
From: Old Plains [REDACTED]
Sent: Monday, 17 February 2020 12:53 PM
To: DPTI:Planning Reform Submissions
Subject: Tim Freeland - Consultaion submission - Planning and design code South Australia
Attachments: kudla submission.pdf

Please find attached my submission: PDF and Text file.

17th FEBRUARY 2020
TO: STATE PLANNING COMMISSION
PLANNING AND DESIGN CODE SOUTH AUSTRALIA

CONSULTATION SUBMISSION FROM
TIM FREELAND – PH [REDACTED]
[REDACTED] **GRANGE SA 5022**
EMAIL: [REDACTED]

PROPERTY ADDRESS: [REDACTED] KUDLA 5115
COUNCIL AREA: GAWLER

Dear Officer,

I have owned and managed a five acre olive grove at Kudla for 18 years. The property consists of approximately 600 olive trees in full production. The grove is fully irrigated, professionally managed by myself. We produce premium, award winning extra virgin olive oil for the local wholesale and retail markets, sold under the Clover Glen Olive Grove label.

Unfortunately it is now not commercially viable to run the grove at Kudla without the supporting funds from other ventures. The grove runs at a commercial loss every financial year.

This is contributed to rising fixed charges, ie Gawler Council rates, State Government land tax, emergency services levy, Water allocation levy & electricity.

Gawler Council rates have increased from \$550 dollars in 2006 to \$1754.50 this financial year

A breakdown of our fixed costs is listed below

Gawler Council Rates	\$1754.50
Land Tax	\$464.00
Emergency Service Levy	\$186.60
Water Allocation	\$102.00
Water usage	\$11.00
Electricity	\$554.00
TOTAL	\$3071.00

Further to these costs are the actual cost of production, including harvesting, olive oil processing, fertiliser, repairs to plant and equipment.

We produce approx 1000 litres of olive oil per season, meaning the fixed charges add more than \$3.00 per litre to the oil.

We are also seeing an alarming rise in the salinity levels of our underground water and an increase of the aquifer failing to fully recharge, meaning during peak summer periods we have little irrigation water available for primary production, yet the proliferation of unlicensed bores for “stock and domestic” use seems to proliferate in an uncontrolled manner.

In summary, we are offered no rate/levy concessions from any level of government in regards to any fixed costs, we are classed as primary production, yet are rated and levied as residential.

Therefore I can see no reason why Kudla should remain primary production, when clearly the entire region requires the implication of an area wide residential master plan.

The concept of a government sponsored Green Belt for Kudla is a fallacy, several properties in Kudla could best be described as rubbish dumps. Where vehicles, machinery and all sorts of rubbish are dumped on properties. Not to mention the dozens of failed poly houses with their plastic blowing everywhere.

There is no funding that I can determine for the implication of the Green Belt concept.

Adding the issues of primary production is the fact when we wish to clean up – and burn prunings on a regular basis, we are required to regularly apply for burning permits in order to keep our properties tidy, (yet the dumping car bodies and rubbish you are not required a permit). We are primary producers yet we are treated as residential rate payers.

In closing it Kudla seems ideally suited for residential development unlike the Gawler East developments which has required millions of dollars of road infrastructure and with no access to public transport.

Kudla is 35kms from the CBD, has an existing public railway station, direct access to the Northern Expressway and Main North road, easy access to shopping at Munno Para without clogging the already grid-locked Murray St Gawler.

In regards to the Kudla residential zoning question it should not be “*why is this not happening*”, the question surly must be ***WHEN IS THIS HAPPENING?***

I urge you to get on with the process or return Kudla to the Playford Council as it was in the 1980’s so we can at least have some progress in our region.

Its time for the old wood of Gawler Council to move on, Kudla has been a forgotten backwater of the Gawler Council for 20 years, action is required.

PRIMARY PRODUCTION IS NOT VIABLE IN KUDLA

Yours Sincerely



Tim Freeland

Cheers

Tim Freeland

ph [REDACTED]
fx [REDACTED]
Old Plains & Longhop
[REDACTED] Grange SA 5022
www.oldplains.com www.longhop.com

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Yours Sincerely

A handwritten signature in black ink that reads "Tim Freeland". The signature is written in a cursive, slightly slanted style.

Tim Freeland