

28 February, 2020

DPTI State Planning Commission Reform

**Re: Draft Planning and Design Code - Phase Three (Urban)  
Local Government Area - Gawler**

Mr Peter & Mrs Helen Power

[REDACTED], EVANSTON GARDENS SA 5116

In the DPTI Draft Planning and Design Code Phase Three (Urban) our property is in the Zone - Rural.

We are taking this opportunity to put in a submission for consideration by the State Planning Commission seeking to have changes made to:

1. The Planning & Development Code – Rural Zone in relation to Land Use.
2. Limited Land Division Overlay
3. Lot Size Minimum Technical and Numerical Variations – 40,000m<sup>2</sup> – Rural Zone.

I was born and raised at [REDACTED], Evanston Gardens, 56 years ago. Both my parents needed to travel to employment outside of the area, as did a majority of families. My husband and I purchased the property next door to my parents in 1998, where we have lived and raised two children. We also have both needed to travel outside of the area for employment.

The Land Use Code for our property used by the Valuer-General for valuation purposes is 1912. This code identifies the property as a Rural residential house with no primary production evident.

Our property is only 5.8kms from the Gawler CBD and is part of the area know as Evanston Gardens. Effectively our area is being split in two according to Zoned Land Use. We are located only 700m from the Evanston Gardens Primary School and approximately 1 km from what has been considered the residential area of Evanston Gardens. Which is next to Orleena Waters, a relatively new residential housing estate. This housing estate is developed on land that was previously used as prime farming land. The land owner was permitted to have the land rezoned residential. Which has been developed and subdivided into very small sized housing allotments.

Gawler is classified as an Urban council in the greater Adelaide metropoliatan area. We pay metropolitan rates for vehicle registration and we have been paying residential council rates since 2005 with no rebate or concession for Rural Living. Over the past 20 years our council rates have risen from \$505.94 per year to \$2,109.66 per year.

Our property has never been used for primary/food production or farming and is not commercially viable to do so. Unless retired, the majority of residents in the area still need to travel outside of the area for employment.

We have struggled over the past number of years to even grow a vegetable patch to meet our own needs, let alone supply produce to make a living from. We have lost a number of plants on our property due to the extreme conditions caused in the summer months especially based on water as such an expensive resource. And with very little rainfall in our area.

This year we deliberately increased water usage in an endeavour to save remaining plants but with very disappointing results for a lot of extra expense. There is nothing green about the majority of properties throughout this area which are dry & dusty for a large portion of the year.

It is becoming increasingly difficult to maintain our property. Keeping large areas mowed, three corner jack weed controlled, eradicating ant mounds, eradicating wild rabbit infestations, continual watering to try and prevent plant loss, clearing dead plants and trees.

Our property is currently 2.5 acres.

We would like the minimum allotment size permitted for subdivision into  $\frac{1}{4}$  acre (800m<sup>2</sup>) or  $\frac{1}{2}$  acre (2000m<sup>2</sup>) allotments. We believe our property and others in the area could offer opportunities for a country lifestyle with greater housing choices. The larger than normal housing allotments would be far more manageable. Easier to maintain, keep tidy and greener. Providing suitability for young and growing families and pet owners. The necessary infrastructure is already available on Angle Vale Road to support subdivision.(Mains water, sewerage & electricity)

We want to remain as independent as we can for as long as we can in our own home. If we were able to subdivide into smaller more manageable allotments, we could still live in our home, in our community.

We have previously made written submissions to the Town of Gawler Council in November 2015, and again in June 2019 in regard to Rural Land Use.

The Gawler Council want to impose restrictions on residents properties in the rural area regarding land use, subdivision, green belt etc. Currently the Rural Zone does not have a representative on the council. Councillors are making decisions on land that they don't own and should not have the right to dictate what landowners in this area can and can not do. The majority of councillors live in the township of Gawler, some are new to the area and so have no background knowledge.

Council are trying to dictate which properties are part of the so called green buffer zone so as to separate Gawler from other metropolitan urbanised areas to the South and West. Yet they are making a boundary reform grab on other councils residential areas that border our council area to the North & East.

Council show no consistency regarding the hap hazard decisions as to where and when subdivisions are allowed within our Council boundaries.

We request that the DTPI seriously give consideration to our submission and that of other property owners in the Rural Zone for the future by:

1. Changing the Rural Zone in relation to Land Use to a more appropriate Zoning.
2. Limited Land Division Overlay
3. Changing the Lot Size Minimum Technical and Numerical Variations – to a minimum of 800m<sup>2</sup> /2000m<sup>2</sup> within this Zone.

Kind regards

Helen and Peter Power