

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Friday, 8 May 2026 10:24 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1610063
Id
Submission 08 May 2026 10:24 pm
Time
Submission 144.6.31.203
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Alaa
Last Name: El Awar
Postal address: 1390-1400 Golden Grove Road
Suburb: Golden Grove
Post Code: 5125

Country: Australia
State: SA
Email: alan@abrahamsconstruction.com.au
Contact number: 0432238890

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation

NominatedSpeaker:

My position is: I support the development

The specific reasons I believe that planning consent should be granted/refused are:

To the State Planning Commission, I write to express my support for the Outline Consent application. As a property owner of more than 10 properties within the City of Tea Tree Gully council area. The proposal appropriately responds to the need for increased housing diversity, particularly by providing lower-maintenance dwellings suitable for downsizers and older residents wishing to remain within their local community and maintain access to existing services and networks. This represents a practical and demand-responsive housing outcome. From a planning perspective, the Residential Park form represents a coordinated and efficient use of land that supports increased housing supply while achieving a structured and cohesive built form outcome. The design response appears to have been carefully considered with regard to site layout, residential amenity, and integration with the surrounding locality. The removal of the five significant trees is understood to be based on a professional arborist assessment confirming they are diseased. Their removal therefore appears reasonable and necessary on safety and risk management grounds. Overall, the proposal represents an orderly and appropriate development outcome that contributes positively to housing supply, land use efficiency, and the planned evolution of the area. For these reasons, I support approval of the application.

Supporting Documents

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

Scholes, Benjamin (DHUD)

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 4 May 2026 12:18 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1608440
Id
Submission 04 May 2026 12:18 pm
Time
Submission 220.240.133.18
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Allison
Last Name: Clark-Tosic
Postal address: 4 headingley Street
Suburb: Hope valley
Post Code: 5090

Country: Australia
State: SA
Email: Aclarktosic@gmail.com
Contact number: 0475834058

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I support the development
The specific reasons I believe that planning consent should be granted/refused are: This is a positive step forward to making our community more inclusive. This is also a large block of land that supports growth and safe housing for disability and our aged community. There is not many safe places for our vulnerable community memeber. I 100% support this.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

Scholes, Benjamin (DHUD)

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 4 May 2026 2:22 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent
Attachments: Williams_-Yatahlia-Manor-Country-Club_-Planning-Support.pdf

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1608493
Id
Submission 04 May 2026 2:21 pm
Time
Submission 112.213.255.184
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Annette
Last Name: Latham
Postal address: 13B Barns Avenue
Suburb: Highbury
Post Code: 5089

Country: Australia
State: SA
Email: ANNETTELATHAM08@GMAIL.COM
Contact number: 0413990951

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation

NominatedSpeaker:

My position is: I support the development

The specific reasons I believe that planning consent should be granted/refused are: I write to express my strong support for the proposed Yatahlia Manor Country Club development by Gary and Lorelie Williams. This proposal represents an exceptional opportunity to address a well-documented and growing shortfall in high-quality independent living options for people over 50, particularly within the northern and north-eastern regions of Adelaide. Existing retirement housing models often provide limited financial return upon exit, with many residents receiving only a portion of their original entry contribution rather than benefiting from capital growth. In contrast, the proposed land-lease model offers a more affordable, transparent, and sustainable option for retirees. The development is thoughtfully designed to support a demographic that values a *ðððððð*, low-impact lifestyle. Retired residents typically generate minimal noise and traffic, and the inclusion of comprehensive on-site amenities—such as a gym, swimming pool, social and recreational spaces, bar, men’s shed, and craft facilities—will further reduce the need for off-site travel. This integrated approach supports both wellbeing and reduced impact on surrounding infrastructure. It is also important to recognise that Yatahlia Manor is already established as a wedding venue, which inherently generates significant traffic, servicing requirements, and intermittent high-volume activity. By comparison, a residential community of retirees would present a far more consistent and lower-impact presence. Additionally, existing traffic along Yatala Vale Road, including articulated buses and quarry trucks, already contributes more substantially to noise and air pollution than would be expected from this development. From a broader planning perspective, South Australia faces increasing demand for suitable housing to accommodate an ageing population. Developments such as this are not onl

Supporting Documents

FilesUp: Williams_-Yatahlia-Manor-Country-Club_-Planning-Support.pdf, type application/pdf, 378.4 KB

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 4 May 2026 5:55 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1608586
Id
Submission 04 May 2026 5:54 pm
Time
Submission 1.158.143.215
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Anthony
Last Name: Elliott
Postal address: PO Box 302
Suburb: Monarto Soutj
Post Code: 5254

Country: Australia
State: SA
Email: anthonyelliott5@bigpond.com
Contact number: 0418300890

Submission Details

PresentInPerson:	I do not wish to be heard in support of my representation
NominatedSpeaker:	
My position is:	I support the development
The specific reasons I believe that planning consent should be granted/refused are:	Gary & Lorelie Williams are wonderful people and care a great deal for the environment and everything with in it. I support their endeavour.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 6 May 2026 3:40 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1609270
Id
Submission 06 May 2026 3:39 pm
Time
Submission 119.40.111.7
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Brad
Last Name: van Elsen
Postal address: 4 Aspen place
Suburb: Angle Vale
Post Code: 5117

Country: Australia
State: SA
Email: brad@vanelsen.net.au
Contact number: 0438213468

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I support the development
The specific reasons I believe that planning consent should be granted/refused are: I grew up on Hamilton road. I know Fairview Park very well. I am not currently in a position where I could buy one of these properties, but if I could I definitely would. What an amazing idea. The fact that it is nicely "hidden" tells me it won't affect anyone else in a bad way, so I'm not sure why people are objecting. We need more "out of the box" thinking.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 4 May 2026 11:50 AM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1608432
Id
Submission 04 May 2026 11:49 am
Time
Submission 103.174.229.117
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Brooke
Last Name: Dew
Postal address: 2 Eva Avenue
Suburb: Redwood Park
Post Code: 5097

Country: Australia
State: SA
Email: brooke.renee.w@gmail.com
Contact number: 0437790700

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I support the development
This is a wonderful initiative for the community. It raises surrounding property values, it opens what was once a private space to be welcomed to a community ready to be enjoyed by generations of people, it will be a quiet and well respecting community (quieter than many of the existing businesses on the street and than the previous wedding business) and it solves a huge problem we're facing with housing availability, encouraging older Australian's to downsize. I simply can't understand how anyone would object to this plan for development.
The specific reasons I believe that planning consent should be granted/refused are:

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

Scholes, Benjamin (DHUD)

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 4 May 2026 2:11 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1608487
Id
Submission 04 May 2026 2:11 pm
Time
Submission 110.175.115.86
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Chris
Last Name: Burns
Postal address: 81 The Parade
Suburb: Norwood
Post Code: 5067

Country: Australia
State: SA
Email: stirlingburns@gmail.com
Contact number: 0411763300

Submission Details

PresentInPerson:

I do not wish to be heard in support of my representation

NominatedSpeaker:

My position is:

I support the development

The specific reasons I believe that planning consent should be granted/refused are:

Much needed accomodation required for the north east of SA

Supporting Documents

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 28 April 2026 12:19 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1606622
Id
Submission 28 Apr 2026 12:19 pm
Time
Submission 112.213.255.184
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Colin
Last Name: Latham
Postal address: 13B Barns Avenue
Suburb: Highbury
Post Code: 5089

Country: Australia
State: SA
Email: colinjlatham@gmail.com
Contact number: 0402919245

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation

NominatedSpeaker:

My position is: I support the development

The specific reasons I believe that planning consent should be granted/refused are:

What a fantastic opportunity to develop further housing in this area and still maintain a large open area. This proposal appears to be a much more harmonious to the local area than the cheek by jowl developments nearby and far more palatable than other nearby proposals. The aging population need more quality developments like this one to encourage people to move from their large family homes. Boomers are under constant criticism for not leaving their large family homes but the options are not that inviting. The land and infrastructure can easily support this development and with the hedges along the road it will be a very low visual impact. Yatla Vale road is not a back street and is large enough to accommodate buses and the occasional large trucks from local buses. A few extra cars will make negligible difference. The only downside I see is the loss of the large gums, however this will be the same at any other nearby development. Overall I am very impressed with the proposal and it has my support.

Supporting Documents

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

Scholes, Benjamin (DHUD)

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 4 May 2026 12:22 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1608441
Id
Submission 04 May 2026 12:22 pm
Time
Submission 1.147.5.45
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Daniel
Last Name: Giles
Postal address: 22 baudin ave
Suburb: Fairview park
Post Code: 5126

Country: Australia
State: SA
Email: Danielgiles01@yahoo.com.au
Contact number: 0400619501

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I support the development
The specific reasons I believe that planning consent should be granted/refused are: I believe this development will provide a unique opportunity for people to experience our lovely suburb. Will likely bring additional value to the surrounding suburbs and additional economic growth. Will be good to have some more well maintained properties in the area.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 6 May 2026 6:56 AM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1608966
Id
Submission 06 May 2026 6:55 am
Time
Submission 116.91.223.151
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Darren
Last Name: Gould
Postal address: 556 King Rd
Suburb: Virginia
Post Code: 5120

Country: Australia
State: SA
Email: dazpup1@outlook.com
Contact number: 0411959925

Submission Details

PresentInPerson:	I do not wish to be heard in support of my representation
NominatedSpeaker:	
My position is:	I support the development
The specific reasons I believe that planning consent should be granted/refused are:	I support this development as it's just what the area needs for people wanting to downsize. It fits within the code so I believe.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 4 May 2026 5:31 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1608578
Id
Submission 04 May 2026 5:31 pm
Time
Submission 120.20.79.248
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: David
Last Name: Sobey
Postal address: 6 the parkway
Suburb: Holden hill
Post Code: 5088

Country: Australia
State: SA
Email: dirtydave53@gmail.com
Contact number: 0406713155

Submission Details

PresentInPerson:	I do not wish to be heard in support of my representation
NominatedSpeaker:	
My position is:	I support the development
The specific reasons I believe that planning consent should be granted/refused are:	Looks like a good idea, much needed.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

Scholes, Benjamin (DHUD)

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 4 May 2026 12:15 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1608437
Id
Submission 04 May 2026 12:14 pm
Time
Submission 180.150.112.58
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Deborah
Last Name: Chapman
Postal address: 15 Carrick Pl
Suburb: Golden Grove
Post Code: 5125

Country: Australia
State: SA
Email: debsland@y7mail.com
Contact number: 0437 625 625

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I support the development
The specific reasons I believe that planning consent should be granted/refused are: I think this is a great idea, We need more accommodation for older people in a safe area and this would be a great location for it. 5 trees if they are diseased are a threat for falling limbs so they should definitely be removed. This property has many more trees so 5 gone would be no big deal.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 5 May 2026 3:47 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1608882
Id
Submission 05 May 2026 3:46 pm
Time
Submission 144.6.30.14
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: FRESKIDO
Last Name: HASMUJAJ
Postal address: 1096 NORTH EAST ROAD
Suburb: MODBURY
Post Code: 5092

Country: Australia
State: SA
Email: freskidohasmujaj@gmail.com
Contact number: 0410874514

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I support the development
To the Relevant Assessment Authority, I write to express my strong support for the proposed development at 488–500 Yatala Vale Road, Yatala Vale. This project represents an excellent opportunity to transform the site into a well-designed residential community that offers practical, modern living options. Developments like this are important in supporting both current and future housing needs. The proposal appears to be well thought out, with a clear focus on creating a cohesive and functional environment for residents. It is also positive to see that safety considerations, including the management of diseased trees, have been addressed as part of the development. I believe this project will enhance the site and contribute positively to the broader community. For these reasons, I support the application.

The specific reasons I believe that planning consent should be granted/refused are:

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

Scholes, Benjamin (DHUD)

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 4 May 2026 2:27 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1608496
Id
Submission 04 May 2026 2:26 pm
Time
Submission 49.178.164.102
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Hansi
Last Name: Muldoon
Postal address: 4 Georgia Cy
Suburb: Holden Hill
Post Code: 5088

Country: Australia
State: SA
Email: hansilive.com.au
Contact number: 0402051649

Submission Details

PresentInPerson:

I do not wish to be heard in support of my representation

NominatedSpeaker:

My position is:

I support the development

The specific reasons I believe that planning consent should be granted/refused are:

I believe that the owners should be allowed to develop as they would like.

Supporting Documents

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

Scholes, Benjamin (DHUD)

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 5 May 2026 10:22 AM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1608712
Id
Submission 05 May 2026 10:22 am
Time
Submission 60.225.176.55
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Heather
Last Name: Woodley
Postal address: heathercw1948@gmail.com
Suburb: Golden Grove
Post Code: 5125

Country: Australia
State: SA
Email: heathercw1948@gmail.com
Contact number: 0407214080

Submission Details

PresentInPerson:	I do not wish to be heard in support of my representation
NominatedSpeaker:	
My position is:	I support the development
The specific reasons I believe that planning consent should be granted/refused are:	I would like to be nearer my children as I get older and they live in Fairview Park

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 7 May 2026 10:31 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1609784
Id
Submission 07 May 2026 10:31 pm
Time
Submission 203.30.2.77
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Jamal
Last Name: Awar
Postal address: 45 Hancock Road
Suburb: Vista
Post Code: 5091

Country: Australia
State: SA
Email: jamalawar@outlook.com
Contact number: 0451115323

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation

NominatedSpeaker:

My position is: I support the development

The specific reasons I believe that planning consent should be granted/refused are: I write to express my strong support for the proposed development at 488–500 Yatala Vale Road, Yatala Vale. In my view, this proposal represents a well-considered and appropriate use of a large allotment within an established residential area. It provides an opportunity to deliver a thoughtfully planned residential community that responds directly to the increasing demand for lower-maintenance and more diverse housing options, particularly for downsizers and those seeking to remain within their local area. Importantly, the development supports broader planning objectives by increasing housing diversity and making efficient use of existing serviced land, rather than placing further pressure on greenfield expansion. This is a practical and sensible approach given current housing challenges. The layout and design appear to have been carefully considered, with a clear focus on functionality, amenity, and overall site integration. The proposal demonstrates a balanced approach that respects the surrounding locality while delivering a cohesive and well-structured outcome. I also understand that the trees proposed for removal have been professionally assessed and identified as diseased. Their removal is both justified and necessary to address safety risks, and it is appropriate that this has been addressed as part of the development. Overall, I believe this proposal will deliver a positive outcome for the site and the broader community, providing much-needed housing in a form that is both practical and appropriate for the area. For these reasons, I support the approval of this application.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Friday, 8 May 2026 9:46 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1610055
Id
Submission 08 May 2026 9:45 pm
Time
Submission 144.6.31.203
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Jamil
Last Name: Awar
Postal address: 7 Penfold Road
Suburb: Magil
Post Code: 5072

Country: Australia
State: SA
Email: admin@toprateelectrical.com
Contact number: 0402639549

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation

NominatedSpeaker:

My position is: I support the development

The specific reasons I believe that planning consent should be granted/refused are:

To the Relevant Assessment Authority, I would like to express my support for the proposed development at Yatala Vale Road. There is a clear and growing need for additional housing options, particularly those that provide affordability and lower-maintenance living. This proposal addresses that need in a practical and well-structured way. The development offers an opportunity to deliver much-needed housing supply within an established area, without requiring expansion into undeveloped land. It is also reassuring that the proposal considers safety aspects, including the removal of trees identified as diseased. Overall, I believe this development will provide meaningful benefits to the community and should be supported.

Supporting Documents

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 7 May 2026 8:06 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1609748
Id
Submission 07 May 2026 8:05 pm
Time
Submission 119.15.75.18
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Jodie
Last Name: Foote
Postal address: 2 Ninnis Court
Suburb: Greenwith
Post Code: 5125

Country: Australia
State: SA
Email: Jodieft@bigpond.com
Contact number: 0424238178

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I support the development
The specific reasons I believe that planning consent should be granted/refused are: I would like to express my support for the proposed development at 488–500 Yatala Vale Road, Yatala Vale. From what I understand, this project provides a good opportunity to make better use of a large property while introducing housing that suits people looking for something more manageable and lower maintenance. This type of housing is becoming more important, especially for those wanting to stay in the area without the upkeep of a larger home. The proposal seems to have been thoughtfully planned, with a clear effort to create a practical and well-organised layout that fits within the surrounding area. It is also reassuring to know that the trees proposed for removal have been assessed and that safety has been taken into account. Overall, I believe this development will be a positive addition to the area and provide a good housing option for the community. For these reasons, I support the application.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

Scholes, Benjamin (DHUD)

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 4 May 2026 2:33 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1608499
Id
Submission 04 May 2026 2:32 pm
Time
Submission 49.178.205.191
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Julie
Last Name: Sharp
Postal address: 9Houghton Hollow rd
Suburb: Houghton
Post Code: 5132

Country: Australia
State: SA
Email: jsharp31@gmail.com
Contact number: 0411845334

Submission Details

PresentInPerson:	I do not wish to be heard in support of my representation
NominatedSpeaker:	
My position is:	I support the development
The specific reasons I believe that planning consent should be granted/refused are:	I believe this will be a positive step forward for the local community & will create more options for people who are downsizing which will create better housing options for families.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 4 May 2026 11:59 AM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1608435
Id
Submission 04 May 2026 11:59 am
Time
Submission 1.147.44.72
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Kahlia
Last Name: Stevens
Postal address: 162 Target hill road
Suburb: Greenwith
Post Code: 5125

Country: Australia
State: SA
Email: Kstevens@outlook.com.au
Contact number:

Submission Details

PresentInPerson:	I do not wish to be heard in support of my representation
NominatedSpeaker:	
My position is:	I support the development
The specific reasons I believe that planning consent should be granted/refused are:	Beautiful addition to the community for a safe and inclusive environment.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 4 May 2026 6:00 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1608587
Id
Submission 04 May 2026 6:00 pm
Time
Submission 120.20.153.3
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Kaylene
Last Name: Barton
Postal address: 8 Tarton Rd.
Suburb: Holden Hill
Post Code: 5088

Country: Australia
State: SA
Email: Kaybarton54@gmail.com
Contact number: 0407976682

Submission Details

PresentInPerson:	I do not wish to be heard in support of my representation
NominatedSpeaker:	
My position is:	I support the development
The specific reasons I believe that planning consent should be granted/refused are:	What a great development for the area

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 4 May 2026 8:10 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1608611
Id
Submission 04 May 2026 8:10 pm
Time
Submission 193.115.97.70
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Kym
Last Name: Thompson
Postal address: 15 Amarillo Crt
Suburb: Wynn Vale
Post Code: 5127

Country: Australia
State: SA
Email: thompson.kym@gmail.com
Contact number: 0402423152

Submission Details

PresentInPerson:	I do not wish to be heard in support of my representation
NominatedSpeaker:	
My position is:	I support the development
The specific reasons I believe that planning consent should be granted/refused are:	This proposed development of the property would be beneficial to the public. Creating a community to help people down size in the older years with a support for them.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Friday, 8 May 2026 9:56 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1610059
Id
Submission 08 May 2026 9:55 pm
Time
Submission 144.6.31.203
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Laila
Last Name: Zeidan
Postal address: 80 Tolley Road
Suburb: Hope Valley
Post Code: 5097

Country: Australia
State: SA
Email: sara_zeidan@hotmail.com
Contact number: 0413265322

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation

NominatedSpeaker:

My position is: I support the development

The specific reasons I believe that planning consent should be granted/refused are: To the State Planning Commission, I would like to express my support for the proposed development at 488–500 Yatala Vale Road. As an owner of a property within the City of Tea Tree Gully council area, I believe this development will bring a positive outcome that will benefit the broader community and support the continued growth of the area in a responsible and considered way. As a pensioner, this proposal also appears to provide a fantastic opportunity for people looking to downsize into a lower-maintenance home while remaining in a familiar and well-connected area. Developments such as this can offer important housing options for older residents who wish to remain within their local community while transitioning to a more manageable lifestyle. This project presents a positive opportunity to introduce a well-planned residential environment that caters to changing housing needs within the community. The proposal appears to be thoughtfully designed, with consideration given to both the site and surrounding locality. It is encouraging to see developments that aim to enhance the usability of land while maintaining a balanced and respectful approach to the surrounding environment and neighbourhood character. Overall, I believe this development will be a valuable addition to the area and will contribute positively to the continued growth and evolution of the community. For these reasons, I support the application.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

Scholes, Benjamin (DHUD)

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 4 May 2026 1:31 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1608473
Id
Submission 04 May 2026 1:31 pm
Time
Submission 115.131.22.176
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Louise
Last Name: Woods
Postal address: PO Box 324
Suburb: Modbury North
Post Code: 5092

Country: Australia
State: SA
Email: wizzbang01@gmail.com
Contact number: 0415 977 148

Submission Details

PresentInPerson:	I wish to be heard in support of my representation
NominatedSpeaker:	Louise
My position is:	I support the development
The specific reasons I believe that planning consent should be granted/refused are:	It looks amazing and I think it will bring a real touch of class to the area. A wonderful use of the space that others can share. Looks like a lovely community.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

Scholes, Benjamin (DHUD)

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 4 May 2026 11:37 AM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1608414
Id
Submission 04 May 2026 11:36 am
Time
Submission 1.124.25.74
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Mark
Last Name: Stevens
Postal address: 162 target hill road
Suburb: Greenwith
Post Code: 5125

Country: Australia
State: SA
Email: Classicairandmechservices@gmail.com
Contact number: 0401805319

Submission Details

PresentInPerson:

NominatedSpeaker:

My position is:

I support the development

The specific reasons I believe that planning consent should be granted/refused are:

I'm 100% in agreement for this to proceed. It's in a beautiful location as we don't have much like this in the N/E

Supporting Documents

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

Scholes, Benjamin (DHUD)

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 4 May 2026 12:31 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1608442
Id
Submission 04 May 2026 12:31 pm
Time
Submission 1.147.6.122
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Matthew
Last Name: Dew
Postal address: 2 Evaluate Ave
Suburb: Redwood Park
Post Code: 5097

Country: Australia
State: SA
Email: Matthew.dew@outlook.com
Contact number: 0455948779

Submission Details

PresentInPerson:	I do not wish to be heard in support of my representation
NominatedSpeaker:	
My position is:	I support the development
The specific reasons I believe that planning consent should be granted/refused are:	Extra housing is a wonderful thing given the housing crisis and soaring rents in our state. More housing means people can downsize and create more living options for families to purchase their own home. It's a no-brainer to me.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

Scholes, Benjamin (DHUD)

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 28 April 2026 6:33 AM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1606492
Id
Submission 28 Apr 2026 6:32 am
Time
Submission 180.150.113.15
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Morgan
Last Name: Sayer
Postal address: 11 Greenwood drive
Suburb: St Agnes
Post Code: 5097

Country: Australia
State: SA
Email: morgansayer92@gmail.com
Contact number: 0423425003

Submission Details

PresentInPerson:

NominatedSpeaker:

My position is:

I support the development

The specific reasons I believe that planning consent should be granted/refused are:

We need more housing, and especially retirement living options that offer a good lifestyle and community living. Retirement living enables people over 50 to downsize, which frees up larger houses for those entering the market and families. The plans outlined for this property appear well thought out and offer a great lifestyle for retirees.

Supporting Documents

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Friday, 8 May 2026 5:37 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1610038
Id
Submission 08 May 2026 5:36 pm
Time
Submission 115.131.13.6
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Nicola
Last Name: Swiderski
Postal address: 13A Elizabeth Street
Suburb: Adelaide
Post Code: 5091

Country: Australia
State: SA
Email: nicola.swiderski@gmail.com
Contact number: 0402082520

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I support the development
The specific reasons I believe that planning consent should be granted/refused are: Great for downsizing for older parents but still very local. New properties so no need to downsize and then have to fix up. Low maintenance. Already gated and no further change needed road side. Not as many cars as normal development. Provide alternative housing without having to move far away on normal outskirts of su urban eg at the stables or golden grove. Near facilities golden grove, Tea Tree plaza.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 4 May 2026 6:54 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1608598
Id
Submission 04 May 2026 6:54 pm
Time
Submission 115.64.224.13
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Pamela
Last Name: Barrington
Postal address: 15 Verco Street
Suburb: Broadview
Post Code: 5083

Country: Australia
State: SA
Email: Pamela.barrington@spartners.com.au
Contact number: 0403495529

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I support the development
The specific reasons I believe that planning consent should be granted/refused are: I believe it will provide a quality lifestyle for not only local but other residents wanting to downsize. I have a lot of clients wanting to downsize, staying local and would love their senior years in this environment. I believe it will only add to the value of other homes in the area.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 4 May 2026 9:47 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1608627
Id
Submission 04 May 2026 9:47 pm
Time
Submission 60.225.179.78
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Paul
Last Name: Lillie
Postal address: 12 Bowen Rd
Suburb: Tea Tree Gully
Post Code: 5091

Country: Australia
State: SA
Email: lithium1010@gmail.com
Contact number: 0488031859

Submission Details

PresentInPerson:	I do not wish to be heard in support of my representation
NominatedSpeaker:	
My position is:	I support the development
The specific reasons I believe that planning consent should be granted/refused are:	It's a no brainer, fantastic development idea, should be more like this. Can't see how it will impact nearby residents once it's completed, maybe a few more cars on the road each day. Minimal impact, go for it

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Friday, 8 May 2026 9:43 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1610054
Id
Submission 08 May 2026 9:42 pm
Time
Submission 144.6.31.203
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Raya
Last Name: Zeidan
Postal address: 7 Penfold Road
Suburb: Magil
Post Code: 5072

Country: Australia
State: SA
Email: rayazeidan@hotmail.com
Contact number: 0423440247

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation

NominatedSpeaker:

My position is: I support the development

The specific reasons I believe that planning consent should be granted/refused are:

Dear Sir/Madam, I am writing to express my support for the proposed development at 488–500 Yatala Vale Road. As a property owner within the TTG Council area and a local ratepayer, I believe this development will add value to the area and provide positive benefits for the wider community. Having reviewed the information available, the proposal appears to be a reasonable and appropriate use of the site. It presents a structured and well-considered approach to development while contributing to greater housing diversity within the area. The layout and overall intent of the project suggest it has been designed with both functionality and community outcomes in mind. The proposal appears to balance development needs with consideration for the surrounding neighbourhood. In addition, the removal of the identified diseased trees appears justified and necessary from a safety perspective. Overall, I consider this to be a suitable development and support its approval.

