

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 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. 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.

- 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.

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.

4. Tree Canopy and Climate Resilience

The 30-Year Plan calls for an increase in tree canopy cover. Yet 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.

On a personal note, my neighbourhood of Wattle Park is one of the few places in the Adelaide Metropolitan area where koalas can frequently be seen on the streets. The wholesale destruction of mature trees which the new 'Planning Code' will facilitate will therefore be an ecological tragedy.

Conclusion

We came to live in this corner of Adelaide because of its quiet serenity, its excellent schools and health facilities, its attractive cottages and gardens, and its abundant tree cover. It is a green and pleasant suburb.

It appals me that people buy into this area and then proceed to destroy its character by demolishing attractive brick cottages, destroying mature trees, and erecting hideous oversize concrete boxes.

Your proposed 'State Planning and Design Code' seems to be designed to give developers carte blanche to continue their destructive activities with complete disregard for the wishes of those who live in the area. It will facilitate and encourage insensitive and inappropriate over-development. It will effectively silence those who want to exercise their democratic right to have a say about what is being done to their streets and their neighbourhood.

Unless the issues I have raised here 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

Ross Trevelyan
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