Re the so called gawler buffer zone
I’m an landowner with 15 acres and have been trying to get development in this area for the past 20 years
This so called rural area is outdated just need to see the Jensen 2 report at the Gawler council that says this area should be housing not the so called buffer zone which is the entrance to Gawler which is miles away from the area in question
Thanks
Frank Grillo
To whom it concerns

I like to submit my view on the proposed changes

Obviously what Gawler council wants to do doesn’t reflect what the owners wish to do

In on Coventry rd. far from the main entrance to Gawler on the main north rd.

If fact across the rd. is the divine development of small house blocks, how consistent is that as that’s actually closer to the main north rd. and that should be in fact the buffer zone

I have 15 acres and my preference is the same as across the rd. 400 s blocks or no greater than 1000 s or old large quarter acre blocks

The councils view of 2.5 acres is a joke especially as I have 15 acres and little main rd. frontage how can I split that

The area in question is no where near the entrance of Gawler so this buffer is a joke it is close to galwer, 30 minutes from the cbd, main rds, train near by, has power and water why isn’t it turned into a satallite city with retail .commercial, housing etc. instead of areas which the council wants to develop that has no infrastructure

Thanks

Frank Grillo
Good Morning Planning Reform SA,
Please receive this small submission regarding the Deferred Residential Zone in Evanston Gardens,
which borders the Kudla Rural - Residential Zone.
My family & I have lived on our land for 40 years.
It was initially a failed market garden which we attempted to ressurect for quite a few years.
Most of my family & friends were market gardeners or farmers in this area for many years previously,
And only one or two remain active on a hobby farm scale.
The lack and cost of water & farm inputs (chemicals, fertilizers, labour, materials)
The size & location of allotments, and the dissapearance of corner fruit shops &
the take over of Coles & Woolworths,
leading to a loss of a mass market, and other factors has lead to these small farms no longer being viable.
Most everyone I know has taken on other work.
In opposition to the Town of Gawlers viewpoint, I forsee them being less viable in the future, not more so.
Our specific property, one being 3 acres & one being 4 acres is situated 400 metres from Evanston Gardens Primary School
and Evanston Gardens Community Centre and 1 kilometre from the Tambelin Train Station, 600 metres from a proposed OTR
and directly across from Karbeethan Reserve.
All services excepting a gas pipeline run directly past the property,
which has been zoned deferred urban for the 40 years of our residency.
Furthermore in support of our submission, I would like to attach below, the wording of a recent email from:
Andrew de Heus
Senior Valuer – Governance
Office of the Valuer-General
Legal & Statutory Services
Transport, Planning and Program Development Division
Department of Planning, Transport and Infrastructure

which states;

Good Morning Beverley

Thank you for your time on the phone this morning.

Your property at [Address], Kudla ( [Address] ) has a Land Use code for valuation purposes of 1992,

which is a rural residential code used to describe a house on a rural landholding that is
not viable for primary production.'

In summary, in my opinion as a long term resident, I believe the Kudla / Evanston Gardens area would be better suited to 1800 m2 (just under half acre allotments) possibly smaller, if the council is hoping to retain a semi-rural character, while still allowing for some progress and development for our community.

Thank you kindly for your time,
Most Respectfully,
Mr. Frank Grillo

EVANSTON GARDENS
SA 5116
Hi
Re the Gawler green belt the so called rural zone
Could the planning minister please listen to the owners not the council
I have land there for 30 years and the council has completely neglected the area
This so called buffer zone is a miff that the council has used to down trod the owners who they
have an issue with as they at one stage where all Italians and Greeks and yes council members at
various stages showed there true racist colours
If the council really believed in this buffer zone why have they developed the entrance to Gawler
the main north rd. this is what people see and which should be this so called buffer zone but why
isn’t it a fly on the wall will probably suggest there was vested interest to have area developed
and not left natural for all the incoming people to enjoy before they reach Gawler
Maybe further investigations should look and what’s been approved over the past 30 odd years
it would be quite interested
maybe icac nee
I would be happy to sit down and discuss these issues with the planning minister
Thanks
Frank Grillo
Good Morning Planning Reform SA,

Please receive my submission regarding the Deferred Residential Zone
in Evanston Gardens, which borders the Kudla Rural - Residential Zone.

Thank you,
Respectfully,

Mr. Frank Grillo

EVANSTON GARDENS
SA 5116
# Consultation Submission Form

*Planning and Design Code for South Australia*

## Personal Details

*Please provide your contact details below (Name, Postcode & Email are mandatory)*

Please be advised that your submission will be made publicly available on the SA Planning Portal.

<table>
<thead>
<tr>
<th>Name</th>
<th>Frank Grillo</th>
</tr>
</thead>
<tbody>
<tr>
<td>Company</td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td></td>
</tr>
<tr>
<td>Your Council Area</td>
<td>Town of Gawler</td>
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<tr>
<td>Suburbs/Town</td>
<td>Evanston Gardens</td>
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<tr>
<td>State</td>
<td>SA</td>
</tr>
<tr>
<td>Postcode</td>
<td>5116</td>
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<tr>
<td>Country</td>
<td>Australia</td>
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<tr>
<td>Email Address</td>
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</tbody>
</table>
Consultation Submission Form
Planning and Design Code for South Australia

This submission form is being used to collect feedback about the new Planning and Design Code. Your input will help build the new planning rules for our State.

* Which part of the Planning and Design Code would you like to make a submission about?
(Please click the circle to select which part of the Code you wish to comment on. You can also see which council areas are included in the rural and urban code via the links below.)

- My submission relates to Rural code. (click here for council areas)
- My submission relates to Urban code. (click here for council areas)
- My submission relates to Statewide code

This consultation process is powered by pernix
Consultation Submission Form
Planning and Design Code for South Australia

Please enter your general feedback here

My family & I have lived on this property for 40 years. It was already a failed market garden when purchased. My family & friends have been Market Gardeners or farmers in this area for many years previously, of which only one remains and is not hugely successful.

The lack and cost of water and cost of farm inputs (chemicals, fertilizers, labour, materials)
The size & location of allotments, the disappearance of independent outlets, the take over of Coles/Woolworths, increased competition and the 'get big or get out factor' has lead to these small farms no longer being viable.
Most everyone I know has taken on other fields work.

In opposition to the Town of Gawlers viewpoint, I foresee them being less viable in the future, not more so.
Our specific property, one being 3 acres & one being 4 acres is situated 400 metres from Evanston Gardens Primary School & the Evanston Gardens Community Centre.
1 kilometre from the Tambelin Train Station, 600 metres from a proposed OTR, and directly across from Karbeethan Sports & Community Reserve.
All services excepting a gas pipeline run directly past the property, which has been zoned deferred urban for the 40 years of our residency.

Additionally in support of our submission, I would like to attach the wording of a recent email from:

Andrew de Heus
Senior Valuer - Governance
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'Good Morning Beverley,
Thank you for your time on the phone this morning.
Your property at [redacted] Rd, Kudla ([redacted]) has a Land Use code for valuation purposes of 1992, which is a rural residential code used to describe a house on a rural landholding that is not viable for primary production.'

To summarize; In my opinion as a long term resident, I believe the Kudla / Evanston Gardens Area, would be better suited to 1800 m2 (just under half acre allotments)
If the Town of Gawler is hoping to retain a semi-rural character, while still allowing for some progress and development for our community.

Thank you,
Mr. Frank Grillo