

# Racecourse: New shops confirmed



In about 18 months, Gawler will be home to a new shopping complex, which will boast a Chapley's Foodland, Hungry Jack's restaurant and almost 20 retail outlets. Development manager for the mystery consortium of investors John Savva also revealed that the development, based at the southern end of the Gawler racecourse, would likely include medical, fitness and child care centres.

PHOTO: Mary Ackers

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A MYSTERY group of South Australian investors are only weeks away from securing the development of a \$25 million shopping complex near the Gawler racecourse.

Pending final sign-off, it has been confirmed the development will boast a Chapley's Foodland, Hungry Jack's restaurant and almost 20 different retail outlets, including a fresh fruiterer, butcher, bakery, newsagency and discount chemist, along with both a café and restaurant with alfresco dining.

The shopping complex will form part of a three-stage development, which will likely incorporate a fitness centre, large-format child care centre, medical centre, office space, and health and well-being outlets.

In an exclusive interview with *The Bunyip*, development manager for the mystery consortium, John Savva, revealed that half of the retail spaces would house existing local businesses, which had chosen to relocate or expand.

Mr Savva said the development had also attracted strong interest from businesses outside of the region wanting the opportunity to

"sit by a powerful supermarket".

However, he said incorporating existing local businesses was paramount to the success of the "neighbourhood shopping centre".

"It's really important that we have that local influence within the centre, so the local retailers for us are taking priority because they've got existing businesses here, existing relationships in Gawler..." he said.

The shopping centre is expected to open for trade by Christmas in 2013, with construction likely to commence around August this year.

Mr Savva said the development will improve upon what he believes is the second-rate supermarket shopping experience currently on offer in Gawler and stop residents leaving the district to buy their groceries.

"I think there's a lot of seepage that comes out of Gawler because the supermarket shopping experience is poor," he said. "The whole offer is difficult with access and parking."

Mr Savva said the new shopping centre would provide good amenity, convenient access, loads of parking at one level and a full-line supermarket - qualities he believes "Gawler seems to struggle with".

"The intention for us is for it to be a neighbourhood centre that covers all of the essential shopping

necessities," he said.

"People are going to be able to drive up to the front door of their supermarket and find a convenient way to shop in a good-quality supermarket everyday without it being a big hindrance on parking and traffic..."

Mr Savva said the centre would be modern in architecture and boast "cutting edge design".

"Whilst it's convenient, it's going to be an attractive development, which was important to us," he said.

Meanwhile, Mr Savva said the development group lodged its plans with council before Christmas last year and hoped to have approval within the month.

Mr Savva said he would reveal the names of the 18 speciality shops in the coming weeks as he was in the final stages of negotiation.

The shopping complex will cover 40 per cent of the development site, located at the southern end of the Gawler racecourse, with the remaining land likely to comprise medical, child care and fitness facilities.

Mr Savva said the site was an "extremely valuable piece of land with all the right fundamentals" and within three years the multiple-stage development would be complete and "extremely complementary" to Gawler's growth.

# DPA le for Baro

Ellouise Goodwin

BAROSSA Council has sought further legal and professional advice regarding the impact of the revised protection legislation introduced into parliament on April 5.

Minister for Planning John Rau introduced two Bills into parliament: the Character Preservation (Barossa Valley) Bill 2012 and the Character Preservation (McLaren Vale) Bill 2012, also declaring a new Development Plan Amendment (DPA) interim operation.

Mr Rau said the new DPA provided revised controls to protect town centre districts in response to community concerns about overly restricted development in the former interim DPA (released in September).

In a prepared statement released on Monday, Barossa Mayor Brian Hurn said council supports the intent of the State Government's legislation, but the revised Bill and interim DPA have not addressed all the concerns previously raised with the Government.

"Council is relieved that the interim DPA's control over development have been diluted, applying mainly to development in rural areas, rather than towns," Mr Hurn said.

"Power to approve development involving shops in town centre farm buildings, including hay implement sheds, will be allowing merit and consent-based assessments to be undertaken by council planners; this will negate the need for costly, time-consuming notification and third-party representation."

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