State Planning Commission

By email: DPTL.PlanningReformSubmissions@sa.gov.au

11th February 2020

To Whom It May Concern

SUBMISSION ON PLANNING & DESIGN CODE – PHASE 3 (City of Burnside)

In response to the draft Planning & Design Code – Phase 3, which is currently out for public consultation, we wish to register my strong objections to a number of issues as summarized below. With respect to our properties situated at 20 & 22 Stirling Street, Tusmore, 5065. We attach herewith a map of Council zoning.

1. Historic Area Overlay

The lack of identification of Contributory items in the Code, by either a map or list of addresses, will create uncertainty and confusion for owners, prospective buyers, neighbours and developers. Existing protections and identification of Contributory items should be maintained and in particular our properties continue to have the same zoning as in the proposed ‘historic area outlay’ if not already provided for it.

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. 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 to 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 our neighbourhood.

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

Yours sincerely

Kim Sing Koo

Nermalla Devi Koo