

**From:** [Craig](#)  
**To:** [DPTI:Planning Reform Submissions](#)  
**Subject:** SUBMISSION ON PLANNING & DESIGN CODE - PHASE 3 (City of Burnside)  
**Date:** Sunday, 16 February 2020 1:49:43 PM

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State Planning Commission

By email: [DPTI.PlanningReformSubmissions@sa.gov.au](mailto:DPTI.PlanningReformSubmissions@sa.gov.au)

To Whom it May Concern

I am a resident at [REDACTED]; LINDEN PARK 5065

### **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 my strong objections to a number of issues as summarised below.

#### 1. All Existing Residential Areas

- a. Density and Allotment Sizes: The draft Code contains a number of errors and omissions. It is important that current minimum allotment sizes, heights and frontage widths match existing.

My key concerns with the increase in permitted housing density and reduction in allotment sizes are :

- The stormwater infrastructure in the Linden Park area is currently not able to manage the storm and rain events. Increased densification of housing will further increase the risk of flooding in the area and if amended infrastructure is not addressed could be the subject of claims for losses incurred to residences/ and impacts on issues such as the ability to obtain insurance protection etc.
  - Current traffic flows in Linden Crescent are providing congestion and public safety risks, as Linden Crescent has become a key feeder road onto Greenhill Road. Increased densification of housing will further increase the traffic congestion in Linden Crescent.
  - Currently there are parking restrictions on many of the Linden Park roads and the increase in Housing density and associated carparking requirements will have significant impacts on street parking requirements. Planning conditions with respect to increased on site parking requirements will need to be implemented to address this matter.
  - The current primary school is oversubscribed by 20% and increased housing and families will further impact the ability of residences' families to utilize a preferred local education facility.
  - General increased traffic due to deliveries, rubbish removals etc. will further impact on the traffic congestion and loss of amenity in the area.
- b. Non-Residential land use: Currently in the City of Burnside's residential areas, shops, offices and educational establishments are non-complying. In the new Code existing residential areas will allow these non-residential uses which will adversely impact traffic, parking, noise, neighbour's amenity and the character of our suburbs. This is unacceptable. All uses which are currently non-complying in our residential areas (eg. office and shop) should be "restricted development". Alternatively, a new zone should be created purely for residential land use.
- c. Siting and Setbacks: Under the Code, building setbacks from side and rear boundaries will noticeably decrease, particularly at upper levels. This is unacceptable and will severely impact amenity and privacy. Existing siting, setback and floor area criteria should be maintained throughout all our residential areas.

#### 2. Commercial Centres

The Code places large scale centres in the same zone as small local shops, allowing large scale development and more intensive land uses throughout all these areas. This is inappropriate. A hierarchy of centres should be maintained. Additional zone(s) are needed to cater for the lower

intensity local centres, particularly in older established areas.

### 3. Public Notification

The Code should reflect the City of Burnside's current Development Plan policy with respect to the notification of neighbours and the public. The Code should include notification for all development that increases development intensity, including additional dwellings on the site, two storey development, earthworks where new dwelling is located 600mm above ground level, and change of use from residential to non-residential.

### 4. Tree Canopy and Climate Resilience

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 above issues are addressed and the draft Code is amended to reflect these concerns, there will be an unacceptable loss of local character and amenity in my neighbourhood.

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

Yours sincerely

Craig Nicholls

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