I heard that there is a Draft Planning Code which would see the Linden Park suburb (as well as others) transferred to the proposed General Neighbourhood Zone. I do NOT wish for this to proceed and think it is a bad idea for the suburb. I would rather it be included in the Suburban Neighbourhood Zone.

Please do not proceed with this change.
In response to the draft Planning and Design Code – Phase 3, which is currently out for public consultation, I wish to register my strong objections to a number of issues as summarised below.

1. **All Existing Residential Areas**
   a) **Non-Residential land use**: Currently in the City of Burnside’s residential areas, shops, offices and educational establishments are non-complying. In the new Code existing residential areas will allow these non-residential uses which will adversely impact traffic, parking, noise, neighbour’s amenity and the character of our suburbs. This is unacceptable. All uses which are currently non-complying in our residential areas (eg. office and shop) should be "restricted development". Alternatively, a new zone should be created purely for residential land use.
   b) **Siting and Setbacks**: 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.
   c) **Density and Allotment Sizes**: The draft Code contains a number of errors and omissions. It is important that current minimum allotment sizes, heights and frontage widths match existing.

2. **Commercial Centres**

   The Code places large scale centres in the same zone as small local shops, allowing large scale development and more intensive land uses throughout all these areas. This is inappropriate. A hierarchy of centres should be maintained. Additional zone(s) are needed to cater for the lower intensity local centres, particularly in older established areas.

3. **Public Notification**

   The Code should reflect the City of Burnside’s current Development Plan policy with respect to the notification of neighbours and the public. The Code should include notification for all development that increases development intensity, including additional dwellings on the site, two storey development, earthworks where new dwelling is located 600mm above ground level, and change of use from residential to non-residential.

4. **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 my neighbourhood.

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

Yours sincerely

Darren Donhardt
Linden Park, 5065

23 Feb'20
Q1 Which part of the Planning and Design Code would you like to make a submission about? (Please click the circle to select which part of the Code you wish to comment on. You can also see which council areas are included in the rural and urban code via the links below.)

My submission relates to Urban code. (click here for council areas)

Q2 Please provide your contact details below (Name, Postcode & Email are mandatory) Please be advised that your submission will be made publicly available on the SA Planning Portal.

Name
Darren Donhardt

Address

Your Council Area
Burnside

Suburbs/Town
Linden Park

State
South Australia

Postcode
5065

Country
Australia

Email Address

Q3 Which sector do you associate yourself with?
General Public

Q4 Would you like to make comment on
General comments
Q5 Enter your feedback for Rules of Interpretation
Respondent skipped this question

Q6 Enter your feedback for Referrals
Respondent skipped this question

Q7 Enter your feedback for Mapping
Respondent skipped this question

Q8 Enter your feedback for Table of Amendments
Respondent skipped this question

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Q9 Please enter your feedback for overlays click next at the bottom of the page for next topic
Respondent skipped this question

Page 7: Planning and Design Code for South Australia

Q10 Please enter your feedback for zones and subzones click next at the bottom of the page for next topic
Respondent skipped this question

Page 8: Planning and Design Code for South Australia

Q11 Please enter your feedback for general policy click next at the bottom of the page for next topic
Respondent skipped this question

Page 9: Planning and Design Code for South Australia

Q12 Please enter your feedback for Land use Definition click next at the bottom of the page for next topic
Respondent skipped this question

Page 10: Planning and Design Code for South Australia

Q13 Please enter your feedback for Admin Definitions click next at the bottom of the page for next topic
Respondent skipped this question

Page 11: Planning and Design Code for South Australia
Q14 Please enter your general feedback here

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Q15 Do you have any attachments to upload? (pdf only)  
Respondent skipped this question