

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, I wish to register my strong objection to Linden Park being rezoned to allow 200 square meter subdivisions. This is a 50% reduction in area as per the current zoning requirements. I fear that our beautiful, leafy suburb will lose its character and become overpopulated and reduce in value.

We have lived in Linden park since 2015 and have already seen many beautiful character homes being knocked over and several built in their place. We are STRONGLY opposed to even smaller block sizes of 200 square meters being introduced. There is already a parking issue on our street (Hughes street) and our local school is already overflowing. We applied for a second driveway on our 1000 square meter block and had our application denied as it would restrict street parking. Introducing 200 square meter blocks would have a much greater impact on street parking, and it seems like a total contradiction.

We want to maintain the character of our suburb, not pack in ugly new developments. I am furious that our suburb has seemingly been plucked out of a hat to have these smaller allotments allowed, while surrounding suburbs are zoned differently.

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.

The potential rate and intensity of new development which will be facilitated through the proposed Code policies, could place existing local infrastructure, especially roads and stormwater systems, under stress, particularly in our older established areas.

*The 30-Year Plan for Greater Adelaide* calls for an increase in tree canopy cover, however, the draft Code works directly against this by enabling larger developments and the increased 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,

Alan Rowland

, Linden Park