

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. General Neighbourhood Zone

The draft Code places some areas (RPA2 & RPA5) of my Kensington Park 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 than existing. The current zone focuses on preserving character rather than accommodating change and infill and does not envisage a greater range and intensity of development. 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) Kensington Park Ward is a high tree density, narrow streetscape designed for community use – totally unsuitable and unsafe to support increased traffic density brought about by introducing business development and higher density housing. Hence the existing parking restrictions on streets only allowing parking to occur on one side and setbacks from the main Magill Road thoroughfare to ensure the safety of drivers entering from and to Magill Road as well as walkers and bike riders. (Note: Osborn Avenue has shops on the western side on Magill Road and the increased cars parking on the street has already caused problems resulting in the most recent accident between a motorist and bike rider – week of 17-21 February 2020.)
- c) Siting and Setbacks: Under the Code, building setbacks from side and rear boundaries will noticeably decrease, particularly at upper levels. This will severely impact amenity and privacy as well as shadowing of existing housing. Existing siting, setback and floor area criteria should be maintained throughout all our residential areas. Real Estate Agents love to sell Beulah Park as a "tightly held suburb" meaning houses are not bought and sold quickly. Many residents have lived in the area for 30 years or more. By allowing these changes to pass into legislation the risk to existing residents living conditions is extreme and it is hard to predict the ramifications of peoples ire.
- d) 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 streetscapes. A growing body of empirical evidence is also revealing the value of nature experience for mental health. With rapid urbanisation and declines in human contact with nature globally, crucial decisions must be made about how to preserve and enhance opportunities for nature experience and the value of people being able to share greenery and quiet suburbs.

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.

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

Fiona Lloyd



Beulah Park SA 5067