

From: [Filas Finamore](#)
To: [DPTI:Planning Reform](#)
Subject: Zoning of Kudla area
Date: Tuesday, 11 February 2020 5:58:14 PM

As the owner of [REDACTED] Kudla, I hereby wish to submit my opinion as to the future application of my parcel of land which I have owned for approximately 20 years.

My property is currently zoned RURAL RESIDENTIAL which is too small to be suitable for primary production use so the land cannot be utilized in a way to suit the proposed zoning.

Land size

My preference is to see subdivision of our land into allotments of 2000 square meters just as landowners in neighboring Angle Vale can. Why is there is any difference in land use between what is essentially the same type of land use and original land sizes in the same vicinity?

I am extremely **opposed and object** to my parcel of land or any of Kudla being utilized as a "buffer zone". I feel that this is only being considered to promote the wishes of the more affluent land owners in the Gawler area.

"Buffer zoning" is noted as being a technique to create a neutral space between two different types of buildings or properties with an interest of minimizing disturbances between potentially incompatible land uses. A "buffer zone" is generally undeveloped land with trees and shrubbery.

Kudla is not a tourist area, nor a forest that requires protection. It is merely a suburb with larger land parcels than suburbia with owners being prohibited for unjust reasons, to reduce their lot sizes as has been allowed in surrounding suburbs.

The neighboring suburbs do not differ that much from Kudla. Allowing allotments of 2000sqm would not deter from the existing lifestyle enjoyed by current residents. We have waited a considerable amount of years to be able to reduce our allotment size. Many residents are approaching retirement or getting older such that they wish to continue to live in the area but are unable to maintain the larger land allotments. The existing properties are not of sufficient size to allow any large scale farming activities and as owners we should not be precluded from downsizing to be able to manage the property.

Why is a buffer zone even required? If implemented, this would result in unmanageable properties which are will be covered in weeds and never ending dust and will be an absolute haven for undesirables to continue to dump illegal waste and 'hoon' around in.

Water Costs

I have contacted SA Water who have advised that the cost of bringing water to allotments in Kudla will be in the vicinity of \$60,000 plus! However, if subdivision is permitted like in Angle Vale, SA Water will significantly subsidize such costs. We are being unjustly prohibited in accessing such benefits by the proposed "buffer zone" and non-allowance of subdivision.

Unacceptable road condition

Firstly, for the entire period of my ownership, the road surface has been of the poorest condition. There are pot holes everywhere and the dust blown over our homes is never ending. The result is numerous hours of house cleaning, water wastage on housing down shutters, windows and walls, dusty clothes and cars. If this is not enough, there are on-going health issues suffered by numerous families with asthma issues and other dust related illnesses. The Gawler Council should be held accountable for these issues alone.

Extravagant Council Rates

The Kudla residents are paying considerable rates each year for little service whatsoever.

The constant regrading of the road surface, which deteriorates in days is a waste of ratepayer's money. Do it once and do it right! The gravel surface just attracts undesirables looking to do burn-outs which has been an ongoing safety issue for ratepayers.

The public lighting is appalling, which does not promote safety for residents.

The pot holes and poor road and verge conditions make it very unsafe for people to walk. And yes, residents do actually go for walks around the blocks in Kudla. Should injury occur from a fall, then Gawler Council will be liable and will be held accountable.

Regards

Filas Finamore

Property Owner

Tryfoss Consulting Pty Ltd

[REDACTED] North Adelaide SA 5006

Phone: [REDACTED]

OFFICE HOURS:

Tuesday - Friday

8:00am - 5:30pm

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