

Glenys Jean & James Anthony Oakey

[REDACTED]
BIBBARINGA SA 5118

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25th OCTOBER 2019

Re: [REDACTED] Alexander Avenue BIBBARINGA SA 5118 & The Adelaide Hills Zone

Planning Submission

Preamble

I/We (Glenys & Jim Oakey) [REDACTED] [REDACTED] Alexander Avenue Bibaringa SA 5118 (Title Volume: 5125 – Folio: 482 Certificate of Title: 41523 – Pt. SEC. 3328 & Pt. Sec. 3329, which is [REDACTED] Alexander Avenue) It is situated on the border of Gawler Council and Playford Council divided mainly by Alexander Avenue. Effectively, to the north, on the Gawler side of Alexander Avenue it is zoned Country Living and on the southern side of Alexander Avenue, on the Playford side it is zoned Hills Face.

There are several anomalies in the development of the hills face over the recent years from Para Hills through Salisbury Heights housing development, through the extensive Craigmores/Blakeview Hills face housing development and vineyard development to the rezoning of the subdivision on Tiver Road from Playford Council to Gawler Council resulting in 2.5acre small holdings on the hills face with new dwellings and associated shedding on the same level on the hills face as my property at [REDACTED] Alexander Avenue.

The issues:

[REDACTED] [REDACTED] Alexander Avenue is on two titles (Title Volume: 5125 – Folio: 482 Certificate of Title: 41523 – Pt. SEC. 3328 & Pt. Sec. 3329, which is [REDACTED] Alexander Avenue) being approximately 20 acres, it has the original [REDACTED] family farm house as the dwelling on the property. All other land divisions in the area are 10 acre lots affected by the [REDACTED] family in 1974.

Salisbury Heights extends from Golden Grove Road over the hills and down the hills face to Salisbury Plains with high density estate housing development. Resulting in housing estates sprawling across the hills face willy-nilly since the early 80's.

Craigmores Heights/Smithfield has high density housing developments extending up and into the hills face. With an adjoining extensive vineyard development (established without council approval.)

Playford Council has established a visible rubbish dump in the hill face adjacent to Munno Para.

Above Tiver Road, land on the hills face by subsuming it into the Gawler Council district, has been subdivided into 2.5acre allotments, with new dwellings, shedding etc. These subdivisions are at the same elevation on the hillside as my property/dwelling (Title Volume: 5125 – Folio: 482 Certificate of Title: 41523 – Pt. SEC. 3328 & Pt. Sec. 3329, which is [REDACTED] Alexander Avenue) which has hills face planning restrictions imposed upon it by Playford Council & the S A Government.

There would appear to be considerable ad hoc planning and serious anomalies in the way the hills face zone is being currently managed with councils rezoning areas for housing development on the hills face inconsistently resulting in housing estates sprawling across the hills face willy-nilly from Para Hills, Salisbury Heights to Tiver Road.

Ignoring these obvious elephants in the room or should I say on the Adelaide Hills face, which is peppered with relatively recent high density housing developments, quarry scars, vineyards etc. If you travel from Para Hills to Gawler, these anomalies can be clearly observed.

Salisbury Heights is a high-density housing development which covers the hills face, which spreads over the top via Golden Grove Road to Tea Tree Gully. All of which has happened since the early 1980's. The Hills Face has been rezoned at Salisbury Heights to allow the high-density housing development, which can be seen from miles away especially from the Northern Expressway as one conveniently moves north. I could provide photographic evidence but it is illegal to stop on the Expressway.

Blakeview Height is also a high-density housing development which extends up the hills face from Elizabeth through Smithfield to Munno Para. There is a clearly defined refuse dump relatively recently developed by Playford Council visible from Main North Road despite attempts to hide it. There is also a substantial vineyard development which abuts the housing development, apparently created without approval from Playford Council.

