

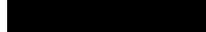
From: [Connie Choy](#)
To: [DPTI:Planning Reform Submissions](#)
Subject: SUBMISSION ON PLANNING & DESIGN CODE - PHASE 3 (City of Burnside)
Date: Friday, 28 February 2020 11:22:09 PM
Attachments: [State Planning Commission.docx](#)

State Planning Commission

To Whom it May Concern

I enclose herewith my submission on the proposed changes to The Beaumont Ward in which I reside and protest strongly against the proposed zoning as well as addressing other matters in the proposed code.

Connie Choy


Linden Park

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, I wish to register my opinion and objections.

General Neighborhood Zone

I strongly object the draft Code plan to rezone RPA21 of Beaumont Ward to General Neighborhood Zone as the huge increment in density of development will change the characteristics of this area. The current zone policy allows urban infilling but also maintain Burnside's existing culture and characteristics. I request the Planning Commission to keep all our residential areas to the Suburban Neighborhood Zone.

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 totally inappropriate. Non-residential uses will adversely impact traffic, parking, noise and character of our suburb. 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.

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 particularly the change of use from residential to non-residential.

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 and ultimately the loss of property value.

Traffic problems

If Linden Park is rezoned to General Neighborhood Zone, it will adversely impact traffic which is already a problem in my area, particularly in the morning. Local traffic is fighting with passing traffic avoiding Greenhill Road going into the city. The increased traffic in our streets is a hazard to school children and elderly people in this area.

Schools are overcrowded

Rose Park Primary, Linden Park Primary and Glenunga High have reached their capacity a few years ago. These schools do not have any more land to expand. Local resident kids have difficulty in getting admission to the school zoned in their area. In the meantime the Glenside Development already has plans for up to 1000 homes. Do we have to send our grandchildren to a school in another suburb?

And finally...the City of Burnside is known for its genteel quiet leafy suburbs and it is for this reason we chose to live in this area for over 40 years and build our house here in Linden Park. It will be a very sad day if rezoning to General Neighborhood Zone does go ahead as our suburb will not only lose its local character, but with time will turn into an "eastern suburb ghetto"!!!

I certainly hope the State Planning Commission will reconsider their current proposal and move all residential areas to the Suburban Neighborhood Zone in order to maintain our current existing conditions.

Sincerely

Connie Choy

██████████, Linden Park