

**From:** [Caroline Gameau](#)  
**To:** [DPTI:Planning Reform](#)  
**Subject:** Proposed Rezoning Code for Beulah park (Burnside Council)  
**Date:** Monday, 24 February 2020 1:30:07 PM

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## **Re: Draft Planning Code for Beulah Park**

(Closing date for Consultation 28/2/2020)

Dear Sir/Madam,

I am lodging my strong objection to the rezoning of Greater Beulah Park from a 'Residential Area' to a 'General Neighbourhood' zone.

### **My objections are as follows:**

#### **1. Character :**

95% of Beulah Park consists of single storey residential dwellings of a similar character along narrow streets. Less than 5% are commercial/other properties and these are primarily located on Magill Road and Portrush Roads, and with very limited parking. Any non residential buildings within the main residential areas would be highly incompatible with the general residential nature of Beulah Park. They would most certainly be out of character with the majority of most dwellings and how they are used. This would be in conflict with the SA Planning & Design Codes and Objectives of the State Plan for SA.

#### **2. Traffic & Parking:**

All streets in Beulah Park are narrow and struggling to cope with peak hour drive - through traffic, trying to avoid a congested Magill Road, and general traffic driving through to commercial outlets on Magill Road. It has already become hazardous for residents trying to exit or enter their driveways, for pedestrians seeking to cross roads safely and for drivers to navigate small congested streets. As most, if not all, commercial /other properties on Magill Road have none, or minimal parking space, employees and customers are parking for extended periods in the narrow side streets of Beulah Park. Cars parked on both sides of these narrow streets make it hazardous for local residents moving in and out of their streets, and parking spots for community service and aged care providers prevented. Older members of the community are feeling safe to walk their streets.

#### **3. Access**

Access down these streets by waste bin collection trucks is already hazardous with cars parked on both sides. Larger commercial vehicles make it impossible for these vehicles to drive along the streets unimpeded.

Access by emergency vehicles are presented with the same hazards.

The proposed rezoning of Beulah Park to a General Neighbourhood Zone will bring chaos in the form of increased traffic, noise and population density that Beulah Park simply does not have the capacity to absorb. Sustainability, family friendly and environmentally friendly will have no meaning if this area is rezoned, and the decision makers no credibility. There is already a growing sense of being a captive in ones own neighbourhood with the increased traffic, unresolvable parking issues and unfamiliar transient street users.

#### **3. Noise:**

Across Beulah Park, traffic noise from Magill Road has continued to intensify over recent years particularly during peak hours. One can no longer assume they are living in a quiet suburb. Non residential uses within Beulah Park will only accelerate the increase of noise, and contribute to the diminishing of the safety and quality of life for most residents. Non residential uses of land in Beulah Park that result in increased vehicles/people/pedestrians either transitional or ongoing, will contribute to the increasing noise levels and an increase in the carbon footprint if this suburb.

#### **4. Modified Building Setbacks:**

Changes in zoning will invariably result in larger buildings dominating streetscapes and impacting negatively on the mainly homogenous single storey residential dwellings that are characteristic of Beulah Park. Buildings that occupy a wider, taller and broader section of land will be inconsistent and incongruent with the residential character of existing dwellings ie bungalows, villas, renovated villas. Retaining existing setbacks from the kerb is essential in maintaining the consistent and homogenous streetscape and the safety of all residents and members of the public be they pedestrian or in vehicles. The narrow streets of Beulah Park do not lend themselves to larger buildings with minimum setbacks from the street and may place pedestrians at risk. Larger buildings will invariably have an increased carbon footprint.

The issues of overshadowing on single storey dwellings (the majority), reduced privacy, reduced light and sunlight, loss of trees and vegetation, negative changes in the character of Beulah Park streets and the density associated with larger buildings, their occupants and vehicles will diminish the quality of lives of residents, restrict their choices in how families use and enjoy their properties and lead to a loss of equity in homes in which local families have often invested their life savings.

#### **5. Intensive Commercial/Retail/Other development:**

Beulah Park does not have the capacity or the infrastructure (water/sewerage etc) to absorb or add commercial/other developments within its boundaries.

Magill Road is already a congested road, with off street parking minimal, resulting in unviable businesses and an unsafe experience for both vehicles, customers and pedestrians on Magill Road and down the side streets of Beulah Park. It would seem inevitable that larger commercial properties will overtake smaller retail properties through their purchasing power changing the streetscapes as well as putting small businesses out of business.

#### **6. Trees & Foliage:**

The 30 Year State Plan calls for an increase in tree canopy cover, however, the draft Code works directly against this by facilitating larger developments, and the easier removal of trees on both private and public land. This will result in a significant reduction in canopy cover, habitat loss and climate resilience, due increased development, a reduction in minimum site areas, site coverage, setbacks. This does not make sense.

I invite the decision makers to come to the Beulah Park area to see for themselves first hand, what the limitations of this area are for non residential uses of land, and the negative impact rezoning would mean. I recommend the use of Google Maps to digitally walk the streets of Beulah Park and see how incompatible the rezoning proposal is, with the actual features, street restrictions, general character and capacities of Beulah Park.

I urge the decision makers to look at the context and realities of this suburbs limitations,

and approve the continuation of Beulah Park as a Residential Zone.

C. Gameau