The Tiver Road 2.5acre subdivisions this decade has seen new houses built on the Hills Face, with the area being rezoned from Playford Council to Gawler Council and thus I assume classed as Country Living? As previously stated, the new houses developed on this part of the hills face are on the same elevation as my property on Alexander Avenue, which is classified as Hills Face and thus development is restricted.

Alexander Avenue provides the line on the map where Hill Face meets Country Living. On the Playford side of the road is classified as Hills Face step across the road a couple of meters and you are in Gawler and zoned Country Living. Therefore houses pepper the hillside in high housing developments on the hills face above Gawler.

All this is a trifle perplexing in relating to my dilemma in relation to my property on [REDACTED] Alexander Avenue. [REDACTED] has 2 titles consisting of 20 acres. (Title Volume: 5125 – Folio: 482 Certificate of Title: 41523 – Pt. SEC. 3328 & Pt. Sec. 3329, which is [REDACTED] Alexander Avenue) It was the original [REDACTED] family farm when the area was subdivided into 10 acre lots in 1974, all other adjacent properties are 10acre blocks.

My request is to be able to achieve an equitable division of the property into two 10acre allotments, it already has two titles and we are paying two lots of rates and taxes on it. This would result in only one dwelling being developed rather than a whole community of housing sprawling across the land for example let's say at Salisbury Heights, Blakeview or Tiver Road.

All attempts on my part to achieve parity since 2007 have been thwarted by silence, intransigence and mystery, with little or no information being shared on the reasons for the above mentioned anomalies of high density development along the Hills Face whilst I am restricted on the micro level to inaction, developers appear to be able to cover any part of the Hills Face with houses, multiple developments including vineyards and rubbish dumps on a macro level with impunity?

I would like clarity on:

- How was Salisbury Heights approved for the development of a vast and expansive housing development on the Hills Face above Salisbury?
- How was Blakeview Heights approved for the development of a vast and expansive housing development on the Hills Face through Smithfield to Munno Para?
- How was Tiver Road approved for small holding (2.5acre) blocks?
- Why is Alexander Avenue the demarcation line between Hills Face and Country Living?
- Why can a horticulturist develop a huge vineyard on the Hills Face at Blakeview Heights without prior planning approval from Playford Council and SA Government?
- Why can there be a housing estate on the hills overlooking Gawler but vetoed on the hills overlooking Evanston?
- Why and How can Playford Council develop a refuse dump in the Adelaide Hills at Munno Para?
- Why can't I subdivide my already subdivided land On two titles (Title Volume: 5125 – Folio: 482 Certificate of Title: 41523 – Pt. SEC. 3328 & Pt. Sec. 3329, which is [REDACTED] Alexander Avenue) for legitimate sale with building approval for a dwelling.
- If I can't subdivide why am I paying double taxes on the land?
- Why could the [REDACTED] family subdivide their farm in the first place into 10 acre blocks? (excluding [REDACTED] Alexander Ave, which by now you know to be 20acres ish!) in 1974?

Yours sincerely

James Anthony (Jim) Oakey 14/11/2019

Addendum:

From a long-term planning perspective:

There is a planned upgrade and electrification of the Adelaide to Gawler railway line with established passenger stations along the line. It would appear logical to develop high density new housing accommodation along all the hills face above this line from Adelaide to Gawler, maintaining the alluvial flood plains for long term food production, especially around the Gawler River area. It is obvious, if we intend to attract/encourage more people to populate South Australia there needs to be more development. But the Adelaide alluvial plains up to Two Wells should be preserved for the production of the food they will need, not the development of housing estates. Housing estates developed on the plains consume arable land which should be reserved for food production.

At Mount Barker for example, there are extensive new high-density housing developments with calls for additional extensive transport infrastructure to accommodate the necessary commute to Adelaide for residents.

While it is desirable to live in the hills at Mount Barker (with scant transport infrastructure links) there is plenty of hills space left ripe for development between Salisbury Heights and Gawler, with the established Adelaide/Gawler railway line there with easy access for the commute.

Yours sincerely

James Anthony (Jim) Oakey 13/12/2019