

State Planning Commission

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. General Neighbourhood Zone and Housing Diversity Zone:

The draft Code places some areas (PRA18, RPA20 & RPA28) of my Eastwood & Glenunga Ward, in the General Neighbourhood Zone, and RPA19 in the Housing Diversity Zone. The policy in these new zones is at odds with current zone policy and allows for a greater intensity of development than existing. The current zones focus on preserving character rather than accommodating change and infill and do not envisage a greater range and intensity of development than currently exists.

I request that you move all residential areas to the Suburban Neighbourhood Zone with TNVs 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 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.

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, due the increased infill development opportunities, reduction in minimum site areas, site coverage, setbacks and increased number of street crossovers.

The suburb of Glenside has already seen a 10% loss in canopy cover in the last ten years.

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. There will also be unacceptable traffic congestion and inadequate provision for parking.

The suburb of Glenunga has the Glenunga International High School on Conyngham Street, This school has had a massive increase in student numbers on the past several years and will accommodate Year 87 students in the next year. This means this school will have around 2,200 students making it one of the biggest schools in South Australia. Almost half these students are from 'out of zone'. The level of traffic and parking is currently not sustainable. The proposed changes to the Code in this area, coupled with the expansion of the school, will have a severe affect on the amenity of the local area.

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

Furthermore, as a local Ward Councillor for the City of Burnside, I totally support the support the submission made by Council Administration.

Yours sincerely

Helga Lemon

Eastwood and Glenunga Ward Councillor, City of Burnside

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