

February 8, 2020

TO: State Planning Commission

FROM: Rick and Debra Sarre, Beulah Park

By email: DPTI.PlanningReformSubmissions@sa.gov.au

To Whom it May Concern

SUBMISSION ON PLANNING & DESIGN CODE - PHASE 3 (City of Burnside)

In response to the draft Planning and Design Code – Phase 3, which is currently out for public consultation, I wish to register our strong objections to the issues as summarised below.

1. General Neighbourhood Zone is incompatible with the amenity of the area

The draft Code places some areas (RPA2 & RPA5) of Kensington Park Ward, in the General Neighbourhood Zone. The policy in this new zone is entirely at odds with current zone policy and allows for a far greater intensity of development than the existing policy.

Beulah Park has especial character as a heritage area. In our street there are 30 houses, all residential villas or bungalows. Our house was built in 1910. The street is lined with beautiful jacaranda trees. It would make sense for you to move all residential areas such as ours to the Suburban Neighbourhood Zone.

2. Historic Area Overlay needs to be celebrated

Once the Suburban Neighbourhood Zone has been guaranteed, all existing protections should be maintained. All of Beulah Park should be safely sequestered in the character area overlay.

3. Tree Canopy and Climate Resilience must be preserved

The 30-Year 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 the increased infill development opportunities, reduction in minimum site areas, site coverage, setbacks and increased number of street crossovers.

Unless the draft Code is amended to reflect these concerns, there will be an unacceptable loss of local character and amenity in Beulah Park.

I trust that the concerns detailed above will be given your full consideration.

Yours sincerely



Rick and Debra Sarre

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