

Submission: Draft Planning & Design Code, Phase Three

Dr. Rod Crewther, [REDACTED], Stonyfell, SA 5066
Burnside Ward, Burnside City Council
[REDACTED]

27 February, 2020

Not in the public interest

This is a proposal to lower standards to a uniform level to make life easier for property developers. As a result, home owners will see their property values decline. In effect, they will be subsidising a) property developers who invade their neighbourhood, and b) related financial interests.

The Code removes the right of residents to be forewarned of changes to their immediate neighbourhood and be able to register objections. Developers' plans are to be kept secret from those most affected until construction begins. What a lack of transparency!

The Code promotes tree and vegetation removal, expanding the area to be covered by buildings, asphalt and concrete. That will exacerbate the effects of extremely hot summers expected from now on. Extra power consumption should not be an aim of Government policy. Instead, the Government should confirm its commitment to the *30-Year Plan for Greater Adelaide* and the environment by increasing the tree canopy, especially in areas such as the western suburbs where trees are sadly lacking.

Given that the State Government inherited this dud Act from its predecessor, it is surprising that it has let this process run unhindered. Would it have approved that outrageous proposal for a 7-storey building at the junction of The Parade and Portrush Rd, and does the Act cover helicopters landing on the roof, as currently proposed?

Instead of imposing uniformity and hence worst practice on everyone, the State Government should allow councils to require improvements on minimum standards below which no council may go. That way, poor standards in one area will not be imported to other areas by developers. The Government should assist disadvantaged areas so that the minimum standards can be improved.

The argument that a lack of uniformity will be inefficient to administer is not impressive. Property developers should be capable of satisfying local requirements; if not, they should not be in business.

Recommendations for Burnside

Generally, the value of residential property should be protected and disputes avoided. Residential areas should be included in the Suburban Neighbourhood Zone, and rules governing allotment sizes, setbacks, heights and frontage widths should be maintained. Non-residential establishments in current residential areas should become "restricted development", and not expanded to include large-scale developments such as shopping malls or multi-storey offices. Heritage items should continue to be identified and protected.

cc. City of Burnside