

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, I wish to register my strong objections to the issues summarised below.

1. General Neighbourhood Zone

The draft Code places RPA21 of Beaumont Ward, my home ward, in the General Neighbourhood Zone. The policy in this new zone is entirely at odds with current zone policy and allows for a far greater intensity of development. Our current zoning focuses on preserving the character of the area rather than encouraging very significant infill to occur. The appeal of the character of the Beaumont Ward, as well as the general area covered by the Burnside City Council, was one of the significant reasons that we made our home here. That appeal covers, among other things, its tree lined streets with house block sizes suitable for family enjoyment, its period architecture and its many reserves and gardens.

I request that Beaumont Ward retains its current zoning.

2. All Existing Residential Areas

- a) Siting and Setbacks: Under the proposed Code, building setbacks from side and rear boundaries will noticeably decrease. 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. With the proposed reductions in setback and the reductions in minimum block size to 200 square metres, quite a number of problems will be created:
- I. The removal of all private property trees will be required to enable dwellings to maximise site usage.
 - II. Site coverage, with minimal (or no) space available for gardens/trees, will result in virtually all site rain water being directed to the street drainage, with very little being able to soak in on site. Can the street drainage cope with this massive increase in water flow?
 - III. Increased population density will result in significant extra load on mains water supply. Call-outs for leaking supply mains are frequent in the area. How would the extra demand on the water supply be satisfied under new zoning with a significantly increased ward population?
 - IV. Increased population density will result in significant extra load on the sewage system. Can the existing sewage system cope with the significant increase in flow?
 - V. Increased number of driveways/crossovers will have a significant effect on the amount of street parking space available. We have already been significantly impacted by an increased number of vehicles parking in the street, compounded by the increased number of double driveways decreasing street parking spaces. Changing the zoning will compound the problem.
 - VI. Significant extra amount of traffic in typically narrow streets that are already challenged in areas close to playing fields, schools and local shops.
 - VII. The increase in the number of dwellings, and therefore the number of residents, will have a significant effect on the local amenities and services. The load on local schools, which are already at their limits, will be increased significantly. Where would the extra schools be located?
 - VIII. Access for residents to arterial roads will be more difficult. There is already extra load on local suburban roads in Beaumont Ward because of non-local cross-traffic attempting to avoid congestion at major intersections in the Ward.

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. 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.

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, 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.

6. 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 for reasons already mentioned (refer point 2, above).

We have lived in Beaumont Ward for 35 years, and the proposed changes are by far the most significant that we have seen in that time. 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, convenience and amenity in our neighbourhood.

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

Yours sincerely

Glen Spencer

Email: [REDACTED]