

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 significant concern with a number of the proposals as listed below.

1. Zoning of Linden Park

It is my understanding that Linden Park, along with some other residential suburbs, will be rezoned to the General Neighbourhood Zone, which will allow allotment sizes as small as 200 sqm for terraced or row dwellings. This is a significant decrease from the current site area allowed under The City of Burnside's planning policy and will dramatically change the nature of this suburb. What encouraged me to move to Linden Park in 2019 is its leafy aspect, many street trees, allotment sizes, which allow planting of trees and gardens, public parks and recreation areas, all contributing to a quiet, healthy and safe environment.

Smaller allotment sizes, reduction of boundary setbacks and frontage widths will mean fewer trees and less landscaping of properties impacting on the area's amenity and privacy.

This is unacceptable. Existing criteria should be maintained and Linden Park should be considered as a Suburban Neighbourhood Zone, which can more readily reflect the existing zone conditions of Burnside residential areas.

2. Public Notification of Development

The Code should reflect the City of Burnside's current Development Plan policy with respect to the notification of neighbours and the public. Currently within residential areas, if someone proposes to build a new dwelling, replace a single dwelling with two or more dwellings, or change land use, neighbours would be notified and given an opportunity to comment. The Code should include notification for all development that increases development intensity, two-storey development, and change of land use.

It is unacceptable that neighbours would not be notified and not given an opportunity to comment on any adjacent new development, which could block light, decrease privacy and increase noise, thus affecting residents' wellbeing as well as the feel and character of the area.

3. Tree Canopy and Climate Resilience

It is my understanding that the 30-Year Plan for Greater Adelaide 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. If the proposed new planning system is implemented, it could change the character of Burnside and destroy the ambience of Linden Park as a desirable suburb in which to live.

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

Yours sincerely

Pam Dwyer


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