Supporting Documents

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 6 May 2026 8:58 AM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1608982
Id
Submission 06 May 2026 8:57 am
Time
Submission 1.147.35.39
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Rodney
Last Name: Hyde
Postal address: Unit 2 /3 jessica Street
Suburb: Salisbury east
Post Code: 5183

Country: Australia
State: SA
Email: Rodhyde2409@gmail.com
Contact number: 0427413076

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I support the development
The specific reasons I believe that planning consent should be granted/refused are: I believe that the development would be a great acquisition to the area. It would also help to ease some housing / accommodation issues. Gary and lorelie are very astute operators and have put a lot of time , thout and effort into this proposal

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 4 May 2026 8:27 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1608614
Id
Submission 04 May 2026 8:27 pm
Time
Submission 59.154.53.18
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Roy
Last Name: Zito
Postal address: 20 Edward Street
Suburb: Norwood
Post Code: 5067

Country: Australia
State: SA
Email: royzito75@gmail.com
Contact number: 0419780222

Submission Details

PresentInPerson:	I do not wish to be heard in support of my representation
NominatedSpeaker:	
My position is:	I support the development
The specific reasons I believe that planning consent should be granted/refused are:	It has a positive impact on the property and region.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Friday, 1 May 2026 1:06 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1607896
Id
Submission 01 May 2026 1:06 pm
Time
Submission 144.6.30.14
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Sarah
Last Name: Zeidan
Postal address: 16 Ascot Circuit
Suburb: Golden Grove
Post Code: 5125

Country: Australia
State: SA
Email: sarah@abrahamsconstruction.com.au
Contact number: 0402684004

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation

NominatedSpeaker:

My position is: I support the development

The specific reasons I believe that planning consent should be granted/refused are: I write to express my support for the outline consent application for the retention of the existing dwelling, removal of five (5) diseased significant trees, and the development of a 30-dwelling Residential Park at 488–500 Yatala Vale Road, Yatala Vale. This proposal represents a positive and meaningful contribution to the local community. It provides an opportunity to create a well-planned, connected, and attractive residential environment, offering a lifestyle that is both practical and community focused. Developments of this nature create valuable opportunities for a broad range of residents, including downsizers and those seeking lower-maintenance living within an established area. From a planning perspective, the development supports the need for increased housing diversity and supply, while making efficient and appropriate use of a large allotment. The Residential Park model is a suitable response to current housing demands and contributes to the evolving character of the area in a considered and balanced manner. In relation to the trees, it is understood that these have been professionally assessed and determined to be diseased. Their removal is both justified and necessary to ensure the safety of the homeowner and the general public. Addressing these risks as part of the development demonstrates a responsible and proactive approach to site management and long-term outcomes. The proposal appears to respond appropriately to site constraints and planning requirements, while maintaining a cohesive and well-structured layout. It presents an opportunity to deliver a high-quality development outcome that enhances the site and contributes positively to the surrounding locality. Overall, this is a well-considered proposal that will provide strong community benefits, improve the usability of the land, and deliver valuable housing opportunities in a growing area. For these reasons, I support the approval of this application.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 4 May 2026 5:10 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1608569
Id
Submission 04 May 2026 5:10 pm
Time
Submission 116.91.221.0
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Steven
Last Name: Wemyss
Postal address: 1079 Stebonheath Rd
Suburb: Munno Para West
Post Code: 5115

Country: Australia
State: SA
Email: steve@wemyss.me
Contact number: 0439428432

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I support the development
The specific reasons I believe that planning consent should be granted/refused are: The existing residence is a magnificent building and gardens reflecting great care and attention to detail. I am equally sure that the proposed development will equally reflect the character and care that went into Yatalia. The development will not impact other neighbors and once complete is likely to add significant additional accommodation while not adversely affecting the area.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 4 May 2026 10:14 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1608628
Id
Submission 04 May 2026 10:14 pm
Time
Submission 61.245.147.110
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: William
Last Name: Chancellor
Postal address: 17 somerset ave
Suburb: Clearview
Post Code: 5085

Country: Australia
State: SA
Email: Chancellorwilliam@gmail.com
Contact number:

Submission Details

PresentInPerson:	I do not wish to be heard in support of my representation
NominatedSpeaker:	
My position is:	I support the development
The specific reasons I believe that planning consent should be granted/refused are:	It's building new homes for the ageing community. I think it's great that there will be more dwellings for ageing people instead of having to move into independent living units in a nursing home.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

Scholes, Benjamin (DHUD)

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 4 May 2026 1:11 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1608463
Id
Submission 04 May 2026 1:10 pm
Time
Submission 45.249.116.215
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Zoe
Last Name: Williams
Postal address: 2/22wicks avenue
Suburb: Campbelltown
Post Code: 5074

Country: Australia
State: SA
Email: Nowzoewilliams@live.com
Contact number: 0481581599

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I support the development
The specific reasons I believe that planning consent should be granted/refused are: There is a high demand for this! Rich old people deserve a country club to live a better retirement life than everyone one else so we can keep the divide between the elite and the Lower socioeconomic class and they can feel better than the rest. There is a gap in the market for this in Adelaide and it is an opportunity for the rich to get richer and the poor to watch in despair while they work their 9-5 jobs getting paid beans. Please let this project go ahead or you risk people not being able to grow old in luxury

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Sunday, 3 May 2026 9:05 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent
Attachments: Opposition-to-Outline-Consent-488-500-Yatala-Vale-Rd.pdf

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1608284
Id
Submission 03 May 2026 9:05 pm
Time
Submission 58.174.36.18
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Adam
Last Name: Sullivan
Postal address: 587 Yatala Vale Rd
Suburb: Fairview Park
Post Code: 5126

Country: Australia
State: SA
Email: fs100@bigpond.com
Contact number: 0882514760

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation

NominatedSpeaker:

My position is: I do not support the development

The specific reasons I believe that planning consent should be granted/refused are:

1. Inconsistency with zoning and planning intent The land is not zoned for a residential park or retirement-village-style development. These zones exist to protect the scenic and environmental character of the foothills and prevent urban sprawl. Only one dwelling is permitted per property, yet the proposal seeks multiple dwellings, effectively bypassing proper rezoning processes. Approving it would undermine the integrity of the planning framework.

2. Impacts on scenic amenity and biodiversity The proposal threatens the natural landscape, significant trees and ecological connectivity in the Mount Lofty Ranges. Removal of five significant trees is unacceptable. Our own property contains a diseased significant tree that council refuses to remove, highlighting inconsistencies in assessment. A full independent arborist report and biodiversity study are essential before any further consideration.

3. Safety and hazard concerns The site is in an elevated bushfire-risk area and subject to flooding. A single driveway is inadequate for safe evacuation or emergency access. The proposal does not demonstrate compliance with bushfire standards or address 100-year flood risk. The development would also increase demand on emergency services.

4. Infrastructure and amenity impacts Local roads, parking, water, sewer and services have not been shown to support the proposal. Insufficient on-site parking will increase congestion on Yatala Vale Road, already a busy route, and negatively affect surrounding rural and light-industrial uses.

5. Loss of productive land and community character The Rural Living Zone supports low-intensity rural living and small-scale productive uses. Converting this land to a residential park removes these opportunities and narrows housing diversity. We chose this area for its rural outlook and wellbeing benefits; developments of this kind would erode the character that makes the area unique.

Supporting Documents

FilesUp: Opposition-to-Outline-Consent-488-500-Yatala-Vale-Rd.pdf, type application/pdf, 61.0 KB

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

To whom it may concern,

I write to formally oppose the proposed concept plan/outline consent, for the reasons set out below.

Firstly, the proposal is inconsistent with the existing zoning and planning objectives for the area, presents unacceptable risks to public safety and the environment, and would set an undesirable precedent that would erode the purpose of the Hills Face Zone and the Rural Living Zone in the area.

1. Inconsistency with zoning and planning intent

The land is not zoned for a residential park or retirement-village development. The Hills Face Zone and the Rural Living Zone exist to protect the scenic, environmental and low-intensity rural character of the foothills and to prevent urban sprawl. This proposal conflicts directly with those objectives and appears to be an attempt to circumvent the proper rezoning and statutory assessment processes. My understanding that the only one dwelling is allowed on a property under this zone, yet the proposal is for multiple. Approving the concept plan would undermine the integrity of the planning framework and the reasons the zones and their allowances and restrictions that were originally established.

2. Threat to scenic amenity, biodiversity and landscape values

The primary purpose of the zone is to preserve the natural, scenic backdrop and to protect indigenous flora and fauna. The proposed development would diminish scenic amenity, risk the loss of significant trees and habitat, and fragment ecological connectivity in the Mount Lofty Ranges. A genuine independent arborist report and a full biodiversity assessment are essential before any further consideration. To remove 5 significant trees is disgraceful. As mentioned we have a significant tree at the front of our property, which has lost limbs, creaks and is destructive to both the driveway and the road. The council arborist has visited, acknowledges that there are bugs in it and disease, but they deem it is not appropriate to remove it. I would be very interested to make comparisons in the reports.

3. Safety and hazard concerns

The site is located in an area of elevated bushfire risk and is subject to flood considerations. The concept plan provides only a single driveway/entry, which is inadequate for safe evacuation and emergency access in a bushfire or flood event. The proposal does not demonstrate how it will meet contemporary bushfire safety standards, provide multiple safe access/egress routes, or mitigate 100-year flood risk. These unresolved safety issues make the proposal unacceptable in its current form. The property will also cause strain on services (such as ambulance) at some stage due to the proposed cliental.

4. Inadequate infrastructure and amenity impacts

Local infrastructure—roads, parking, water, sewer and other services—does not have demonstrated capacity to support the proposed development. The plan lacks sufficient on-site parking for residents, visitors and staff, which will increase on-street parking pressure and reduce local amenity and safety. Yatala Vale Road is a busy road and the increased traffic and service demand will also adversely affect neighbouring light industrial and rural uses.

5. Loss of productive land and community character

The Rural Living Zone is intended to support low-intensity rural living, hobby farming and small-scale productive uses. Converting this land to a residential park would remove opportunities for hobby farms and small-scale agricultural production, rendering the land effectively non-productive and contrary to the zone's intent. The proposal would also reduce housing diversity by targeting an over-55s demographic and raises unanswered questions about funding (NDIS).

6. Precedent and cumulative impacts

Approving this development would create a precedent likely to encourage similar proposals across the Hills Face and Rural Living Zones, gradually eroding the protections that prevent urban creep. It is essential to draw a clear line and uphold the zoning objectives to protect the area for current and future generations. A reason that we decided to move to the area was because of the rural outlook and potential to purchase one of these properties if they become available.

7. Wellbeing

Because the rural outlook, country atmosphere, and rich biodiversity of the area provide a profound sense of wellbeing, many people rely on Yatala Vale Road as a place of respite—to exercise, reconnect with nature, and enjoy a less urban environment. These are some of the many reasons, we chose this area to raise our children in this area. Developments of this kind would erode that character, destroying the very look, feel, and value that make the area unique.

Kind Regards.

DHUD:SPC Applications

From: Ashley Watson <awatson@piperalderman.com.au>
Sent: Friday, 8 May 2026 2:00 PM
To: DHUD:SPC Applications
Subject: Representation (outline consent submission) - SA - 604 - 488 - 500 Yatala Vale Road, Yatala Vale [PA-A.117544.465294.FID3029835]
Attachments: Representation to Development Application SA-604 (Outline Consent) (Gary and Lorelie Williams).pdf

You don't often get email from awatson@piperalderman.com.au. [Learn why this is important](#)

To: State Planning Commission

We submit the attached representation by Hallett Brick Pty Ltd, Heidelberg Materials Australia Pty Ltd, PGH Bricks and Pavers Pty Limited and Clay and Mineral Sales Pty Ltd as part of the "Public submission for an outline consent" process for Development Application SA – 604 (Outline Consent) – Gary and Lorelie Williams – 488 – 500 Yatala Vale Road, Yatala Vale.

We note the "Close Date" for such a submission is 8 May 2026.

We would be grateful if you could acknowledge receipt of this submission (representation).

Regards

Ashley Watson
Principal

T: +61 8 8205 3308 **M:** +61 410 414 051
E: awatson@piperalderman.com.au
W: piperalderman.com.au **W:** [View My Profile](#)



DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Friday, 8 May 2026 2:31 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent
Attachments: Representation-to-Development-Application-SA-604-Outline-Consent-Gary-and-Lorelie-Williams.pdf

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1609969
Id
Submission 08 May 2026 2:31 pm
Time
Submission 163.116.198.119
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Ashley
Last Name: Watson
Postal address: Piper Alderman, GPO Box 65
Suburb: Adelaide

Post Code: 5001
Country: Australia
State: SA
Email: awatson@piperalderman.com.au
Contact number: 0882053308

Submission Details

PresentInPerson:	I wish to be heard in support of my representation
NominatedSpeaker:	Ashley Watson
My position is:	I do not support the development
The specific reasons I believe that planning consent should be granted/refused are:	See attached

Supporting Documents

FilesUp: Representation-to-Development-Application-SA-604-Outline-Consent-Gary-and-Lorelie-Williams.pdf, type application/pdf, 629.5 KB

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

REPRESENTATION TO DEVELOPMENT APPLICATION SA-604 (OUTLINE CONSENT) (GARY AND LORELIE WILLIAMS)

To: State Planning Commission
Level 10
83 Pirie Street
ADELAIDE SA 5000
Email: spcapplications@sa.gov.au

Representors:

This representation is made by Hallett Brick Pty Ltd (ACN 007 622 317), Heidelberg Materials Australia Pty Ltd (ACN 009 679 734), PGH Bricks & Pavers Pty Limited (ACN 168 794 821) and Clay & Mineral Sales Pty Ltd (ACN 007 572 787) to application SA-604 (Outline Consent) for "*Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park*".

Contact details:

Hallett Brick Pty Ltd, Heidelberg Materials Australia Pty Ltd, PGH Bricks & Pavers Pty Limited and Clay & Mineral Sales Pty Ltd

Postal address: C/- Piper Alderman, GPO Box 65, Adelaide SA 5001
(Ashley Watson)
Email: awatson@piperalderman.com.au
Telephone: 08 8205 3308
Mobile: 0410 414 051

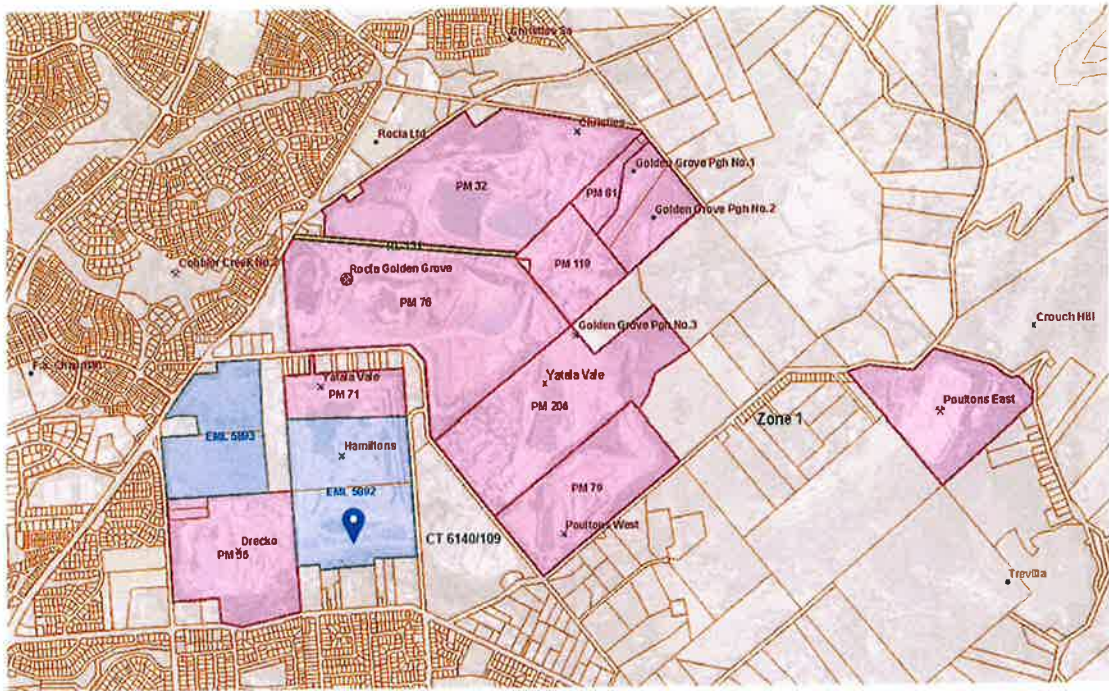
Introduction

1. Representors' interest

Hallett Brick Pty Ltd (**Hallett**), Heidelberg Materials Australia Pty Ltd (**Heidelberg**), PGH Bricks & Pavers Pty Limited (**PGH**) and Clay & Mineral Sales Pty Ltd (**Clay and Mineral**) (together the **Representors**) are the owners, mineral tenement holders and/or mining operators over the land comprising Certificates of Title 5490/728 (Private Mine 56 – PM56), 5266/466 (Extractive Mining Lease – EML5892) and CT 6140/109. PM 56 is located adjacent to the subject land to the west, EML 5892 adjoins the subject land to the north and CT 6140/109 is adjacent to the subject land to the east. These interests are all reflected in the Mineral Tenements plan below.

PM 56 and EML5892 both comprise the southern portion of a much larger group of tenements granted under the Mining Act 1971 contained within the Resource Extraction Zone of the City of Tea Tree Gully.

Mineral Tenements



The Resource Extraction Zone as a whole is used by the companies shown on the plans attached in cooperation with each other to extract sand, clay and shale material. The sand extracted is primarily used to service the civil and building construction markets in the Adelaide metropolitan area (and at times beyond that area) and is seen as a critical part of the State's sand supplies, servicing major infrastructure projects (such as the Torrens to Darlington tunnels and road project) and much of Adelaide's other sand demand. The clay and shale material extracted from within the zone is utilised by Hallett (part of the Brickworks group) and PGH (part of the CSR group) for the purposes of servicing two large brick making plants. The Hallett plant (described as "Austral Bricks") is on the land to the east of the subject land (CT 6140/109) and the PGH brick making plant is on land to the north east of that site. Both brick making plants are large industrial operations licensed under the *Environment Protection Act 1993* to manage their generation of emissions, odour and noise.

The Resource Extraction Zone area, has been identified as a "Strategic Resource Area" for the State of South Australia (see below). The broader Resource Extraction zone, of which the representors' land forms part, has been operational from approximately the 1940s to the present date.

Below is an aerial depiction of the land the subject of this application (**subject land**), indicating the areas of PM 56 to the west, EML 5892 to the north and the Hallett brick making plant area to the east.



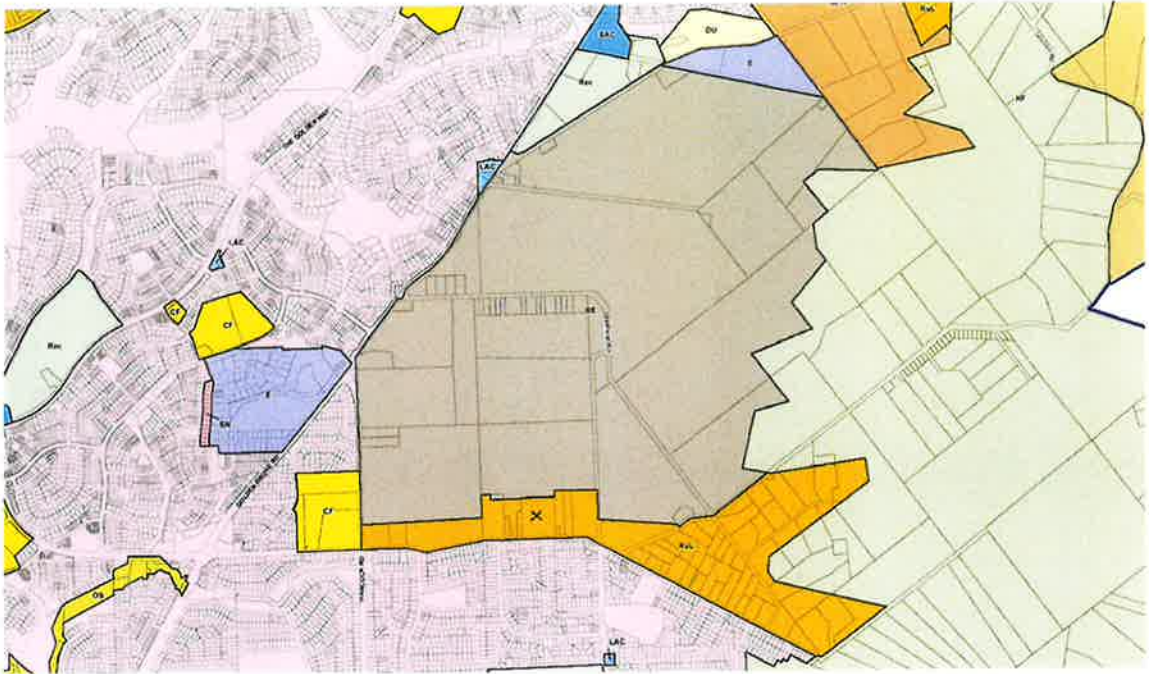
500m separation distance from 488-500 Yatala Vale Rd, Yatala Vale

2. Zoning

The subject land is contained within the "*Rural Living Zone*" of the City of Tea Tree Gully and the representors' land is located within the "*Resource Extraction Zone*" of the City of Tea Tree Gully. A copy of the relevant portion of the Tea Tree Gully zone maps is included below with the subject land marked "X". It can be seen that the subject land adjoins the Resource Extraction area immediately to the north (EML 5892) and is adjacent to PM56 to the west and the area where the Hallett Brick plant operates to the east.

It can be seen from the zone map that the activities in the Resource Extraction Zone are intentionally buffered to the south by the Rural Living zone, to the east by the Hills Face zone and to the north by areas of various zoning, including rural living and the area recently approved by a Code Amendment process "*Golden Grove Master Planned*" area. While land to the west of the broader zone is buffered by Golden Grove Road, residential and other developments were historically approved in that area, notwithstanding their proximity to the Resource Extraction zone.

From that area, complaints arise from time to time about noise and dust from the resource extraction operations.



3. Planning implications

The development for which outline consent is sought seeks "30 dwellings to be used for the purpose of a Residential Park". Such a use is conceptually entirely inappropriate within the Rural Living Zone, and seriously at variance with the relevant Planning Code provisions. The proposed development (while not of a kind contemplated within the Planning Code) appears to be in the nature of a complex of small retirement type units aggregated together around and to the south of the existing dwelling on the land which is to be used for communal "retirement living" uses.

The Rural Living Zone is primarily intended to accommodate low density housing while maintaining a rural lifestyle. There could be no basis on which an intense residential development of 30 dwelling units could be contemplated within the zone. The zone is also intended to act as a buffer between the Resource Extraction Zone to the north and the already existing residential developments to the south of Yatala Vale Road. The development would be material intensification of a form of development that is specifically not contemplated in the Rural Living Zone and is of major concern to these representatives.

4. Representatives' adjacent extraction activities

As indicated above, the operators of the Resource Extraction Zone extract clay and shale to service the adjacent Hallett and PGH brick making plants and sand to service the Adelaide market for high quality sands for the needs of the civil and building construction industry, including concrete making.

The extractive operations on EML5892 (adjoining the subject land) allow for continuous operations from 7:00am to 5:00pm Monday to Saturday. On PM56 operations are allowed from 6:30am to 5:30pm Monday to Friday and from 6:30am to 12:00pm on Saturday.

The equipment used in PM 56 and EML 5892 is typical of those used throughout the Resource Extraction Zone and comprise large scale scrapers and loaders with heavy trucks transporting the material within the site and to its ultimate destinations.

The nature of the activities and the vehicles and equipment used can cause noise and dust and are fundamentally incompatible with the introduction of 30 dwellings immediately adjoining the zone.

Extraction of materials from PM 56 is working in an easterly direction towards the subject land. Extraction within EML 5892 is working in a southerly direction towards the subject land.

Located across the southern boundary of EML 5892 and the subject land can be seen (at a distance of approximately 118 metres from the subject land as shown in the aerial depiction below) a heavily used internal unsealed freight road which is used by operators of the Resource Extraction Zone to cart raw materials within the zoned area. This process has the potential to generate fugitive dust and noise emissions.



Separation distance from proposed development to internal freight road EML 5892

5. Brick making activities

The activities conducted at the Hallett Brick brickmaking plant to the east of the subject land (and the adjoining PGH plant) are activities licensed by the Environment Protection Authority for the conduct of "*Prescribed Activities of Environmental Significance*" comprising ceramic works, activity producing listed waste, crushing, grinding or milling works (rocks, ores or minerals) and fuel burning.

Hallett and PGH have major concerns with the proposed development (from a brick plant perspective) including:

- Encroachment upon the EPA 500m evaluation distance from a dust-generating industrial processing plant, industrial combustion plant (kiln) and industrial noise source.
- Over recent years, the brick making plants have received multiple community complaints from residences along Yatala Vale Road for odour. One such immediately relevant complaint is identified in the aerial image below.
- Historically, the brick making plants have received multiple noise complaints from residents living along Yatala Vale Road and areas to the South/South West.

Encroachment of this proposed development will diminish the required separation distances needed to manage the interface between industrial processes and sensitive receptors in relation to odour, fugitive dust and noise emissions. It will inevitably result in more conflict between existing land right users and members of the community. Consequently, it would have the potential to force Regulators such as EPA & DEM, to require stricter licensing conditions and enforcement against the long term operators within the Resource Extraction Zone at unreasonable high costs.



