

NEWSLETTER Edition 48 JANUARY 2019

CITY OF ADELAIDE COUNCIL ELECTIONS – SOUTH WARD COUNCILLORS

Helen Donovan and Alex Hyde were elected as the South Ward Councillors at the recent City of Adelaide Council elections. The SECRA committee has met with both Helen and Alex and discussed how SECRA can best work with them for the benefit of residents in the south east corner of the city and also raised a number of issues that SECRA would like addressed by Council. Helen can be contacted on h.donovan@cityofadelaide.com.au and Alex on a.hyde@cityofadelaide.com.au.

ADELAIDE PARK LANDS

The uniqueness of the City of Adelaide is that it is surrounded by Park Lands over which the Council provides wise guardianship to ensure that these Park Lands are able to be enjoyed by all South Australians and visitors to the City. It is therefore disturbing to hear of announcements by the State Government for the following two developments in the Park Lands.

ADELAIDE CHILDREN'S HOSPITAL

Firstly is the announcement that the preferred site for a new Adelaide Children's Hospital is on Park Lands on the western side of the new Royal Adelaide Hospital. As can be seen from the adjacent photograph this is a very attractive park which includes a wetlands. It is an area where RAH staff and patients are able to relax and enjoy the outdoors. South Australian State Governments are able to compulsorily acquire private property for public infrastructure but instead see the Park Lands as free land that can be used for development. Can you image the outrage if this occurred with Central Park in New York or Hyde Park in London!



ADELAIDE OVAL HOTEL

Secondly the Adelaide Oval Stadium Management Authority proposes to erect a hotel on the eastern side of Adelaide Oval and this proposal has been approved by the State Commission Assessment Panel in what would appear to be a much shorter than the usual time frame as the hotel was not subject to a public notice period. The plans were only made available for public viewing after considerable adverse criticism. This proposed hotel will be a commercial undertaking on the Park Lands and is unfairly in competition with privately owned hotels in the city. SECRA has written to the Lord Mayor supporting her opposition to the hotel and also to the Premier advising him that *"The Park Lands should not be used for commercial ventures and such a hotel would establish a precedent that could well put our Park Lands at risk of further commercial developments"*. A rally against the hotel was held at Adelaide Oval on Saturday 5th January and it was pleasing to see that a number of SECRA members attended. A Legislative Council Select Committee has been established to inquire and report on the Adelaide Oval including the proposed hotel. SECRA will be contacting members by email in the near future regarding making submissions to this Select Committee.

SECRA is most concerned that the State Government did not consult with the City of Adelaide about these two proposals and this lack of consultation does not auger well for the establishment of good working relationships with the City of Adelaide or show an understanding of the fact that the Council is responsible for the Park Lands on behalf of all South Australians. SECRA is concerned that a democratically elected government would act in such a dictatorial way!

PARK 21W

SECRA has lodged a submission on the proposed redevelopment of Park 21W that is bounded by South Terrace, Goodwood Road and Greenhill Road. While SECRA supports the development of recreational facilities it opposes the proposal to establish a 150 vehicle car park and an amenities building in the middle of the Park. It is considered that there is no need for additional car-parking as there is ample car parking along Goodwood and Greenhill Roads, South Terrace and the adjacent Park 22. SECRA acknowledges that sporting pavilions provide essential amenities to support community sport including change rooms for players and officials, first aid and storage. It is acknowledged that the existing facility located on the edge of the parklands near Goodwood Road requires significant renovation. SECRA is of the view that the current location is appropriate as it is visible, accessible and easy to police and maintain and if the building is to be replaced the new structure should be on the same footprint.



PARK LANDS TRAIL

Currently the Park Lands Trail that surrounds the city ends at the intersection of North Terrace and East Terrace. The vacated RAH site provides a "one off" opportunity to develop a strip of Park Lands through the site alongside the Botanic Gardens to link the Park Lands Trail with the River Torrens Linear Park. This would not only build on the uniqueness of a city surrounded by Park Lands but would enhance the Trail for pedestrians and provide a safe "off road" route for cyclists from the East Park Lands to the River Torrens Linear Park including those students who will be cycling from the eastern suburbs to the new Botanic High School. SECRA has written to the Premier requesting that a pedestrian and cycle friendly unrestricted path in a tree and grassed Park Lands corridor be provided through the vacated RAH site as it is an opportunity that should not be wasted. Not only would this complete the Park Lands Trail surrounding the city but it would also provide a natural park area for those persons working in the revamped RAH site to relax and enjoy.

