

██████████ ,

Gawler ,

SA , 5118

Dear Sir / Madam , my email today is in reference to the Draft Planning & Design code ,
consultation process

We are the owners of 2 Commercial properties in the Gawler Council area , and the Owner/
Operator of Gawler Car World , at 17 Gale Rd , Evanston South .

We purchased these properties in 2016 and 2019 respectively .

- ██████████ Nth , Kudla .
- ██████████ , Evanston South.

Just a quick background , these properties form part of an area , to the South of Gawler , adjacent to
Main North Road , designated and signposted by the Gawler Council , as The Northern Trade Centre .

In the early 1980's there was a boundary re alignment , between the Munno Para Council and the
Gawler Council .

The parcel of land , North of Dalkeith Rd , that had been part of the Munno Para Council , was
transferred into the Gawler Council's area . The zoning at that time was General Industrial .

In 1988 Gawler Council re zoned the properties , from General Industrial to " Rural " , and in so
doing made all future Industrial activities , in a " Rural Zone " Non Complying .

A landowner now has to go through a costly and lengthy , " Non Complying " , application for any
change in Business type. This process can take up to 9 months .

Existing use rights do apply to the properties in this area , but Gawler Council have a substantial list
of exclusions , this makes it difficult to change uses .

Some of the Business activities in this designated area are -

- Storage Facility , including Cars and Caravans .
- Retail Tile and Bathroom Renovation Products
- Retail Sale & Manufacture of Curtains .
- Manufacture and Sale of Furniture .
- Gym / Sports Training Facility .
- Motor Vehicle Mechanical Workshop .
- Used Car / Vehicle Dealership .
- Tractor and Machinery Sales and Wrecking .
- Storage Warehouse .
- Sign writing and Sign Manufacture .
- Landscaping Supplies and associated Equipment Rental .
- Caravan Park with Cabin Rental .

As you can see there are Businesses in all of the following categories -

- Bulky Goods .
 - Mechanical Repairs .
 - Caravan Park .
 - General Industry .
 - Industry
 - Heavy Industry .
 - Service Trade Premises
 - Store .
 - Warehouse .
 - Recreation .
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- These properties are already developed and the chance of them being returned to farming activities is very unlikely .

 - All of the local businesses employ local people and all of the property owners find it increasingly difficult to re tenant a property , once vacant . We ask for your help .

I understand that there will always be scenarios that fall outside of the definitions .

Would it be possible to protect the Commercial Businesses , in the direct area , with an "Overlay " ?

Thank you for taking the time to read my submission , and I look forward to your reply .

I am available to discuss these matters during business hours on [REDACTED]

Regards Ken Bowey