
From: Nicholas and Fiona Lloyd [REDACTED]
Sent: Tuesday, 11 February 2020 3:25 PM
To: DPTI:Planning Engagement
Subject: Proposed planning rule changes comments
Attachments: Planning changes leter2020.docx

Please find attached my comments regarding the proposed planning changes for my Suburb of Beulah park and surrounding suburbs.

Regards,

Nicholas Lloyd

State Planning Commission

By email: DPTI.PlanningEngagement@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, as a resident of Beulah Park for over 30 years, I wish to register my strong objections to a number of issues as summarised below.

Firstly, why go to the unnecessary expense of changing the existing planning rules that have served so well in the past - one of the best reasons for Councils to exist is to direct beneficial planning and development sympathetic to the environment it knows and understands more than anyone else. There is no way a centralized government body can understand the nuances of development in every council area – it will lead to substantial ruin of neighbourhood character, safety and security.

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) Part of Burnside Council and especially Beulah Park's character is the high tree density and narrow streets that are designed for neighbourhood use and would be totally unsuitable and unsafe to support the increased traffic density brought about by allowing business development and higher density housing in these residential areas. Further, as real estate agents love to say Beulah Park is a 'Tightly held suburb' primarily because of its quiet leafy attributes - A suburb does not need to be labelled as Heritage or Character to be worthy of protection from unnecessary and detrimental development – as above – reverting to the Suburban Neighbourhood Zoning and associated TNV's would be adequate..
- c) 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.
- 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.

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,

Nicholas Lloyd

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