

State Planning Commission

By email: DPTI.PlanningReformSubmissions@sa.gov.au

To Whom it May Concern

SUBMISSION ON REVISED DRAFT PLANNING & DESIGN CODE - PHASE 3

I write in response to the revised draft Planning and Design Code – Phase 3

Although, I reside in an area to be designated as a 'Hills Neighbourhood' zone and may not be affected by some of the proposals, I wish to register my strong objection to a number of key issues in the draft Code, which, I believe, will be a developer's delight and result in detrimental development outcomes in the City of Burnside and detract from the general amenity and environment of the city.

1. Proposed Zoning of Residential Areas

Numerous areas of the city will be placed in the Suburban Neighbourhood Zone which will emphasize less desirable quantitative criteria such as height, set-backs, and site cover over design. I have no doubt that this will result in more building footprint and hardly any garden or vegetation area creating a very 'built up' appearance to the area.

2. Setbacks from Boundaries:

I am extremely concerned that the requirements for setbacks from boundaries particularly for two-storey development will be much reduced adding to the built up look of streetscape and restricting access to privacy and sunlight for residents.

3. Building on the Boundary

The revised draft Code permits increased development on boundaries encouraging overshadowing and loss of amenity

4. Commercial Development in Residential Areas

Suburban streets can already look like the end of a car assembly line without the additional pressure of allowing non-residential uses in existing residential areas. Residents with trades vehicles and their private cars, medical persons consulting in an office in their house, for example, add to the demand for parking space.

5. Public Notification

I'm appalled at the proposal to remove the need for notifications. Notification for all development that increases development intensity, including additional dwellings on the site, two or more storey development, change of use from residential to non-residential or part commercial must require notification to neighbours and, if appropriate, local community especially if works are going to disturb the local community for a considerable time such as we have experienced in the last couple of years.

6. Tree Canopy and Climate Resilience

Increased infill and reductions in minimum site areas should be abandoned to avoid significant reductions in canopy cover, habitat loss and climate resilience. The requirement to plant a reasonably sized tree/trees and their life-time ongoing maintenance as part of a proposed development should be mandatory conditions of approval.

7. Private Assessment of Development

Private assessment by private planning consultants?

How does SA planning propose to avoid abuse of the process?

I trust that you will address the above concerns satisfactorily.

Yours sincerely

Ian Smailes