Odour complainant directly opposite proposed development

6. Strategic Resource Area

As noted above, the importance of the Golden Grove Resource Extraction Zone is such that it has been recognised as a critical strategic resource area of State significance ("SRA") with key economic value to South Australia. That identification is stated to "*minimize conflicts with incompatible developments*" and "*preserve appropriate separation distances between quarry operations and residential areas*". Such provisions are fundamentally at odds with the proposal to develop 30 dwellings on the subject land immediately adjacent to the Resource Extraction area. The status of the SRA must be respected and clearly addressed to ensure

future operations and production from the area are not compromised in any way, as would occur if a development of the kind contemplated here were to proceed.

Within the Resource Extraction area, matters such as impacts from noise and dust are monitored and are the subject of licensing and controls imposed by the Department for Energy and Mines and the Environment Protection Authority. Nonetheless, such impacts do exist and are critical, with the Resource Extraction area having an operational life remaining of at least 50 years. The State Government is presently allowing and undertaking major residential developments around the State and undertaking major infrastructure proposals, all of which can be expected to grow in scale and frequency and result in greater demand from the Resource Extraction area in the future. The nature of impacts from the zone will increase accordingly.

7. Golden Grove Neighbourhood Zone

The Minister has recently adopted the "*Golden Grove Master Planned*" Planning Code amendment on land to the north and north east of the Resource Extraction Zone. While the subject land was not part of that process, the Code Amendment (for much less dense development of dwellings than proposed on the subject land) was the result of long and detailed inquiry with outcomes to ensure any potential for housing to be established would not affect the ability of the Resource Extraction area to operate. Any potential impacts are closely managed by requirements including mounding, landscaping the management of housing orientation and the materials from which they are made, encumbrances on titles to prevent complaint and other measures. There are no means by which any such measures could control the potential impact of a development of the density and proximity of the proposed development on the subject land.

8. Refusal sought

The Representors seek to have the State Planning Commission refuse this application for outline consent for development.

If an opportunity is provided to speak at the hearing where the State Planning Commission will make a decision in the matter, Mr Ashley Watson of Piper Alderman will present on the Representors' behalf.

Dated 8th May 2026

Piper Alderman



Ashley Watson
Principal

Telephone: 08 8205 3308

Mobile: 0410 414 051

Email: awatson@piperalderman.com.au

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Sunday, 3 May 2026 2:49 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent
Attachments: Screenshot_20260503_142105_Maps.jpg; Screenshot_20260503_141634_Maps.jpg

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1608237
Id
Submission 03 May 2026 2:48 pm
Time
Submission 121.45.76.205
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Chris
Last Name: Sleeman
Postal address: 9 Anona Way
Suburb: Fairview Park
Post Code: 5126

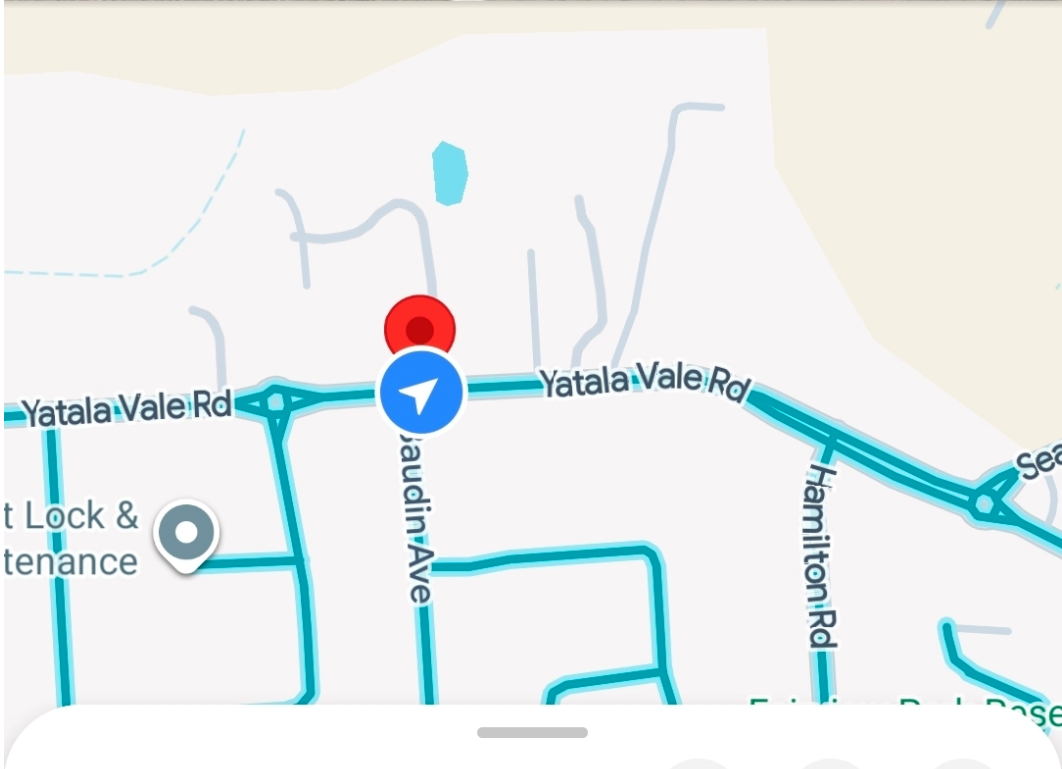
Country: Australia
State: SA
Email: sleeman103@gmail.com
Contact number: 0493072669

Submission Details

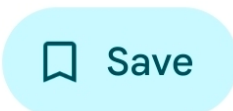
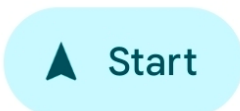
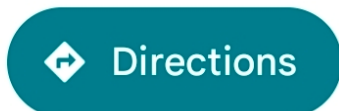
PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I support the development with some concerns
Happy with plans however my concerns are regarding traffic flow from the property based on current access to street. Id like to see the council and land owners work together on: 1. The current placement of the bus stop east of the property blocking view of traffic coming around the bend in Yatala Vale Road. 2. Alternatively see the access to property moved to the current round-a-bout, or 3. Move the current round-a-bout to the current entrance to the property and the bottom of Baudin Avenue, Fairview Park. The round-a-bout serves one purpose and that is to slow traffic. Moving it no more than 200m will not change that purpose but it will also allow safe passage for those (probably elderly) leaving the property on to such a dangerous road, so close to a bend. As mentioned, I support the change of use to the land just wanted to voice my concerns for those of us in the area and those to come. Council needs to step up if they are going to approve this
The specific reasons I believe that planning consent should be granted/refused are:

Supporting Documents

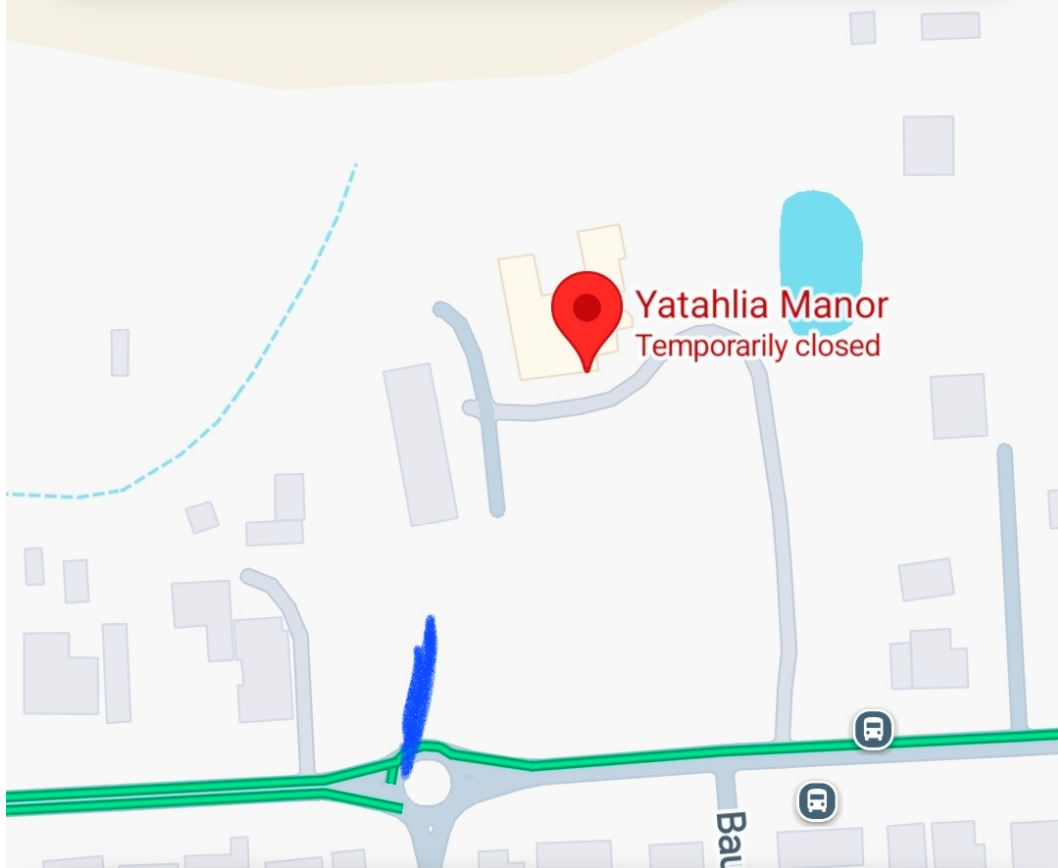
FilesUp: Screenshot_20260503_142105_Maps.jpg, type image/jpeg, 891.6 KB
FilesUp: Screenshot_20260503_141634_Maps.jpg, type image/jpeg, 712.8 KB
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded



529 Yatala Vale Rd



-34.793380,138.725769



Yatahlia Manor



5.0 ★★★★★ (52) · 🚗 2 min

488-500 Yatala Vale Rd, Yatala Vale SA 5126

Manor house · ♿

Temporarily closed



Directions



Start



Call



Save



DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 7 May 2026 9:24 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent
Attachments: SA604-submission-GScott.docx

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1609771
Id
Submission 07 May 2026 9:24 pm
Time
Submission 14.201.18.158
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Gavin
Last Name: Scott
Postal address: 69 Buckley Crescent
Suburb: Fairview Park
Post Code: 5126

Country: Australia
State: SA
Email: gmscott1989@gmail.com
Contact number: 0405389490

Submission Details

PresentInPerson:	I wish to be heard in support of my representation
NominatedSpeaker:	Gavin Scott
My position is:	I do not support the development
The specific reasons I believe that planning consent should be granted/refused are:	See attached document.

Supporting Documents

FilesUp: SA604-submission-GScott.docx, type application/vnd.openxmlformats-officedocument.wordprocessingml.document, 23.5 KB

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

69 Buckley Crescent
Fairview Park
SA 5126
Gmscott1989@gmail.com
0405 389 490

My name is Gavin Scott, and for the last 30 years my family has lived in Buckley Crescent, about 200m from the property where this Residential Park is being proposed. While there may be merits to the concept of building such a Residential Park, there are two reasons I am objecting to this proposal to grant outline consent to build 30 dwellings in a Residential Park at 488-500 Yatala Vale Road, Yatala Vale SA 5126.

Compliance With Planning and Design Code

The first reason is that this proposal does not appear to comply with the Planning and Design Code. I am not a development or property expert in any way and have had to investigate and research the code and associated policies in the short time available for public response. While I may not be 100% in all my assumptions, it seems that the proposal is so far removed from the requirements of the code that it should not stand any chance of getting approved.

Application Justification

The application states that “*The Rural Living Zone does not specifically envisage or discourage a Residential Park*” and seems to rely on this point alone as its main point in support of the concept. However, this really isn’t relevant as the code cannot possibly envisage or list every potential type of development that could be considered.

Instead, the code relies on more specific conditions across various categories to determine what may be suitable, and the proposal falls short in a lot of very specific areas that are firmly entrenched in the code for the Rural Living Zone.

It is significant that the application does not attempt to address or propose any remediation for any of these shortfalls, even where they are glaringly obvious. I’m not sure what this implies about the development, other than the fact that it is unarguably non-compliant and unable to be changed to comply.

The deviations from the code that I have been able to identify are listed below.

Desired Outcome

- **Code:** Rural Living Zone Desired Outcome is: “*A spacious and secluded residential lifestyle within semi-rural or semi-natural environments, providing opportunities for a range of low-intensity rural activities and home-based business activities that complement that lifestyle choice*”

- **Proposal:** The concept builds 30 dwellings within ~1ha on the 2.9ha allotment. According to <https://www.ahuri.edu.au/analysis/brief/what-are-housing-density-and-high-density-housing>, this would likely qualify as low- to medium- density housing, not low-intensity rural activities. This will not complement the lifestyle choice of neighbouring properties but rather may gradually stifle their ability to engage in the activities (eg low intensity animal keeping, agistment, using farm machinery) that have been part of the Rural Living Zone for around the last 40 years.

Land Use and Intensity

- **Code:** The code allows for residential development with complementary ancillary non-residential uses that do not place additional demands on services and infrastructure, and compatible with a secluded semi-rural or semi-natural residential character.
- **Proposal:** The proposal is not compatible with existing activities in the Rural Living Zone and adjoining mineral extraction zone, as they are likely to impact on people seeking suburban residential housing. This includes stables immediately next door and quarry pits to the north.
- **Code:** The code stipulates that the zone is for uses that '... do not place additional demands on services and infrastructure'.
- **Proposal:** This proposal adds demands from 30 dwellings onto power, water, sewerage, internet, public transport, roads etc. Since this is an ad-hoc proposal and not part of any concept plan or strategy, it's not possible that the impacts of this have been considered at all levels of planning.

The project could have major impacts on:

- The current mains sewerage work being rolled out over the next 4 years.
- Local community during build phase.
- Bushfire planning and protection, noting that the proposed development has only has one access road, and that the entire suburb was on evacuation alert when the Sampson Flat bushfire came close in 2015.
- Road traffic, noting that there will be parking for 4 cars per dwelling, potentially putting 120 cars regularly onto Yatala Vale and surrounding roads.

Built Form and Character

The setbacks in the proposal are of significant concern, as they are not even close to the requirements. Any adjustment to the site plan to accommodate the required setback would require substantial rework:

- **Code:** The code requires setback of at least 20m from all boundaries on allotments greater than 1ha.

- **Proposal:** The proposal does not appear to meet this on the southern boundary along Yatala Vale Rd, where dwellings numbered 5, 10, 14 and 30 appear to be within ~10-15m from the road, let alone the boundary position that is likely to be some 5-10m in from the road. Effectively, these may be within a few meters of the boundary.

The current driveway is located approximately 22m from the eastern boundary and yet contains dwellings between it and the neighbouring property. It is not possible to obtain a 20m setback in this instance and so dwellings 25-30 are within ~5 meters of the boundary.

Site Dimensions and Land Divisions

While the allotment is technically not being subdivided, this section is clearly non-compliant.

- **Code:** Development will not result in more than 1 dwelling on an existing allotment
- **Proposal:** 30 dwellings on the existing 2.9ha single allotment.

Practice Direction 18

With so many deviations from the code it's hard to understand how this can possibly be approved for outline consent. This is particularly true when Practice Direction 18 at https://plan.sa.gov.au/resources/planning/practice_directions/practice-direction-18-outline-consent states that: "*outline consent **must not be granted***" where the application as a whole or *even one* of the conditions is "*in the opinion of the relevant authority, seriously at variance with the Planning Rules*".

Since the proposed dwelling count of 30 is 3000% of the allowable dwelling count of 1, this can only be described as '*seriously at variance*'. When the rest of the deviations from the code are considered, it provides a very compelling argument that the whole application is seriously at variance and that consent must not be granted.

Therefore, it seems that the State Planning Commission may not even have the discretion to approve this proposal.

Community Expectations and History

The second reason is that the Rural Living Zone with its open space is what has attracted many residents to the suburbs of Tea Tree Gully. It is a unique environment at the foot of the Adelaide Hills, providing a semi-rural atmosphere on the fringes of suburbia.

All of us who have bought property here have the right to expect that this environment will remain unless there is a considered approach to rezoning and agreement from the community. The approach of leasing the land while selling the dwellings is effectively

sub-division by stealth and is attempting to work around firmly established rules, rather than getting appropriate zoning or simply remaining compliant with the code.

This is simply unacceptable to most of the community who seek to uphold and adhere to laws and regulations and not find ways to work around them.

Adjacent Developments

A recent code amendment (10128) has been approved for Golden Grove to rezone and open up 105ha for up to 850 homes, however this is entirely separate. This area is only ~3km from this site and will provide ample residential zoned land for developments of this type. This sort of facility would fit in well as part of that development and should be built there, not on land that will remain Rural Living Zone.

That this is not being considered within that development shows that this proposal is ad-hoc in nature and has not considered proper development processes and urban planning for the area.

Incremental Reduction in Quality of Life

It's not unreasonable to expect that people moving into this environment will start to complain about the rest of the Rural Living Zone activities: horse stables, farm machinery, quarry noise and associated dust. This is not dissimilar to the impact that redevelopment has had on the live music industry around Australia as venues are encroached on by housing.

Based on this experience, it would be unreasonable to allow this development to occur and then expect the neighbouring properties to change their lifestyles to avoid impacting the Residential Park.

Precedent

Now I do not know the extent to which approving this would set a precedent for further development within the Yatala Vale Road Rural Living Zone, however it is very much a concern for the community. With several properties having been sold within the zone recently, there is scope for a lot of open space to be lost if precedent is set and applied to other properties.

This in turn could provide for further clashes with neighbouring mineral extraction zones, as the properties to the western end of Yatala Vale Rd are far closer to the pits than this site.

There are also other parcels of Rural Living Zone in other electorates, and if precedent is a consideration, then these electorates should be consulted to determine if there is any impact and if they wish to make representation on this basis.

Summary

In summary, the way the development is being proposed is deliberately working around the known difficulties of subdividing within the Rural Living Zone. Despite the lack of

formal rezoning and subdivision, it still carries all the detrimental impacts that Rural Living Zone designation is supposed to prevent, including significant impacts on the local community, loss of open space (even if private) and impact on services.

Much of the local community does not support this development. While this is entirely relevant to those of us in the community who want to preserve the open space, this consideration will hopefully be overridden by the fact that this development is at odds with the Rural Living Zone requirements. As detailed in Practice Direction 18, it therefore does not appear to be within the State Planning Commission's discretion to approve and must be denied.

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 7 May 2026 6:44 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent
Attachments: Outline-for-Consent-Application-No.-604-SA-Plans-488-500-Yatala-Vale-Road-Objection.pdf

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1609734
Id
Submission 07 May 2026 6:43 pm
Time
Submission 1.158.138.19
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Jake
Last Name: Averay
Postal address: 4 Highview Circuit
Suburb: Greenwith

Post Code: 5125
Country: Australia
State: SA
Email: jake.averay@icloud.com
Contact number: 0405865223

Submission Details

PresentInPerson:	I wish to be heard in support of my representation
NominatedSpeaker:	Lisa Van Der Linden
My position is:	I do not support the development
The specific reasons I believe that planning consent should be granted/refused are:	Refer to attached supporting document

Supporting Documents

FilesUp: Outline-for-Consent-Application-No.-604-SA-Plans-488-500-Yatala-Vale-Road-Objection.pdf, type application/pdf, 47.6 KB

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

Application No. SA 604

488 – 500 Yatala Vale Road, Yatala Vale

Dear PlanSA,

I write to object to the proposed 30-dwelling development at 488–500 Yatala Vale Road (Application No. SA 604).

As a regular visitor to family who live on Yatala Vale Road, I have seen firsthand the unique lifestyle and environment this area offers. The locality is valued for its open space, natural surroundings, equestrian culture, and peaceful rural atmosphere. It is one of the few areas that still maintains this balance while remaining close to suburban Adelaide.

Above all, this proposal is inconsistent with the established rural character of Yatala Vale Road and risks opening the door to further inappropriate urban development in an area valued for its open space, natural environment, and unique lifestyle. A development of this scale would dramatically alter the character of the area through increased traffic, population density, noise, and ongoing urbanisation.

I am also concerned about the environmental impact of the proposal. The area is home to a wide range of native wildlife, including koalas, possums, owls, black cockatoos, and frogs. Increased vegetation clearing, traffic, and human activity associated with a development of this scale would place further pressure on local habitats and negatively impact biodiversity.

In addition, the site's close proximity to existing quarry and extractive industry operations raises serious concerns about the suitability of residential development in this location, particularly given the long-established planning buffer zones designed to separate these activities from housing developments.

While I understand the need for additional housing, I do not believe this proposal is appropriate for Yatala Vale Road or compatible with the long-established planning vision for the area.

For these reasons, I strongly object to the proposed development and ask that careful consideration be given to the long-term impact this development would have on the character, environment, and safety of the Yatala Vale community.

Yours Sincerely,

Jake Averay

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 7 May 2026 10:03 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent
Attachments: 488-yatala-vale-road-.docx

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1609780
Id
Submission 07 May 2026 10:03 pm
Time
Submission 159.196.54.144
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: jenni
Last Name: Jeremy
Postal address: 8 Pelsaert Ave
Suburb: fairview park
Post Code: 5126

Country: Australia
State: SA
Email: jenni.m.jeremy@gmail.com
Contact number: 0412563125

Submission Details

PresentInPerson: I wish to be heard in support of my representation
NominatedSpeaker: self
My position is: I do not support the development

- The development is in direct contradiction to the land zoning on Yatala Vale Road which is primarily for Rural Living and Residential (Low Density).
- The design and scale of the development is inconsistent with the existing character of the street
- This land was once a donkey farm with a heritage listed building. The current owners demolished the heritage listed building without permission, demonstrating a disrespect for the property
- The zoning act is one of the prime reasons I moved here nearly 50 years ago, being on the urban fringe with a rural lifestyle.
- 30 dwellings as proposed will significantly change the dynamics of the street, the rural feel of the area and the overall wellbeing of the residents who live in this area.
- The site has a high flood hazard overlay that will not bode well with high density living of additional 30 dwellings
- Current owners have operated a wedding and events business inflicting residents with additional foot and vehicle traffic, helicopters, loud music, megaphone announcements, live bands and late-night parties/celebrations
- YVR already has issues with traffic management, cars, motorbikes and emergency services especially when scrub and bushfires occur
- This development will generate traffic exceeding local road capacity, create dangerous access points, and fail to provide adequate onsite parking

The specific reasons I believe that planning consent should be granted/refused are:

Supporting Documents

FilesUp: 488-yatala-vale-road-.docx, type application/vnd.openxmlformats-officedocument.wordprocessingml.document, 16.0 KB

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

The development does not fit the zone's intent.

This development is in direct contradiction to the land zoning on Yatala Vale Road which is primarily for Rural Living and Residential (Low Density).

This development does not constitute Low Density with the zoning act which provides for an interface between urban areas and primary production, as characterised by suburban residential properties and larger allotments, with some areas classified as Rural Living eg horse stables and agistment

This land (488-500 YVR) was once a donkey farm with a heritage listed building. The current owners demolished the heritage listed building and removed all but one of the donkeys.

The zoning is one of the prime reasons I moved to Fairview Park nearly 50 years ago, as it was on the urban fringe with a rural lifestyle. To destroy what land remains on this property with the addition of 30 dwellings will significantly change the dynamics of the street, the rural feel of the area, the animal and birdlife and the overall wellbeing of the residents who live in this area.

The owners of this property have over many years operated a wedding and events business and the level of intrusion inflicted upon residents has been an issue in itself with additional foot and vehicle traffic, helicopters, loud music, megaphone announcements, live bands and late night parties/celebrations and these have been tolerated, however a change to the residential component of this land will not.

30 dwellings with potentially an additional 60 plus residents, an equal amount of vehicle traffic, plus gardeners, maintenance staff, deliveries, visitors, children and pets will impose far too great an impact that far surpasses the zoning regulations and impact the level of lifestyle by neighbouring residents.

The concept proposal whilst it looks to have potential on paper for the owners, does not match the reality of the effect it will create for the mental health, infrastructure, traffic flow and lifestyle of the residents on Yatala Vale Road and neighbouring properties.

YVR already has issues with traffic management, cars, motorbikes, emergency services and access for the Country Fire Service when scrub and bushfires occur

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 7 May 2026 6:56 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent
Attachments: Neighbour-Representation-Yatahlia-Manor-Proposed-Outline-Consent.pdf

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1609740
Id
Submission 07 May 2026 6:56 pm
Time
Submission 1.158.138.19
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Lisa
Last Name: Van Der Linden
Postal address: 486 Yatala Vale road
Suburb: Yatala Vale
Post Code: 5126

Country: Australia
State: SA
Email: tweetyb01@bigpond.com
Contact number: 0419849905

Submission Details

PresentInPerson:	I wish to be heard in support of my representation
NominatedSpeaker:	Lisa Van Der Linden
My position is:	I do not support the development
The specific reasons I believe that planning consent should be granted/refused are:	Please refer to attached document

Supporting Documents

FilesUp: Neighbour-Representation-Yatahlia-Manor-Proposed-Outline-Consent.pdf, type application/pdf, 109.2 KB

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

Lisa Van Der Linden
486 Yatala Vale Road
Yatala Vale SA 5126
0419849905

Representation by a Neighbouring Property Owner

Proposed Outline Consent – Yatahlia Manor

488–500 Yatala Vale Road, Yatala Vale

Application No: SA 604

Introduction

This representation is made by a neighbouring property owner in objection to the proposed outline consent application for the establishment of a Residential Park comprising up to 30 dwellings at 488–500 Yatala Vale Road, Yatala Vale (Yatahlia Manor).

I acknowledge that this application seeks outline consent rather than approval for full development, and that it is the responsibility of PlanSA to assess all potential impacts. However, by outlining the concerns and issues below, I aim to assist in ensuring that due consideration is given to the unique and valued characteristics of Yatala Vale as a semi-rural urban environment, and to the important benefits it continues to provide to the wider Tea Tree Gully community and the greater Adelaide region.

I reside in close proximity to the subject site and would be directly affected by the proposed development. The comments below are therefore made from the perspective of a resident who adjoins or lives nearby the subject land, having regard to both the reasonable protection of residential amenity and the broader planning principles embodied in the Planning and Design Code.

