

From: [Anne Monceaux](#)
To: [DPTI:Planning Reform Submissions](#)
Subject: State Planning Reforms
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To: State Planning Commission

From: Mayor Anne Monceaux


Met Osmond 5064 SA

To Whom it May Concern,

As Mayor of Burnside for more than a year and having represented residents and ratepayers of Burnside in the Beaumont Ward for the previous eight years, I submit my personal response to the proposed State Planning Commission's new Code.

During these years I have had many locals complain to me about changes to amenity, visual appeal and loss of tree canopy cover. It is my belief that the proposed new code will not protect heritage, will not encourage tree cover and will produce less green space within individual properties. I am already concerned about areas like Linden Park and Kensington Park that are undergoing rapid change that result in property development which is unsympathetic to these character areas. Proposed changes will encourage less back and front gardens for children to play in, will put more pressure on on-street parking and decrease verge space and hence tree planting opportunities. More population pressure will also have an impact on already crowded local schools.

I have lived in Burnside since 1950 and in that time there have been many changes. I have seen the loss of tree cover, the loss of houses that are distinctive to different eras, the loss of heritage homes and observed a heating up of certain areas as concrete and glass have replaced brick and shading verandas. While subdivision of large blocks of land may be necessary for future development, it should not be at the expense of loss of amenity and privacy that is caused by over-shadowing, close proximity of walls and sound; as well as loss of garden space and even less community consultation. People are also concerned about businesses developing in residential areas already compromised by parking problems.

As my community has become aware of the changes proposed in this new code, increasingly have they expressed and clarified their concerns to me. A "one-size-fits-all" approach to development does not fit across all metropolitan areas or even within specific council areas. We also need to be cognisant of changes to the climate and the need to ensure history is not only conserved but also created for future generations.

Below are some of the more specific concerns that I have personally, which have been supported in greater detail in the official submission by Burnside Council.

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 and Housing Diversity Zone:

The draft Code places some areas of the City of Burnside's in the General Neighbourhood Zone and the Housing Diversity Zone. The policy in these new zones is at odds with current zone policy and allows for a greater intensity of development than existing. The current zones focus on preserving character rather than accommodating change and infill and do not envisage a greater range and intensity of development than currently exists. 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 our council'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.

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, neighbours and prospective buyers. 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 our council'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. Impact on Infrastructure and Essential Services

The potential rate and intensity of new development which will be facilitated through the proposed Code policies, could place existing local infrastructure, especially roads and stormwater systems, under stress, particularly in our older established areas.

7. Tree Canopy and Climate Resilience

The 30-Year Plan for Greater Adelaide calls for an increase in tree canopy cover; however, the draft Code works directly against this by enabling larger developments and the increased 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 council area.

I trust that the concerns detailed above will be given your full consideration, and that you do not introduce the new system until these serious concerns are addressed; even if it takes another year.

Yours sincerely,

Mayor Anne Monceaux

City of Burnside

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