**Attachment 2**) and the Town of Gawler (**Attachment 3**) advising of your approval and conditions.

AGREED / NOT AGREED

NICK CHAMPION MP

/ / 2022



CRAIG HOLDEN

Chair, State Planning Commission

11 / 07 / 2022

Attachments:

1. Proposal to Initiate the 550-554 Main North Road, Evanston Park Code Amendment (#18597003).
2. Suggested letter to the Proponent, 550 Main North Road Pty Ltd (#18714841).
3. Suggested letter to the Town of Gawler (#18714850).

Appendices:

- A. Summary of Roles and Responsibilities in the Code Amendment Process (#18642384).
- B. Process Flowchart – Code Amendments Initiated by Proponents (#18642393).
- C. State Planning Commission's Strategic Priorities (#18642400).
- D. Assessment against the State Planning Policies and Regional Plan (#18642411).
- E. Extract from *Practice Direction 2 – Preparation and Amendment of Designated Instruments* (#18714939).

Contact: Jason Bailey
Tel No: 08 7109 7161

Procedural Matters for the State Planning Commission (the Commission)

The Commission's role at Initiation, when the Commission is not the Proponent, is to:

- Provide advice to the Minister for her consideration in making a decision on initiation pursuant to section 73(2)(b) of the Act.
- Specify any person or body the Designated Entity must consult with under section 73(6)(e) of the Act, noting that the designated entity will also need to prepare an engagement plan in accordance with the Community Engagement Charter prior to consultation.
- Specify any investigations to be carried out and/or information to be obtained by the Designated Entity, in accordance with section 73(6)(f) of the Act.

The importance of the initiation process is two-fold:

- Firstly, it enables proposals considered to be significantly at odds with the State Planning Policies (SPPs) and relevant Regional Plan to be refused early in the process, minimising risk. This is because the decision to proceed is based on an assessment against these documents.

To that end, the Commission may also advise the Minister on how the proposal fits with its stated priorities, including:

- Technical amendments that enhance the operation of the Code.
- Bushfire policy in response to the Royal Commission and improved bushfire mapping data.
- Support land supply, including infill, master planned neighbourhoods and growth areas consistent with the Growth Management Programme.
- Support economic clusters such as agribusiness and value adding, defence industries, energy and resources, health and medical industries and knowledge and creative industries.
- Provide state-wide strategic benefit such as protection against environmental hazards.
- Secondly, the initiation process is the point at which the scope of the Code Amendment process, investigations and information requirements and the amendments are determined. This provides clarity and certainty for the proponents.

Approval of the Proposal to Initiate may be given on conditions prescribed by the regulations (there are none at this time) or as specified by the Minister. As such, conditions have been recommended by the Commission, to be made by the Minister.

The Commission has previously determined that (where possible) Code Amendments should be prepared and led by proponents themselves for the first 12 months following implementation of the Phase Three Code.

Code Amendments Initiated by Proponents

Section 73(2)(b) of the *Planning, Development and Infrastructure Act 2016*

