

NEWSLETTER

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DEVELOPMENT PLAN AMENDMENT (DPA)

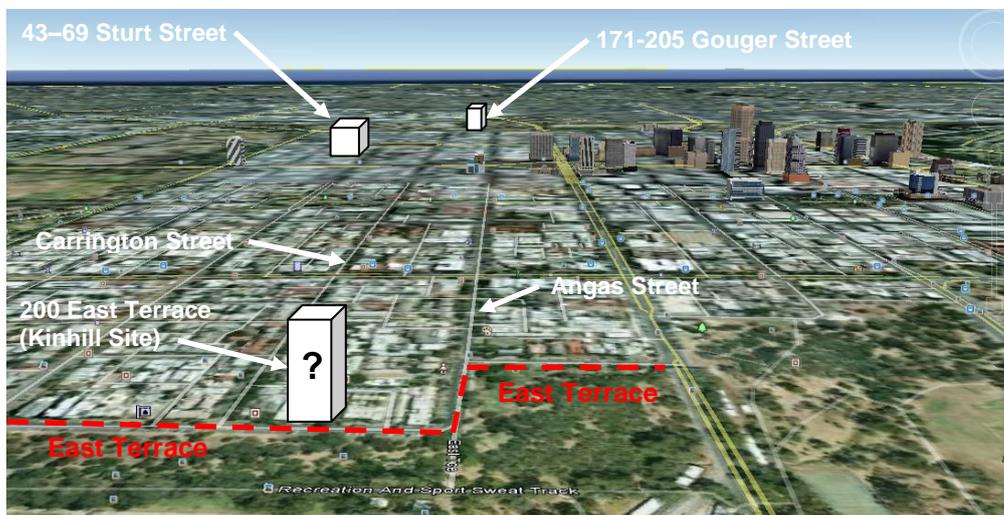
Of particular concern to SECRA during this year has been the Minister for Planning's amendment to the Adelaide City Development Plan (DPA) which includes "Catalyst Sites" in, and adjacent to, residential zones within the City. SECRA has submitted a number of submissions associated with the DPA and in particular has argued that high rise developments should not be allowed adjacent to residential areas. A catalyst site is one that is 1500 sq. metres or larger in area. The Adelaide City Council unsuccessfully argued that it should be 2500 sq. metres.

The DPA was referred to the Environment, Resources and Development Committee (ERDC) and number of submissions were submitted to this committee for consideration, including one from SECRA, objecting to aspects of the DPA. Some of these submissions were reinforced by the organisations appearing before the committee. Unfortunately all of these were in vain as ERDC resolved not to object to the DPA and it has now become law!

Large developments have been proposed on "catalyst sites" on Sturt Street (10 to 14 storeys high) and Gouger Street (5 to 19 storeys high). These proposed developments would overlook and overshadow existing residences.

DPA documentation identifies the "Kinhill Site" at 200 East Terrace as being a "catalyst site".

Could residents in the south east precinct of the city be faced with a similar development as shown below and have a large high rise building overlooking and overshadowing their residences?



“DISCUSSION DRAFT” RESIDENTIAL & MAIN STREET DEVELOPMENT PLAN AMENDMENT

To assist Council's preparation of the Residential & Main Street Development Plan Amendment input was sought from the public. Submissions closed on 26 October 2012 with 138 submissions being received of which 68 were from the south east zones which included the SECRA submission. A summary of those submissions can be viewed at <http://yoursay.adelaidecitycouncil.com/document/show/379>.

In the submissions Residents told Council they far preferred 1 – 2 storey heights, with lower levels of support for 3 storeys, and minimal support for apartment buildings higher than 4 storeys, they wanted non-residential uses confined to Hutt Street, concerned by the negative impact of increased medical facilities near St Andrews Hospital, and design elements such as locked gates, walls of garage doors and high blank front walls impairing the social fabric of the area. Residents strongly opposed catalyst sites introduced by Minister Rau's Capital City Development Plan Amendment.

Council has prepared a "Discussion Draft" Residential and Main Street Development Plan Amendment and has submitted it to the Minister for Planning. At this stage the DPA is confidential. Following discussions between Council and the Minister, a draft DPA will be released for an 8 week public consultation period. Subject to the Minister's approval, this is likely to commence in mid February 2013.

THE CLIPSAL 500

The CEO of the SA Motor Sport Board has advised SECRA of the following key timings for the 2013 Clipsal 500 Motor Race set up in Victoria Park:

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| • Install Administrative Offices | 13-19 Nov. |
| • Commence Pit Building and Pit Straight Shade Structure | 13 Nov. |
| • Close path behind Pit Straight stand | 13 Nov. |
| • Install Pedestrian Overpass #1 | 7-10 Jan. |
| • Install Pedestrian Overpass #5 | 14-15 Jan. |
| • Open Halifax Street Gate | 20 Feb. |

The 2013 Clipsal 500 motor race will be held from Thursday 28 February to Sunday 3 March 2013.

SECRA has expressed concern to the CEO about the delay in relocating the Contractors' compounds from the East Terrace side of Victoria Park to the Fullarton Road side and also the increase in the area that it is occupying in Victoria Park. SECRA also asked that the unloading and storage of portable toilets adjacent to East Terrace be discontinued and that they be stored elsewhere away from the residential area.

VICTORIA PARK

Victoria Park is currently a hive of activity. In addition to the work associated with the Clipsal 500 event there is landscaping work being undertaken at the western and eastern entrances to the east-west paths that traverse the centre of the park. Unfortunately the contractor responsible for constructing the playing fields south of the east-west paths went into receivership leaving the playing fields unfinished and not to their required levels. Another contract has been let and that contractor is currently undertaking remedial work on the playing fields. Landscaping along the length of the east-west paths will be undertaken once Clipsal vacates the park in 2013.

40 KPH ZONE & HUTT STREET

The Adelaide City Council has approved the establishment of a 40 KPH zone within the area bounded by and including East Terrace, South Terrace, Wakefield Road and Hutt Street. This will have to be approved by the State Government before implementation.

The SECRA committee is proposing that Jan Gehl's suggestion to close Hutt Road to through traffic (*Public Spaces and Public Life Study*, 2011 City of Adelaide, p90.) be further investigated. Closure to through traffic would make Hutt Street a **destination** (rather than a thoroughfare which it is at present) and the reduction in through traffic (and pollution, noise etc) would attract more people to Hutt Street (especially for outdoor dining) and so would *help* business. It is proposed to contact SECRA members in the new year and seek their input into this investigation. It is interesting to note that Hutt Road was opened up in 1917 for a tram line from George Street. Perhaps it should now be closed for all traffic other than public transport!

REMEMBER YOUR SAY IS IMPORTANT TO PRESERVE THE CHARACTER OF THE SOUTH EAST CITY PRECINCT!

SECRA will advise members when public comment is sought on the **"Discussion Draft" and Main Street Development Plan Amendment** and SECRA members and other residents are urged to repeat their outspoken opposition to the design and height elements which could overlook and overshadow their residences.



The SECRA committee wishes all residents an enjoyable Christmas and a happy, healthy and prosperous new year.

