

State Planning Commission

By email: [DPTI.PlanningReformSubmissions@sa.gov.au](mailto:DPTI.PlanningReformSubmissions@sa.gov.au)

To Whom it May Concern

As a resident of Toorak Gardens for the past 12 years I am very concerned about the impact of the proposed changes to the Planning and Design Code. The specifics are documented later in this following submission but I include some personal comment.

One of the key elements of creating coherent communities is to foster co-operation and consideration between residents and not allow actions that may impact negatively on neighbours without the opportunity for consultation as a fundamental part of the planning process. Similarly achieving a reasonable mix of commercial and residential activity in neighborhoods to foster that sense of community should be a primary focus of planning laws. We value the historic nature of our neighborhood and that a register allows people to know the status of buildings easily.

Given the challenges of climatic changes occurring now and due to continue and worsen into the future, the importance of increasing the tree canopies throughout SA can't be understated and this goal (which benefits all in the community) is at odds with greater scope for tree removal under the new code and new developments. The Design code also needs to require sustainable building practices and design so buildings are better able to respond to the demands of a changing environment. Too many buildings without adequate eaves facing west are still be built!

Please see the remaining points...

### **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. 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

Hilary Miller

 Toorak Gardens SA 5065