

The Presiding Member
Development Policy Advisory Committee
GPO Box 1815
ADELAIDE SA 5001

Dear Sir or Madam,

The South East City Residents Association (SECRA) supports planning that leads to better urban design, especially in the public realm. We support taller buildings within the central core of the city. We support planning that recognizes Adelaide's stock of historic and heritage buildings as an asset that makes our city liveable; that gives our city its unique character and charm. We support planning reforms that allow older buildings to be repurposed for residential use.

We do not support the development plan amendments that would increase building heights in residential areas and in zones which adjoin residential areas. We are happy with the status quo. We believe building heights of 4-5 storeys have created "vibrant" neighbourhoods; nineteenth century cottages coexist happily with contemporary townhouses and low-scale apartment blocks. Residents know their neighbours; they take pride in the public realm, many caring for nature strips and adjacent Park Lands.

We do not understand why the State Government would want to threaten such successful examples of, what we consider is, medium-density living. Residents feel betrayed. We are not living on a quarter-acre block. We are not responsible for urban sprawl but we are now faced with possible overshadowing by, what was considered, non-complying development which will lead to the decrease in the value of our homes. This is transferring value from the owners of domestic property to non-resident property developers.

Residents have had only six weeks to educate themselves about major changes to our neighbourhood. Why is there a need for "urgent action to unlock development potential" (p2). Who, or what, is driving this urgency? Residents need more time to understand the implications of these changes. We need more time to digest our Council's response to the amendments. The public consultation period should be extended until the end of July. Perhaps the Minister for Planning, the Hon. John Rau could meet concerned residents during that time.

We are confused by a document that states: "further engagement will be undertaken with communities on policy recommendations that have a more direct impact on residential areas. This engagement will be progressed through Adelaide City Council's structure planning process and implemented through a future DPA"

We believe that the amendments in the current document do have a "direct impact on residential areas"; in particular **we vigorously reject the idea of catalyst sites in residential areas**, in particular Residential (East Terrace) Zone RA1 and Residential (Waverley) Zone RA3 and Main Street (Hutt).

"The DPA proposes to create opportunities for catalyst sites (ie sites over 1500 square metres) ... to allow for medium or high density mixed use development that can provide community hubs and/or activate areas"(p.iv).

We don't see the need for "catalyst" sites in our area:

- We already have medium density in our area.
- Nearby Hutt Street is a community hub
- Our streets are sufficiently "activated" by pedestrians and cyclists.

- We do not want mixed-use developments in RA1 and RA3. In particular we do not want new licenced premises or the extension of existing licenced premises' opening hours in residential areas. We do not want high rise car parks as these only encourage more traffic into narrow streets
- A recent mixed use development in our area (Angas and Hutt) failed to “activate” the street because the developers would only allow office space at street level. They decided that purchasers of apartments did not want to live above cafes or restaurants (noise, food odours, early-morning deliveries). As a result we have a wall of frosted windows facing the street. Hardly “activation”.

We are particularly concerned by the lack of limits put on building heights on these catalyst sites and the following statement: “where there is an apparent conflict between the catalyst site principles and zone or Council Wide objectives and principles the catalyst site principles will take precedence.” (Attachment G). We take this to mean that neighbours will be denied the opportunity to object to inappropriate development. We strongly object to this. And what are these “catalyst site principles”? How can we be expected to comment on principles that haven't been explained?

We note that the Adelaide City Council has proposed that catalyst sites should be no smaller than 2100m².

We are also very concerned about the interface between the Capital City Zone (which allows 15 storey buildings and higher) and adjoining residential areas, in particular those near Angas Street (Zones RA2 and RA4). **We want the CC Zone boundary moved north of Wakefield Street and west of Frome Street.** This will protect residential areas to the south and east from overbearing development and overshadowing. In addition there should be a “stepping up” of heights; it is ridiculous to go from cottage or two storey townhouse to 15 storeys.

Many residents have installed solar panels (with the encouragement of both State and local government). Are they now to be overshadowed by high rise development? Will adequate compensation be paid?

Our area is characterised by narrow streets and lanes. Any increase in heights on Hutt Street will seriously affect residents living in nearby streets, in particular, Corryton Street, Allen Place, Vincent Place, Cairns Street. Where will residents living in these proposed mixed-use apartments on Hutt Street enter and exit their undercover carparks (if, indeed, these are provided)? Any increase in traffic (noise, pollution) in these streets will have a particular impact on cottages situated next to the street. They do not have front gardens to act as a buffer.

We agree with our Council that city character should be strengthened and reinforced by setting “tailored retention depths for Local Heritage buildings” and that new buildings should recognise Adelaide's charm and historic feel.

Yours sincerely,

Heather Nimmo
Secretary
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