

From: [Marisa Pozenel](#)
To: [DPTI:Planning Reform Submissions](#)
Cc: [REDACTED]
Subject: What is happening in Milne Rd. Kudla 5115
Date: Thursday, 21 November 2019 7:56:37 PM

I have been searching the New Planning and Design Code for days. A very difficult process to navigate in the present format.

The general community should not be expected to become IT expert overnight.

It concerns me that not much information is available on the so called rural zone in Kudla, yet we are expected to submit feedback on the Phase 2 which Council is still in the process of writing up. The little bit that they have released is only a paste & copy of what was in the 2013 Strategic Direction Report. This report was twice rejected in two separate public Consultation. On the first consultation the majority in the community asked to be able to subdivide in to residential allotments. In the second consultation the majority opted out for 200m2.

This is what we read in the 13 August Infrastructure & Environment Services Committee Meeting Agenda

" Of particular note is the fact that although the subject land is located within the metropolitan urban growth boundary it is not identified as either a Fringe/Township Growth Area or a Future Urban Growth Area (unzoned or Rural Living) However, a Portion of land between the City of Playford and the Town of Gawler (along Dalkeith Road) is identified as Metropolitan Open Space "

At this point I like to point out that in the Open Space, also called Moss, is where the 0.9 Rural Living area was separated from the rest of Kudla without it been on the Agenda. The matter was taken to the Environment & Development Committee where the than Director of Planning said DIPT was unaware that council was doing a Rezoning of Land.

Thank you for the opportunity to ventilate my frustration bottled up for 20 years.

I realize it will mean lots of work for DIPS if they refuse to accept everything Council is doing.

Please give your consideration in Planning for the rest of Kudla Area

Yours sincerely,
Marisa Pozenel

From: [Marisa Pozenel](#)
To: [DPTI:Planning Reform Submissions](#); [DPTI:Minister Knoll](#)
Subject: Re Design Code
Date: Wednesday, 27 November 2019 11:27:23 AM

Dear DPTI Planning Personnel.

Further to my previous comments I like to bring to your attention that correspondence with your department tells me that 'my property has what is called a Minimum Allotment Size and Numerical Variation Overly....Using the Code Consultation mapping tool provides for a minimum lot size of 40ha'.

Obviously this must be a mistake because I know I could subdivide my land in lots of 4ha and I don't have a large enough block to subdivide in 2 lots of 4ha each.

The Map Viewer don't reflect what is going on in my area, it fails to show that we are next to the 'Orleana Waters' residential development of 300m².

In the viewer DPTI has changed the zone from Rural To Rural1; Whatever the difference might mean.

Here is the National Geographic Definition of Rural Area: "A Rural Area is an open swat of land that has few homes or other Buildings"

On Milne Road there are all sorts of block sizes.

All of the Kudla Area should be rezoned to Residential Living from 800m² to 2000m².

Without the nonsensical caveat of frontage width to depth, as imposed by Gawler Council in the 0.9ha zone.

This is what I found in the Infrastructure & E.S.C meeting Agenda 13 August 2019:

"Of particular note is the fact that although the subject land is located within the metropolitan urban growth boundary it is not identified as either a Fringe/Township Growth Area or a Future Urban Growth Area (Unzoned or Rural Living). However, a portion of land between the City of Playford and the Town of Gawler (along Dalkeith Road) is identified as Metropolitan Open Space. Yet, this is where the 0.9ha subdivision is located.

I hope DPTI will help the local community and adjust this anomaly.

Kind Regards,
Marisa

From: [Marisa Pozenel](#)
To: [DPTI:Planning Reform Submissions](#)
Subject: error to correct please
Date: Friday, 28 February 2020 11:06:19 PM

Dear Sir/Madam

My submission to the Draft' Planning and Design Code, Phase Three (Urban)

My submission prepared by Mr. Trevor White from [planningsolutions.com.au](#) has a serious error in the size of the land asked to be subdivide.

The submission presented on the 26 February has an error on page 5 - paragraph 6 said:

"In the case of the Kudla Area we have a Rural Zoned land that are susedo rural living allotments, has never been used for primary production activities due to allotment sizes, is not removing an primary production land, has no impact on the nearby residential land uses (Orleana Waters) and should be zoned as rural living allotments with a minimum allotment area of 0.8 hectares"

This paragraph was added at the last minute and was an oversight on my part.

As we read in the State Planning Reform Fact Sheet:

"To Protect our valuable primary production land, rural living development should only occur in areas that are **contiguos** with existing existing urban or rural living areas and where the impact on primary production and farming has been thoroughly considered."

My point is that 85 Milne Road is sandwiched between Athol Road and Gordon Road,

Thus we are contiguos with the existing 0.9ha rural living on the corner of Coventry Road and Athol Road, plus the new Orleana Waters housing subdivision built on 300m2.

I would very much appreciate if you would change it to read:

I respectfully ask to subdivide my land in 800m2. I feel that I could keep this smaller size lad clean and green.

In my opinion due to climate change it is not possible to keep 0.8 hectares clean and green. There is no evidence in this area that large blocks of land are kept clean and green.

It is now 10.50 pm - too late to ask my Land Planner to correct the submission that ends at 12pm.

Kind regards,

Marisa Pozenel