

From: [Clare Gillam](#)
To: [DPTI:Planning Reform Submissions](#)
Subject: Draft Planning and Design Code (Burnside resident submission)
Date: Thursday, 27 February 2020 5:58:09 PM

To: Draft Planning and Design Code

I have grave concerns about the DRAFT PLANNING AND DESIGN CODE and am hoping your department can answer some questions.

My primary concerns are loss of tree canopy and loss of overall character. Like the hub on Stuart Road at Dulwich where I live on a primary collector road, and surrounding suburbs Toorak Gardens and Rose Park. Such lovely tree lined streets with character cottages, bungalows and federation houses. The stone houses with Tudor style frontages are so well known to our interstate fellows as typical Adelaide homes and to remove this character would be to remove an asset, it would remove an advantage we Adelaide residents have over our competing states and our heritage which we have protected for decades.

The 30 year plan for Greater Adelaide created by John Rou revised on 29 May 2017 is endorsed by our state and our local council. First prepared only a decade ago to accommodate our changing climate. Under the proposed new code existing tree canopy will not only be reduced to make way for more housing and infrastructure as trees will be unable to be planted on the verge as the roots will not have access to non compacted soil or water and oxygen. our climate change policies call for more tree canopy and to even consider risking what little we have is short sighted and not in line with recommendations by climate scientists. The root zone of existing trees need to be protected for shade for our hot summers.

Primary collector roads like my road, could be developed with up to 6 stories! The new General Neighbourhood Zone under proposed new code would make it possible for commercial developments to take over the lovely Dulwich village known fondly for the heritage shop frontage all with original tiling is an asset not to be made into places like Chatswood in Sydney where it has become high rise. I think the character of Dulwich should be preserved for future generations as well as keeping for our state tourism. We in South Australia need to continue to cherish and restore our architecture to other states. Imagine pulling down the dulwich hub and allowing On The Run or Dan Murphy's develop.

Please consider my concerns and assure me that my neighbours will not under any circumstances be able to demolish their house and built 6 stories.

You cannot take land back once it has gone.

Sincerely

Clare Gillam
[REDACTED] DULWICH. SA. 5065

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Kind regards
Clare
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