SECRA has also written to the Lord Mayor requesting that Council investigate the keeping of the Park Lands Trail open through Rundle and Rymill Parks during the Fringe. This could be achieved by fencing this section of the Park Lands Trail and providing gateways, manned if required, to allow patrons to access from one side of the Trail to the other.

SUPERLOOP ADELAIDE 500 RACE

SECRA representatives recently met with the team responsible for the Superloop Adelaide 500 Race. SECRA was concerned about the twilight racing and was advised that the races will finish an extra hour later than in the past. It was requested that a generator and lighting that adversely affected residents in Wakefield Street be relocated. SECRA was also advised that the contractors' compound will no longer be located along Fullarton Road but will be within the main fenced off area and the concert area has been relocated from the CBC Oval to the area in front of the Victoria Park Heritage Grandstand. SECRA is opposed to the Adelaide 500 Race being held in Victoria Park and while it is acknowledged that improvements have been made to reduce the footprint in Victoria Park together with the time taken to erect and dismantle the race infrastructure it still occupies the Park for over 5 months each year!

DAVAAR HOUSE AND AUGUST TOWERS

Many will remember Davaar House, formerly a grand old mansion, on the corner of Hutt Street and South Terrace as the old TPI House, a social centre for disabled veterans, which over the years had been modified and extended. However it was thrown a lifeline when a Development Application was lodged showing a boutique hotel with the old house to be restored to its former glory. Unfortunately this developer walked away and eventually another developer took advantage of the previous State Government's zoning that allowed high rise development on South Terrace to construct the August Towers. This development kept Davaar House but the development ran into financial difficulties and work stopped. Davaar House is now on the market and its future is unknown.



Proposed Development

Actual Development

Questions that need to be answered include

- How did the planning authority come to approve the construction of undercroft parking that is covered by a concrete slab with unsightly exhaust ducts and an electrical sub-station that has replaced the garden of Davaar House?
- Why was the heritage wrought iron fence that once was a feature of the site removed?
- Who allowed the partial demolition of the bay windows and other critical features of this once stately Davaar House?

Because this development was over \$10 million it was approved by the then Development Assessment Commission and the City of Adelaide had little, if any, input into the approval process. The Council through no fault of its own is now left with a most ugly site at one of the entrances into the city. Once approved the Commission appears to have washed its hands of any further responsibility. SECRA would like to know who is responsible for resolving this unsatisfactory situation?

THE FUTURE OF OUR VILLAGE IN THE CITY

SECRA is concerned a number of banks in Hutt St have closed. The loss of banking facilities is bad enough but more important is the loss of shops and businesses. While there are many eateries in Hutt Street there needs to be a diverse range of shops and services if Hutt Street is to keep its "village in the city" reputation. SECRA proposes to approach the newly re-formed Hutt Street Traders Association with the objective of working together with Council in the development of strategies to restore Hutt Street into a viable and attractive precinct.

SECRA COMMITTEE

SECRA is pleased to welcome Elizabeth Rusbrook and Anne Ballard to the SECRA Committee. Heather Nimmo, our inaugural secretary, has decided to hand over that role to Elizabeth Rusbrook. Sincere thanks to Heather who has worked tirelessly for SECRA over the past 13 years. Russell Mills did not stand for re-election at the AGM because of ill health. Sadly Russell passed away just before Christmas. Our condolences to his wife Silvana and family.

The SECRA Committee consists of Chairperson John Underwood, Secretary Elizabeth Rushbrook, Treasurer and Membership Heather Nimmo, and Anne Melrose, Anne Ballard, David Plumridge and Phil DeBondi.

SECRA MEMBERSHIPS ARE DUE FOR RENEWAL

SECRA members are advised that annual memberships are now due for renewal. Annual membership fees are \$10 per individual or \$15 per family. Fees can be paid as shown on the Form below :

SECRA Membership / Renewal Application

Name _____

Family members _____

Address _____

Telephone Home _____ Work _____ Mobile _____

Email (please print clearly) _____

Annual Subscription New Renew

Individual \$10.00 Family \$15.00 Associate \$10.00 Donation \$ _____

Payment Cheque Money Order Electronic Funds Transfer

Payable to South East City Residents Association Inc, and post to The Treasurer, SECRA PO Box 7017, Hutt Street, Adelaide, SA 5000

Account South East City Residents Association BSB 106 148 Account No 024 710 940

Please include your initials and surname as the payment reference

If applying for Member or Family Membership: I confirm that I reside in the area covered by the South East City Residents Association. I support the Objects and Objectives of the Association and agree to abide by the rules in accordance with the Association's Constitution.

Signed _____ Date _____

NOTE: New 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.