

From: [myrith](#)
To: [DPTI:Planning Reform Submissions](#)
Subject: SUBMISSION ON PLANNING & DESIGN CODE - PHASE 3 (City of Burnside)
Date: Thursday, 27 February 2020 9:03:31 PM

To Whom it May Concern.

In response to the draft Planning and Design Code – Phase 3, I wish to register my strong objections to certain issues as itemised below.

1. General Neighbourhood Zone: The Draft Code places some area of the Burnside Ward in the General Neighbourhood Zone. The Policy in this new zone opposes the current zone policy and allows for greater intensity of development than the current policy. The current policy focuses on preservation of character rather than change for the sake of change. Removal of all residential areas to the Suburban Neighbourhood Zone is paramount.

2. All Existing Residential Areas:

(a) Non-Residential Land Use: Currently in the City of Burnside's residential areas, shops, offices and schools are non-complying. In the new draft Code existing residential areas will allow the future establishment of such non-residential uses which will adversely impact traffic, parking, noise, neighbour's amenity and character of the suburbs. All uses which are currently non-complying in our residential areas (e.g. offices, shops, schools, clinics) should be designated "restricted development". The alternative being a new zone created for "residential land use only".

(b) Siting and Setbacks: Under the suggested Code building setbacks from side and rear boundaries will noticeably decrease, particularly at upper levels. This will severely impact on privacy for neighbours and general appearance of the environment. The existing setback and floor area criteria (which is not over indulgent) should be maintained throughout all residential areas.

(c) Density and allotment sizes: It is important that current minimum allotment sizes, heights and frontage widths remain as current.

3. Historic Area Overlay:

Some confusion because of lack of identification of Contributory Items in the Code may occur for owners, prospective buyers, neighbours and developers. Existing protections and identification should be maintained in order to preserve and protect the historic environment. Once it is lost it cannot be retrieved.

4. Commercial Centres:

Further large scale centres which eventually crush smaller local centres are not required. They only encourage larger congested areas. e.g. car parks, traffic, more hard surface areas thus affecting run off and drainage of rainwater. Large scale shopping centres are not elderly citizen friendly (of whom we have an increasing number and will do so into the future.) Quite often these large scale shopping centres do not supply the everyday needs of the local population, as the smaller centres do. i.e. In some it is impossible to purchase even a small everyday hardware item like a packet of nails.

5. Public Notification: Neighbours and general public have every right to be notified of any development that increases population or development intensity, or change of use, additional dwellings on a site, two storey development, earthworks in preparation for a new dwelling which may affect them. I have personal experience of having not been notified of a two storey addition being added to a next door bungalow. The additions subsequently overlooked my home thus reducing privacy, taking light and sunshine from the home, and creating noise pollution.....the final upshot being it was so bad my family had need to move house.....this took some time as the house was devalued as a result, and prospective buyers were put off by the closeness and lack of privacy and sunlight.

6. Tree Canopy and Climate Resilience: The proposed Code allows for larger developments, easier removal of trees on both private and public land. This will result in significant reduction of canopy cover, habitat loss of local fauna, impact on climate and the general desirability of an area. All due to increased infill by structural development, setbacks and site areas/coverage and increased number of streets and traffic zones.

Addendum:

With compliance to climate change issues, and respect for the needs of native fauna and flora, particularly in the case of Conservation areas in the midst of populated areas, we can continue to have the benefit of both worlds (built environment and nature), thus preserving the tree canopy and maintaining climate resilience. The Burnside area is renowned for its tree canopy, its public parks, wide streets, amenities, its historic character and its ambiance, an asset to both the City of Adelaide and the State of South Australia.

Unless issues such as the above are addressed and the draft Code amended there will be an unacceptable loss of local character, amenity and habitat desirability in the neighbourhood.

Thank you for the opportunity to express my concerns, and I trust they will be given due and full consideration.

Yours sincerely,

Mrs. M.V. Barr



Wattle Park. 5066

22 February 2020

Sent from [Mail](#) for Windows 10