

From: [Claire Catt](#)
To: [DPTI:Planning Reform Submissions](#)
Cc: [Marshall Steven](#); [Chapman Vickie](#)
Subject: SUBMISSION on PLANNING & DESIGN CODE - Phase 3 (City of Burnside)
Date: Monday, 17 February 2020 11:01:03 AM

To Whom it May Concern

In response to the draft Planning & Design Code - Phase 3 , which is currently out for public consultation, I would like to register my strongest objections to the following issues:

1. Change of Neighbourhood Zone Code

It is proposed under the new Planning laws my area of Kensington Park (RPA2 & RPA5) would become a GENERAL Neighbourhood Zone.

Such a change would have grave consequences for our residential suburb. I thus submit all residential suburbs, including all areas of Kensington Park, remain zoned SUBURBAN NEIGHBOURHOOD ZONES.

To allow non-residential uses in our suburban streets will bring with it the obvious problems of traffic, parking and noise. It would also irreversible change the character of the area, an area which is desirable and sought after for the precise reasons such a zoning change would destroy, namely for being attractive, quiet and green.

Properties in these areas were purchased, invested in and looked after by their owner with the clear expectation these values would be preserved into the future. Under the proposed changes property values would surely drop and the people most likely to cherish and care for their assets would be looking to live elsewhere.

The supportive environment and ambiance of my suburb would be eroded at the very time when neighbours are increasingly part of an important social support network for many people, as families are spread out and increasingly people are elderly and/or living alone.

2. Changes to Allotment Sizes and Density

The proposed changes relating to allotments size and density are nothing short of reckless. To expect residents to enjoy their private recreational time in a semi industrial, non residential environment as dense and over-developed as the new codes would allow in a city such as Adelaide is surely totally unacceptable to most tax and rate payers, not to mention voters.

Increases in density also requires additional services such as schools, recreational facilities including parks and playgrounds, access to health services, increased public transport and much more. Social impacts of such drastic changes are significant.

In the Government's own 30-Year Plan for Adelaide a 30% canopy cover is envisaged for Adelaide to counter increasing temperatures and consequences of climate change. Burnside currently has a cover of 31%. With increasing density it will be unavoidable for gardens and thus tree cover to further shrink. To avoid further tree and garden loss is a high priority for many residents.

3. Changes to Siting and Setbacks

As things are at present, these issues have caused disputes and unhappiness between neighbours. The proposed changes make these problems worse and harder to resolve satisfactorily amongst residents. Loss of privacy, light pollution and over shadowing are issues which we all, without exception, find unacceptable.

4. Public Notifications

That a change to this Code in a democratic society like ours is even suggested is surprising. Surely, it is far more satisfactory to the public to retain the code of the City of Burnside's current Development Plan policy which includes notifications of all developments which increase intensity of usage including additional dwellings, two story developments and significant earth works. Neighbours and the community at large deserve to have this information and if necessary question plans.

As a resident of Kensington Park and a concerned citizen I very much hope the above issues will be considered and the draft Code amended to reflect these concerns. As it stands, the proposed changes are unacceptable as they would irreversibly change the character of my suburb and diminish quality of life.

Thank you for your consideration.

Sincerely,

Claire Catt

 Kensington Park SA 5068

Copy to Hon Steve Marshall, Premier of SA, Member for Duncan

Copy to Hon Vicki Chapman, Deputy Premier of SA, Member for Bragg