

## Draft Phase Three Planning & Design Code Feedback

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Mon 14/12/2020 9:59 PM

To: DIT:Planning Reform Submissions <DIT.PlanningReformSubmissions@sa.gov.au>

To whom it may concern,

Please find my feedback on draft Phase Three (Urban Areas) Planning and Design Code (Code), which I find most disturbing. I am submitting as an individual, but my views are shared by many of my friends in the area.

**1. The current minimum block size of 450m<sup>2</sup> should be retained over the ridiculous 200m<sup>2</sup> for terraced or row dwellings and 300m<sup>2</sup> for detached and semi-detached dwellings being suggested.**

Commonly, old homes in our area are being demolished, the blocks are clear-felled to remove all existing trees and developers either place a huge home on the land or jam a duplex on the block. There is little or zero effort made to have the new dwelling contribute to the amenity of the district. (Environment/aesthetics) Recently, an enormous development in Burnside had 8 large houses built on the site of an old stately home - not one tree remained!!!!

These developments attract buyers by 'selling' the environment created by the other (legacy) homes and gardens. This is freeloading!!

In my time in Burnside, I have witnessed at least mature 20 gum trees being removed from my local area. One day recently, while driving, I saw 4 being cut down. These are the area will be significantly degraded.

200 sq m is completely inadequate.

One additional problem is that the new dwellings seem to be boxes with no pleasing features, which are antipathetical to the adjacent houses.

**2. All of Burnside should be included in the Suburban Neighbourhood Zone**, which broadly retains the existing development rules for Burnside, rather than the General Neighbourhood Zone.

**3. Current minimum open space requirements for a block should also be retained.** Once beautiful suburbs are being turned into an urban wasteland, with no room for trees or even backyards. Permeable surfaces are needed to absorb stormwater and disperse heat.

**4. Existing trees on blocks must be retained where possible.** Mature trees provide habitat for birds and other wildlife, reduce heat loads in summer and promote aesthetics. Even when there are supposed guarantees, developers work in ways to undermine agreements. As an example, the commitments made regarding the beautiful gum at the Burnside Village were a sham from the start! The redevelopment of the section on Greenhill Road also saw many fine gums felled - with very little comment.

If high profile cases result in the loss of trees, what hope is there for trees in residential situations?

**5. Public notification must be mandatory.** The Code MUST include mandatory notification for all development that increases development intensity, including additional dwellings on the site, two-storey developments, earthworks where a new dwelling is located 600mm above ground level, and change of use from residential to non-residential.

**6. Retain City of Burnside's policy with respect to notification of neighbours and the public.** People impacted by new development must be provided with the opportunity to voice their concerns given the proposed changes to existing local development plans. Public consultation should be the norm even for those developments 'deemed to satisfy'.

**7. Retain City of Burnside's setback areas for upper and lower levels.** Many new homes in our area seem to have living spaces very close to roads. The proposed codes will severely impact amenity and privacy. One can only imagine that complaints about noise from neighbouring properties will increase.

**8. Overlooking and overshadowing must be minimised regardless of block size.** This can be attained by retaining The City of Burnside's current setback areas, and minimum block sizes. Two storey developments can intrude on a neighbour's privacy through overlooking (particularly what were previously private recreation areas, such as grassed play areas or backyard pools, where children/adults expecting privacy may not be fully clothed).

Two storey developments have the potential to render existing roof solar panels less efficient because of overshadowing, causing additional costs to the current resident.

**9. Restrict demolition of heritage buildings.** Heritage buildings must be retained where possible.

Do not reward owners of heritage properties by allowing them to neglect a property and then claim that it is "beyond reasonable repair". This encourages owners to withhold repairs and maintenance so that they can then demolish the property and maximise their investment at the cost of local heritage. Usual depreciation is 2% per annum, and owners should be expected to maintain properties over time.

Yours faithfully,  
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