

From: [Rob Chantler](#)
To: [DPTI:Planning Reform](#)
Subject: Consultation Submission: Land Use Town of Gawler/Kudla
Date: Tuesday, 11 February 2020 8:17:51 PM

Attention Planning Commissioner,

I have read through both 2015 Jensen reports and can appreciate what the council is trying to achieve however i do not believe they can fulfill their vision as stated below.

The Vision describes three key functions of this area. These are firstly to function as a buffer, secondly to offer opportunities for further intensive productive agricultural land uses, and thirdly to offer further rural living comprising rural living on large, attractive, vegetated and well managed allotments. This is consistent with the Town of Gawler Community Plan Goal which is to “Maintain a clearly defined township, one which is distinct from neighbouring areas”.

I do believe that the defined area could become a wonderful gateway and Green zone leading into Gawler. Create a community that displays the best of Town and Country.

Below are some of the actions I feel could be taken to deliver long term change and would be a model for other councils facing similar challenges.

- **Allowing smaller blocks between 2000-4000sqm, minimum 30m frontages for blocks facing onto main roads.**
- **Changes to building guidelines outlining minimum frontages deeper setback of dwellings, outbuilding in line with or behind the main dwelling, farm type fencing at front of property to create rural feel.**
- **Blocks could be subdivided to create for cul de sacs whilst leaving wide frontages for blocks facing onto main roads.**
- **The current long straight roads reshaped to more flowing roads with speed limits reduced to a maximum 60km on roads between Main North and Angle Vale Road.**
- **Plantings of trees and shrubs along roadways.**
- **Creation of a greener sustainable community.**
- **SA Water and recycled water along with Natural gas would be run throughout area.**
- **Wetlands park created**
- **Bike and walking paths**
- **SA Water/Council to work with landowners to develop best practice Aquifer recharging program.**

Thank you for allowing me to forward my thoughts and suggestions.

Kind Regards,

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