

From: [Lorrelle Taylor](#)
To: [DPTI:Planning Reform Submissions](#)
Subject: Public Consultation : Planning & Design Code - Phase 3 City of Burnside
Date: Saturday, 22 February 2020 7:07:55 PM

The City of Burnside has a uniqueness of character, tree canopy and open space. Accordingly, the due respect should be encouraged for local character and identity to remain in this Council area.

The City of Burnside is proud of its open community spaces of which is an enormous contributor to the value of the health and well being of all residents, pets, wildlife, fauna and tree canopies.

TO WHOM IT MAY CONCERN at the State Planning Commission

Thank you for this opportunity to present my response to this public consultation.

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 affect traffic, parking, noise, neighbour's amenity and the character of our suburbs.

This is unacceptable. 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.

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. Existing siting, setback and floor area criteria should be maintained throughout all our residential areas.

Regard to side and back entrances of a berth to consider disability access and mobility assisted forms of transportation for the elderly and disabled members within the community.

That safety measurement guidelines be established for any future urban infill proposed group developments.

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.

The width of road access for rubbish collectors and emergency vehicles ie fire trucks, ambulances, community bus accessibility be taken into consideration.

Inferior building products 'could' be used resulting in further infrastructure problems, delays and durability life span of construction, particularly with structures containing many residences.

A consideration of materials versus use of sustainable/recycled building materials/adaption of existing structures should be considered in future developments.

Any development in close proximity to high voltage electricity and transmission lines, including water and sewerage mains should be kept to a minimum.

Public Health considerations : more development increases demands on the disposal method : sewer and waste water disposal, as well as water drainage flows, storm water management ie volume/speed of water.

Disposal methods should ensure that additional infrastructure does not have an adverse effect on the environmental water course or ground water.

Greater urban infill will result in loss of evacuation areas.

Water pressure availability in the event of a bushfire is also a high consideration.

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 of 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.

There is no clear indication on how any assessment process will ascertain whether a building is of historic significance to the area.

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 intensity, including additional dwellings on the site, two storey development, earthworks where new dwelling is located 600mm above the ground level, and change of use from residential to non-residential.

Loss of privacy between neighbours could result in disharmony, lack of consultation between neighbours on proposed building projects shows lack of courtesy and does not enhance a good beginning between neighbours.

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 to increased infill development opportunities, reduction in minimum size areas, site coverage, setbacks and increased number of street cross overs.

With any future urban infill development it should be recognised that schools are already stretched, including the parking facilities surrounding school areas.

Many modern residences do not cater for pet accommodation.

Environment degradation and that of significant trees : Future design elements should incorporate urban warming using shade trees, vegetated storm water management.

Open recreation spaces enhance the physical and mental health and well being of all in the community from the very young to the very old, including animals.

The problems encountered with greater urban infill developments places greater demands on water, sewer, utilities and transportation, parking, noise, public safety, loss of nature and wildlife habitat, air quality, rise in temperatures, root growth problems for urban trees, more automobile exhaust fumes, elevated lead levels in the air, loss of on-site and street parking access.

Noise attenuation and buffer measures are factors to consider in higher density.

Temperature changes result in ground movement, and affects building structures, many of the Burnside established residences are solid in their foundations.

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.

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

Yours sincerely,

Lorrelle Taylor

TO WHOM IT MAY CONCERN

State Planning Commission

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

I live at [REDACTED] Wattle Park and I am concerned about the impact of the proposed changes to the Planning rules will have on my amenity and quality of life for the following reasons:

1. Siting and Setbacks

Under the new Code, building setbacks from side and rear boundaries will noticeably decrease, particularly at upper levels. The rules will allow my neighbours to develop houses which will unacceptably encroach on my enjoyment of my property. Existing siting, setback and floor area criteria should be maintained.

2. Density and Allotment Size

I understood that the Government assured us that minimum allotment sizes, heights and frontage widths going forward would match existing standards in the Suburban Neighbourhood Zone. The current Draft Code does not – this may be errors & omissions in the draft & I ask they are remedied.

3. Public Notification

I request that the new 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.

4. Trees

The draft Code works directly against trees 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.

I feel strongly that the new Code as drafted will negatively impact my property & life & ask that you address the issues detailed above.

Yours sincerely

Lorelle Taylor

[REDACTED] Wattle Park SA 5066
[REDACTED]