

State Planning Commission

By email: 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 my strong objections to a number of issues as summarised below.

1. General Neighbourhood Zone

The draft Code places our street and surrounding streets 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 existing. The current zone encourages the preservation of the character of our existing neighborhoods, rather than a blanket approval of change and infill proposals without respect to the surrounding environment.

We strongly request that our residential area (Beulah Park) be moved to a Suburban Neighbourhood Zone. Beulah Park is not an inner-city suburb. Most of the streets are single residences on large blocks. Many are older style (historical) bungalows and villas. The proposed changes would result in a radical change to the character of the Beulah Park neighbourhood and would significantly impact on the quality of life of residents.

2. Historic Area Overlay

We support existing protections be maintained. All of Beulah Park should be safely sequestered in the character area overlay.

3. 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 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 Beulah Park.

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

Yours sincerely



Angela & Ian Crettenden

 , Beulah Park