

From: [Cheryl Huff](#)
To: [DPTI:Planning Reform Submissions](#)
Cc: "[Natania Huff](#)"; [REDACTED]
Subject: Submission and objection to Planning and Design Code 3
Date: Thursday, 27 February 2020 8:30:24 PM

To Whom It May Concern

DPTI.Planning Reform Submissions@sa.gov.au

SUBMISSION ON PLANNING AND 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 strong objections to some issues as outlined below.

1. General Neighbourhood Zone and all Existing Residential Areas I do not want changes that allow uses other than residential ones in the area of my property on [REDACTED] Hazelwood Park and I do not support any changes to other residential areas in the Burnside Council Area.

2.Siting and Setbacks Under the code, building setbacks from side and rear boundaries will decrease particularly at upper levels which will seriously effect privacy. I think that the current criteria should remain.

3.Commercial Centres The Code does not differentiate between large scale centres and small scale ones in the same zone. This will create uncertainty for owners and prospective buyers.

4.Public Notification The Code should reflect the City of Burnside's current Development Plan Policy. The Code should include notification for all development that increases development intensity and in particular the change of use from residential to non residential use.

5.Tree Canopy and Climate Resilience Additional Use of the land for a range of reasons will undoubtedly increase the population within the City of Burnside and this will work directly against the 30 –Year Plan.[e.g. reduction in minimum site areas and site coverage]

6.Public School Access Schools in the current council area are currently at maximum or near maximum enrolment levels so further increases in population will create additional problems for local schools.

I request that my points are considered when planning to change the Code.

Yours faithfully

Robert G Huff

[REDACTED]

Stirling 5152 {owner of [REDACTED]}