

18 December 2020

Mr Michael Lennon
Chair
State Planning Commission
GPO Box 1815
ADELAIDE SA 5001

Via email: DPTI.PlanningReformSubmissions@sa.gov.au

Dear Mr Lennon

Re: Phase 3 Planning and Design Code – Corporation of the Town of Gawler

MasterPlan SA Pty Ltd writes on behalf of Gawler Unit Trust (ABN 98 051 556 360), owners of the Gawler Green Shopping Centre at 4 Tulloch Road (Main North Road), Evanston.

Our clients made a submission on the 2019 Consultation Version of the Planning and Design Code – Phase 3 (PD Code) which proposed to transition the site of the Gawler Homemaker Centre, located at 485 Main North Road, Evanston, from its current Business Zone to a Suburban Activity Centre Zone.

On behalf of our clients, we opposed this transition of zoning, as we were of the opinion that it was erroneous and fundamentally altered the retail hierarchy currently established in the Corporation of the Town of Gawler (the Gawler Council).

Gawler Green Shopping Centre

Our clients are owners of the Gawler Green Shopping Centre, which comprises a Coles supermarket and speciality shops. The shopping centre is located within the Neighbourhood Centre Zone of the Gawler (CT) Development Plan (consolidated 18 July 2019). Phase 3 of the PD Code appropriately transitions the Neighbourhood Centre Zone to the Suburban Activity Centre Zone. Our clients support the transition of the zoning affecting their land to Suburban Activity Centre Zone.

Employment Zone Transition in the PD Code

The November 2020 consultation version of Phase 3 of the PD Code now proposes to transition the current Business Zone currently applying to the Gawler Homemaker Centre at 485 Main North Road, into an Employment Zone.

Transition of the Business Zone to the Employment Zone considered now considered consistent with the transition of the current Development Plan Policies to the Planning and Design Code with policy that is *"like for like"*.





In reviewing the transition of zones across metropolitan Adelaide, it is evident that this now demonstrates a consistent approach relating to the transition of Bulky Goods Zones across the metropolitan area.

Given the intent of the zoning for bulky goods forms of development that applies to the Gawler Homemaker Centre (485 Main North Road, Evanston), we concur that the proposed transition of zoning to Employment Zone is appropriate.

Accordingly, our client supports the changes made to now transition the existing Business Zone currently applying to the Gawler Homemaker Centre to an Employment Zone rather than the previously erroneous application of the Suburban Activity Centre Zone over that land.

Should you wish to discuss this matter further, please do not hesitate to contact the undersigned by phone on [REDACTED] or email [REDACTED].

Yours sincerely

Greg Vincent
MasterPlan SA Pty Ltd

cc: Tim Stollznow