

South Australia Planning, Development and Infrastructure ACT 2016

Representation on Application

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Consultation Document Submissions

Part 2 - Zones and Sub Zones > Urban Corridor (Main Street) Zone

- Support
- Oppose
- Amend

Your Feedback

I live in a street (Norma St, Mile End) that is Urban Corridor Main Street (with Affordable Housing Overlay) on the northern side (behind and parallel) to Henley Beach Rd but Established Neighbourhood Zone on the southern side of the street.

In my understanding this means that up to five level buildings can be built next to each other (indeed immediately adjoining) on the northern side of the street. However, because Norma Street (an ordinary width suburban street) divides the northern side of the street from the southern (Established Neighbourhood) side, the transitioning and interface requirements that would normally apply between different zones do not apply in this case. There really need to be better protections in place to cover situations like this, so that residents in Established Neighbourhood zones are not completely overshadowed and overlooked by high buildings just across a narrow suburban street. Preferably there needs to be more green space/tree requirements too so the residents of Established Neighbourhood Zones can look out on more pleasant views.

Meanwhile residents on the northern side of Norma street (in the Urban Corridor (Main Street) Zone with Affordable Housing Overlay) could find their houses completely surrounded on 3 sides by 5 level buildings with considerable impact on their amenities, light and air flow as a result. Indeed, I believe the buildings could be built right up to the boundary on at least two of those sides. Yet Norma Street has until now been a long established, predominantly residential street with only a few businesses that are situated on Henley Beach Rd having blocks that stretch through to a rear entrance on Norma Street. There are many lovely old workers' cottages as well as more substantial houses in the street, some dating back to early last century (indeed some may be even older than that).

I note that under the previous iteration of the planning code when the northern side of Norma Street was

designated Urban Corridor (High Street) the building height limit was four floors, it has actually increased in the revised code, despite a number of residents making submissions previously regarding the invidious situation we are in!!!

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Home owners on both the southern and northern sides of Norma St need to be given more consideration (indeed they don't seem to have been given any consideration at all) and have their rights as residents protected better. I actually support good urban infill projects but good urban infill projects do give adequate consideration to the rights and amenities of existing house residents. These proposed changes to the planning laws definitely do not!
