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**From:** Domenico Capogreco [REDACTED]  
**Sent:** Saturday, 4 January 2020 3:18 PM  
**To:** DPTI:Planning Reform Submissions  
**Cc:** Victory, Tom (DPTI)  
**Subject:** Kudla, Gawler, Draft Planning and Design Code for Phase Three Councils (Urban Areas)

Dear Sir/Madam,

After speaking to Hanna Connell via telephone on Friday 3rd January 2020, regarding the Draft Planning and Design Code for Phase Three Councils (Urban Areas). She requested that I email my submission in, also attached is a map of our property in Kudla, Gawler.

In relation to the Draft Planning and Design Code for Phase Three (Urban Areas).

Below is a submission for the subdivision of residential allotments for our property [REDACTED] Worrall Road, Kudla, Gawler.

- Aside from the broken promise of water for farming, and then denying us irrigation, it is neither viable nor practical to have a rural-farming zoned property in Kudla. This is due to the land sizes being too small for modern day commercial farming, and treated town water being the only costly source of irrigation. We are still at a loss how the land can be zoned for rural-farming, and not have access to farm production irrigation.
- Thirteen years ago we were left with no option, but to abandon our vineyard. Since then our infrastructure, vines and land have deteriorated into a disgraceful barren eyesore;
- Also against the production of our vineyard were the endless complaints from residents in the established residential dwellings in the area. The complaints ranged from machinery noise, dust, spraying, and gun & gas gun used to deter vermin.
- Thanks to the powers that be, it has been a frustrating money pit, and unfortunately will continue to be, unless rezoned for residential development;

- With the ever-increasing encroachment of residential dwelling's around our property, it is an embarrassment in these current times to still have dirt roads to access our property.
- Suburbia has already been allowed to entwine in this rural-farming area, and it is contradictory and was hypocritical of Council not to proceed with the continuation of residential development.
- This area is ideal for such development as it has a rail service, Main North Road, and Northern Expressway access into Adelaide. With this access and close proximity to the city it would be ideal for people who work in Adelaide, but need the benefit of Large Urban Lot (LUL) living.
- A proposed subdivision of 2000m2 allotments would be a more reasonable size for residents to manage and maintain.
- Not only will this encourage and increase population, but also businesses and infrastructure into the area. It would entice people to the area with the knowledge of a sustainable Large Urban Lot lifestyle. With the larger lot sizes, it will give people with children and or Pets the option for a larger House, with a decent size back yard for gardens, entertaining, recreation and shed. The full potential of Kudla's beautification would be more attainable, thus setting the benchmark for other Large Urban Lot areas. This would also generate more revenue for Gawler Council in rates, etc.
- Around this time 14 years ago we attended a meeting on this very same subject, and since then have written to various government bodies, Council, attended committees, all to no avail. In fact, we submitted to the first Infrastructure Report. Surely after all these years and now that it is finally in the hands of the Government of South Australia, Department of planning Transport and Infrastructure, common sense will now prevail.

Should you need to contact me, please don't hesitate to call [REDACTED].

Kind regards,

Domenico Capogreco

on behalf of, Bruno & Elvira Capogreco

### Planning and Design Code Consultation Map



