

State Planning Commission

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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 strong objections to a number of issues as summarised below.

1. 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 adversely impact traffic, parking, noise, neighbour’s amenity and the character of our suburbs. This is unacceptable as is very likely to make our suburb not so environmentally friendly and livable. 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 purely for residential land use. (Do you mean non-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 unacceptable and will severely impact amenity and privacy as well as reduce the value of property appeal to potential buyers and existing owners. 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 residential buildings.

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. 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, including additional dwellings on the site, two storey development, earthworks where new dwelling is located 600mm above ground level, and change of use from residential to non-residential. Without this it has potential to adversely impact existing building and land assets appeal and values.

4. 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 the increased infill development opportunities, reduction in minimum site areas, site

coverage, setbacks and increased number of street crossovers. Loss of trees and increased development is against reversing global warming and preserving the planet for our future generations, it will have a negative impact on the natural wildlife we so enjoy including birds and koalas.

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. As a resident and home owner in the suburb of Burnside for the past 11 years, I am appalled at the proposed changes that are very likely to drastically change the appeal and character of my suburb that we so cherish and enjoy. It is also concerning that just recently Burnside was nominated to be one of the only three cities in Australia to be nominated by United Nations as Tree City of the World!

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

Yours sincerely

Larry Pereira ([REDACTED])

Resident of Burnside City (Burnside Council)