

From: [Eliza Wilson](#)
To: [DPTI:Planning Reform Submissions](#)
Subject: SA Planning Code Submission
Date: Friday, 13 March 2020 3:00:46 PM
Attachments: [Resident Submission Letter Rose Park Toorak Gardens1 ESW.docx](#)

Good afternoon,

I realise I am late for this but didn't realise the closing date was last month.
I'd like to try submitting as a late-entry if possible. I'll also send it to the contacts in the
Community Alliance SA website.

Kind regards

Eliza

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)

We moved to Adelaide 11 years ago and our family has lived in Toorak Gardens for the past 6 years and prior to that we lived in Glenunga and Kensington Park.

When we arrived in the Eastern Suburbs having not been to Adelaide previously, our first impressions were how beautiful the older houses were, the size of the blocks, the trees and the gardens. Since then our interstate and international friends and family have regularly requested to walk around Toorak Gardens and surrounding suburbs just to appreciate the beautifully preserved historic houses. We feel so grateful to live in the area with the preserved historic buildings and the trees, koalas, bird life and bees bring us and our children a great deal of joy.

The recent bushfires and increasing world temperatures have further enforced the need to protect the natural environment and safeguard tree cover and other vegetation. Temperatures are distinctly higher on a block covered in concrete or other hard materials with minimal garden area. Birdlife, insects and koalas will all experience further habitat loss and the increased carbon emissions associated with knocking down buildings and re-building are significant and are to be avoided for the benefit of future generations. It is our responsibility to take a stand and make positive changes for which we can be proud.

The proposed planning code is focusing on profiting from property development and placing less of a focus on restoring and preserving the existing well-built dwellings. The bungalows and villas with verandas are magnificent and in many cases are unique in design and are to be protected, not threatened with development. The demolition of existing buildings and reduction of green space will irreversibly change the character and natural beauty of the suburb.

I implore you to reconsider the proposed planning changes and remember the rich history of the area, the beauty of the buildings and their superb gardens. These factors are the reason the area is so highly regarded and treasured by those that are lucky enough to live in the area and those visiting.

The details are provided below.

Thank you.

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. 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.

3. 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.

4. 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.

5. 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.

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

Eliza & Stuart Wilson