

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

To Whom it May Concern

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

In response to the draft DPTI Planning and Design Code (the Code) – Phase 3, currently out for public consultation, I wish to register my strong objections to the issues summarised below.

1. Existing Residential Areas

- a) *Non-Residential land use in Residential areas:* Currently, in the City of Burnside’s residential areas, shops, offices and educational establishments are non-compliant with the code. However, in the draft Code, existing residential areas will allow the above non-residential uses, which will adversely impact local traffic, residential parking, noise, neighbour’s amenity and the character of our suburbs. All non-compliant uses currently in our residential areas (e.g. office; shop) should be “restricted developments”. Alternatively, a new zone could be created solely for residential land use.
- b) *Building Siting and Setbacks:* Under the new draft Code, building setbacks from side and rear boundaries will noticeably decrease, particularly at upper levels. This unacceptable change will severely impact privacy, amenity and ability to plant trees. Existing siting, setback and floor area criteria for buildings should be maintained throughout all Residential-zoned areas.
- c) *Density and Allotment Sizes:* The draft Code contains errors and omissions in these areas. Importantly, new **minimum** allotment sizes, heights & frontage-widths should match existing minima.

2. Historic Area Overlay

The lack of identification of Contributory Items in the draft Code, by either a map or list of addresses, will create uncertainty and confusion for owners, prospective buyers, neighbours and developers. The existing protections and identification of Contributory Items should be maintained.

3. Commercial Centres

The draft Code assigns the same zone to both large-scale commercial centres and small local shops. This effectively allows large-scale development and more intensive land use throughout the zones without appropriate oversight: an hierarchy of zones for commercial centres should be maintained. In particular, additional zone(s) are needed to cater for low-intensity local centres, especially in older established areas.

4. Public Notification

The new Code should reflect the City of Burnside’s current Development Plan policy with respect to notification of neighbours and the public. That is, the Code should include notification for all development that increases land use intensity, including additional dwellings on a site, two-storey development, earthworks where new dwelling is located 600mm above ground level, and change of land use from residential to non-residential.

5. Tree Canopy and Climate Resilience

The **DPTI 30-Year Plan for Greater Adelaide** calls for an **increase in tree canopy** cover: one of few **climate-positive local actions for Adelaidians**. However, the draft Code rebuts this by facilitating large developments and easier removal of trees on both private and public land. Increased infill development, along with reduction in minimum site area and setbacks, plus increased site coverage and street crossovers will result in a significant *reduction in canopy cover* reducing climate resilience, and causing habitat loss.

Shame on State Planning!

Unless the draft Code is amended to address these concerns, the above issues will result in distinct loss of local residential character, increase already congested local streets, contribute to long-term climate issues and allow increased non-residential use in my neighbourhood.

I trust these concerns will be given your full consideration.

Yours sincerely,

(Mrs) Joy Copland

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