The application seeks outline consent pursuant to Practice Direction 18, with assessment responsibility vested in the State Planning Commission. While framed as an outline consent, the proposal nonetheless establishes the fundamental land use, dwelling yield, density, development footprint, built form envelope, and access framework that will materially constrain all subsequent detailed assessment.

For the reasons set out below, I contend that the proposal is fundamentally inconsistent with the Planning and Design Code, does not represent orderly and appropriate development, and should not be supported.

Inconsistency with Zone Intent and Desired Character

The subject land and surrounding locality are characterised by large allotments, low-intensity development, generous setbacks, and a landscaped rural residential character. This character was a key consideration in my decision, and that of other neighbouring owners, to purchase and reside in the area.

The establishment of a managed residential park accommodating up to 30 dwellings introduces a form and intensity of development that is fundamentally inconsistent with both the established and desired character of Yatala Vale.

The Planning and Design Code requires development to reinforce zone character and avoid concentrations of dwellings that undermine low-density and semi-rural outcomes. Having regard to dwelling yield, internal road networks, shared infrastructure, and collective built form, the proposal functions in practical terms as a medium-density residential enclave.

In my view, this outcome conflicts with zone-level Desired Outcomes relating to character, scale, and intensity and does not reflect the reasonable expectations of adjoining residents.

Excessive Density and Scale

The proposal seeks approval for up to 30 dwellings within a managed residential park, with indicative building envelopes defining the maximum extent of development. Even at outline stage, this represents a degree of intensification well beyond what is typically envisaged for the locality.

The Planning and Design Code requires development density and scale to be responsive to site context and to avoid visually dominant or intrusive outcomes. The cumulative impact of multiple dwellings, parking areas, and internal circulation infrastructure would substantially transform the site from an open, landscaped setting to a built-up residential environment.

These impacts are inherent to the proposed scale and density and would be experienced directly by neighbouring properties, including my own. They are not matters capable of being adequately resolved through later detailed design.

Further, residential parks typically generate higher levels of activity, visitor turnover, and internal vehicle movements than conventional detached dwellings on individual allotments. This intensifies amenity and visual impacts beyond what dwelling numbers alone might suggest, further reinforcing the proposal's incompatibility with the surrounding low-density rural residential setting.

Traffic, Access, and Transport Impacts

The proposal would introduce a residential population capable of generating traffic volumes materially greater than those currently experienced in the locality. As a neighbouring resident, I am concerned that these changes would be felt directly along Yatala Vale Road and at local access points used by existing residents.

While access arrangements are broadly identified at outline stage, the application does not demonstrate:

- That the surrounding road network can safely and efficiently accommodate increased traffic movements
- That access points can operate safely having regard to sight distance and traffic conflicts; or
- That emergency services, waste collection, and service vehicles can access and operate within the site without adverse impacts.

The Planning and Design Code requires development to be supported by appropriate and safe transport infrastructure. In the absence of a site-responsive traffic assessment, the proposal fails to demonstrate suitability at the strategic level.

Servicing and Infrastructure Capacity

Beyond road access and drainage, the application does not demonstrate that the site can be adequately serviced to support up to 30 dwellings. No evidence has been provided regarding the capacity or feasibility of water supply, wastewater management, power, telecommunications, or emergency service provision.

Local health services are already operating under significant strain. An increase in housing density would place unsustainable additional demand on existing services and infrastructure, exacerbating pressure on the surrounding area and ultimately diminishing the quality of life for current residents.

In peri-urban areas such as Yatala Vale, infrastructure upgrades often require additional land disturbance, vegetation removal, and built elements, compounding development impacts. In my view, the absence of servicing information represents a fundamental gap and undermines confidence in the suitability of the site for the proposed intensity of development.

Bushfire Risk and Emergency Management

The subject site is located within an area subject to elevated bushfire risk. The proposed development would introduce a concentrated residential population, significantly increasing exposure to bushfire hazard and placing additional pressure on evacuation and emergency response arrangements.

At outline consent stage, the application does not demonstrate that:

- Adequate defendable space can be achieved for all future dwellings
- Safe vehicular access and egress can be maintained under emergency conditions; or
- The internal road network can support simultaneous evacuation and emergency vehicle access.

The Planning and Design Code requires bushfire risk to be addressed as an integral component of site selection and layout. Deferring these matters to later stages does not address the fundamental suitability of the land for the proposed use.

The 2015 Sampson Flat bushfire demonstrated the significant vulnerability of the area during extreme emergency events. During this incident, Yatala Vale Road experienced severe congestion, with residents and livestock attempting to evacuate simultaneously. An increase in housing density, without corresponding upgrades to evacuation routes and emergency infrastructure, raises serious safety concerns and highlights the potential risks to both existing and future residents.

Stormwater, Drainage, and Runoff Impacts

The proposed development would result in a significant increase in impervious surfaces, including building footprints, internal roads, and parking areas.

At outline stage, the application does not demonstrate:

- An integrated stormwater management strategy; or
- That post-development runoff can be managed without adverse impacts on adjoining properties or downstream infrastructure.

As a neighbouring landowner, I am concerned about the potential for increased runoff and drainage impacts affecting my property. The Planning and Design Code requires development to avoid exacerbating flooding and drainage issues, and this has not been adequately demonstrated.

Land-Use Interface and Reverse Amenity Impacts

The site is located in proximity to the Golden Grove sand quarries, a long-established and lawful extractive industry, as well as rural residential properties where horse keeping and associated activities occur.

Quarry operations involve heavy vehicle movements, noise, dust, vibration, and landform modification, while horse keeping involves animal noise, odour, and early morning activity. These uses form part of the established character of the area.

The Planning and Design Code seeks to avoid reverse amenity impacts by discouraging the introduction of sensitive residential uses where they may be exposed to such effects. The proposal introduces a high concentration of sensitive receivers without demonstrating adequate buffers or mitigation measures.

In my view, this would expose future residents to foreseeable impacts while placing unreasonable pressure on surrounding lawful uses, resulting in land-use conflict inconsistent with orderly and appropriate development.

Operational Noise and Activity Impacts

In addition to traffic, a managed residential park generates ongoing operational noise associated with internal vehicle movements, visitors, waste collection, communal areas, lighting infrastructure, and mechanical plant.

No acoustic assessment has been provided to demonstrate that acceptable noise outcomes can be achieved. Given the low background noise levels currently experienced by my property and other nearby dwellings, I am concerned that these impacts would significantly diminish residential amenity.

Lighting and Night-Time Amenity

The proposal will require street lighting, security lighting, parking area lighting, and increased night-time vehicle activity. These elements are inconsistent with the existing low-light rural residential environment.

No lighting strategy has been provided to demonstrate how light spill, glare, and night-time visual intrusion would be minimised. Approval at outline consent stage would therefore embed impacts that cannot be meaningfully assessed or mitigated later.

Landscape, Trees, and Natural Features

The proposal involves the removal of established trees that contribute to landscape character, screening, and amenity for neighbouring properties.

The Yatala Vale hills face provides important habitat for a diverse range of native flora and fauna, many of which are increasingly vulnerable. Local wildlife regularly observed in the area includes owls, koalas, ducks, possums, particularly the endangered ringtail possum as well as tawny frogmouths and black cockatoos. These species rely on the area as a natural habitat and breeding ground.

The proposed development raises significant concerns regarding habitat disruption, loss of biodiversity, and the potential displacement of vulnerable and endangered species. Such impacts must be carefully considered, as they may contribute to long-term ecological decline within the area.

Reliance on Outline Consent to Defer Fundamental Matters

While outline consent is a legitimate pathway, it is not intended to defer resolution of fundamental land-use suitability issues. The proposal fixes the residential park use, dwelling yield, development footprint, and access framework, while deferring consideration of critical matters such as hazard mitigation, infrastructure capacity, interface impacts, and amenity protection.

In my view, deferral of these matters does not remedy the underlying strategic inconsistencies of the proposal.

Failure to Satisfy Practice Direction 18 – Outline Consent Threshold

Practice Direction 18 provides that outline consent is appropriate only where the fundamental suitability of the land use, scale, intensity, and spatial framework can be properly assessed at the outline stage.

In this case, key matters, including bushfire risk, servicing feasibility, access safety, interface compatibility, and amenity impacts, remain unresolved. These are central considerations, not matters of detail.

Finally, Practice Direction 18 at

https://plan.sa.gov.au/resources/planning/practice_directions/practice-direction-18-outline-consent states that: “*outline consent must not be granted*” where even one of the conditions is “*in the opinion of the relevant authority, seriously at variance with the Planning Rules*”. Since the proposed dwelling count of 30 is 3000% of the allowed dwelling count of 1 and this can only be described as ‘*seriously at variance*’, it seems that the Development Commission does not even have the discretion to approve this proposal.

Strategic Precedent and Cumulative Impact

Approval of this proposal would contribute to cumulative change and incremental intensification within Yatala Vale. As a resident of the area, I am concerned that such an outcome would erode the long-term low-density, semi-rural character that the Planning and Design Code seeks to protect.

Conclusion

As a neighbouring resident, I am deeply concerned about the impacts this proposal would have on the character, amenity, safety, and environmental quality of the area in which I live.

My husband has resided in the area for over 40 years, and our children were born and raised in Yatala Vale, benefiting from a unique upbringing that reflects the advantages of a peri-urban, semi-rural lifestyle. Increasingly, many children grow up without access to open space; however, Yatala Vale continues to offer a rare environment where families can experience a “country” lifestyle within proximity to urban amenities. Approval of this proposal raises concerns that the remaining rural character of the area may be progressively eroded through further subdivision.

The land supports a distinctive and irreplaceable lifestyle that has encouraged generations of families, including our own, to remain in the area. As a family with a strong interest in equestrian activities, and in proximity to one of South Australia’s longest-running pony clubs, we value the sense of space, freedom, and connection to the outdoors that Yatala Vale provides. It has long been a place where activities such as horse riding along Yatala Vale Road can be undertaken safely, and where residents can enjoy the physical and mental health benefits associated with open, natural environments.

In addition, existing land uses in the surrounding area, including the Golden Grove quarries located to the rear of the property, may face long-term compatibility challenges. These operations rely on heavy machinery and inherently generate noise, vibration, and dust. Increased residential density in close proximity may lead to future restrictions on such activities, creating potential risks for local employment and broader economic impacts.

Yatala Vale has historically been defined by its family-oriented, low-density character, offering space and a sense of freedom. It is not suited to high-density housing or residential park-style developments. Approval of this proposal would significantly change the established character of the area, reshaping it in a way that is inconsistent with its intended nature. Once this character is compromised, it cannot be meaningfully restored.

For the reasons outlined above, I respectfully submit that the proposed Yatahlia Manor residential park is fundamentally inconsistent with the Planning and Design Code. The issues identified are strategic and substantive in nature and cannot be resolved through conditions or deferred consideration at outline consent stage.

As is evident from the points raised throughout this submission, my husband and I have made considerable effort to understand the planning process and the relevant regulatory framework. In addition, this objection reflects a deeply personal perspective, shaped by our long-term residency in Yatala Vale and our direct experience of the area. For these reasons, we do not believe the proposed development is appropriate for this locality.

Accordingly, I request that the State Planning Commission refuse the application for outline consent.

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 7 May 2026 6:16 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent
Attachments: Application-No.-SA-604-488-Yatala-Vale-Road-Representation-.pdf

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1609727
Id
Submission 07 May 2026 6:15 pm
Time
Submission 1.147.71.67
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Madison
Last Name: Van Der Linden
Postal address: 486 Yatala Vale Road
Suburb: Yatala Vale
Post Code: 5126

Country: Australia
State: SA
Email: madison.vanderlinden@icloud.com
Contact number: 0427569044

Submission Details

PresentInPerson:	I wish to be heard in support of my representation
NominatedSpeaker:	Lisa Van Der Linden
My position is:	I do not support the development
The specific reasons I believe that planning consent should be granted/refused are:	Please refer to my attached supporting document of objection to the planning consent.

Supporting Documents

FilesUp: Application-No.-SA-604-488-Yatala-Vale-Road-Representation-.pdf, type application/pdf, 61.4 KB

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

Madison Van Der Linden
486 Yatala Vale Road
Yatala Vale SA 5126
0427 569 044

Proposed Outline Consent

Application No. SA 604
488 – 500 Yatala Vale Road, Yatala Vale

To Whom It May Concern,

I write to formally object the proposed development of 30 dwellings at 488-500 Yatala Vale Road, Application No: SA 604.

I understand that the application for the residential park, intended primarily for those aged 55 and over, is a development proposal and that PlanSA's role is to assess and consider the potential impacts of the proposed development.

However, I am deeply concerned that this development is being considered at all, given the long-established planning laws and regulations relating to the buffer zone associated with the nearby extractive industry. These protections have been in place for many years for valid safety, environmental, and land-use planning reasons, and it is difficult to understand how a development of this scale is consistent with those requirements.

I am a neighbouring property owner who will be directly affected by this proposed development, and a lifelong resident of the Tea Tree Gully area, having grown up here with my family. This area offers a unique and irreplaceable lifestyle that blends suburban convenience with genuine rural living. It is precisely this balance that has encouraged generations of families, including my own, to remain in the area.

A defining feature of this locality is its strong equestrian culture. I own horses myself, and they are both my passion and a vital part of my lifestyle. Yatala Vale Road has historically been a safe and supportive environment for horse riding, where like-minded individuals and families share in this way of life. This is not simply a hobby, it is a longstanding community identity and an important contributor to physical and mental wellbeing. The proposed development would significantly erode this environment, reduce safe riding spaces and fundamentally alter the character of the area.

My father has lived on Yatala Vale Road for 40 years and resided in the surrounding area prior to moving to his current residence on Yatala Vale Road. Growing up, horses were a way of life—riding along Yatala Vale Road, Seaview Road, and through Fairview Park, meeting friends and being part of a close and active community. Many of those families are still here today because of the rural nature of the area. This is a place built for families, space, and freedom—not for high-density housing developments that will change it into something it has never been intended to be.

Beyond personal lifestyle impacts, there are serious environmental concerns. This area supports a diverse range of native flora and fauna, many of which are increasingly vulnerable. On and around my property, we regularly observe native wildlife including ringtail and brushtail

Madison Van Der Linden
486 Yatala Vale Road
Yatala Vale SA 5126
0427 569 044

possums, owls, ducks, koalas, a range of frog species, tawny frogmouths, and black cockatoos. These species have been present in the area for as long as the land has been known, and Tea Tree Gully is their natural home.

These animals also use our property as a breeding and foraging ground. The loss or disruption of this habitat raises serious concerns about the potential impact on local biodiversity, including the possible loss of habitat for endangered species. These species rely on established vegetation corridors, mature trees, and low-density land use for their ongoing survival. There is a genuine risk that continued habitat loss could result in the permanent decline or disappearance of these animals if their natural environment is further reduced or removed. The removal of vegetation and increased human activity associated with a 30-dwelling development would fragment habitats, reduce biodiversity, and place additional pressure on already declining species. The preservation of native flora is equally critical, not only for wildlife but for maintaining soil stability, water absorption, and the overall ecological health of the area. These environmental values must be given serious weight in any planning decision.

There are also significant concerns regarding flooding and stormwater management. This area has a well-documented history of flooding, including events where water levels have risen to dangerous heights. Even under current conditions, heavy rainfall results in substantial water flow and localised flooding on properties along Yatala Vale Road, including my own. Introducing additional hard surfaces and increased runoff from a dense development will only exacerbate these issues, potentially placing existing and future residents at risk.

Bushfire risk is another critical factor. The Sampson Flat bushfire demonstrated how vulnerable this area is in emergency situations. Yatala Vale Road became heavily congested as residents, families, and animals attempted to evacuate. Increasing population density without corresponding upgrades to evacuation routes and emergency infrastructure raises serious safety concerns.

Infrastructure capacity more broadly must also be considered. Local roads, shopping facilities, and health services are already under strain. Increased density in an area not designed to support it will place further pressure on these systems, reducing quality of life for existing residents and creating unsustainable demand.

Importantly, this proposal represents a significant shift away from the intended rural character of the area. It introduces a level of density that is inconsistent with the existing planning vision and risks setting a precedent for further subdivision and urban encroachment. Once this character is lost, it cannot be recovered.

Access to open space, interaction with nature, and the ability to engage in outdoor and animal-based lifestyles are not luxuries—they are essential to community wellbeing. There is substantial evidence that connection to nature improves mental health, reduces stress, and enhances overall quality of life. The horse community in particular provides social connection, physical activity, and continuity of local heritage, including long-standing institutions such as pony clubs in the area.

Madison Van Der Linden
486 Yatala Vale Road
Yatala Vale SA 5126
0427 569 044

This proposal undermines the fundamental purpose, historical significance, and community integrity of the Tea Tree Gully area. It is inconsistent with the zone's intended use and the desired character of Yatala Vale, which is not suited to a residential park development.

The presence of established neighbouring industries, particularly the Golden Grove sand quarries located directly adjacent to the rear of the site raises serious concerns about long-term compatibility. These operations rely on heavy machinery and generate unavoidable impacts such as vibration and dust, forming an essential part of the local economy. The potential displacement or restriction of such industries risks significant job losses and economic consequences.

Furthermore, the established rural living character along the Yatala Vale Road hill face ought to be preserved in accordance with applicable planning policies and the intended land use framework for the area. It is submitted that not all relevant environmental, infrastructure, and amenity considerations have been adequately addressed, particularly in relation to the broader implications for the local community, existing rural industries, and the long-term identity of Yatala Vale.

Accordingly, I strongly object to the proposed development at 488–500 Yatala Vale Road. The proposal is inconsistent with current planning controls, is likely to adversely impact significant environmental values, will place further strain on already constrained infrastructure, and is contrary to the protection of the rural character and lifestyle that defines this locality.

Yours Sincerely,

Madison Van Der Linden

DHUD:SPC Applications

From: Newland EO <Newland@parliament.sa.gov.au>
Sent: Friday, 8 May 2026 7:55 PM
To: DHUD:SPC Reps
Cc: DHUD:SPC Applications
Subject: Yatahlia Manor - SA 604 - Outline Consent
Attachments: Yatahlia Manor - Plan SA Submission.pdf

OFFICIAL

Dear Secretary,

Please see attached my submission with respect to the application for *Outline Consent* at Yatahlia Manor, at 488 – 500 Yatala Vale Road, Yatala Vale.

I would appreciate confirmation of receipt of my submission.

Kind Regards,

Olivia Savvas MP
MEMBER FOR NEWLAND



Olivia Savvas MP

Member for Newland



8264 4482 | 4/1257 North East Road, Ridgehaven SA 5097

  [Oliviasavvasnewland](#)

The information in this e-mail may be confidential and/or legally privileged. If you are not the intended recipient, access to it is unauthorised and any disclosure, copying, distribution or action taken or omitted to be taken in reliance on it is prohibited and may be unlawful.

OFFICIAL

The Secretary
State Planning Commission

by e-mail: spcreps@sa.gov.au

Application SA-604
488 – 500 Yatala Vale Road, Yatala Vale SA 5126

Dear State Planning Commission,

I am writing with respect to the Proposed Application for *Outline Consent* at 'Yatahlia Manor' situated at 488 – 500 Yatala Vale Road, Yatala Vale.

I am writing as an affected party, being the Member of Parliament representing the suburbs of Fairview Park and Yatala Vale.

The applicants are seeking *Outline Consent* for the establishment of a *Residential Park* to accommodate up-to 30 dwellings for individuals aged 55 or over. It is the residents' intention to develop a private 'country club' style estate, turning their currently residential property into a community hub.

The Applicants

I have met with the applicants to discuss their proposal and gain a greater understanding of the proposed development site. It is my belief that the applicants are genuine in their desire to share their 'dream house' with the community, whilst offering an alternative retirement living option for downsizers.

I would also note that their property is *unique* in its size at over 7 acres (29,000 square metres). To my knowledge, there are **no other** properties on Yatala Vale Road of this size. As a result, no other property has the same degree of complexity with respect to development at present, or in the future.

I note that no sub-division is proposed, nor is fencing proposed between the dwellings.

I also note due to the exterior fencing, as well as current and proposed landscaping, it is unlikely that this proposal would present a significant obstacle to visual amenity for local residents. Mr and Mrs Williams have indicated a strong desire to 'control the built form outcome' on the land and to enhance the garden setting with increased vegetation.



It is clear that Mr and Mrs Williams are passionate about their property, particularly the gardens. I understand that the 'country club' style development would be a unique offering in our community, with a focus on increasing both accommodation options for retirees and providing an alternative to traditional retirement living with their beautiful property at its heart.

Community Feedback

I have received a significant degree of community feedback regarding the proposed development and am aware that a number of residents have made submissions of their own.

To date, I have heard feedback from close to 100 residents, via e-mail, phone call or in-person.

On Sunday 3rd May I held a community meeting to answer residents' questions and take on feedback with respect to the application. The meeting was advertised with less than 48 hours' notice, and approximately 50 people attended. The majority of these residents were from Yatala Vale or Fairview Park.

1. Character of Yatala Vale and Fairview Park

Each resident has raised with me a potential shift in the 'character' of the peri-urban neighbourhood they bought into. Yatala Vale, specifically, is known for being an area with large blocks and country style living on the urban fringe. Residents in Yatala Vale have the comforts of rural living (such as horse agistment) as well as the comforts of suburbia within minutes of their homes. Most were attracted to buy or build properties in the area due to the unique combination of the two. Residents are concerned that the development of Yatahlia Manor will have an impact on the character of their suburb and unique style of living.

2. Incompatibility with Rural Living Zone

It is the view of local residents that the application stands in contrast to the desired outcome and performance outcomes of the planning code for the Rural Living Zone, namely:

- *DO 1: A spacious and secluded residential lifestyle within semi-rural or semi-natural environments, providing opportunities for a range of low-intensity rural activities and home-based activities that complement that lifestyle choice*

Residents have raised concerns that this type of development stands in contrast to the desired outcome of the Rural Living Zone. It is suggested that the proposed development does not allow for 'spacious' nor 'secluded residential lifestyle, and that it is not a 'rural or business activity that complements a rural living lifestyle choice'.

- *PO 1.1: Residential development with complementary ancillary non-residential uses that do not place additional demands on services and infrastructure, and compatible with a secluded semi-rural or semi-natural residential character*

Residents have raised significant concerns regarding additional demands on services and infrastructure, specifically relating to road infrastructure, stormwater infrastructure, and bushfire preparedness. These concerns are outlined below.

- PO 3.1: *Allotments/sites created for semi-rural residential purposes are consistent with the density expressed in any relevant Minimum Site Area Technical and Numeric Variation or are of suitable size and dimension to contribute to the existing semi-rural pattern of development consistent to the locality for their intended use*

Residents have raised concerns regarding the number of proposed dwellings on the site, noting that the proposal stands in contrast to *DTS/DPF 3.1: 'Development will not result in more than 1 dwelling'*. Other residents in the Rural Living Zone who applied to develop a second dwelling on their own properties have been denied in the past, and suggested both a level of unfairness, and a potential 'domino effect'.

I acknowledge that the applicants are seeking to develop a *Residential Park* which is not mentioned in the Rural Living Zone, rather than a sub-division which may allow for additional dwellings dependent on the size of allotments. It is my understanding that without sub-division, that development in the Rural Living Zone should still not result in 'more than 1 dwelling'.

I note that no other property on Yatala Vale Road has experienced increased density or intensification of this sort.

3. Traffic Impact on Yatala Vale Road

Residents have raised concerns regarding potential increased vehicle movement on Yatala Vale Road. There is particular concern that this will add to already heavy traffic at school drop-off and pickup times, and congestion at the Hancock Road and Yatala Vale Road roundabout.

Many are already concerned about potential increased vehicle movements on Yatala Vale and Seaview Roads due to the *Golden Grove Neighbourhood* development nearby which will see the development of up-to 850 homes.

The residents of La Perouse Crescent and Baudin Avenue, Fairview Park, have raised particular concerns about the single driveway/entrance to the site, and the impact of increased vehicle movements as they turn from their own homes onto Yatala Vale Road. A number have raised concerns with the current placement of a roundabout on Yatala Vale Road close to this entrance, and the impact on flow-through traffic during peak periods.



Residents raised in their correspondence the impact of the Sampson Flat fire on the community in Yatala Vale and Fairview Park. One mentioned that Yatala Vale Road had 'become a carpark' as residents and animals were advised to evacuate, and that Yatala Vale Road was already unequipped to handle the intensity of these emergency incidents. Others raised concerns about the impact of one driveway on evacuating residents in the case of a bushfire.

4. Infrastructure

A number of residents have raised concerns regarding infrastructure, and how potential additional demands on infrastructure stand in contrast to PO1.1.

Residents are concerned that the 'existing rural infrastructure in the area was never designed for residential development at this scale'. A number of residents raised concerns regarding the impact of water run-off and stormwater, noting that Yatala Vale is prone to flooding.

Other residents mentioned the condition of Yatala Vale Road itself, and the impact on sewerage in the area. I note that Yatahlia Manor is currently connected to SA Water mains, but a large section of Fairview Park and Yatala Vale is yet to undergo a transition from the Tea Tree Gully Community Wastewater Management Scheme onto the same. In coming years, there will be ongoing works on Yatala Vale Road to upgrade these systems, paid for by the South Australian Government. The addition of these properties is not currently in scope.

5. Impact on Industry

A number have raised concerns regarding the impact on both extractive and light industry directly behind the site. Residents have raised concerns that a development, and subsequent increased population will mount further challenges for those working at the adjacent quarry site and brickworks. As it stands, the property currently exists as a 'buffer zone' for the Golden Grove Quarry, PGH Bricks and Austral Bricks.

I note the City of Tea Tree Gully has also raised potential concerns regarding the impact on quarry and mining interface, and earmarked the potential of noise, dust and truck movements for Manor complaints for Manor residents.

6. Environmental Factors

A number of residents raised concerns regarding the impact of the proposed development on the local environment. In addition to horses (raised separately below), residents frequently see koalas, kookaburras, possums, ducks and other native animals on Yatala Vale Road. They have noted that the native wildlife has decreased as the area has diversified and are concerned native habitat will be further impacted by ongoing development. Others have raised concerns regarding the impact of cutting down trees on the site.

