

February 23, 2020

TO: State Planning Commission

FROM: Ms B & Mr P Kent, [REDACTED], Beulah Park

By email: [DPTI.PlanningReformSubmissions@sa.gov.au](mailto: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, we wish to register our strong objections to the issues as summarised below. We only recently moved into Melrose Avenue, Beulah Park and we did so, moving away from Campbelltown Council area, to guarantee ourselves a street where the street heritage and large blocks would be retained. It is incredibly disappointing and frustrating to see the State Government attempting to change the planning and design code for a street which should have its heritage protected.

#### 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 special character as a heritage area. In our street there are 30 houses, all residential villas or bungalows. Our house was built in 1928. It has ornate ceilings with Australiana themes, including gum nuts and gum leaves. The street is lined with beautiful jacaranda trees. It would make sense, based on the special features of our street and houses for you to move our street and the surrounding residential area to the Suburban Neighbourhood Zone.

Melrose Avenue is a very narrow street and only allows parking on one side. Increasing density in the street would significantly impact the flow of traffic in the street. As a resident who has only recently moved into the area, we are significantly concerned about the negative impact of the zoning change to the long term value of our property.

#### 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. But in particular, Melrose Avenue is a gorgeous street of significant heritage.

#### 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.

Please reconsider based on the above information the new planning rules.

Regards

Ms B & Mr P Kent, [REDACTED], Beulah Park