



PO Box 859 • Gawler • South Australia 5118 • Tel/Fax 08 8522 6450
Web: www.foodforest.com.au Email: foodforest@bigpond.com
ABN 32 825 934 985

Submission to The SA Planning System Implementation Review
by Graham Brookman

I write as a citizen of the Town of Gawler where I live and work on our 20ha mixed farm at Hillier. I served as both a member and Presiding Member of the DAP of the Gawler Council for some years and have an active interest in the future of the town. I have qualifications in Education and Agricultural Technology.

I have a concern that the current Planning System does not adequately offer a solution for the permanent protection of rural land, particularly when the land is under increasing pressure for redesignation as 'Residential' or 'Deferred Urban'.

If one accepted my belief that it is desirable for the landholders in the southern rural area of the Town of Gawler, for the Town itself, for Greater Adelaide and for SA, for portions of that rural land to be protected as a Character District, it seems that the Planning Code has no mechanism to adequately do the job, unless a bill passes through Parliament to do so.

The drafting of completely new legislation to protect each area in SA that requires such protection seems cumbersome, time consuming and expensive. It has been done individually in the case of both McLaren Vale and the Barossa but it is predictable that more areas will require such protection as the city grows. I propose that an overarching Bill be devised to do the job or a new mechanism designed. I believe that the EFPA designation of land is clearly inadequate to protect land that is already well within greater Adelaide.

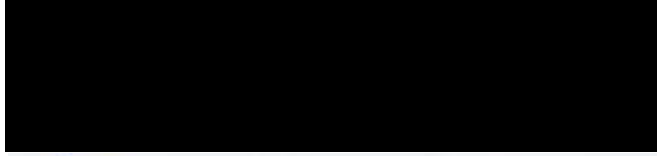
I defer to the experience and skills of the Expert Panel in terms of designing a suitable Bill or mechanism offering parliamentary-level security. Without that level of security, farmers and food businesses will not invest funds or energy in the land and it will languish as developers apply steady pressure for its release.

The agricultural land I own will not be eligible for residential subdivision because it is on the flood flat of the Gawler River, so I have no vested interest in the issue of whether or not the southern rural land of Gawler becomes a suburban development. But there are numerous good planning reasons not to allow the land to be so subdivided.

One reason is that the community of Gawler wishes the town to retain an integrity, heritage and balance, another is to provide a chance for Gawler to be a sustainable town that takes climate change seriously and values the Gawler Green Belt as a hard-working part of the town's fabric. Other Gawlerites would point to the preservation of biodiversity and recreation opportunities by the three rivers and others would show how much food can be grown, whilst retaining the rural views and atmosphere of SA's first country town. These issues are dealt with well in a separate submission,

'Gawler Rural Directions Report' commissioned by community groups from Gawler, that describes the emerging vision of this historic town and the report on Gawler's rural land use, 'Profile of Farming Economic Activity for Hillier and Kudla' by Regional Development Australia Barossa, Gawler, Light, Adelaide Plains.

I would be delighted to provide further information verbally or in writing.



Graham Brookman RDA, Dip Teach, MATA
Joint Managing Director



The Food Forest
80, Clifford Rd , Hillier, SA 5116
www.foodforest.com.au