

Mr B Miller
Team Leader – CBD & Inner Metro
State Commission Assessment Panel
GPO Box 1815
ADELAIDE SA 5001

24 February 2018

To the Panel

**020/A081/17
2-6 Hutt Street**

The South East City Residents Association (SECRA) wishes to make a submission on this development application. We are not planners and our advice to the increasing number of residents who approach us with concerns about a proposed development is to seek expert planning advice as to the effect such a development will have on their properties.

However, given that this proposed development does not comply with the Development Plan (a Plan that involved a number of public consultations in which SECRA participated on behalf of residents) we have decided to make our own submission on behalf of members living in properties backing onto Cleo Lane (at the rear of this proposed development), and south-east City residents in general.

We strongly object to the proposed 18 levels (2 levels of underground parking) building on the corner of Hutt Street and Bartels Road on the grounds that it does not comply with the Development Plan which seeks a reduction in height and intensity between the Capital City Zone (max 53m) and the City Living Zone (max 14m). The Plan recommends a maximum height of 22m for this interface between the two zones. The proposed development is 53m.

The Plan says:

23. Development should manage the interface with the City Living Zone or the Adelaide Historic (Conservation) Zone in relation to building height, overshadowing, massing, building proportions and traffic impacts and should avoid land uses, or intensity of land uses, that adversely affect residential amenity.

Residential amenity will be adversely affected through: the resulting overlooking (of courtyards and west-facing bedrooms, in particular) and overshadowing; the noise and odour from a proposed ground floor restaurant; greatly increased traffic movements in Cleo Lane including trucks involved in waste disposal.

Therefore we respectfully ask the Panel to reject this application in its current form.

Yours sincerely,

Dr Heather Nimmo
Secretary
South East City Residents Association (SECRA)
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Adelaide 5000