

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 objections to a number of issues as detailed below:

1. General Neighbourhood Zone

The draft Code places some areas (RPA2 & RPA3) of Kensington Gardens & Magill Ward in which I live, in the General Neighbourhood Zone. The policy in this new zone conflicts with current zone policy and allows for a far greater intensity of development than what is currently existing.

The current zone focuses on preserving the character of the area rather than accommodating change and infill and does not envisage a greater range and intensity of development

I request that you move all residential areas to the Suburban Neighbourhood Zone with technical and numerical variations to match existing conditions.

2. All Existing Residential Areas

- a) Non-Residential land use: Currently in the City of Burnside's residential areas, shops, offices and educational establishments are non-complying. In the new Code, existing residential areas will allow these non-residential uses which will negatively impact traffic, parking, noise, neighbour's amenity and the character of our suburbs. This is an area of concern for me. I request that all uses which are currently non-complying in our residential areas (eg. office and shop) should be "restricted development". Alternatively, a new zone should be created for residential land use.
- b) Siting and Setbacks: Under the Code, building setbacks from side and rear boundaries will noticeably decrease, particularly at upper levels. This is a definite negative for me as it will severely impact amenity and privacy with too many developments being basically too close for comfort. Existing siting, setback and floor area criteria should be maintained throughout all our residential areas.
- c) Density and Allotment Sizes: The draft Code contains a number of errors and omissions. It is important that current minimum allotment sizes, heights and frontage widths match existing ones so that we maintain the character of the areas and people still have backyards and big enough spaces for children to explore.

3. 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.

4. 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 for residents. A hierarchy of centres should be maintained for certainty. Additional zone(s) are needed to cater for the lower intensity local centres, particularly in older established areas so that residents know what to expect when buying into an area.

5. 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, especially additional dwellings on the site, two storey developments, earthworks where

new dwelling is located 600mm above ground level, and change of use from residential to non-residential. Residents should be given the chance to comment as per current policy.

6. Tree Canopy and Climate Resilience

The 30-Year Plan calls for an increase in tree canopy cover, however, the draft Code contradicts 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.

Trees are vital to our environment and our area and should be maintained as much as possible in urban areas especially with the climate crises we face today.

Unless the above issues are addressed and the draft Code is amended to reflect these concerns, there will be an dramatic loss of local character and amenity in my neighbourhood.

I thank you for your time and hope that the concerns detailed above will be given your full consideration.

Yours sincerely

Tracy Abbas