7. Horses

The agistment of horses is of particular interest to the residents of Yatala Vale and Fairview Park, particularly on Yatala Vale Road.

There are multiple 'horse crossing' signs close to the Manor, and residents throughout the community proudly display numbered horseshoes to identify their homes. These horseshoes are an homage to both the blacksmiths who worked in Tea Tree Gully, and the horses themselves.

Yatala Vale Road is home to two commercial horse stables with low-cost agistment options. Most other properties have stables for their own horses, or stables that are not being used. It is not uncommon to see locals walking their horses in and around Yatala Vale Road. The 'Pegasus Pony Club' is the state's oldest pony club and is situated within trotting distance of Yatahlia Manor.

A significant number of residents have raised concerns regarding the impact on horses, and horse agistment should the development proceed. Some have raised impacts on the horses' passage down Yatala Vale Road due to increased traffic. Others have raised concerns regarding the impact on the horses themselves. The passage of horses is well and truly considered a regular part of living in Yatala Vale and Fairview Park, and one that is well-loved by the community.

8. Precedent Setting

Residents raised a number of concerns about the precedent set by granting *Outline Consent* for this proposal. I note that *Residential Parks* are not currently referred to in the Desired Outcomes or Performance Outcomes of the Rural Living Zone but acknowledge that allowing one to proceed would set a precedent in Rural Living Zones more generally.

It is not the opinion of my residents that allowing a *Residential Park* to proceed within the zone would reflect the zoning objectives of low-intensity rural, low-density rural style living, nor the character of Yatala Vale and Fairview Park more generally.

I thank you for consideration of my submission, and the consideration of submission by local residents.

Kind Regards



Olivia Savvas MP

Member for Newland

8 May 2026



DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 6 May 2026 4:19 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent
Attachments: 20260506-SUBMISSION-FORM-Representation-on-Application.pdf;
2026D044720-20260506-LETTER-PUBLIC-SUBMISSION-FOR-AN-OUTLINE-
CONSENT-DA-ID-604-488-500-Yatala-Vale-Road,-Yatala-Vale-SA-5126.pdf

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1609289
Id
Submission 06 May 2026 4:18 pm
Time
Submission 203.6.146.44
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Simon
Last Name: Constable
Postal address: GPO Box 618, Adelaide, SA, 5001

Suburb: Adelaide
Post Code: 5001
Country: Australia
State: SA
Email: kristy.lopes@sa.gov.au
Contact number: 0421569748

Submission Details

PresentInPerson: I wish to be heard in support of my representation

NominatedSpeaker: Caroline Andrews (Mining Registrar) and Kristy Lopes (Senior Mining Assessment Officer)

My position is: I do not support the development

The specific reasons I believe that planning consent should be granted/refused are:

DEM recommends that the State Planning Commission refuse the application on the basis that it represents an inappropriate intensification of sensitive land use at a resource interface, is inconsistent with the intent of the Resource Extraction Zone, and the proposed REPA overlay and creates an unacceptable risk of constraining lawful mining operations and sterilising important mineral resources. - In addition to the matters raised in the attached submission letter document number [2026D044720], please also note the following reasons why consent should be refused; - The Proposal has been lodged under an inappropriate development pathway, as a residential park is not envisaged within the Rural Living Zone. A rezoning would be required to properly consider this land use and would necessitate a Planning and Design Code amendment (rezoning) prior to consideration. - DEM considers that the application pathway is incorrect. Adding 30 free standing houses in a rural living area would require a Code Amendment (rezoning), as it constitutes a significant increase in density (land division). - Density Limits: Rural Living Zones have minimum allotment sizes (ranging from 1,200m up to 20 hectares designed to maintain the rural character. Adding 30 houses usually means subdividing, which violates the maximum density allowed by the current zoning. - Intensification of residential development not compatible with a secluded semi-rural or semi-natural residential character (PO 1.1), - Dwellings not sufficiently separated from site boundaries or of a scale that reinforces semi-rural or semi-natural character and amenity (PO 2.1). - Allotments/sites not created for semi-rural residential purposes and not consistent with the density expressed in any relevant Minimum Site Area Technical and Numeric Variation and not suitable size and dimension to contribute to the existing semi-rural pattern of development consistent to the locality and suitable for their intended use (PO 3.1). - S

Supporting Documents

FilesUp: 20260506-SUBMISSION-FORM-Representation-on-Application.pdf, type application/pdf, 227.4 KB

2026D044720-20260506-LETTER-PUBLIC-SUBMISSION-FOR-AN-OUTLINE-CONSENT-DA-
FilesUp: ID-604-488-500-Yatala-Vale-Road,-Yatala-Vale-SA-5126.pdf, type application/pdf, 145.5 KB

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

REPRESENTATION ON APPLICATION

Planning, Development and Infrastructure Act 2016

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Zone/Sub-zone/Overlay:	Rural Living
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126 [CT5475/590 F132681 A90]
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Close Date:	08 May 2026

My name*: Simon Constable, Director Minerals Regulation, Department for Energy and Mining	My phone number: 8463 3000
My postal address*: GPO Box 618, Adelaide, SA, 5001	My email: dem.miningregrehab@sa.gov.au

* Indicates mandatory information

My position is:	☐ I support the development
	☐ I support the development with some concerns
	☒ I oppose the development

The specific reasons I believe that consent should be granted/refused are:

As per the attached letter document number [2026D044720]

DEM has reviewed the proposed development having regard to the relevant provisions of the Planning and Design Code, with particular consideration given to the interface between the proposed development and adjacent resource extraction activities.

DEM does not support the application and recommends refusal.

The proposed development seeks to introduce and intensify sensitive land use (residential) at the immediate interface of mining tenure and land zoned Resource Extraction Zone. This location presents a high and foreseeable risk of land use conflict.

The introduction of additional sensitive receptors in close proximity to lawful resource extraction activities (including blasting, crushing, haulage, noise and dust emissions) is likely to result in reverse sensitivity impacts. Over time, this creates pressure to constrain or modify mining operations, notwithstanding their lawful status. This outcome is



Government of South Australia

Department for Housing
and Urban Development

inconsistent with orderly and proper planning and undermines the long-term viability of extractive industries.

The proposal is also contrary to the intent of the Resource Extraction Zone, which seeks to safeguard access to mineral resources, protect extractive industries from encroachment, and minimise land use conflict. The encroachment of residential development at this interface risks compromising the function of the zone and may lead to the sterilisation of the underlying resource.

DEM also notes that the application is lodged in the form of an outline consent. In this instance, the acceptability of the proposed land use is inherently dependent on detailed design responses, including separation distances, buffering, and interface treatments. In the absence of this information, it is not possible to reasonably conclude that the development can coexist with adjacent mining operations without creating unacceptable impacts or constraints.

Importantly, the issues identified are not matters that can be adequately addressed through conditions of consent. The fundamental conflict arises from the proximity of sensitive land use to resource extraction activities, rather than from detailed design considerations. As such, conditional support would not resolve the underlying planning conflict or mitigate the risk of reverse sensitivity.

DEM also advises that it is currently progressing a DEM-led amendment to the Planning and Design Code to extend the Resource Extraction Protection Area (REPA) Overlay, which currently applies across rural areas of the State, into the Greater Metropolitan Adelaide area. The proposed overlay is intended to protect Significant Resource Areas, including the Golden Grove Extractive Industry Zone, and will apply a buffer extending approximately 500 metres beyond mining tenure boundaries to reduce land use conflict.

The subject site's proximity to mining tenure and a recognised strategic resource area is consistent with the types of interface issues the proposed REPA Overlay is intended to address. The progression of this amendment reflects a clear and emerging strategic policy direction to strengthen the protection of extractive resources in metropolitan areas and avoid precisely the type of land use conflict presented by this application.

Accordingly, DEM recommends that the State Planning Commission refuse the application on the basis that it represents an inappropriate intensification of sensitive land use at a resource interface, is inconsistent with the intent of the Resource Extraction Zone, and the proposed REPA overlay and creates an unacceptable risk of constraining lawful mining operations and sterilising important mineral resources.

Please contact DEM should you wish to discuss this advice further.

Yours sincerely

Simon Constable

DIRECTOR MINERALS REGULATION

[attach additional pages as needed]

Note: In order for this submission to be valid, it must:

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why consent should be granted or refused; and
- comment only on the performance-based elements (or aspects) of the proposal, which does not include the:
 - In addition to the matters raised in the attached submission letter document number [2026D044720], please also note the following reasons why consent should be refused;
 - The Proposal has been lodged under an inappropriate development pathway, as a residential park is not envisaged within the Rural Living Zone. A rezoning would be required to properly consider this land use and would necessitate a Planning and Design Code amendment (rezoning) prior to consideration.
 - DEM considers that the application pathway is incorrect. Adding 30 free standing houses in a rural living area would require a Code Amendment (rezoning), as it constitutes a significant increase in density (land division).
 - Density Limits: Rural Living Zones have minimum allotment sizes (ranging from 1,200m up to 20 hectares designed to maintain the rural character. Adding 30 houses usually means subdividing, which violates the maximum density allowed by the current zoning.
 - Intensification of residential development not compatible with a secluded semi-rural or semi-natural residential character (PO 1.1),
 - Dwellings not sufficiently separated from site boundaries or of a scale that reinforces semi-rural or semi-natural character and amenity (PO 2.1).
 - Allotments/sites not created for semi-rural residential purposes and not consistent with the density expressed in any relevant Minimum Site Area Technical and Numeric Variation and not suitable size and dimension to contribute to the existing semi-rural pattern of development consistent to the locality and suitable for their intended use (PO 3.1).
 - State Planning Commission should note;
 - the DEM-led amendment to the Planning and Design Code to extend the Resource Extraction Protection Area (REPA) Overlay to the subject area, and
 - that the subject site's proximity to mining tenure and a recognised Strategic Resource Area is consistent with the types of interface issues the proposed REPA Overlay is intended to address.

I:	☒ wish to be heard in support of my submission*
	☐ do not wish to be heard in support of my submission
By:	☐ appearing personally
	☒ being represented by the following persons: Caroline Andrews (Mining Registrar) and Kristy Lopes (Senior Mining Assessment Officer).

**You may be contacted if you indicate that you wish to be heard by the relevant authority in support of your submission*

Signature: 

Date: 6/5/2026

Return Address: State Planning Commission

Email: spcapplications@sa.gov.au C:\UserData\Downloads\dem.miningregrehab@sa.gov.au

Complete online submission: plan.sa.gov.au/have_your_say/notified_developments



Our Ref: 2026D044720

Regulation and Compliance
Minerals Regulation

Level 4,
11 Waymouth Street
Adelaide sa 5000

GPO Box 618
Adelaide SA 5001

ABN 83 768 683 934
dem.miningregrehab@sa.gov.au
www.energymining.sa.gov.au

State Planning Commission
Via email: spcapplications@sa.gov.au
cc: plansaportal@cttg.sa.gov.au

Dear Contact Officer, State Planning Commission,

Public submission - Outline consent submission – (Residential Development Adjacent Mining Tenure / Resource Extraction Zone)

Development Application	ID SA 604
Applicant	Gary and Lorelie Williams
Location	488-500 Yatala Vale Road, Yatala Vale SA 5126
Proposal	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park

DEM has reviewed the proposed development having regard to the relevant provisions of the Planning and Design Code, with consideration given to the interface between the proposed development and adjacent resource extraction activities.

DEM does not support the application and recommends refusal.

The proposed development seeks to introduce and intensify sensitive land use (residential) at the immediate interface of mining tenure and land zoned Resource Extraction Zone. This location presents a high and foreseeable risk of land use conflict.

The introduction of additional sensitive receptors in close proximity to lawful resource extraction activities (including blasting, crushing, haulage, noise and dust emissions) is likely to result in land use conflict and encroachment impacts, which over time, will create pressure to constrain or modify lawful mining operations. Ultimately, support of this application has the potential to undermine the long-term viability of the Resource Extractive Zone.

The proposal is also contrary to the intent of the Resource Extraction Zone, which seeks to safeguard access to mineral resources, protect extractive industries from encroachment, and minimise land use conflict. The encroachment of residential development at this interface risks compromising the function of the zone and may lead to the sterilisation of resource in the adjacent extractive mining lease.

DEM also notes that the application is lodged in the form of an outline consent. In this instance, the acceptability of the proposed land use is inherently dependent on detailed design responses, including separation distances, buffering, and interface treatments. In the absence of this information, it is not possible to reasonably conclude that the development can coexist with adjacent mining operations without creating unacceptable impacts or constraints.

Importantly, the issues identified are not matters that can be adequately addressed through conditions of consent. The fundamental conflict arises from the proximity of sensitive land use to resource extraction activities, rather than from detailed design considerations. As such, conditional support would not resolve the underlying planning conflict or mitigate the risk of land use conflict and encroachment impacts.

DEM also advises that it is currently progressing a DEM-led amendment to the Planning and Design Code to extend the Resource Extraction Protection Area (REPA) Overlay, which currently applies across rural areas of the State, into the Greater Metropolitan Adelaide area. The proposed overlay is intended to protect Significant Resource Areas, including the Golden Grove Extractive Industry Zone, and will apply a buffer extending approximately 500 metres beyond mining tenure boundaries to reduce land use conflict.

The subject site's proximity to mining tenure and a recognised strategic resource area is consistent with the types of interface issues the proposed REPA Overlay is intended to address. The progression of this amendment reflects a clear and emerging strategic policy direction to strengthen the protection of extractive resources in metropolitan areas and avoid the type of land use conflict presented by this application.

Accordingly, DEM recommends that the State Planning Commission refuse the application on the basis that it represents an intensification of a sensitive land use at a significant resource interface, is inconsistent with the intent of the Resource Extraction Zone and the proposed REPA overlay, and creates an unacceptable risk of constraining lawful mining operations and sterilising important mineral resources.

Please contact DEM should you wish to discuss this advice further.

Yours sincerely

A handwritten signature in black ink, appearing to read 'SC', is positioned above the printed name and title.

Simon Constable
DIRECTOR MINERALS REGULATION

6/05/2026

Scholes, Benjamin (DHUD)

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Friday, 1 May 2026 7:34 AM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1607731
Id
Submission 01 May 2026 7:34 am
Time
Submission 49.184.124.80
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Amy
Last Name: Borg
Postal address: 520 yatala vale road
Suburb: Yatala vale
Post Code: 5126

Country: Australia
State: SA
Email: borgamylee@yahoo.com
Contact number: 0422251601

Submission Details

PresentInPerson:	I do not wish to be heard in support of my representation
NominatedSpeaker:	
My position is:	I do not support the development
The specific reasons I believe that planning consent should be granted/refused are:	They have already made this road a heavy vehicle route. The traffic is ridiculous. It is semi rural. This will ruin the area

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

Scholes, Benjamin (DHUD)

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 28 April 2026 2:24 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1606750
Id
Submission 28 Apr 2026 2:23 pm
Time
Submission 203.30.2.152
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Amy
Last Name: King
Postal address: 9 Steventon drive
Suburb: Banksia Park
Post Code: 5091

Country: Australia
State: SA
Email: Kingamy34@gmail.com
Contact number: 0419825002

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I do not support the development
The specific reasons I believe that planning consent should be granted/refused are: It will add too much pressure to our infrastructure, additionally - building all these properties and renting them out at the rate they will cost whilst requiring additional fees monthly is not in the spirit of the law changes that are allowing this. This law was changed to ensure those who needed it had access to housing - not exclusivity. What controls will he put in place regarding the rent and monthly contribution costs?

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

Scholes, Benjamin (DHUD)

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 30 April 2026 10:36 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1607710
Id
Submission 30 Apr 2026 10:35 pm
Time
Submission 101.115.237.72
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Amy
Last Name: Watson
Postal address: 10 Tarni Street
Suburb: Fairview Park
Post Code: 5126

Country: Australia
State: SA
Email: Amywat86@gmail.com
Contact number:

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I do not support the development
The specific reasons I believe that planning consent should be granted/refused are: I object to this development due to overdevelopment and impact on the local area. So many dwellings on a single site is inconsistent with the neighbourhood character and will increase traffic, noise, and reduce amenity. The removal of significant trees is also concerning. The proposal is not a subdivision, which raises concerns about long-term management and density outcomes, and further supports that it is an overdevelopment of the site.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 28 April 2026 11:49 AM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1606598
Id
Submission 28 Apr 2026 11:49 am
Time
Submission 1.125.16.26
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Anette
Last Name: Whelan
Postal address: 35 Halsey road
Suburb: Elizabeth east
Post Code: 5112

Country: Australia
State: SA
Email: Akw@live.com.au
Contact number: 0447177311

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I do not support the development
The specific reasons I believe that planning consent should be granted/refused are: This area is a rural zoning however it's high/medium density housing that's being proposed. This "country club" would have a single entrance which, should a fire or emergency occur it would actually put lives at risk as there is not sufficient access

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

Scholes, Benjamin (DHUD)

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 28 April 2026 1:14 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1606668
Id
Submission 28 Apr 2026 1:13 pm
Time
Submission 180.150.112.42
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Angela
Last Name: Walford
Postal address: 515 yatala vale rd
Suburb: Fairview pk
Post Code: 5126

Country: Australia
State: SA
Email: Angwal29@gmail.com
Contact number:

Submission Details

PresentInPerson:

NominatedSpeaker:

My position is:

I do not support the development

The specific reasons I believe that planning consent should be granted/refused are:

30 dwellings will affect ground water flow/ absorption. We have for the past 5 years major storms in November and the road floods overflowing onto footpaths and driveways. There are other tropical type storms throughout the year and my concern is the current storm water system doesn't cope with the amount of heavy rainfall and isn't adequate for this proposed development. The density of the planned build is too high. This will change the current rural setting forever.

Supporting Documents

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

Scholes, Benjamin (DHUD)

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 21 April 2026 5:06 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

You don't often get email from noreply@plan.sa.gov.au. [Learn why this is important](#)

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1604609
Id
Submission 21 Apr 2026 5:05 pm
Time
Submission 1.125.26.134
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Ann
Last Name: Drew
Postal address: 8 Aqueduct Way
Suburb: Highbury

Post Code: 5089
Country: Australia
State: SA
Email: thedtews73@icloud.com
Contact number: 0415544980

Submission Details

PresentInPerson:

NominatedSpeaker:

My position is:

I support the development with some concerns

The specific reasons I believe that planning consent should be granted/refused are:

I'm sick and tired of developers getting special treatment to residence, in the area I live a developer only paid 300,000 for some land. I don't remember it going up for sale for anyone else . Seems to me like counsellor are in the pockets of developers, I no longer trust Counselor's you interfere in too much business of the residence, you're all in a little club and do what you like. I've seen how you treat new councils that we voted in, anyone wants to bring change you're all stick together and bully them so they leave. Don't worry with the people are waking up to the corruption in councils and government. I'm having my say which will not impact on your decision, because I'm sure the developer pay you a little bit of money to turn the other cheek. If I wanted to cut down a tree, I have to jump through hoops but when a developer comes along, they just show a little bit of money and the council rollover. I can't wait once the people see how corrupt you all are get kicked out and we'll run our own area which won't cost us \$1000.

Supporting Documents

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

Scholes, Benjamin (DHUD)

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 30 April 2026 11:04 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1607716
Id
Submission 30 Apr 2026 11:04 pm
Time
Submission 1.124.18.7
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Ann-Marie
Last Name: Tripodi
Postal address: 6 Windsor Road
Suburb: Highbury
Post Code: 5089

Country: Australia
State: SA
Email: amtripodi@gmail.com
Contact number: 0412345678

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I do not support the development
The specific reasons I believe that planning consent should be granted/refused are: This proposed development is not in keeping with the area being semi rural. It impinges on other neighbouring property owners choices for peace, space and nature. Such developments should be placed in new subdivisions where buyers know what they are buying into, not being foisted upon long standing existing property owners.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Friday, 8 May 2026 5:08 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1610029
Id
Submission 08 May 2026 5:07 pm
Time
Submission 128.77.82.157
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Arianne
Last Name: Pearce
Postal address: 482 Yatala Vale Rd
Suburb: Yatala Vale
Post Code: 5125

Country: Australia
State: SA
Email: ariannepearce@bigpond.com
Contact number: 0450266645

Submission Details

PresentInPerson: I wish to be heard in support of my representation
NominatedSpeaker: self
My position is: I do not support the development
Low Density Housing it is difficult to understand how this type of temporary housing with 30 small house, placed a metre or so apart meet any ordinary understanding or definition of low density housing. I am very concerned about the ability of existing infra structure to cope with an additional 60 people particularly sewerage and water run off. There is already a problem on Yatala Vale Road with water runoff flooding local houses and blocked drainage. Additional traffic Adding 30 houses in this area will significant impact on the traffic on the road. Yatala Vale road has become much busier since quarry activity was redirected onto the road. Adding an addition 30 to 60 cars per day plus visitors. Subdivision of land there is currently little ability to sub divide land in the hills face zone and this development is really just another form of subdivision as the houses are being placed so close together. Unhealthy trees i am not arguing with the arborist report but rather would like to question whether these tree would need to be chopped down if the houses were not being built. The trees are very old, hugely significant to the local eco system and if just left in a paddock may not be of sufficient risk to be removed. Perhaps some good quality trimming could render them safe enough and preserve the environmental benefits of old trees. It also seems strange that one of the reasons being given is drought however there is a lake, multiple no indigenous trees and lawns all being routinely watered from a bore. Would it be possible to redirect this water to native trees? Another aspect of the way the land has been managed which might be affecting the trees is that the block has been extensively backfilled changing the natural movement of water on the property. If you live on a block of land with significant trees then you can expect falling branches, the occasional need to have an arborist trim a tree and most people respect this as part of the environment.

The specific reasons I believe that planning consent should be granted/refused are:

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 29 April 2026 7:12 AM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1606964
Id
Submission 29 Apr 2026 7:11 am
Time
Submission 193.115.77.64
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Ashlee
Last Name: Vermeeren
Postal address: 7 Seavista Court
Suburb: Wynn Vale
Post Code: 5127

Country: Australia
State: SA
Email: ashleervermeeren@outlook.com
Contact number: 0423478160

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I do not support the development
The specific reasons I believe that planning consent should be granted/refused are: Planning approval should be refused. Regardless of whether the zoning remains unchanged, people purchase these expansive estates to enjoy the open space, tranquillity, natural environment, and wildlife they provide. If one development is approved, it is likely to set a precedent, encouraging developers to acquire neighbouring properties and pursue similar projects. Over time, this would erode the unique character and appeal that make these properties so valuable.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 29 April 2026 9:34 AM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1607060
Id
Submission 29 Apr 2026 9:33 am
Time
Submission 147.10.193.9
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Ashleigh
Last Name: Sparnon
Postal address: 6 Pelsaert Avenue
Suburb: Fairview Park
Post Code: 5126

Country: Australia
State: SA
Email: Arpitcher@live.com
Contact number: 0431135505

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I do not support the development
Refused: The proposal is not compliant to multiple codes such as land size, impact on services, number of dwellings per property. This type of development will add 30-60 people to a small allotment. With similar number of cars accessing the property via Yatala Vale Road. In addition to the cars, the environmental impact of 30 houses in place of green/open space will significantly impact the air quality in an area that already is impacted by the local quarry. Residents love Tea Tree Gully because of the trees, bird noise and wildlife. Don't sacrifice this. In addition to code and environmental concerns. Will the extra traffic devalue my property just one street over? Will taking my child to school be more difficult in the morning due to high traffic on Yatala Vale Road? Will there be fewer birds in my back yard and more suburban noise? Will the average community member benefit from this proposal or just a select few that can afford it? Will this open the door for further development of green space along Yatala Vale Road?

The specific reasons I believe that planning consent should be granted/refused are:

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Friday, 8 May 2026 6:52 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1610041
Id
Submission 08 May 2026 6:51 pm
Time
Submission 180.150.113.83
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: B and s
Last Name: Lediae v
Postal address: 578-580 yatala vale road
Suburb: yatala vale
Post Code: 5126

Country: Australia
State: SA
Email: slediaev@yahoo.com.au
Contact number:

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I do not support the development
I wish to formally object to Development Application SA-604 concerning the proposed retention of an existing dwelling, removal of five diseased significant trees, and outline consent for 30 dwellings for the purpose of a residential park at 488-500 Yatala Vale Road. I do not give consent to this development for the following reasons: The proposed density of 30 dwellings is excessive for the area and may negatively affect the character and amenity of the surrounding neighbourhood. The removal of significant trees will reduce local canopy cover, environmental value, habitat, and visual amenity. Increased traffic and vehicle movements on Yatala Vale Road may create safety and congestion concerns for residents. The development may place additional pressure on local infrastructure and services. There are concerns regarding noise, privacy, stormwater management, and the overall impact on neighbouring properties. I respectfully request that the relevant authority take these concerns into consideration and refuse or substantially revise the application.

