

## NEWSLETTER Edition 46 MARCH 2018

### A CHANGE IN GOVERNMENT IN SOUTH AUSTRALIA

Late last year SECRA representatives met with the then Shadow Minister for Planning, David Pisoni, and expressed concern about the current Development Planning regulations that have taken away the ability of the community and individuals to be consulted on most developments. Mr Pisoni acknowledged that this was a most unsatisfactory situation. However Stephan Knoll has been allocated the Planning portfolio in the new SA Government and SECRA will be seeking to meet with Mr Knoll to discuss these concerns and to argue for changes to be made to provide a more consultative development planning process.

Also it was pleasing to hear that the new State Government does not support a permanent structure in Victoria Park for the Adelaide 500 Motor Race and that funding is to be provided to reduce the time taken to set up and dismantle the infrastructure for the race.

SECRA will continue to pursue issues of concern to residents in the south east area of the city with the new government where appropriate.

### HUTT STREET CENTRE

In view of the anti social behavior in the vicinity of the Hutt Street Centre SECRA requested a response from the Adelaide City Council that included the following:

- Council resolved to install CCTV in the area.
- A working party with key stakeholders in the precinct is to be established to better understand the depth and breadth of issues in the precinct and to implement a multi-faceted approach to resolving those issues. This group will include representatives from residents, businesses, property owners, medical institutions, social services, SAPOL and Council.

SECRA has been invited to participate in this working party and SECRA Committee Members Anne Melrose and David Plumridge will represent SECRA on this working party. Members' views or experiences on the Hutt Street Centre issue would be most appreciated. These should be emailed to [secra.sa@gmail.com](mailto:secra.sa@gmail.com).

### REMNANT BIODIVERSITY IN THE ADELAIDE PARK LANDS

SECRA committee member Heather Nimmo, who is also a volunteer with Bush for Life in Park 17, was invited to attend a consultation session on the development of an Integrated Biodiversity Management Plan by the City of Adelaide.

Participants were advised that:

- There is a lot of remnant biodiversity in the Adelaide Park Lands, mainly in the form of patches of native grassland. There are also many significant species of flora and fauna in the Park Lands.
- For many years the City of Adelaide has been managing important vegetation, and has been involved in planting and maintaining some areas of revegetation. There are also many wonderful volunteers involved in protecting and restoring biodiversity in the Park Lands.
- The most recent policy on biodiversity conservation is the *Biodiversity and Water Quality Action Plan 2011-2016*. Council is reviewing the Action Plan and preparing an Integrated Biodiversity Management Plan.



Participants were provided with an overview of the biodiversity in the Park Lands and the programs and partnerships underway and were given an overview of objectives, priorities and strategies, and asked for input on these. Sections of Victoria Park and Park 17 and 18 (Bush for Life sites) are Key Biodiversity Areas (KBAs). More degraded – but still important - KBAs are located in Parks 19 and 20.

## **SPEED LIMITS IN RESIDENTIAL STREETS AND HUTT STREET**

SECRA has raised with Council the issue of reducing the speed limit in the high pedestrian area of Hutt Street from Gilles Street to Angas Street or at the very least between Halifax Street and Angas Street Hutt Street from 50kph to 40kph with Council. Henley Beach Road has a recently installed sign that states "50kph, Pedestrian Precinct, Speed Limit Changed". SECRA would like to see a similar sign installed in Hutt Street limiting traffic to 40kph.

Council advised that while the six month 40kph speed limit trial conducted in Hutt Street between South Terrace and Flinders Street from December 2013 resulted in reducing average vehicle speeds by 3 to 4 kph a high level of negativity was received from both residents and businesses and hence the 50kph speed limit was reinstated in October 2014.

However work on a Smart Move Interim Action Plan that includes a review of speed limits in the city and North Adelaide is still to be completed and presented to Council.

Other Councils have seen fit to reduce speed limits in similar situations and SECRA will continue to pursue this issue with Council because of the dangerous situation regarding pedestrians crossing Hutt Street.

## **SHORT TERM LETTING OF APARTMENTS**

SECRA has raised the issue of short term letting of apartments in complexes to groups who hold drunken, noisy parties where offensive and abusive behaviour is a threat to adjacent residents with the Adelaide City Council.

While this is able to be controlled when the apartments are in a Strata or Community Title Group the it is difficult to control when the apartments are Torrens Title as is the case with a SECRA member who has sought assistance form SECRA.

Council has advised the following:

- Council is able to ask a "change of land use development application" for houses that are permanently being used for short term accommodation.
- The "change of land use approval" would come with the following conditions:
  - A manager must be on call at all times when the place is occupied.
  - Council must be told who they are.
  - The names of the occupants must be recorded in a register maintained by the operator for 3 years.
  - Can only have a limited number of people, depending on the place.
  - Limits on the hours that visitors can be there.
  - Can't be used for parties.
  - Can't have a liquor licence.
- If the operators or occupants don't abide by those conditions, Council can enforce them through the Development Act. Council will also work with SAPOL who can apply the Local Nuisance and Litter Control Act 2016.

## **ST ANDREWS HOSPITAL REDEVELOPMENT**

In December 2013 SECRA representatives and local residents met with the CEO of St Andrews Hospital, Stephen Walker, who outlined a desire to develop a two level car park with one or two levels of hospital facilities above on the north east corner of the hospital site. At that meeting it was agreed to continue to meet in the future to discuss the hospital's progress with the design for this development.

Concept plans were provided and local residents and SECRA were able to input into the design of the development to ensure that it was in keeping with the local area and that the concerns of residents were addressed. As the development progressed SECRA withdrew from the process and local residents continued to be involved. As can be seen from the adjacent photograph the completed development is a very aesthetically pleasing building and the majority of residents are happy with it.

This is an example of what positive outcomes can be achieved with consultation in the development planning process.



NOTE: Membership of SECRA is available to all residents in the South East Precinct of the City of Adelaide and Associate Membership is available to non-residents. Membership application forms are available on the SECRA website [www.secra.asn.au](http://www.secra.asn.au)