

Glenside Urban Corridor (Living) Code Amendment
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Glenside Urban Corridor (Living) Code Amendment

I am a local resident writing to express my serious concerns about the abovementioned Code Amendment.

The effect of the Code Amendment will be to allow 20 storey buildings to be constructed in our neighbourhood. While I recognise the need for new housing supply across South Australia, I am of the view that this Code Amendment will have a negative impact on our local area and should be declined because:

1. Unrestrained high rise infill puts significant pressure on our public infrastructure which is already at capacity. My concerns include the pressure more dwellings will put on our schools, open space, tree canopy, car parking, water, sewerage and traffic congestion. My concerns will not be alleviated by traffic studies or other analysis – this site was master planned on the basis of 1,000 dwellings.
2. 20 storey towers will impact the character and amenity of our neighbourhood. They will dwarf heritage buildings on the site and character homes in the surrounding suburbs. The buildings will result in shadowing of nearby properties. My concerns will not be alleviated by promises from Cedar Woods to manage impacts on the local environment and heritage and limit shadowing – the form of any future towers will not be known until the Code Amendment process is completed.
3. Residents bought into the Cedar Woods development on the basis of a very different plan. They were promised a series of maximum 8 storey buildings and, after they have bought off this plan, you are proposing to change the rules. This is unfair and risks serious reputational damage not only for Cedar Woods but for all Strategic Infill Sites across the State. You will turn a successful Strategic Infill Site into an unsuccessful one – which is enormously problematic in the midst of a housing crisis.

I recommend this Code Amendment be declined because it will have a negative impact on our local area and the wider State. I urge you to consider my views as part of your consultation and engagement on this Code Amendment.

Yours sincerely