

To Whom it May Concern

Re: 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 issues as summarized below.

General Neighbourhood Zone

The draft Code places RPA21 of my Beaumont Ward in the General Neighbourhood Zone which allows for a greater intensity of development than the existing development current zone policy. I request that you move all residential areas to the Suburban Neighbourhood Zone to match existing conditions.

Siting and Setbacks

Under the draft Code building setbacks from side and rear boundaries will noticeably decrease, particularly at upper levels. This will severely impact amenity and privacy which is already impacted in many areas. Existing siting, setback and floor area criteria should be maintained throughout all our residential areas.

The draft Code also reduces the current minimum allotment size to the detriment of the character of housing in this older established area.

Public Notification

The draft Code should reflect the City of Burnside's current Development Plan policy with respect to the notification of neighbours and the public. Notification should also be given regarding the change of use from residential to non-residential.

Traffic

The streets in this area are in most instances narrow and vehicles already, at certain times of the day, are restricted if vehicles are parked in the street. The new Code would severely impact on traffic, parking and noise.

Tree Canopy and Climate Resilience

The Council has endeavoured to increase tree canopy cover but the draft Code would allow for the removal of trees on both private and public land which will result in a significant reduction in canopy cover, habitat loss and climate resilience.

I trust that my concerns will be given your full consideration.

Yours faithfully

Diana Jenkins



Linden Park SA 5065