

State Planning Commission

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

Cc: Vickie Chapman bragg@parliament.sa.gov.au

To Whom it May Concern

SUBMISSION ON PLANNING & DESIGN CODE - PHASE 3 (City of Burnside)

My wife and I live in Tasmore. We bought our home 43 years ago, when we were young and broke. We mortgaged ourselves to the hilt in a conscious decision to live in the best area we could afford, for the sake of the better ambience, amenities, character, schools etc compared to, say, Salisbury. The control which Burnside Council has maintained on local development until now has ensured that all the features which influenced our decision then are still basically unchanged now.

The only level of government which interfaces directly and daily with their constituents is Local Government, which is why it is essential that the rules guiding building approvals, which impact so strongly on people's daily lives and comfort, must remain local decisions. A "one size fits all" approach is utter rubbish when the vast range of suburban styles throughout Greater Adelaide is considered.

Assuming that the new Planning and Design Code in some form or another is unstoppable (how the builders and developers must be rubbing their hands with glee), I believe that it should at least be modified to accommodate the specific needs of different areas, in more detail than do the fairly generic Zones, Subzones and Overlays which are proposed.

The submissions made to you by Burnside Council have my full support.

Although these planning changes were originally mooted by the Labor Government, they have been adopted wholeheartedly by the Liberals. That this Government would so willingly trash the living standards of most of its own voters is incomprehensible, and will be remembered at the next election.

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.

- d) On-street parking: The draft Code does not make any ruling on the number of off-street car parks which must be provided for any new developments. In our street we are already seeing a marked increase in permanent on-street parking, creating a dodgem car, death-defying drive at peak times. The effect of urban infill will make this situation ten times worse in some areas, when every household has two cars and no garage or carport. No wonder local councils are looking at 30km/h speed limits, which take us almost back to the horse and cart days.

2. 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.

3. 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.

4. 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. The effect of more infill in the Burnside Council area will be to reduce the overall tree coverage below the minimum 30% which is the Government's own policy.

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

A P & J M Williamson



Tusmore