



Hillier Park

RESIDENTIAL VILLAGE

Department of Planning, Transport and Infrastructure
DPTI.PlanningReformSubmissions@sa.gov.au

February 26th 2020

RE; Draft Planning & Design Code Phase Three PD Code Zone ID Z0901

Dear DPTI Officers,

It has come to our attention that Hillier Park Residential Village has been incorrectly identified in the Draft Planning & Design Code, in PD Code Zone as a *Caravan & Tourist Park*, ID Z0901.

(By way of contrast, our second village, The Palms Residential Village at 61 Supple Road Waterloo Corner, has been correctly identified in PD Code Zone as a Residential Park ID 5403)

The zoning of Hillier Park is demonstrably incorrect, in that Hillier Park is coded in the current SAPPL Gawler Development Plan as a *Residential Park* and has operated as a Residential Park for several decades.

In December 2017, at the conclusion of a lengthy process, a DPA was approved by Gawler Council to extend the Residential Park onto the adjacent property CT 6070/256.

In December 2018 Gawler Council granted Development Plan Consent to extend the Residential Park by a further 77 home sites and associated facilities onto that land via DA 270/2018.

We request that the Planning & Design Code is amended to correct this error. Hillier Park Residential Village should be zoned as a *Residential Park* and NOT as a *Caravan & Tourist Park*.

In its Design and Planning Code submission to DPTI, Gawler Council also recommends that Hillier Park be transitioned to the *Residential Park* zone and NOT the *Caravan & Tourist Park* zone.

We appreciate your attention to this matter.

Yours faithfully

Martin Banham
General Manager