

TO WHOM IT MAY CONCERN

SUBMISSION ON PLANNING & DESIGN CODE - PHASE 3

Re: General Neighbourhood Zone – northern streets of Magill, Kensington Gardens, Kensington Park & Beulah Park

The draft Code draws arbitrary lines through suburbs classifying one side of a street as General Neighbourhood Zone & the other Suburban Neighbourhood Zone. Two examples are:

1. The line in the new Code drawn east-west along Beulah Road in Beulah Park & Kensington Park, Cuthero Terrace in Kensington Gardens & Magill, and extending further east to Penfold Road, Magill.
2. One single block in Magill east of Magill Primary bounded by Magill Road, East Street, Adelaide Street & Park Street.

This raises two issues:

- a. The policy proposed under General Neighbourhood Zone is entirely at odds with current zone policy and allows for a far greater intensity of development going forward. The current planning rules have allowed a diversity in accommodation styles while preserving character and a high level of amenity through reasonable setbacks between neighbours, density of development supported by streets & room for a level of tree canopy desired by residents.
General Neighbourhood zoning of these areas, in its current form, is inappropriate and will drive a significant reduction in amenity and tree canopy in these areas of Magill, Kensington Gardens, Kensington Park & Beulah Park, identified in the Code for such treatment.
- b. The proposed drawing of the boundaries will have the impact of creating a two-tiered hierarchy within a suburb within the area between major arterial roads. In one case, allowed building densities and heights will be different from one side of a suburban street to the other (i.e. Cuthero Terrace & Beulah Road) and in the other, the residences immediately east of Magill Primary are singled out for higher density development, at odds with all other properties adjacent to them.
Only four Residential zones exist in the Draft Code, resulting in the incremental change between zones being significant. **Transition in our suburbs between zones should only occur across arterial roads and not within suburbs where the changed rules will result in a highly visible consequence of an arbitrary Government decision.**

I propose that the final Planning & Design Code include changes to classify all of Magill, Kensington Gardens, Kensington Park & Beulah Park between Magill Road and The Parade as Suburban Neighbourhood Zone.

Yours faithfully,

Grant Piggott
Elected Member
City of Burnside

