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To Whom it May Concern

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, we wish to register our strong objections to a number of issues as summarised below. We think that the proposals will completely standardize planning across Adelaide. There does not seem to be any particular merit in doing this. Different areas have their own character that local planning rules seek to maintain and enhance. This local character will be lost if planning rules are the same for everywhere.

1. **General Neighbourhood Zone**

The draft Code places some areas (RPA2 & RPA5) of my Kensington Park Ward, in the General Neighbourhood Zone. The policy in this new zone is entirely at odds with current zone policy and allows for a far greater intensity of development than existing. The current zone focuses on preserving character rather than accommodating change and infill and does not envisage a greater range and intensity of development. 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 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.

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, prospective buyers, neighbours and developers. 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 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.
Adjacent residents have a right to know how the areas immediately adjacent to them will potentially alter with new developments and to have some say in particular issues that may impact them.

6. 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.

The draft Code as it reads to the average person seems to be all about rules and processes and as such it is hard to envisage what the city and suburbs will look like with these rules implemented. The specific examples given are of little use to people unfamiliar with those areas. In our case we would like to be able to work out how a nearby proposed development would be treated under any new rules. We suspect that it would give residents reduced power and say in the outcome. This is not an acceptable result.

Overall we are strenuously opposed to the proposed Code.

I trust that the concerns detailed above will be given your full consideration.

Yours sincerely

Susan and Graeme Bethune

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