The specific reasons I believe that planning consent should be granted/refused are:

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

Scholes, Benjamin (DHUD)

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 28 April 2026 2:59 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1606771
Id
Submission 28 Apr 2026 2:58 pm
Time
Submission 193.114.116.172
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Barbara
Last Name: Rankin
Postal address: 10 Carman Street
Suburb: Redwood Park
Post Code: 5097

Country: Australia
State: SA
Email: barbaraacjr2024@gmail.com
Contact number: 0405609863

Submission Details

PresentInPerson:	I do not wish to be heard in support of my representation
NominatedSpeaker:	
My position is:	I do not support the development
The specific reasons I believe that planning consent should be granted/refused are:	Does not comply with the Planning and Design Code for this area. Is not economically sympathetic with the current area which may have future implications for the surrounding residents eg stables, green spaces, plant retailer.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 28 April 2026 3:40 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1606819
Id
Submission 28 Apr 2026 3:40 pm
Time
Submission 103.29.173.160
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Brianna
Last Name: Burton
Postal address: 21 Crafter Street
Suburb: Fairview Park
Post Code: 5126

Country: Australia
State: SA
Email: Brianna.e.burton@gmail.com
Contact number: 0435353425

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I do not support the development
The specific reasons I believe that planning consent should be granted/refused are: The proposal for 30 dwellings is excessive for the site and does not align with the existing character and density of the surrounding neighbourhood. Traffic, parking demand, and strain on local roads and services are likely outcomes, which have not been adequately addressed. Loss of neighbourhood character: The scale and nature of the development are inconsistent with the current residential setting and may reduce the amenity of nearby properties. It will encourage more properties along the street to follow and do the same thing. No one has been able to subdivide or add additional dwellings so this seems unfair as the owner has money.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

Scholes, Benjamin (DHUD)

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 21 April 2026 9:12 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1604671
Id
Submission 21 Apr 2026 9:11 pm
Time
Submission 121.45.82.38
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Carole
Last Name: Mac Donald
Postal address: 8 Selangor Ave
Suburb: Fairview Park
Post Code: 5126

Country: Australia
State: SA
Email: carolemd5@gmail.com
Contact number: 0492849269

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I support the development with some concerns
The specific reasons I believe that planning consent should be granted/refused are: Beautiful idea. The plans for additional dwellings should include the space for additional parking (1.5 parking per dwelling), staff parking and visitors parking. With development of this size I am concerned about the additional cars that would be parked on the road and people crossing yatala vale road.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

Scholes, Benjamin (DHUD)

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Friday, 24 April 2026 9:57 AM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1605546
Id
Submission 24 Apr 2026 9:56 am
Time
Submission 103.29.173.160
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Cassidy
Last Name: Burton
Postal address: 21a Crafter Street
Suburb: Fairview Park
Post Code: 5126

Country: Australia
State: SA
Email: Cm.burton@optusnet.com.au
Contact number:

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I do not support the development
The specific reasons I believe that planning consent should be granted/refused are: My concerns relate to the suitability of the land for further subdivision and the broader impact on the surrounding area. Firstly, parts of this area are subject to environmental constraints, including flooding and bushfire risk overlays. Further subdivision and increased housing density may place additional pressure on land that is already subject to these risks, potentially increasing safety concerns for future residents and neighbouring properties. Secondly, the proposal represents an overdevelopment of a site that is currently consistent with the larger block, semi-rural character of Yatala Vale and Fairview Park. Subdivision into smaller allotments would be out of character with the surrounding streetscape and may negatively impact the amenity and feel of the area. Additionally, increased dwelling numbers will likely result in: More traffic on local roads, which are not designed for higher-density use Increased on-street parking congestion Greater strain on existing infrastructure and services There are also concerns regarding stormwater management. Given known flooding overlays in parts of the area, further hard surfaces and reduced permeable land may exacerbate runoff and drainage issues. Overall, I believe the proposal does not adequately consider the environmental constraints, infrastructure capacity, or established character of the area. I respectfully request that this application be refused or significantly amended to better align with local planning considerations.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 29 April 2026 9:58 AM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1607086
Id
Submission 29 Apr 2026 9:57 am
Time
Submission 175.35.221.9
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Catherine
Last Name: Parkin
Postal address: 53 Hamilton Rd
Suburb: Fairview Park
Post Code: 5126

Country: Australia
State: SA
Email: Catherineparkin73@gmail.com
Contact number:

Submission Details

PresentInPerson:

I do not wish to be heard in support of my representation

NominatedSpeaker:

My position is:

I do not support the development

The specific reasons I believe that planning consent should be granted/refused are:

Inappropriate development for area Goes against zoning code for area

Supporting Documents

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 28 April 2026 12:06 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1606607
Id
Submission 28 Apr 2026 12:06 pm
Time
Submission 58.174.0.111
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Chevonne
Last Name: Tennant
Postal address: Yatala Vale Road
Suburb: Fairview Park
Post Code: 5126

Country: Australia
State: SA
Email: Chevonne.tennant@hotmail.com
Contact number: 0434873003

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation

NominatedSpeaker:

My position is: I do not support the development

The specific reasons I believe that planning consent should be granted/refused are: I am a resident on Yatala Vale Road and absolutely appalled by this proposed development. Our neighbourhood is characterised by spacious properties, established homes, and a sense of openness that contributes significantly to both its appeal and livability. The introduction of a high-density development of this scale is fundamentally at odds with the existing character of the area. It risks permanently altering the streetscape, replacing a cohesive and thoughtfully maintained environment with an overcrowded and visually inconsistent one. Beyond aesthetics, there are very real concerns about the impact on infrastructure and daily life. Our street was not designed to accommodate the level of traffic that would inevitably come with 30 additional dwellings. Increased congestion, limited parking availability, especially with the sizes of the blocks proposed and heightened safety risks—particularly for families and children—are all likely outcomes. The street would become significantly busier and more stressful for residents. There is also the broader concern of property value and community identity. Many of us chose this area specifically for its space, character, and quiet atmosphere. A development that dramatically shifts these qualities may not only affect property values but also erode the sense of community that has been built over time. Additionally, the concept of introducing what is effectively a high-density residential pocket or “residential park” within this location appears poorly suited to the surrounding environment. This type of planning may be more appropriate in already high-density or mixed-use areas, where infrastructure and layout are designed to support it. Placing it within a street defined by large blocks and low-density housing creates a clear mismatch and sets a concerning precedent for future overdevelopment. Rather than complementing the area, it risks disrupting the balance that residents value and have invested in.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 20 April 2026 2:51 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

You don't often get email from noreply@plan.sa.gov.au. [Learn why this is important](#)

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1603941
Id
Submission 20 Apr 2026 2:50 pm
Time
Submission 203.56.146.70
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Claire
Last Name: Turner
Postal address: 586-588 yatala vale road
Suburb: Yatala vale

Post Code: 5126
Country: Australia
State: SA
Email: clairet_7@hotmail.com
Contact number:

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I do not support the development
The specific reasons I believe that planning consent should be granted/refused are: I initially thought this was a joke. This kind of density does not belong in yatala vale in a hills face zone. I was born in the area in 1981 and lived there for most of my life - the area is special due to the lack of density, bigger blocks, being close to nature, all within 30 minutes of the city. Subdividing has been tightly regulated on that side on yatala vale road to ensure the suburb retains its value / charm. I'm not sure how this cash grab can even be considered.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Friday, 8 May 2026 6:52 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1610042
Id
Submission 08 May 2026 6:52 pm
Time
Submission 193.115.84.25
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Clive
Last Name: Smith
Postal address: 86 Hamilton Rd
Suburb: Fairview Park
Post Code: 5126

Country: Australia
State: SA
Email: cdksmith@internode.on.net
Contact number: 0435454122

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I do not support the development
The specific reasons I believe that planning consent should be granted/refused are: My wife Dianne and I moved into Fairview Park 39 years ago to be in a semirural area with a substantial canopy of gum trees on a reasonable sized block. We are now preparing for the problems that will arise after the clearing of the block next door for the construction of three (3) houses on that site. In our area this is a domino problem, causing traffic, parking and unintended loads on services. This relates to our objection of the proposed development as follows. The principal reason is that approval of this development will set a precedent for all the lifestyle blocks on Yatala Vale Road being sold and developed for housing, diminishing the green belt between Fairview Park and the industrial industries at the rear of the existing house forever. Flow on impacts of approval of this proposal are; 1. Increased traffic flow on Hamilton Road, which has already become a busy through road. 2. Increased pressure on the services of power, sewerage and water pressure in this area. 3. A single driveway in the proposed residential with 30 homes is a safety issue during a bush fire with evacuation, as was observed in Golden Grove during the Samson Flat fire.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

Scholes, Benjamin (DHUD)

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 4 May 2026 1:28 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1608469
Id
Submission 04 May 2026 1:28 pm
Time
Submission 49.178.128.19
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Cory
Last Name: Beyrer
Postal address: 3 Jansz Court
Suburb: Fairview Park
Post Code: 5126

Country: Australia
State: SA
Email: corybeyrer@gmail.com
Contact number: 0478591003

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I do not support the development
The specific reasons I believe that planning consent should be granted/refused are: Me and my partner recently bought our first home on a street direction opposite this proposed development. A big part of why we bought here was because of the surrounding nature and the quiet. Not only will this development destroy that quiet but as I am in my 30s I have no interest in living in a retirement area! This is our first home and we plan to stay here for many years and renovate the property we purchased but this kind of development is going to drastically lower the tone of the area and potentially slash our resale value. We are strongly against this development going ahead!

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

Scholes, Benjamin (DHUD)

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 4 May 2026 2:15 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1608489
Id
Submission 04 May 2026 2:15 pm
Time
Submission 27.33.211.98
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Dale
Last Name: Clark
Postal address: 22b Anona Way
Suburb: Fairview Park
Post Code: 5126

Country: Australia
State: SA
Email: dale.clark@bigpond.com
Contact number: 0433575337

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I do not support the development
The specific reasons I believe that planning consent should be granted/refused are: I am very concerned with this proposed development. Yatala Vale is a quiet, semi rural foothills suburb. Should this development proceed, it will have a detrimental impact on the amenity of the neighbourhood. I foresee the followings concerns; increased traffic on Yatala Vale Road which will impact the peaceful and quiet amenity of the area. Environmental impacts by encroaching on the hills face area, such as increased dust, noise and impacts on air quality during the construction of 30 dwellings. Most blocks on Yatala Vale Road, Yatala Vale are large and were not intended to be subdivided or used for construction of multiple dwellings. This proposed development is way out of character for the area, and is completely unwarranted. I cannot see how any of my serious concerns could be mitigated if this development proceeds. I also cannot see this land would be big enough to accomodate 30 homes. Neighbouring properties on Yatala Vale Road would be subjected to increased noise, air pollution and loss of wildlife and birdlife if this development proceeds. Yatala Vale is not suitable for such development proposals and I stand strongly against it.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Saturday, 2 May 2026 4:52 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1608124
Id
Submission 02 May 2026 4:52 pm
Time
Submission 49.186.165.40
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Daryl
Last Name: Carter
Postal address: 22 Pelsaert ave
Suburb: Fairview park
Post Code: 5126

Country: Australia
State: SA
Email: dc.caulk@gmail.com
Contact number: 0421426909

Submission Details

PresentInPerson:

NominatedSpeaker:

My position is:

I do not support the development

The specific reasons I believe that planning consent should be granted/refused are:

The reason I am against it is that i believe the proposed development will have a negative impact on the integrity of the area. It is quiet, leafy and is an easy trafficable pocket of Fairview park. The potential of extra vehicles (possibly near 100) will make Yatala Vale Rd almost inaccessible for the surrounding residents, let alone the extra pressure on local intersections all whilst adding to commute times. The intersection roundabout of Yatala Vale Road and Handcock Roads at peak times is already an issue. I fear the proposed development will be the catalyst for future road and intersection works to be payed for by the Council and subsequently the local Rate payers, one less thing home owners need to be out of pocket for in this current financial climate.

Supporting Documents

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 5 May 2026 7:12 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1608936
Id
Submission 05 May 2026 7:11 pm
Time
Submission 193.115.94.97
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Dawn
Last Name: Flitcroft
Postal address: 529 Yatala vale road
Suburb: FAIRVIEW PARK
Post Code: 5126

Country: Australia
State: SA
Email: usfiveall1@gmail.com
Contact number: 0402783895

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I do not support the development
The specific reasons I believe that planning consent should be granted/refused are: I believe consent should be refused . We live in a semi rural area where building 30 dwellings would definitely not fit into the environment. . The trees to be removed are home to lots of wildlife, I personally watch a koala in one of those trees on a regular basis. . It's a wildlife corridor between the suburbs & the quarry. . It's a massive fire risk with only one access in & out. . The area has problems with the sewerage & mains water without adding so many more dwellings in one space.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 29 April 2026 12:50 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1607168
Id
Submission 29 Apr 2026 12:50 pm
Time
Submission 1.125.105.181
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Daya
Last Name: Tonellato
Postal address: 6 Melinda Cres
Suburb: Paradise
Post Code: 5075

Country: Australia
State: SA
Email: markanddaya@gmail.com
Contact number:

Submission Details

PresentInPerson:	I do not wish to be heard in support of my representation
NominatedSpeaker:	
My position is:	I do not support the development
The specific reasons I believe that planning consent should be granted/refused are:	Does not align to rural development policies.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Friday, 8 May 2026 12:57 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1609942
Id
Submission 08 May 2026 12:57 pm
Time
Submission 175.35.44.174
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Debraha May
Last Name: Bills
Postal address: 467 Yatala Vale Road
Suburb: Fairview Park
Post Code: 5126

Country: Australia
State: SA
Email: adamandeb2@gmail.com
Contact number: 0407007506

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I do not support the development
We appreciated the Community Consultation hosted by Olivia Savvas. It was useful to hear others share their thoughts. We've been residents at 467 Yatala Vale Rd Fairview Park for over 25 years. As residents and Foster Carers (for 10 years) we've developed community relationships that support & maintain the reasons we purchased our property and have remained at our location. The proof of concept phase for the development at the proposed Yatalia Manor site will impact existing infrastructure, traffic congestion, wildlife corridors and creek management. We don't support this application and our reasons are embedded in public health, psychosocial, sociological & environmental frameworks. We continue to navigate the impact of infrastructure changes to the Building Code, strategies used by a developer for storm water management over 25 years ago and the compromised sewage system. We (& our neighbours) endure up to 5 sewage overflows a year at the roadside inspection point - this is of major concern because we have a creek flowing through both properties and sewage can make its way to the creek and pose unknown health risks. When this occurs it affects our neighbours also but SA Water only records action taken against 1 address. Recently, after we undertook significant sewer & storm water repairs to our property, we had significant flooding occurring in our back area from neighbour storm water run off. This that rendered our entire back area impossible to use for several months. Council advised that this was a civil matter and did not provide any leadership. Eventually, with help from 1 of the back neighbours, we discovered a storm water pipe that ran the length of at least 2 properties at the back of our place. It seems this situation was created by developers at least 50 years ago and we needed to rectify this situation. Our main issues are: Limited transparency in consultation for this 'proof of concept' process Interpretation & application of legislative proce

The specific reasons I believe that planning consent should be granted/refused are:

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 6 May 2026 2:32 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1609227
Id
Submission 06 May 2026 2:32 pm
Time
Submission 203.214.155.131
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Deidre
Last Name: Gavros
Postal address: 13 Canyon court
Suburb: Surrey Downs
Post Code: 5126

Country: Australia
State: SA
Email: dee-louise@hotmail.com
Contact number: 0404367929

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation

NominatedSpeaker:

My position is: I do not support the development

The specific reasons I believe that planning consent should be granted/refused are: I am a long term resident (home owner) and am opposed to this development for many reasons. Firstly it will not benefit anyone other than high income earners/retirees who could actually afford to purchase and live in one of these homes. I suspect these people would also not currently live in this area and see why we chose to stay here amongst nature. This development will not benefit regular citizens nor assist with high cost of living as indicated by the owners. A 'country club lifestyle' whilst sounding lovely is not necessary in the area. The Tea Tree Gully golf course/club is literally minutes away for those who desire this. This area is loved by residents because it is like living in the countryside hence why we chose to live here. I personally know several long term residents who live on Yatala Vale road as well as the surrounding roads and many have had their plans for improvements/additions / developments to their homes denied due to "regulations". Why should this development be allowed to proceed when regular people who want to stay in their existing home can't even put an extension on (building up or out) without jumping through hoops to be told it isn't in keeping with the area and isn't allowed? Even residents on the same side as Yatahlia have been denied in the past. The same rules should apply to everyone no matter their wealth or lack of. How long will it take if approved before the new home owners start complaining about the quarry and insist it be shut down? It will be like those who move near an airport and then complain about planes. If this development is approved it will show nothing other than money talks. We want to keep the area as it is. A place where generations have lived happily and peacefully minding our own business and loving the area as it is. Thank you

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

Scholes, Benjamin (DHUD)

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 30 April 2026 5:35 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1607666
Id
Submission 30 Apr 2026 5:35 pm
Time
Submission 203.123.112.197
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Devon
Last Name: Reid
Postal address: 4 Abeona close
Suburb: Modbury Heights
Post Code: 5092

Country: Australia
State: SA
Email: devondal16@gmail.com
Contact number: 0405567820

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I do not support the development
The specific reasons I believe that planning consent should be granted/refused are: I write to formally oppose the proposed subdivision and development of 30 additional dwellings in this rural-zoned area. This development would fundamentally alter the established rural character and amenity of the neighbourhood, which residents have valued and relied upon for generations. The significant increase in dwelling density is inconsistent with the existing rural zoning and sets a concerning precedent for further urban encroachment into what is designated low-density land. The addition of 30 households will place considerable strain on local road infrastructure, generating substantially increased traffic volumes on roads that were not designed or maintained to accommodate such demand. Beyond traffic, the development raises serious concerns regarding the adequacy of existing services and infrastructure — including stormwater drainage, sewerage capacity, and access to local utilities — to support a development of this scale without significant public expenditure. I respectfully urge the council to reject this application on the grounds that it is incompatible with the zoning intent, detrimental to neighbourhood character, and premature given current infrastructure limitations.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Friday, 8 May 2026 4:48 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1610019
Id
Submission 08 May 2026 4:47 pm
Time
Submission 128.77.82.157
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Diane
Last Name: Pearce
Postal address: 484 Yatala Vale Rd
Suburb: Yatala Vale
Post Code: 5126

Country: Australia
State: SA
Email: Dpe47@bigpond.net.au
Contact number: 0409059247

Submission Details

PresentInPerson: I wish to be heard in support of my representation
NominatedSpeaker: Diane Pearce
My position is: I do not support the development

I believe planning consent should be refused on the following grounds
Response to Application SA-604 I am writing to object to the proposal to once again challenge rules for Hills Face and Rural Living zone with a totally inappropriate submission. The people of the Rural Living Zone are passionate about this area as will be shown by the number of objections that will be raised. Residents of this zone have on occasions stood should to shoulder (500 people) to defend the Rural Living Zone against potential developers. In 2002 the government of the day reviewed the Hills Face Zone and the PAR was approved which included the Rural Living Zone. This PAR determined that the Rural Living Zone was and essential barrier between the Extractive Industries and brickworks and close by suburbs. The trees help filter the dust and contaminants from the air. It also determined that this area is not suitable for multiple dwellings for its proximity to the 100 year flood potential as the water would inundate houses further down Yatala Vale road as the run off from the roads combined with a flooding creek its a dangerously scenario. The Rural Living Zone is also a declared Bushfire Zone and intensive housing as proposed would endanger lives as when a fire threatens people panic and will all try to leave together as was shown in the last bushfire. HABITAT The zone was recognised as an important habitat for wildlife which flourishes in the canopy of a variety of gums including giant River gums and understory of smaller native shrubs that provide nectar and protection from predators. I have lived here for nearly 50years and during this time have watch generations of magpies nesting, rearing their young through to being strong enough to sit on my verandah and warble good morning, as they grow they become brave enough to look through the windows to get my attention. These magpies never swoop there is no need as there is a variety of It has been an amazing experience to watch the generations

The specific reasons I believe that planning consent should be granted/refused are:

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 21 April 2026 4:41 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

You don't often get email from noreply@plan.sa.gov.au. [Learn why this is important](#)

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1604582
Id
Submission 21 Apr 2026 4:40 pm
Time
Submission 175.35.229.68
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Gemma
Last Name: Graetz
Postal address: RSD309
Suburb: Yatala vale

Post Code: 5126
Country: Australia
State: SA
Email: Lifeasagem@hotmail.com
Contact number: 0412010795

Submission Details

PresentInPerson:	I do not wish to be heard in support of my representation
NominatedSpeaker:	
My position is:	I do not support the development
The specific reasons I believe that planning consent should be granted/refused are:	Because the land is rural zoned and therefore should be kept as a large block with one dwelling.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 27 April 2026 8:43 AM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1606111
Id
Submission 27 Apr 2026 8:42 am
Time
Submission 180.150.112.203
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Greg
Last Name: Souter
Postal address: 11 Pelsaert ave
Suburb: Fairview park
Post Code: 5126

Country: Australia
State: SA
Email: Gsouter@flowserve.com
Contact number: 0400883782

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I do not support the development
Traffic management on Yatala vale road is already problematic especially with the two bus stops directly opposite each other near Hancock rd . The positioning of the buses when parked creat a blind spot- . Additionally the proposed general traffic flow and noise from extra 30 dwelling would not keep with the general feel of the area.
The specific reasons I believe that planning consent should be granted/refused are: This area is loved due to the low density housing and nature feel on the fringe of suburbia

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 28 April 2026 3:52 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1606851
Id
Submission 28 Apr 2026 3:52 pm
Time
Submission 1.124.21.169
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Hannah
Last Name: Yates
Postal address: Post office, Surrey Dwns
Suburb: Surrey Downs
Post Code: 5090

Country: Australia
State: SA
Email: Hannah.yates@live.com.au
Contact number:

Submission Details

PresentInPerson:	I do not wish to be heard in support of my representation
NominatedSpeaker:	
My position is:	I do not support the development
The specific reasons I believe that planning consent should be granted/refused are:	This is unacceptable. There should only be 1 dwelling on that property according to code. Yatala Vale should not be considered medium or high density housing.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 28 April 2026 6:03 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1606901
Id
Submission 28 Apr 2026 6:02 pm
Time
Submission 112.141.97.20
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Hayley
Last Name: Zemitis
Postal address: 91 seaview road
Suburb: Yatala Vale
Post Code: 5126

Country: Australia
State: SA
Email: Hayley-sandford@hotmail.com
Contact number: 0433556916

Submission Details

PresentInPerson:	I do not wish to be heard in support of my representation
NominatedSpeaker:	
My position is:	I do not support the development
The specific reasons I believe that planning consent should be granted/refused are:	It does not comply with the code.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

Scholes, Benjamin (DHUD)

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 21 April 2026 10:05 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1604701
Id
Submission 21 Apr 2026 10:05 pm
Time
Submission 175.35.42.149
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Hazel
Last Name: Burton
Postal address: 523 Grenfell Road
Suburb: Banksia Park
Post Code: 5091

Country: Australia
State: SA
Email: Hazelburton@me.com
Contact number: 0401480906

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I do not support the development
The specific reasons I believe that planning consent should be granted/refused are: This area is well known as a rural living and buffer zone to the quarry that cannot be subdivided and developed. It is enjoyed by the local residents and offers a peaceful environment. The current owners were attempting to sell the dwelling as they wanted to retire from the management of weddings at their venue. It is difficult to believe they now want to establish a residential living area for any other purpose than financial gain, they simply could not sell for the amount they perceived their home to be worth. The area is not suited to such a growth in dwellings as there is not the infrastructure to support it and will result in overcrowding and degrading of the beautiful site it currently is. If this development is allowed to proceed it will open the floodgates and the whole area will become overcrowded. At best, minimum block sizes of 4000m2 could be allowed with consideration to the rural feel of the area and protection of any regulated or significant trees allowed for.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

Scholes, Benjamin (DHUD)

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 28 April 2026 1:05 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1606657
Id
Submission 28 Apr 2026 1:05 pm
Time
Submission 202.7.247.138
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Jacki
Last Name: Mckelvey
Postal address: 49 Joycelyn Ave
Suburb: Surrey Downs
Post Code: 5126

Country: Australia
State: SA
Email: jacki.mckelvey@yahoo.com
Contact number:

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I do not support the development
The specific reasons I believe that planning consent should be granted/refused are: The land is zoned as rural and should not be rezoned due to a land holder being unable to sell there land due to price point they are asking. Some people buy in areas due to a lower density of housing and that should be maintained for those who also paid for that lifestyle.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

Scholes, Benjamin (DHUD)

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 30 April 2026 6:30 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1607682
Id
Submission 30 Apr 2026 6:30 pm
Time
Submission 203.56.146.125
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Jade
Last Name: Bellchambers
Postal address: 75 Valley View Drive
Suburb: Highbury
Post Code: 5089

Country: Australia
State: SA
Email: Jade.bellchambers@hotmail.com
Contact number:

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation

NominatedSpeaker:

My position is: I do not support the development

The specific reasons I believe that planning consent should be granted/refused are:

Why I'll be objecting to the Yatahlia Manor Country Club. Gary and Lorelie have developed a beautiful concept, no doubt about that. And let's be clear; I am not anti-development; I am against inappropriate development. I just don't believe that this development is appropriate for Rural Living Zone land. First some facts. This does not comply with the Planning and Design Code. You can see the code via <https://code.plan.sa.gov.au/> The code is what restricts our neighbors from building whatever they want next to our properties, and we would ignore such a significant deviation at our own risk. Once open space is gone, it's gone forever. These are some aspects where the development deviates from the code: Code: Rural Living Zone provides: 'A spacious and secluded residential lifestyle within semi-rural or semi-natural environments.' Proposal: Builds 30 dwellings within ~1ha on the 2.9ha allotment, qualifying as medium density housing. This is definitely not secluded. Code: Maximum of 1 dwelling per allotment. Proposal: 30 dwellings on the single allotment. Code: Minimum site area for detached dwelling of 500m2 Proposal: Estimated 250-300m2 per dwelling, based supplied on site plan. Code: '... do not place additional demands on services and infrastructure'. Proposal: adds demands from 30 dwellings onto power, water, sewerage, internet, etc. From a more subjective and emotional point of view: Why should we give up open space to provide an exclusive, gated country club that most of us in Tea Tree Gully are unlikely to be able to afford and won't be able to access? We are already losing too much open space, too much wildlife and too many trees to risk allowing this to go ahead and set a precedent for other development in Rural Living Zones and Hills Face Zone within Adelaide. What happens when the residents start to complain about the smell of the stables, the noise of machinery or dust from the quarry? Where does this stop? Think about has happened

Supporting Documents

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Friday, 8 May 2026 1:29 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1609956
Id
Submission 08 May 2026 1:28 pm
Time
Submission 1.158.161.206
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Jamie
Last Name: Hall
Postal address: 10 Marsha Drive
Suburb: Banksia Park
Post Code: 5091

Country: Australia
State: SA
Email: rose@aabsdemo.com.au
Contact number: 0411885810

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation

NominatedSpeaker:

My position is: I do not support the development

The specific reasons I believe that planning consent should be granted/refused are:

As a lifelong resident over the age of 55, I strongly oppose the Yatalia Manor Outline Consent proposal at 488–500 Yatala Vale Road. This development is completely out of character with the rural zoning and natural environment of Yatala Vale. Placing around 30 dwellings on one allotment will destroy the rural feel, reduce green space and permanently change the character of the area. The proposal is also unsuitable for the location. A “Country Club” style over-55s development next to a working open-cut quarry raises serious concerns about noise, dust and heavy vehicle activity. The site is located in a high bushfire risk area and within a 100-year flood plain. Serious questions remain about resident safety, evacuation access and flooding impacts on both future and surrounding properties. Local infrastructure is already under pressure from surrounding suburban infill. This proposal will only add further strain to roads and services. Yatala Vale should not be subjected to inappropriate overdevelopment that ignores the character, risks and expectations of long-term residents. I respectfully ask that this proposal be refused.

