

From: [anne.turner](#)
To: [DPTI:Planning Reform Submissions](#)
Subject: Submission on Planning & Design Code-Phase 3 (City of Burnside)
Date: Thursday, 13 February 2020 3:53:06 PM

To Whom it May Concern:

I am a resident in Linden Park, South Australia.

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. The policy in regard to the new zoning for my Beaumont Ward places it in a General Neighbourhood Zone. The current zoning focuses on preserving the character of our community living & creating a standard of living that is amenable to a wide range of peoples and generations. The new zoning is completely at odds with this. It will bring about a greater range and intensity of development, creating a diminishing standard of living in our suburb and perhaps the onset of future urban ghettos. I respectfully request that you move all residential areas to the Suburban Neighbourhood Zone with TNV's to match existing conditions.

2.

Non Residential Land Use:

It is unacceptable that the new Code will allow existing residential areas to be used for non-residential uses such as shops, offices and consulting rooms. This would utterly change the character of our area, bringing more traffic and noise into the area that is already feeling the impact of a heavy traffic load both at peak times and with existing parking in our street.

A new zone should be created purely for residential land use.

Siting & Setbacks:

It concerns me greatly that the new Code allows for a decrease in building setbacks from side and rear boundaries and in particular at upper levels. This is unacceptable and will severely impact amenity and privacy and create ever more neighbourhood tensions.

Density & Allotment Sizes:

The draft Code contains a number of errors and omissions. It is most important that the current minimum allotment sizes, heights and frontage widths are not reduced further as many of our local residents feel that they are already at an unacceptable limit.

Historic Area Overlay:

The lack of identification of Contributory Items in the Code, by either a map or list of addresses, will create uncertainty and confusion for owners, prospective buyers, neighbours and developers. Existing protections and identification of Contributory Items should be maintained.

Commercial Centres:

The Code places large scale centres in the same zone as small local shops. Do we really need large retail developments in our older suburbs and smaller local centres? Surely the present zoning in these areas is sufficient.

Public Notification:

It is vitally important that the new Code 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.

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 is

surprising given that any further reduction in canopy cover will bring about habitat loss and a reduction in climate resilience and will be a huge detraction from the existing streetscape which is valued greatly by our local residents and the greater community.

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. These are vital concerns for our local residents who presently have a strong civic understanding of community and neighbourliness. What the new Code is proposing will be of great detriment to the Linden Park area, change completely the living standard and has the potential to cause great social upheaval.

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

Yours sincerely
(Mrs) Anne Turner