

# South Australia Planning, Development and Infrastructure ACT 2016

Representation on Application

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## Consultation Document Submissions

Part 2 - Zones and Sub Zones

- Support  
 Oppose  
 Amend

### Your Feedback

Part 2 - Zone and Sub Zones

Mile End, Torrensville and Thebarton - suburbs that are rezoned to - part rezoned to General and Suburban Neighbourhood Zones and some zoned Established.

Objections to the amount and impact of current urban infill projects:

I have lived in the western inner city rim for the last 30 years and have seen many positive changes that have enhanced the general amenity and livability of the area. This precinct has always been renowned for its strong community spirit and connectiveness with large areas managing to retain the village like character. Our street is often referred to as Ramsey St in reference to the well known TV programme Neighbours. However, over the last 5-10 years there has been a gradual and now increasing amount of urban infill that is threatening the fabric of our community. We are currently made up of a diverse group of people, home owners, renters and social housing that works well. Greater density is starting to change the community creating a number of issues which I will list below:

- Higher building to land ratio is causing more concrete laden areas with a significant reduction in trees. This is having a detrimental environmental and social impact due to the loss of trees and poorer amenity.
- Under current provisions this situation is likely to increase unless adequate measures are put in place to prevent it.
- Sustainable urban planning is required to mitigate the impact of Climate Change and the negative elements of urban infill.
- Higher density dwellings should be located along major roadways (e.g. Port Rd, Henley Beach Rd. ) and not allowed to occur in a piecemeal way in existing residential areas.

- The level of amenity achieved in areas such as the Bowden Development and across inner city Melbourne should to be adopted and encouraged. This standard of the urban environment however <sup>72</sup> cannot be achieved when development is piecemeal, ad hoc and where a poor standard of building material and design are permitted.
- Other locations have successfully integrated good urban planning practices with low scale residential development. These zoning provision should achieve what other locations have proven possible. However this cannot be achieved where developers who have not long term interest in an area are allowed to build dwellings that are poor quality, lack integrity and whose primary purpose is to maximise.

Please ensure that the proposed changes to the planning systems achieves these desires in practice and not just theory.

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