Supporting Documents

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

Scholes, Benjamin (DHUD)

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 21 April 2026 8:33 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1604661
Id
Submission 21 Apr 2026 8:33 pm
Time
Submission 1.158.230.97
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Jeff
Last Name: Bain
Postal address: 519 Yatala Vale Rd
Suburb: Fairview Park
Post Code: 5126

Country: Australia
State: SA
Email: bainjeff65@gmail.com
Contact number: 0400583833

Submission Details

PresentInPerson:	I do not wish to be heard in support of my representation
NominatedSpeaker:	
My position is:	I do not support the development
The specific reasons I believe that planning consent should be granted/refused are:	I don't support this development due to it would cause more problems with traffic congestion on this road. It has always been a rural area which houses a large variety of wildlife.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 6 May 2026 11:53 AM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1609040
Id
Submission 06 May 2026 11:52 am
Time
Submission 1.147.10.88
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Jessica
Last Name: Neindorf
Postal address: 4 bass court
Suburb: Fairview park
Post Code: 5126

Country: Australia
State: SA
Email: Hermatigepark@hotmail.com
Contact number: 041458400

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I do not support the development
My key concerns are: • Increased traffic volume on already busy local roads, impacting safety for families. • Ongoing loss of green space and the natural environment that defines this area • Inadequate infrastructure to support higher-density living (including parking and road capacity) • Safety risks caused by vehicles obstructing footpaths and limiting visibility • The cumulative impact of continued subdivision on the character and liveability of Fairview Park
The specific reasons I believe that planning consent should be granted/refused are:

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 28 April 2026 12:18 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1606620
Id
Submission 28 Apr 2026 12:18 pm
Time
Submission 150.228.202.162
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: John
Last Name: Mason
Postal address: 36 Somerset ave
Suburb: Redwood park
Post Code: 5097

Country: Australia
State: SA
Email: Johnjmason92@gmail.com
Contact number:

Submission Details

PresentInPerson:	I do not wish to be heard in support of my representation
NominatedSpeaker:	
My position is:	I do not support the development
The specific reasons I believe that planning consent should be granted/refused are:	Submission goes against re zoning, are the dwellings going to be on individual lots, being no more than 1 dwelling on 1 lot.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 7 May 2026 8:10 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1609749
Id
Submission 07 May 2026 8:10 pm
Time
Submission 14.102.165.94
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Josy
Last Name: Tickner
Postal address: 10 gully drive
Suburb: Gulfview Heights
Post Code: 5096

Country: Australia
State: SA
Email: Josie.tickner@bigoond.com
Contact number: 0438854199

Submission Details

PresentInPerson:

I do not wish to be heard in support of my representation

NominatedSpeaker:

My position is:

I support the development

The specific reasons I believe that planning consent should be granted/refused are:

Very good concept and I'm Sure it would be a beautiful place to live .

Supporting Documents

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 7 May 2026 8:40 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1609758
Id
Submission 07 May 2026 8:40 pm
Time
Submission 115.131.47.164
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Julie
Last Name: Cotter
Postal address: 6 Jansz Court
Suburb: Fairview Park
Post Code: 5126

Country: Australia
State: SA
Email: Punyelroo44@gmail.com
Contact number:

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I do not support the development
The specific reasons I believe that planning consent should be granted/refused are: I have lived in Fairview Park since 1997 and love living here. The hills face / rural zone has existed along the right side of Yatala Vale Road, Fairview Park since well before we moved here. It is important to maintain this rural zone. The proposal by Yatahlia Manor Devekopment is not suitable for the rural living zone and it does not meet code. Approval of this project would open the flood gates for other properties along Yatala Vale Road to propose very similar projects. It would place enormous stress on utilities and infrastructure for the area which is already old and struggling with the addition of sub divided blocks. This development would be detrimental to the area. This development is not appropriate and should be refused.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

Scholes, Benjamin (DHUD)

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 30 April 2026 10:13 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1607705
Id
Submission 30 Apr 2026 10:12 pm
Time
Submission 125.168.111.197
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Julia
Last Name: Stone
Postal address: 37 Coulls Road
Suburb: Banksia Park
Post Code: 5091

Country: Australia
State: SA
Email: juliakate.stone@gmail.com
Contact number: 0418825498

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I do not support the development
The specific reasons I believe that planning consent should be granted/refused are: Please, please stop allowing developers to destroy beautiful grounds for overpriced, cheap, offensively poorly built homes that people can barely afford. Every newly approved, unnecessarily high density groups of development continues to put every day people out of reach of being able to live in a well built, properly insured home with their own yard and their own space.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 7 May 2026 7:11 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1609741
Id
Submission 07 May 2026 7:11 pm
Time
Submission 1.147.91.88
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: kevin
Last Name: Kellow
Postal address: 4 Pegasus Court
Suburb: YATALA VALE
Post Code: 5126

Country: Australia
State: SA
Email: kmamtz@gmail.com
Contact number: 0477346738

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation

NominatedSpeaker:

My position is: I do not support the development

The specific reasons I believe that planning consent should be granted/refused are:

1. PRECEDENT FOR SUBDIVISION Approval sets a dangerous precedent for further rural subdivision, opening the door to gated communities and other incompatible developments that will undermine the rural character of the region. 2. INCOMPATIBILITY WITH RURAL ZONING 30 dwellings is grossly inconsistent with rural zone provisions, which exist to preserve agricultural, open space, and low-density land uses. This proposal is contrary to the purpose and intent of the zone. 3. TRAFFIC IMPACT ON YATALA VALE ROAD 30 additional dwellings will substantially increase traffic on Yatala Vale Road, which already faces growing pressure from State Government housing plans along Seaview Road. Cumulative traffic impact has not been adequately assessed and the road network cannot safely cope. 4. INADEQUATE SERVICES AND INFRASTRUCTURE No adequate provision has been made for water, sewerage, power, or emergency access. Rural infrastructure here was never designed for residential development at this scale and approval should not proceed without a full infrastructure assessment. 5. FINANCIAL BURDEN ON TAXPAYERS This development will force significant public expenditure on footpaths, kerbing, lighting, stormwater, and road upgrades. It is unreasonable for a private developer to profit while taxpayers carry these costs. 6. CONFLICT WITH EXTRACTIVE INDUSTRY 30 dwellings in close proximity to lawful mining operations will generate complaints regarding noise, dust, and blasting, threatening the viability of established and lawful extractive industries in the area. I respectfully but firmly request this application be refused.

Supporting Documents

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

Scholes, Benjamin (DHUD)

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Friday, 1 May 2026 10:34 AM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1607766
Id
Submission 01 May 2026 10:33 am
Time
Submission 149.135.102.177
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Kirrilie
Last Name: Rowe
Postal address: 50-598 Yatala Vale Rd
Suburb: Yatala Vale
Post Code: 5126

Country: Australia
State: SA
Email: kirrilie.rowe@adelaide.edu.au
Contact number:

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation

NominatedSpeaker:

My position is: I do not support the development

The specific reasons I believe that planning consent should be granted/refused are:

1) While I understand there is a current need for housing, we also need to be careful that this idea doesn't turn into a developer's free-for-all plonking of housing anywhere they think they can get away with in the current climate. Trees and native veg needs to exist within private properties to have any chance of maintaining the native veg habitat. This area has high biodiversity spots – these will not maintain their integrity if they become isolated areas – which will happen if housing is increased in this area. Maintaining native habitat, vegetation, and wildlife in the semi-rural urban fringe is crucial for ecological resilience, biodiversity conservation, and human well-being. As urban areas expand, they isolate native populations. It has been shown that nature in neighbourhoods reduces cardiometabolic disease, dementia, helps treat ADHD, improves birthweights and many more things too numerous to list here. 2) The longest running pony club in South Australia exists in this area. Horses are still regularly ridden along the street (these are not wealthy people by the way – I know many of them – a large proportion are people with disabilities, mental issues, and ageing people who all cling to their horses as a lifeline. They are keeping out of the health system by being active and engaged with their horses). Decreasing ambulance ramping starts here, at this level. 3) There are many more areas in this council area which are better suited to housing infill than this semi-rural area Yatala Vale, and even better suited in other council areas. Losing urban tree canopy and the island heat effect is a real problem in most (if not all) councils. If we start allowing such development here, it will be death by a thousand cuts for our remaining native habitats. It is not enough to have the occasional reserves – we need to be living within nature and allow it to thrive with us.

Supporting Documents

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

Scholes, Benjamin (DHUD)

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 21 April 2026 8:22 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1604657
Id
Submission 21 Apr 2026 8:21 pm
Time
Submission 122.148.227.10
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Leigh
Last Name: Merrett
Postal address: 4/19 Susan Street
Suburb: St Agnes
Post Code: 5097

Country: Australia
State: SA
Email: Leighkm@Hotmail.com
Contact number: 0404994261

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I do not support the development
The specific reasons I believe that planning consent should be granted/refused are: The original vegetation significant Red Gum eucalypts are a vital habitat source and are rightly listed as significant and regulated trees. They provide no human danger in current form and must be preserved as part of a vital local habitat corridor, and roosting site for native fauna. The destruction of pre-colonisation remnant canopy and amenity of the area for development profits is not in the best interests of the local and wider community.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

Scholes, Benjamin (DHUD)

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 21 April 2026 7:24 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

You don't often get email from noreply@plan.sa.gov.au. [Learn why this is important](#)

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1604643
Id
Submission 21 Apr 2026 7:23 pm
Time
Submission 180.150.112.243
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Lidia
Last Name: Ryan
Postal address: 25 pelsaert Avenue
Suburb: Fairview park

Post Code: 5126
Country: Australia
State: SA
Email: lidija65@yahoo.com.au
Contact number: 0435060705

Submission Details

PresentInPerson:	I do not wish to be heard in support of my representation
NominatedSpeaker:	
My position is:	I do not support the development
The specific reasons I believe that planning consent should be granted/refused are:	It needs to be kept Rural as its been for over 30 years. That is why the community keeps fighting for the Yatala road. To be kept Rural

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Saturday, 25 April 2026 9:38 AM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1605879
Id
Submission 25 Apr 2026 9:38 am
Time
Submission 122.108.213.25
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Lisa
Last Name: Smith
Postal address: 21 Pangari Drive
Suburb: Fairview Park
Post Code: 5126

Country: Australia
State: SA
Email: lisanvsmith@yahoo.com.au
Contact number: 0403946933

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I do not support the development
The location of the property is in a rural district. To allow this development would be setting a precedent for all other large properties in the area to be subdivided or granted permission to put multiple dwellings on a property which now houses a single dwelling. This means the area would become much more metropolitan than rural, traffic would increase significantly and the entire feel of the community would be destroyed. I bought my home in this area in 1991 because of the rural location. We have consistently fought to keep this area rural and to allow this large property to now house 30 residences would completely destroy this. The owners of this property bought in a rural area and are now seeking to alter this classification. Tea Tree Gully Council has always upheld the rural designation of this area and it is only since the State government has taken over planning that these issues are gaining momentum. I strongly request that you deny this application in the interests of the community which is opposed to this development.

The specific reasons I believe that planning consent should be granted/refused are:

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

Scholes, Benjamin (DHUD)

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 28 April 2026 1:10 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1606662
Id
Submission 28 Apr 2026 1:09 pm
Time
Submission 60.241.148.78
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Louise
Last Name: Di Virgilio
Postal address: 22 Rosewood Road
Suburb: Highbury
Post Code: 5089

Country: Australia
State: SA
Email: mummydiva1964@gmail.com
Contact number: 0422217578

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I do not support the development
This development does not comply with the Planning and Design Code. You can see the code via <https://code.plan.sa.gov.au/> The code is what restricts our neighbors from building whatever they want next to our properties, and we would ignore such a significant deviation at our own risk. Once open space is gone, it's gone forever. These are some aspects where the development deviates from the code: Code: Rural Living Zone provides: 'A spacious and secluded residential lifestyle within semi-rural or semi-natural environments.' Proposal: Builds 30 dwellings within ~1ha on the 2.9ha allotment, qualifying as medium density housing. This is definitely not secluded. Code: Maximum of 1 dwelling per allotment. Proposal: 30 dwellings on the single allotment. Code: Minimum site area for detached dwelling of 500m2 Proposal: Estimated 250-300m2 per dwelling, based supplied on site plan. Code: '... do not place additional demands on services and infrastructure'. Proposal: adds demands from 30 dwellings onto power, water, sewerage, internet, etc. From a more subjective and emotional point of view: Why should we give up open space to provide an exclusive, gated country club that most of us in Tea Tree Gully are unlikely to be able to afford and won't be able to access? We are already losing too much open space, too much wildlife and too many trees to risk allowing this to go ahead and set a precedent for other development in Rural Living Zones and Hills Face Zone within Adelaide.

The specific reasons I believe that planning consent should be granted/refused are:

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

Scholes, Benjamin (DHUD)

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 30 April 2026 7:36 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1607692
Id
Submission 30 Apr 2026 7:36 pm
Time
Submission 203.221.52.166
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Lynne
Last Name: Jamieson
Postal address: 10 Pegasus Court
Suburb: Yatala Vale
Post Code: 5126

Country: Australia
State: SA
Email: lynnejamo@adam.com.au
Contact number: 0408819388

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I do not support the development
The specific reasons I believe that planning consent should be granted/refused are:
1. Traffic on Yatala Vale Road and down to Hancock Road intersection is very busy NOW if these homes go ahead, the traffic congestion is going to be horrendous, the only solution would have to be another set of traffic lights 2. Once you give permission to subdivide you are then setting a precedent for the whole area of Yatala Vale 3. 30 new homes means probably 30 to 60 more cars in a small area that is starting to bust at the seams 4. Yatala Vale is such a small beautiful area with houses, horses, horse stables and beautiful homes and gardens, this type of development will spoil the area 5. The area is an official bridal path, increased traffic is a danger to riders and horses 6. Electrical power, internet, storm water, gas, sewerage will require extra facilities, that will require extra transformers, possibly a substation and accumulators to avoid shortages to houses in the rest of the area in the area

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 6 May 2026 1:49 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1609158
Id
Submission 06 May 2026 1:48 pm
Time
Submission 114.122.142.186
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Lynne
Last Name: Richards
Postal address: 105 Seaview Road
Suburb: Yatala Vale
Post Code: 5126

Country: Australia
State: SA
Email: woteverjr@tpg.com.au
Contact number: 0416226989

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I do not support the development
This development is simply not appropriate for the Rural Living Zone, does not comply with the code and could set a precedent for more development. We don't want the semi-rural fringes of our suburb ruined. While the plans themselves may sidestep the actual zone requirements by developing it as a Lifestyle Housing Village, the end result is the same as a large property being sub divided and multiple dwellings built on it. The current owners clearly over capitalised for the area and are trying what-ever it takes to off load this significant asset, all while claiming they are doing it for the good of mankind! The end result will be an exclusive gated community likely beyond the reach of many in the area.
The specific reasons I believe that planning consent should be granted/refused are:

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 6 May 2026 2:28 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1609223
Id
Submission 06 May 2026 2:28 pm
Time
Submission 49.178.162.244
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Malcolm and Wendy
Last Name: Boyd
Postal address: 639 Yatala Vale Road
Suburb: Fairview Park
Post Code: 5126

Country: Australia
State: SA
Email: gusterboyd@gmail.com
Contact number: 0419031112

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I do not support the development
The specific reasons I believe that planning consent should be granted/refused are: We wish to submit an objection to the proposed development of Yatahlia Manor at 488-500 Yatala Vale Road. We have lived on Yatala Vale Road since 1984 and jealously guard its Rural aspect. In our view the proposal to build 30 dwellings, contradicts the description of the Rural Living Zone. The prime objective of the Rural Living Zone is to maintain considerable undeveloped areas around single dwellings in order to maintain a "green corridor" to separate town and country areas. If this proposal were allowed, it would set a very poor precedent for the area Rural Living Zone and would almost surely bring an end to the Rural Living Zone as we know it. As a result the current rural landscape which provides a habitat for many bird and animal species would surely disappear forever. Please do not allow this very negative environmental development to take place.
Yours Malcolm and Wendy Boyd

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Friday, 8 May 2026 12:27 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1609936
Id
Submission 08 May 2026 12:26 pm
Time
Submission 103.232.160.46
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Mark and Susanne
Last Name: COOPER
Postal address: 641 YATALA VALE ROAD
Suburb: FAIRVIEW PARK
Post Code: 5126

Country: Australia
State: SA
Email: MCOOPS15@HOTMAIL.COM
Contact number: 0490495886

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation

NominatedSpeaker:

My position is: I do not support the development

The specific reasons I believe that planning consent should be granted/refused are: Formal Objection to Proposed Development - Non-Compliance with Rural Living Zone Code We are writing to formally object to the proposed development within our suburb on the grounds that it does not comply with the Rural Living Zone code. The Rural Living Zone states it is provided to preserve the unique character of our area by ensuring developments are low-density and compatible with the rural environment and not as proposed an exclusive multi dwelling property. This Rural Living Zone states it provides for a small mixed-use settlement supporting a limited range of residential development, tourist, recreation and community facilities grouped together to serve the local community. This proposed development does not comply as it has no benefit to the current residents and community and is a gated community under leased conditions and for only 30 tenants and is not accessible or of benefit to the wider community. The current proposal disregards these requirements, resulting in adverse impacts on local amenities (ie sewerage, roads, water etc) increased traffic, and the undermining of the established rural landscape. It does not address environmental considerations of native vegetation, protection of existing wildlife and water management. The Rural Living Zone requires developments to contribute to and enhance the local context and development pattern of the settlement. This proposed development will not contribute in any form to the local community and diminish the quality of life for the existing residents. Furthermore, the constant erosion of the semi-rural fringes of our suburbs is setting a dangerous environmental precedence for South Australia. We request PlanSA to not approve the development for the future of our community and future generations. Thank you for providing an avenue for input. Mark and Susanne Cooper

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 7 May 2026 8:51 AM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Follow Up Flag: Follow up
Flag Status: Flagged

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1609429
Id
Submission 07 May 2026 8:51 am
Time
Submission 101.115.230.77
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Michael
Last Name: Di Virgilio
Postal address: 22 Rosewood Road

Suburb: Highbury
Post Code: 5089
Country: Australia
State: SA
Email: daddydiva1962@gmail.com
Contact number: 0422217578

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation

NominatedSpeaker:

My position is: I do not support the development

The specific reasons I believe that planning consent should be granted/refused are:

This development is appropriate for Rural Living Zone land. It does not comply with the Planning and Design Code. You can see the code via <https://code.plan.sa.gov.au/> Once open space is gone, it's gone forever. These are some aspects where the development deviates from the code: Code: Rural Living Zone provides: 'A spacious and secluded residential lifestyle within semi-rural or semi-natural environments.' Proposal: Builds 30 dwellings within ~1ha on the 2.9ha allotment, qualifying as medium density housing. This is definitely not secluded. Code: Maximum of 1 dwelling per allotment. Proposal: 30 dwellings on the single allotment. Code: Minimum site area for detached dwelling of 500m2 Proposal: Estimated 250-300m2 per dwelling, based supplied on site plan. Code: '... do not place additional demands on services and infrastructure'. Proposal: adds demands from 30 dwellings onto power, water, sewerage, internet, etc. From a more subjective and emotional point of view: Why should we give up open space to provide an exclusive, gated country club that most of us in Tea Tree Gully are unlikely to be able to afford and won't be able to access? We are already losing too much open space, too much wildlife and too many trees to risk allowing this to go ahead and set a precedent for other development in Rural Living Zones and Hills Face Zone within Adelaide. It should be on appropriately zoned land that suits the purpose, as has happened with the new Golden Grove development behind the stables. Please do not allow this development to go ahead.

Supporting Documents

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Friday, 8 May 2026 1:02 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1609944
Id
Submission 08 May 2026 1:02 pm
Time
Submission 203.123.119.36
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Michael
Last Name: Woodley
Postal address: 15 Purelli Ave
Suburb: Fairview Park
Post Code: 5126

Country: Australia
State: SA
Email: woodleyemail@gmail.com
Contact number: 0412484116

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation

NominatedSpeaker:

My position is: I do not support the development

The specific reasons I believe that planning consent should be granted/refused are:

Our concern, if this were to go ahead, is the precedent it sets. The area is so unique with the Rural Living Zone & Hillsface Zone. It was one of the many things that attracted us to the area. We live on the corner of Yatala Vale Road, so get to enjoy the tranquillity that this type of zoning brings, and have done so since 1997. Once you allow one property to stray from the planning code for this zoning, it allows for more properties to do the same. I would argue, that this proposal, is significantly different than what is contained within the Planning Code for the Rural Living Zone. Specifically looking at the Planning Code: o Building 30 separate dwellings, I don't believe is a rural activity or a business activity that complements the rural living lifestyle choice. Rural Living implies space, between homes, not right next to each other (DO 1) o There can be no question that 30 additional dwellings will place additional demand on services & infrastructure, and is certainly not compatible with "secluded semi-rural or semi-natural residential character" (PO 1.1) o This property is in a bushfire risk zone – building 30 dwellings in a small space as per the proposal, would put these homes, their residents and neighbours at high risk during a bushfire emergency. (PO 1.1) o The dwellings do not appear to be "of a scale that reinforces the semi-rural or semi-natural character and amenity." Are the dwellings within 20m of the boundary? (PO 2.1) o The size of the proposed dwellings are not consistent to the locality or existing semi-rural pattern of development. (PO 3.1)

Supporting Documents

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

Scholes, Benjamin (DHUD)

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 27 April 2026 9:12 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1606464
Id
Submission 27 Apr 2026 9:11 pm
Time
Submission 124.184.180.197
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Michelle
Last Name: Ramsay
Postal address: 125 Seaview road
Suburb: Yatala vale
Post Code: 5126

Country: Australia
State: SA
Email: Michelle.ramsay84@gmail.com
Contact number: 0411755467

Submission Details

PresentInPerson:	I do not wish to be heard in support of my representation
NominatedSpeaker:	
My position is:	I do not support the development
The specific reasons I believe that planning consent should be granted/refused are:	Need to keep it as hill faced zone. Yatala vale road will not be able to support the increase in traffic and parking. Current sewage system will not be able to support the development

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Sunday, 3 May 2026 12:10 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1608214
Id
Submission 03 May 2026 12:10 pm
Time
Submission 220.240.150.111
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Monique
Last Name: Hatcharf
Postal address: 28 Pelsaert Avenue
Suburb: Fairview Park
Post Code: 5126

Country: Australia
State: SA
Email: Monique.davidge@hotmail.com
Contact number:

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I support the development with some concerns
The specific reasons I believe that planning consent should be granted/refused are: Whilst an arborist report has been provided, the removal of 5 x significant trees is significant on the local wildlife. It's noted that additional trees are being planted along the boundary fence, but there are no details as to the type of trees. I'm concerned about the habitat that's being destroyed with the removal of these trees and not clear on how that's being replaced.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

Scholes, Benjamin (DHUD)

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 22 April 2026 6:39 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1605051
Id
Submission 22 Apr 2026 6:39 pm
Time
Submission 180.150.112.251
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Monique
Last Name: Miller
Postal address: 7a Tarraleah Street
Suburb: Banksia Park
Post Code: 5091

Country: Australia
State: SA
Email: Monnie@gmail.com
Contact number: 0413714947

Submission Details

PresentInPerson:	I do not wish to be heard in support of my representation
NominatedSpeaker:	
My position is:	I do not support the development
The specific reasons I believe that planning consent should be granted/refused are:	This development, if approved, sets a precedent for the area that will not be stopped. One of my favourite things about living in this area is the proximity to the country out past Yatala Vale Road. The character of the additional 30 houses and 60-80 people moving in on site does not fit in with the existing surrounds. Not only will it add additional strain to utilities and services it is a completely unnecessary development in the context of the area.. If the applicant developers want to build something like this, there's plenty of other places that are appropriately zoned that could house such a development. Just because there's a property there that could be a good main building to house the management of the site doesn't mean it's a good property for this. I am 38 years old and I have no hope of buying a house in my lifetime, and I also don't think it's appropriate to enable the generations that have profited off of my inability to buy to be able to spend millions on a townhouse in a gated community for the fun of it. Please reconsider this application and uphold the serenity of the area.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

Scholes, Benjamin (DHUD)

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 30 April 2026 7:30 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1607690
Id
Submission 30 Apr 2026 7:30 pm
Time
Submission 49.178.163.132
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Neil
Last Name: Tilley
Postal address: 8 pannosa way
Suburb: Golden grove
Post Code: 5125

Country: Australia
State: SA
Email: ntilley@internode.on.net
Contact number: 0438200794

Submission Details

PresentInPerson:

I do not wish to be heard in support of my representation

NominatedSpeaker:

My position is:

I do not support the development

The specific reasons I believe that planning consent should be granted/refused are:

Not inline with current zoning development regulations, previous developments have been denied.

