

From: [Daniel Webb](#)
To: [DPTI:Planning Reform Submissions](#)
Subject: Daniel Webb (Burnside) - Draft Planning and Design Code submission
Date: Thursday, 27 February 2020 10:02:38 PM
Attachments: [Planning reform feedback.docx](#)

To whom it may concern,

The Plan has no doubt come under heavy criticism from elements in the community who think two and three story buildings are menacing “high-rise”.

I would like to raise a different kind of concern relating to overdevelopment in the Burnside City Council area. Burnside City Council’s tree cover has declined substantially over the past decade, in a trend that is common across much of the metropolitan area. This has been led by a decline in numbers of trees on private land in the council area. Contrary to what many of the residents of Burnside may believe, the decline in tree cover in Burnside has not been caused by excessive subdivision and construction of high-density dwellings. Those styles of development are uncommon in Burnside. Instead, the cause of declining tree cover in Burnside is the construction of very large single dwellings which have excessive footprints that take up the entire block. Throughout Burnside older houses are being razed, along with their gardens, to be replaced with enormous houses which concrete over everything. There is no space for trees among these houses.

The consequences of losing greenery in our neighbourhoods are severe. Treeless neighbourhoods amplify the urban heat island effect and provide no homes or food for wildlife. Treeless neighbourhoods are also simply ugly and unpleasant.

The Plan should do something to make it more difficult for people to unnecessarily remove trees to make way for single dwellings. Removing trees is acceptable where multiple dwellings are being built across a site – in such cases it is often necessary. However where trees are removed simply because people are greedy and want an obscenely large single house, the public amenity of the neighbourhood should be prioritised above those people’s desires.

In many areas of the City of Burnside it would appear that it is currently quite difficult to get approval for two-storey houses. This perversely compounds the destruction of Burnside’s greenery by incentivising people to build large-floorplate single story houses which leave little space for greenery. A positive way of incentivising people to retain trees would be to adopt zoning which encourages people to build two-storey houses rather than large-floorplate single-storey residences. If people build their desired extra living space upstairs, there would be less need for them to destroy garden space in order to have a big house.

Yours sincerely,

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