

# 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

**Problems for existing residential homes in Urban Corridor (Main Street) zones, particularly those facing high buildings being built on three sides.**

We live in a street that is still predominantly a residential suburban street, with only a few commercial properties sited on Henley Beach Rd (the Main St) having rear access to our street (Norma St, Mile End). However, the northern side of our street is now in a proposed Urban Corridor Zone (Main Street) with Affordable Housing Overlay.

Many of the houses in our street, including our own, have been here for over 100 years but it is as though our existence has somehow been completely forgotten in the proposed Planning and Design Code when it comes to the impact of adjoining developments. Our rights as home property owners have been disregarded and removed. Unlike the case prior to the Urban Corridor, we now have no effective protections against overshadowing and overlooking. There are no effective transitioning/interface protections between our homes and adjoining developments.

The situation is particularly dire in situations such as our own where our street runs parallel to, and is only a relatively short distance behind, the Main Street. As a result, the Urban Corridor (Main Street) zone runs from Henley Beach Rd right through to the northern side of our street, Norma St, Mile End. As already mentioned, our Urban Corridor (Main Street) zone also has an Affordable Housing Overlay.

*Consequently, our house could literally be surrounded on three sides by five level buildings, with the two buildings on the sides being built right up to our boundary. As a result, our home would have very little light or*

ventilation. All the (many) existing homes on the northern side of Norma St are in the same situation.

When we bought our house, which we have lived in very happily for over thirty years, we thought it possible that there might at some stage be additional developments on the properties behind us that face Henley Beach Rd. However, we believed that adequate protections for existing homeowners in respect to overlooking and overshadowing would still be in place and that there would also be reasonable height restrictions. (Existing buildings on Henley Beach Rd were a maximum of two stories high).

We certainly did not anticipate that there could be 5 level high buildings built on *three sides* of our house and that the rights of existing homeowners would be so completely disregarded with incredibly detrimental impacts on our homes, gardens and everyday lives.

The situation is causing incredible distress to those of our neighbours who are aware of it. At a time when our homes should be safe spaces we can retreat to in a pandemic, we instead feel under a quite devastating threat.

Importantly, especially given the lack of paid radio, TV, newspaper or online advertising by the government regarding the major changes proposed and the consultation process, many neighbours do not seem to be aware of the looming planning issues. Others, including ourselves, have found it very difficult as laypeople without professional planning, building or architectural qualifications to work out the full import of what is being proposed given the highly technical nature of the documents involved. Furthermore, many of our neighbours in Mile End are from a non-English speaking background so are finding it even more difficult to understand the proposals. Many neighbours are also elderly with poor internet skills and can't use the Planning SA website.

*We would therefore urge you to revise the proposed code to make more provision for the rights of existing homeowners in Urban Corridor Zones, particularly those living on streets behind the main road who now face the possibility of high buildings being built on three sides of their existing homes! After all, homeowners should have appropriate rights too, not just developers! There needs to be some balance between the respective rights and at present there is none.*

Furthermore, final approval and implementation of the new code should be delayed until a better consultation process takes place.

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