Supporting Documents

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Saturday, 2 May 2026 5:25 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1608130
Id
Submission 02 May 2026 5:24 pm
Time
Submission 116.91.221.223
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Nicole
Last Name: Carr
Postal address: P.O. Box 532
Suburb: St Agnes
Post Code: 5097

Country: Australia
State: SA
Email: Colejune79@gmail.com
Contact number:

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I do not support the development
It is zoned rural, and what is proposed is essentially high density housing, with a different name. It's not allowed, end of. The impact on the community far outweighs the benefit to the current landowners... impact being loss of significant trees, (animals live in trees and use as corridors, regardless of their aesthetics or 'disease'. Lots of wildlife even utilise dead trees.) loss of space, change in 'feel' of the area (low density, horses/livestock, unpolished/natural feel). Concerned about what this could open the door for, in terms of other properties becoming high density. People with horses and people wanting hobby farms need places to go, too. They shouldn't be pushed further out with their options being eradicated (which is what I fear if this goes ahead, it will start a developers frenzy). Tea tree gully councils draw card has always been a rural feeling lifestyle, on the outskirts of metro. It's known for established trees, wildlife, animals, space, less congestion. Don't create another Mt Barker balls up. No one wants it, except the people living on that property.

The specific reasons I believe that planning consent should be granted/refused are:

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 7 May 2026 11:06 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1609789
Id
Submission 07 May 2026 11:06 pm
Time
Submission 122.108.208.156
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Nicole
Last Name: Stone
Postal address: 461 Yatala Vale Road
Suburb: Fairview Park
Post Code: 5126

Country: Australia
State: SA
Email: paper.pencil.stone@gmail.com
Contact number: 0468639172

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation

NominatedSpeaker:

My position is: I do not support the development

The specific reasons I believe that planning consent should be granted/refused are: I do not support the development concept proposed as a concerned local directly impacted by any increasing strain on service infrastructure due to development along the proposed site on Yatala Vale Road specifically down stream of the shared creek system which feeds through our backyard that forms part of Dry Creek. We are increasingly experiencing problems due to the failing infrastructure and mismanagement of storm water that is increasingly an issue as water converges on the Southern side of the road and cascades from neighboring streets and is not reaching appropriate drainage systems but flooding the creek system flooding our property on several occasions. An addition of 30 properties while "low density" increases the percentage of housing along this road considerable if compared to the existing property numbers. Without upgrades directly East of this site we cannot understand how the infrastructure cannot be further strained when it is not meeting current needs. The Rural Living Zone along Yatala Vale Road creates an invaluable green belt and buffer between the industrial and resource extraction zones that enables the quality lifestyle for the surrounding suburb. Much of this is achieved by maintaining the properties as single dwelling premises. To allow multi dwelling to this level will establish a precedent that must be considered. Altering the unique zone that it currently will affect living quality for residents that are already invested in this area. Recent changes to Yatala Vale Road becoming a Heavy Vehicle Route have seen a dramatic increase of heavy vehicle at all hours as well as increasing development North. Any development of this scale is going to dramatically increase daily traffic directly around neighboring blocks with only one point of access and egress to the site therefore also causing potential further traffic congestion. Considering this and the commercial nature of the development does not align with single dwelling rural living.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Friday, 8 May 2026 10:03 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1610060
Id
Submission 08 May 2026 10:03 pm
Time
Submission 14.201.49.208
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Nicolle
Last Name: Macaitis
Postal address: 535 Yatala Vale Rd
Suburb: Fairview Park
Post Code: 5126

Country: Australia
State: SA
Email: nicolle.macaitis@gmail.com
Contact number: 0411408165

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I do not support the development
The specific reasons I believe that planning consent should be granted/refused are: Significant storm water drainage problems exist along south side of Yatala Vale Rd, From Hamilton Rd, west to Hancock road. During periods of only moderate rain, the south side floods, causing water ingress into properties and sewer leaks into creeks. Multiple homeowners are concerned about the storm water managrmrnt- adding additional 30 homes will only make the problem worse. Also multiple sewer blockages - sewer infrastructure also needs to be improved- there are already additional houses being added to mains sewer network from septic- an additional 60 bathrooms will significantly stress the system. Hancock Rd/ Yatala Vale Rd roundabout is not made to handle that much extra traffic. It struggles as it is with extra traffic going to newer golden Grove developments.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

Scholes, Benjamin (DHUD)

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 22 April 2026 4:51 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1605014
Id
Submission 22 Apr 2026 4:51 pm
Time
Submission 123.136.55.226
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Odette
Last Name: Thorney
Postal address: Captain Robertson Avenue
Suburb: Golden Grove
Post Code: 5125

Country: Australia
State: SA
Email: odettethorney4051@gmail.com
Contact number: 0418 830 886

Submission Details

PresentInPerson:	I do not wish to be heard in support of my representation
NominatedSpeaker:	
My position is:	I support the development with some concerns
The specific reasons I believe that planning consent should be granted/refused are:	Leave it as is,already development approval for 850 homes by One Tree Hill rd. That us,going to add more than enough to the infrastructure, traffic and local commodities here.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 6 May 2026 10:49 AM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1609017
Id
Submission 06 May 2026 10:49 am
Time
Submission 60.225.135.247
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: oleh
Last Name: cybulka
Postal address: 67 Buckley Crescent
Suburb: Fairview Park
Post Code: 5126

Country: Australia
State: SA
Email: olehcybulka@bigpond.com
Contact number: 82513841

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation

NominatedSpeaker:

My position is: I do not support the development

The proposal does not comply with the Planning and Design Code. within the code via <https://code.plan.sa.gov.au/home/property-details?type=valuation&sid=2818521004> While the application states the code doesn't specifically envisage or discourage a residential park but that is irrelevant as the code does have conditions that the proposed residential park cannot comply with eg. - Code - Rural living zone provides a "spacious and secluded lifestyle within semi rural land or semi rural environment - Proposal - Is to build 30 dwellings within 1 ha on the 2.9 ha allotment. This is medium density housing - Code - only allows maximum 1 dwelling on the allotment Whereas the proposal is 30 dwellings within a 200-300 m2 per dwelling - Code - do not place additional demands on services and infrastructure whereas the proposal adds demands for power, water, sewerage, internet etc on the 30 dwellings Further - - local residents give up open space to provide an exclusive, gated country club\ - The proposal affects the local wildlife corridor - The proposal is in an area affected by a 1:100 year flood. Previous flooding from the creek passing through the area has reached previously approximately 1-1.5 metre high. - If the proposal succeeds that will set a precedent for all properties along Yatala Vale road to be able to sub divide their properties in the same surreptitious manner Lastly - Practice direction 18 at https://plan.sa.gov.au/resources/planning/practice_directions/practice-direction-18-outline-consent advises "Outline consent must not be granted " where even 1 of the condition is "in the opinion of the relevant authority, seriously at variance with the planning rules" The dwelling number of 30 compared to the allowed 1 is considered a "serious variance". Accordingly, it is suggested that the Development Commission does not have the authority/discretion to even consider the proposal. It is no more than a a sneaky/surreptitious way of bypassing the rules

Supporting Documents

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

Scholes, Benjamin (DHUD)

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 21 April 2026 7:50 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1604646
Id
Submission 21 Apr 2026 7:50 pm
Time
Submission 122.108.215.61
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Peter
Last Name: Howell
Postal address: 9 lema avenue
Suburb: Fairview park
Post Code: 5126

Country: Australia
State: SA
Email: Peterjhowell90@gmail.com
Contact number: 0430512703

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I do not support the development
The specific reasons I believe that planning consent should be granted/refused are: I understand we need more housing. But at this lot. And the significance to the area and what it's known for. Shouldn't be allowed to place that many dwellings in one location. It's a rural area. The proposal might as well be a caravan park with houses you can buy. Let alone the infrastructure is too small and far behind to deal with the influx of that many extra people on one street. So I say no to this proposal. Most people want to keep the area the way it is. We want more housing. Affordable housing. We don't need a caravan park.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 7 May 2026 4:28 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1609703
Id
Submission 07 May 2026 4:28 pm
Time
Submission 124.184.164.121
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Peter
Last Name: Kemp
Postal address: 24 Baudin Ave
Suburb: Fairview Park
Post Code: 5126

Country: Australia
State: SA
Email: peterrobynkemp@bigpond.com
Contact number: 0411436127

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I do not support the development
Retention of green belt on northern side of Yatala Vale Rd should be retained as originally intended. The allotment should be retained as rural/light industrial with only one main resident building. Building 30 houses, tightly packed, on such a small parcel of land would create privacy issues. Utilities of power, water and sewerage would be impacted and may not be able to handle additional load.
The specific reasons I believe that planning consent should be granted/refused are: Additional traffic onto an already busy Yatala Vale Rd would create safety issues By approving this development, it would set a precedent for owners of similarly sized/zoned properties to seek approval for housing development. Investigation of the 5 diseased trees should be undertaken by an independent professional and the results made public. If approved, the Residential Park residents could put pressure on nearby light industrial businesses to the north of the park on Greenwith Rd to be forced to close because of associated noise etc. These businesses currently don't impact existing nearby residences

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 20 April 2026 5:57 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

You don't often get email from noreply@plan.sa.gov.au. [Learn why this is important](#)

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1604082
Id
Submission 20 Apr 2026 5:57 pm
Time
Submission 1.124.27.222
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Rob
Last Name: TURNER
Postal address: 586-588 YATALA VALE ROAD
Suburb: Yatala VALE

Post Code: 5126
Country: Australia
State: SA
Email: rt@vdsau.com
Contact number: 0407720089

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I do not support the development
The specific reasons I believe that planning consent should be granted/refused are: Yatala Vale is a low density suburb, in a protected hills face zone area. Allowing such a significant, high density development on Yatala Vale Road is completely against the character of the area. It will be a can of worms once opened, which will result in everybody along the street trying to do the same, which will ruin the suburb. The owners of this property have failed to sell their property for an exorbitant price, and have obviously decided to explore other avenues to make a windfall, regardless of the consequences.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 7 May 2026 5:12 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1609716
Id
Submission 07 May 2026 5:12 pm
Time
Submission 180.150.112.154
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Robert and Leonie
Last Name: Zadow
Postal address: 2-4 Norman Rd
Suburb: Yatala Vale
Post Code: 5126

Country: Australia
State: SA
Email: leonie@redirt.com.au
Contact number: 0409691651

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I do not support the development
The specific reasons I believe that planning consent should be granted/refused are: 1. This conflicts with the rural living zone -its intention and spirit - loss of native corridor, native flora, tree canopy. 2. Concerns re infrastructure with increased traffic, noise, storm water. 3. It is near the Torrens catchment which the council has taken great pains to ensure isn't affected by works in the area. 4. Concerns should there be another bushfire such as Sampson flat which came across the hills face and necessitated rapid evacuation along the streets connected to and including Yatala Vale road itself. Our experience in that fire was that Yatala Vale road became significantly congested and egress was compromised. 30 more residences evacuating from a small exit point on YV road would be very problematic. 5. Overall concern about losing a significant peri urban semirural buffer zone -one that is unique in Adelaide

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 5 May 2026 1:23 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1608803
Id
Submission 05 May 2026 1:23 pm
Time
Submission 1.158.230.97
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Rochelle
Last Name: Bain
Postal address: 519, Yatala Vale Road
Suburb: Fairview Park
Post Code: 5126

Country: Australia
State: SA
Email: rochellebain354@gmail.com
Contact number: 0408468404

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I do not support the development
The specific reasons I believe that planning consent should be granted/refused are: Wildlife disruption loss of koalas, kookaburras etc Too much traffic adding 30 homes to a small road silly idea!! This area is known as rural with 1 home per land this will not be case if development goes through People buy here for the rural feel

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 30 April 2026 12:36 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1607500
Id
Submission 30 Apr 2026 12:36 pm
Time
Submission 104.28.125.43
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Ron
Last Name: Edwards
Postal address: 5 La Perouse Cres
Suburb: Fairview Park
Post Code: 5126

Country: Australia
State: SA
Email: ron@001.com.au
Contact number: 0420605635

Submission Details

PresentInPerson:

I do not wish to be heard in support of my representation

NominatedSpeaker:

My position is:

I do not support the development

The specific reasons I believe that planning consent should be granted/refused are:

Based on the plans, there seems to be insufficient visitor parking?

Supporting Documents

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Sunday, 3 May 2026 4:06 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1608251
Id
Submission 03 May 2026 4:05 pm
Time
Submission 1.158.161.206
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Rose
Last Name: Morton
Postal address: 10 Marsha Drive
Suburb: Banksia Park
Post Code: 5091

Country: Australia
State: SA
Email: rose@aabsdemo.com.au
Contact number: 0407396392

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation

NominatedSpeaker:

My position is: I do not support the development

The specific reasons I believe that planning consent should be granted/refused are: I strongly oppose the Outline Consent Submission for 488–500 Yatala Vale Road, Yatala Vale SA 5126. This land is currently zoned rural, and the proposal to develop 30 independent dwellings on a single allotment is entirely inconsistent with that zoning. It represents a significant departure from the intended character and purpose of the area. This site forms part of an important green corridor. The environmental impact of this development would be substantial, resulting in the loss of open space, biodiversity, and the rural amenity that residents value. This proposal would fundamentally alter the natural character of the area. The concept of a “Country Club–style” over-55s development is also questionable given its proximity to an active open-cut quarry. The quarry generates ongoing noise, dust, and heavy vehicle movement, raising serious concerns about the suitability of this location for such a development. In addition, local infrastructure is already under pressure due to ongoing suburban infill in surrounding areas. There is no clear evidence that existing roads, services, and community infrastructure can support a development of this scale. The site is also located within a high bushfire risk area. It is unclear how safe and efficient evacuation would be managed, particularly for a development of 30 dwellings, including 5 designated for NDIS residents. Emergency access and egress must be clearly addressed before any consideration of approval. Further, the site sits within a 1-in-100-year floodplain. Developing residential dwellings in this location raises serious concerns about flood risk to future occupants, as well as potential downstream and surrounding property impacts due to altered water flow and stormwater management. This adds another significant layer of risk that has not been adequately addressed. For these reasons, this proposal is inappropriate for the location and should not be supported.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Friday, 8 May 2026 4:12 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1610002
Id
Submission 08 May 2026 4:11 pm
Time
Submission 14.200.140.155
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Sharon
Last Name: Kinnear
Postal address: 506 Yatala Vale Rd
Suburb: Yatala Vle
Post Code: 5126

Country: Australia
State: SA
Email: sharon@sharonkinnear.com
Contact number: 0402349760

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation

NominatedSpeaker:

My position is: I do not support the development

The specific reasons I believe that planning consent should be granted/refused are: I am a resident of Yatala Vale and strongly object to this proposal. The development is inconsistent with the Rural Living character of the area and represents clear overdevelopment on a 7-acre site. The area is valued for its low density, rural amenity, open space, and natural environment. Introducing 30 dwellings would fundamentally change this character and is not in keeping with the intent of the zoning. Yatala Vale also functions as a rural buffer supporting wildlife movement and providing tranquillity for residents. A development of this scale would increase noise, traffic, lighting and general disturbance, reducing these existing rural qualities. A more appropriate outcome would be significantly larger allotments (for example around 2 acres), which would better maintain rural character while reducing impacts including traffic, noise, stormwater runoff and bushfire risk. There are also concerns about the removal of five significant trees, which appear to have been healthy for many years and are now only proposed for removal in conjunction with development. This raises concerns about consistency in vegetation management decisions across the area. The proposal would increase traffic on roads and raises additional concerns regarding bushfire safety, emergency access, and evacuation in a bushfire prone area. Stormwater impacts are also a concern, with increased hard surfaces likely to increase runoff and place pressure on existing drainage systems, potentially affecting neighbouring properties. Overall, the proposal would set an undesirable precedent for further high density development and erode the rural character that planning policies aim to protect. For these reasons, I respectfully request that the application be refused.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

Scholes, Benjamin (DHUD)

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 30 April 2026 6:13 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1607675
Id
Submission 30 Apr 2026 6:12 pm
Time
Submission 216.246.31.71
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Taylor
Last Name: Evans
Postal address: 6 Hodges street
Suburb: Redwood park
Post Code: 5097

Country: Australia
State: SA
Email: tevans9621@gmail.com
Contact number: 0404756136

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I do not support the development
I do not believe Yatala Vale Road has the necessary
The specific reasons I believe that infrastructure to manage the additional vehicles with this
planning consent should be development proposal. Single lane with already substantial
granted/refused are: congestion at the round around, Hancock Road and Yatala Vale
road

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Friday, 1 May 2026 2:05 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1607978
Id
Submission 01 May 2026 2:05 pm
Time
Submission 49.178.95.1
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Teresa
Last Name: Williams
Postal address: 10 Endurance St
Suburb: Vista
Post Code: 5091

Country: Australia
State: SA
Email: teresahayne@gmail.com
Contact number: 0421497440

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I do not support the development
I feel it will cause congestion on Yatala Vale and Hancock Roads. Affect the rural feel and character of the area for the existing residences and neighbourhood around it. Also opening up other home owners and neighbours with land to also consider sub division or the same sort of development, once this is agreed too! I feel 30 house in this area, with an allowance of 4 cars per driveway. Also added to this, proposed family days and everyday visitors to the residents. With one entrance out on to Yatala Vale Road this will make life difficult for current residents and the surrounding neighbourhood to navigate. So many extra people and cars on a daily basis will have a big impact in this area and on those roads. Block sizes in Tea Tree Gully, are getting ridiculously small. People and cars are crammed in and the infrastructure doesn't cope with this high density living we seem to now have. I love Tea Tree Gully and moved here for the space and rural feel, this now seems to be evaporating!

The specific reasons I believe that planning consent should be granted/refused are:

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Friday, 1 May 2026 2:23 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1607984
Id
Submission 01 May 2026 2:22 pm
Time
Submission 122.108.210.68
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Terri
Last Name: Warren
Postal address: 1 Palmer Street
Suburb: Fairview Park
Post Code: 5126

Country: Australia
State: SA
Email: territerri1233@gmail.com
Contact number:

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I do not support the development
The specific reasons I believe that planning consent should be granted/refused are: Removing five significant trees and building a 30-home residential park is a short-sighted decision that overlooks both environmental and community impacts. Even if the trees are claimed to be diseased, they still provide important benefits—supporting local wildlife, improving air quality, reducing urban heat, and contributing to the character of the area. Large-scale redevelopment would increase traffic, noise, and pressure on local infrastructure, potentially diminishing residents' quality of life. There's also a risk that the environmental assessment may be overstated to justify development, rather than prioritising rehabilitation or selective management of the trees. A more balanced approach would explore preserving as much green space as possible while addressing safety concerns, rather than defaulting to dense development that permanently alters the landscape.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Saturday, 25 April 2026 12:19 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1605892
Id
Submission 25 Apr 2026 12:19 pm
Time
Submission 175.35.46.221
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Terry
Last Name: Allen
Postal address: 4 LaPerouse cres
Suburb: Fairview Park
Post Code: 5126

Country: Australia
State: SA
Email: tc.allen@yahoo.com.au
Contact number: 0415172280

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I do not support the development
To my knowledge this is classed as Rural living and this Development is Precedents to what's to come if allowed to go through . The current action will be not just a one thing but rather a guide for future Developments. I am strongly against this action to change from Rural living we have challenged in this area successfully for many years for hills face free of developments under previous governments and request this government to continues to protect this environment as they should.

The specific reasons I believe that planning consent should be granted/refused are:

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 28 April 2026 5:20 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1606880
Id
Submission 28 Apr 2026 5:19 pm
Time
Submission 3.107.22.91
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Todd
Last Name: Mack
Postal address: 20 Hoylake Crescent
Suburb: Fairview Park
Post Code: 5126

Country: Australia
State: SA
Email: tmack72@gmail.com
Contact number: 0430 315 850

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I do not support the development
The specific reasons I believe that planning consent should be granted/refused are: Yatala Vale has always been a wonderful low density rural area, still within the Adelaide suburbs, Something vary rare and should be protected not mutilated. It is only being done because they cannot sell the house as it is. It shouldn't have been allowed to be built to start with, a hotel not a house.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 7 May 2026 8:48 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1609764
Id
Submission 07 May 2026 8:47 pm
Time
Submission 61.68.156.156
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Tracy
Last Name: Jarvis
Postal address: 3 Vincenzo Street
Suburb: Fairview Park
Post Code: 5126

Country: Australia
State: SA
Email: tjarvis1965@gmail.com
Contact number:

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation
NominatedSpeaker:
My position is: I do not support the development
The specific reasons I believe that planning consent should be granted/refused are: I believe this development doesn't comply with the planning and design code of a rural living zone. I know of other residents who have been denied development on their properties in the same area due to the code so there needs to be consistency. I walk past this property almost every day because of the rural feel of the area and enjoy looking at the trees and native wildlife. With the increased traffic that will come with 30 more dwellings in a small area I fear for the safety of these animals (I've already seen ringtail possums that have been hit by cars), as well as the added pollution making it a less healthy environment for the daily exercise of residents. Stormwater and sewerage is already a problem in this area so 30 dwellings will add considerable strain to the system. Residents choose to live in this area for its country feel and once it's gone due to development we can never get it back.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

Scholes, Benjamin (DHUD)

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 30 April 2026 9:55 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1607700
Id
Submission 30 Apr 2026 9:54 pm
Time
Submission 1.125.17.250
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Waltraud
Last Name: Wilson
Postal address: 129 Seaview Road
Suburb: Yatala Vale
Post Code: 5126

Country: Australia
State: SA
Email: wilsonwaltraud@icloud.com
Contact number: 0435085206

Submission Details

PresentInPerson:	I do not wish to be heard in support of my representation
NominatedSpeaker:	
My position is:	I do not support the development
The specific reasons I believe that planning consent should be granted/refused are:	This property is Hills Face and should never be sub divided. And all the traffic it would cause such a small road.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

Scholes, Benjamin (DHUD)

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 21 April 2026 9:03 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1604669
Id
Submission 21 Apr 2026 9:03 pm
Time
Submission 110.175.228.43
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Xavier
Last Name: Otoole
Postal address: 6 oxford crescent
Suburb: Modbury
Post Code: 5092

Country: Australia
State: SA
Email: Xavier.otoole2@gmail.com
Contact number:

Submission Details

PresentInPerson: I do not wish to be heard in support of my representation

NominatedSpeaker:

My position is: I do not support the development

The specific reasons I believe that planning consent should be granted/refused are: Yatala Vale Road and the surrounding hills area within the City of Tea Tree Gully represent a unique and highly valued rural landscape within a suburban setting. The existing zoning plays an important role in preserving this character, ensuring low-density development, protecting environmental values, and maintaining infrastructure within its intended capacity. The proposed development of a 30-dwelling residential village is inconsistent with the intent of the rural zoning. While not formally a subdivision, the scale and density of the proposal effectively introduce an intensified residential outcome that undermines the purpose of the zone. This raises significant concern that the proposal represents a workaround to established subdivision controls. Approval would set a precedent that could encourage similar developments along Yatala Vale Road, gradually eroding the rural character the zoning is designed to protect. The proposal also presents clear infrastructure and amenity concerns. The surrounding road network already experiences high traffic volumes, and additional vehicle movements from a development of this scale would further impact safety and congestion. The suitability of local infrastructure, including stormwater management, wastewater systems, and emergency access, must also be carefully considered, particularly in a hills environment. There are already issues with the local infrastructure. In addition, the development has the potential to negatively impact the visual landscape, vegetation, and environmental values of the area. Increased built form and hard surfaces may contribute to runoff, erosion, and loss of habitat. Consideration should also be given to bushfire risk, as increased population density in this setting may introduce additional safety challenges. For these reasons, the proposal is not appropriate for this location and conflicts with the intent of the current planning framework. I respectfully request that the application be refused.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

Scholes, Benjamin (DHUD)

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 22 April 2026 2:21 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1604935
Id
Submission 22 Apr 2026 2:20 pm
Time
Submission 103.29.173.160
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: Sam
Last Name: Burton
Postal address: 523 grenfell road
Suburb: Banksia park
Post Code: 5091

Country: Australia
State: SA
Email: spurs1001@live.com.au
Contact number: 0411462349

Submission Details

PresentInPerson: I wish to be heard in support of my representation
NominatedSpeaker: Sam Burton.
My position is: I do not support the development
The specific reasons I believe that planning consent should be granted/refused are: In 2004 I requested information on this property to purchase. I made two enquires. Can I remove the heritage building the other was can I subdivide. The subdivision was a 50 year clause and the house could only be renovated. Hence we didn't purchase the home. The house was just knocked over with no care in the world and now they want to put 30 houses on it. This will change the entire environment causing neighbours to do exactly the same thing. This will also have an impact on wildlife that live in the area. This will then impact banksia park hills face which will also request a subdivision. This is just the opportunity they are waiting for.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded

DHUD:SPC Applications

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 7 May 2026 5:27 PM
To: DHUD:SPC Applications
Subject: Feedback submitted for Outline consent

Form Information

Site Name PlanSA
Site Id 578867
Page Outline consent submissions
Standard
Name
Page 1579334
Standard Id
Url https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/outline-consent-submissions
Submission 1609718
Id
Submission 07 May 2026 5:26 pm
Time
Submission 60.225.141.231
IP Address

Consent Details

Applicant:	Gary and Lorelie Williams
Development Number:	SA-604
Nature of Development:	Retention of an existing dwelling, removal of five (5) diseased significant trees, and outline consent for 30 dwellings to be used for the purpose of a Residential Park
Subject Land:	488-500 Yatala Vale Road, Yatala Vale SA 5126
Contact Officer:	State Planning Commission
Phone Number:	1800 752 664
Email:	spcapplications@sa.gov.au
Close Date:	08 May 2026

Contact Details

First Name: tiana
Last Name: whitbread
Postal address: 29 stonehenge boulevard
Suburb: para vista
Post Code: 5093

Country: Australia
State: SA
Email: Tianashae@hotmai.com
Contact number: 0450229166

Submission Details

PresentInPerson:	I wish to be heard in support of my representation
NominatedSpeaker:	Tiana Whitbread
My position is:	I do not support the development
The specific reasons I believe that planning consent should be granted/refused are:	it's disgusting how much bird habitat you will be destroying with this development- not to mention the fact it goes against regulations from what i've read so far. I'm 22 years old and you're destroying our future.

Supporting Documents

FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded
FilesUp: No file uploaded