

20<sup>th</sup> February 2020

Planning Reform Team  
Phase Three Planning and Design code

Dear Sir/Madam,

Re: Phase Three Planning and Design code- Gawler Council – Kudla

Thank you for the opportunity of making a submission in respect to the above matter.

My wife grew up in Gawler East and I nearby in a rural area. We purchased a half acre block in Gawler East when we were married. Our home was a 2 minute drive from the main street and had rolling hills of farming land behind it. We had pet sheep, wallabies and chickens. We planted a large number of trees and a small orchard, it was to us, a semi-rural home in our country town. That is hard to come by now, but people still desire this lifestyle.

We both work in the Gawler area and our children have been educated in Gawler and have settled into their own homes locally.

We purchased 5 acres of vacant land on Milne Road at Kudla and built our home in 1997. We decided to keep within the Gawler area to establish our primary production rose farm. At that time this area and nearby parcels of land was mainly used as primary production of large crops.

We raised our family and have been able to run our primary production business from here for 20 years, but it is no longer viable with the increasing costs of mains water, electricity and rates and taxes. The Gawler Council is charging us residential rates for our land even though we have no facilities, like sewerage, lighting, footpaths and sealed roads. We have therefore been forced to lease a larger parcel of land in a predominantly agriculture/primary production area with a bore. With this extra land to maintain and extra demands on our time to cover costs, we are finding it harder to maintain our 5 acres as we once did.

As time has moved on so has the development of Gawler and the demand for more blocks of land that are larger than the small blocks being developed in the heart of Gawler.

We believe, as recommended in the Jensen 2 report, that our area can provide this. It is close to the Kudla train station, which my family used frequently. It is also very close to the Northern Express way and this is very convenient when travelling North or South. With smaller allotments, it is easier for home owners to maintain their property with a rural living feel. New plantings of fruit trees and veggie patches, with a chicken or two is the desire for many young families, without having to move too far away from schools and shopping centers etc.

We would like the opportunity to subdivide our land to smaller allotments as recommended for our area in the Jansen 2 report and with the guidance of council we believe we can increase the visual appeal to this area.

Trusting the above request receives your favourable consideration.

Yours truly,

Arthur and Robyn Christou

[REDACTED], Kudla SA 5115 Ph: [REDACTED]