

**From:** [Phill Ditty](#)  
**To:** [DPTI:Planning Reform Submissions](#)  
**Subject:** Draft Planning and Design Code  
**Date:** Friday, 28 February 2020 11:20:58 AM

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I am writing to express my disappointment at the proposed new planning code. I have lived in the Burnside Council area for over 20 years and have raised a family during that time. One of the main reasons for living in the area and staying so long is the amenity of the area. It was leafy green. Not so any more and the proposals will further erode this. My overriding question to you is WHY? Already single dwelling allotments are being subdivided to provide 3 family sized dwellings. This out of scale development produces a canyon effect on the street scape. Where once 2 cars could be parked on site we have 6 cars, three in the driveways and three on the street. All the trees and shrubs are cleared so there is no green landscape, only paving. The dwellings have much reduced set backs and appear to tower over the street. How is this contributing to a more desirable neighborhood to live in? It is not. The other factor that I suggest is as important, or even more important right now is the effect all this infill development is contributing to climate change. Where in the proposal is this taken into account? Are new developments required to be energy efficient, with shaded openings to reduce heat loading, store storm water on site and not end up being a further burden on our strained infrastructure ? I find it appalling that in the 21st century, facing what we know is coming , that NO account is taken of the consequences of these proposals. Our children and their children will inherit what we have failed to address. These proposals are a stain on all of us. The minimum allotment size must not be reduced any further. The proposed 300sqm allotment size for Linden Park should be abandoned and should remain 400sqm , Linden Park must be a Suburban Neighbourhood Zone.

It would appear that the draft proposals are designed to facilitate developers. they can put the same buildings anywhere they want. All criteria are the same no matter which council area they are in. What a gold mine for them. They will be able to make more money more quickly than ever before. What the residents are left with however, are suburbs that look exactly the same as anywhere else, buildings of poor architectural merit, poor streetscape and inevitably, neighbourhoods that are not good places to live. Is this now the goal of the government? An easy, trouble free ride for developers to make money and walk away leaving residents with streets full of buildings that add nothing to the enjoyment and amenity that once was. So sad. It should not be like this. The government should be looking to improve our quality of life by making the suburbs good places to live and raise families. Instead they take an easy option, an ill considered option, and in the process are letting everyone down.

The actions taken by the South Australian Government are poorly conceived, ill considered and do not reflect the wishes of the vast majority of residents. Stop this proposal now, and do your job of providing a better environment and improved amenity for all suburbs.

Rosemary Ditty  
Phillip Ditty

---- Message sent via Adam Internet WebMail - [REDACTED]