

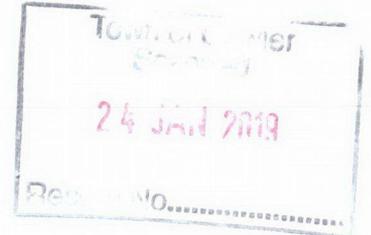
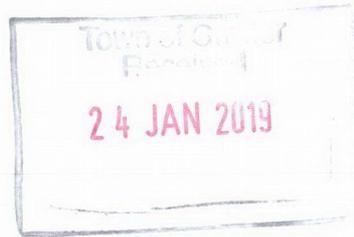
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Government
of South Australia

The Hon Stephan Knoll MP
Member for Schubert

Mr Henry Inat
Chief Executive Officer
Town of Gawler
PO Box 130
GAWLER SA 5118



Attention: Mr Ryan Viney
Manager Development Environment and Regulatory Services

Dear Mr Inat,

Thank you for your letter seeking my authorisation of a Statement of Intent (SOI) in relation to the Rural Areas Development Plan Amendment (DPA).

I understand that Council is seeking to review the Rural Zone in its entirety, with a view to enable rural living development opportunities in certain locations whilst also ensuring the ongoing protection of the buffer between the Town of Gawler and the wider metropolitan Adelaide area. This contemplates restricting land division and development opportunities in some locations whilst significantly increasing rural living options in others.

I consider this to be a very significant DPA for both the council and your community that will require significant investigations and consultation, beyond that already informally prepared by Council's consultants.

I am aware that Council has been treating both the SOI and the investigation reports as confidential documents. I consider that this approach reduces the transparency of the proposed rezoning process and will aggrieve those affected landowners that may lose existing development rights. To that end, I am unwilling to contemplate the SOI in confidence.

As you are aware, the *Planning, Development and Infrastructure Act 2016* (PDI Act) provides for the introduction of the Planning and Design Code (the Code). The Code will provide a consistent and contemporary planning policy framework across the State. The PDI Act requires that the Code be spatially applied to the whole State by 1 July 2020, and given the substantial investigations and community interest, it is highly likely that the DPA will be overtaken by this work.

Minister for Transport, Infrastructure and Local Government
Minister for Planning

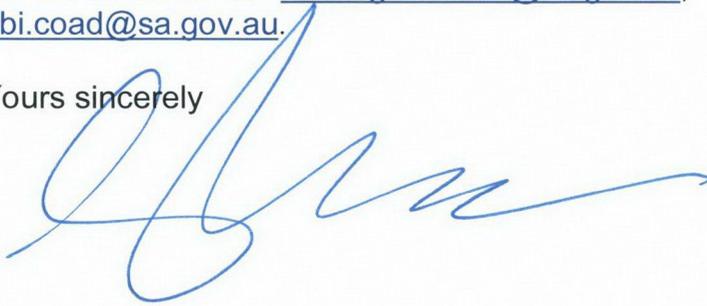
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Therefore, having given careful consideration to this matter pursuant to section 25(1) of the *Development Act 1993*, I am unable to support the SOI. I recommend that Council engage with its community on the proposals outlined in the SOI and investigation reports to determine a suitable policy framework moving forward. With the deployment of the Code occurring over the next 18 months, Council will be able to consider the proposal in the context of the new Code zone framework and subsequently undertake a Code Amendment process at such time that appropriate strategic analysis, infrastructure investigations and consultation have been undertaken.

If you require any assistance or additional information, please contact Nadia Gencarelli on 7109 7036 or nadia.gencarelli@sa.gov.au, or Abi Coad on 7109 7039 or abi.coad@sa.gov.au.

Yours sincerely



HON STEPHAN KNOLL MP
MINISTER FOR TRANSPORT, INFRASTRUCTURE AND LOCAL GOVERNMENT
MINISTER FOR PLANNING

29 January 2019

