

NEWSLETTER Edition 37 July 2014

COUNCIL ELECTIONS – MEET THE CANDIDATES AND SECRA AGM – 16 OCTOBER 2014

An election for members of the Adelaide City Council will take place towards the end of this year and you as residents are eligible to vote in this election. Nominations for the position of Lord Mayor, 4 Area Councillors, 2 North Ward, 3 Central Ward and 2 South Ward Councillors will open on the 2 September 2014 and close on 16 September. Voting is by postal ballot and these will be mailed out to eligible voters during the week commencing 20 October 2014. Residents of the South Ward are eligible to vote for the position of Lord Mayor, 4 Area Councillors and the 2 South Ward Councillors.

To enable residents of the South Ward to meet and be informed on those candidates who have nominated SECRA and the South West City Residents Association (SWCRA) propose to hold a “Meet The Candidates” information session at the Box Factory Community Centre on 16 October 2014 at which each of the candidates for the above positions will be invited to give a short presentation and be available to answer questions. A number of questions will also be put to the candidates prior to the meeting and their responses will be made available at the meeting.

The “Meet The Candidates” information session will commence at 6.30pm at the completion of the SECRA AGM which will commence at 6pm. SECRA members are urged to consider nominating for the SECRA Committee. Committee membership is not an onerous task but provides an opportunity to become better informed on issues that are of interest and concern to local residents and to liaise with the Council and other organisations. Nominations for the committee will be sought from members prior to the AGM.

If you are interested in nominating for the SECRA committee, require any more information or have any suggested questions for SECRA to put to the candidates please send an email to secra.sa@gmail.com.

CITY OF ADELAIDE DRY ZONE

As a result of the concerns of local residents in the south east corner of the City of Adelaide about the campers and persons congregating in the adjacent Park Lands SECRA representatives attended a meeting organised by South Ward Councillor Michael Henningsen together with Councillor David Plumridge, representatives from the Adelaide City Council Administration, Police, MFS and local member of Parliament Rachel Sanderson. Of concern to residents was the unacceptable behaviour from these campers and persons which included drunkenness, shouting (with many expletives) and fighting during both the day and all hours of the night. This is accompanied by considerable rubbish and excrement in the Park Lands together with the lighting of camp fires.

It is also not unusual for inebriated persons to be found wandering onto local properties and on adjacent roads, placing them at risk of being hit by vehicles. This situation also places local residents, workers and visitors at risk and causes them to avoid approaching these persons and from going near where they are congregating in the Park Lands.

Because of concerns expressed by local members for their own safety and the many disruptive and frightening instances that they experience, particularly during the evenings, the Adelaide City Council has approved an application to Consumer and Business Affairs for a rollover of the city wide dry zone area together with the establishment of a trial for 6 months for a 24 hour dry zone in the Park Lands Parks 17 -21 west.

In the past SECRA has been reluctant to support moves for the Adelaide Park Lands to be a dry zone. The current situation in the South Park Lands needs to be addressed and SECRA is supporting the 6 month trial. As a result of concerns for the safety of local residents and also for the safety and well being of those persons congregating in the Park Lands, SECRA has written to Zoe Bettison, Minister for Communities and Social Inclusion supporting the Adelaide City Council decision to request the establishment of a Government high response group to address this issue.

The Adelaide City Council provides an emailed update on the situation in South Park Lands. SECRA members interested in these emails ask to can be included on the distribution list by emailing L.Grant@adelaidecitycouncil.com.

HIGH RISE DEVELOPMENTS

SECRA’S concern about the possibility of high rise developments on “Catalyst Sites” (ie sites >1500m²) within the south east precinct of the city was not unfounded. At a Development Assessment Committee hearing held on 3 June 2014 over two hours was needed to hear the objections by local residents to a proposed 8 story development at 200 East Terrace. This was the first application for a development on a “catalyst site” in the south east of the city and it was no surprise to hear that the development has been approved with only minor changes being required.

Another high rise development of 14 storeys is proposed on a catalyst site at 262 South Terrace. In this case the developer had an open day for people to view the proposal and provide feedback prior to it being formally submitted. SECRA will be meeting with the Project Manager to discuss this proposal once details of the proposed development have been finalised. A developer has no obligation to undertake such consultation so it is very pleasing to see this occur although this does not mean that the local residents will be happy with the final proposal.

While the concept of Catalyst Sites introduced by the Minister for Planning is of concern, what has occurred at 22- 24 Hume Street, a 394m² site, beggars belief. Hume Street is a narrow residential street off Hutt Street between Angas and Carrington Streets, with single and two storey residences. What has happened there illustrates what can occur when interim regulations are introduced in apparent haste and without adequate consultation. The development of an 8 storey building containing 30 serviced apartments with no off street parking on this allotment was opposed by the Adelaide City Council but has been allowed by the Environment, Resources and Development Court of South Australia. It appears that the Court had no option but to assess the proposed development on the interim Capital City Development Plan Amendment (DPA) that had been introduced by the Minister for Planning, as the application was submitted whilst this interim DPA was still in effect. This interim DPA was later amended after consultation and consideration of its implications.

LORD MAYOR'S CITY RESIDENT ASSOCIATIONS FORUM

Some time ago the Chairpersons of the North Adelaide Society, SWCRA and SECRA wrote a joint letter to the Lord Mayor requesting that a City Resident Associations forum be established. This has resulted in the establishment of a quarterly Lord Mayor's Resident Groups Forum that provides an opportunity for Adelaide City Resident Associations to regularly meet with the Lord Mayor, Councillors and Council Staff to discuss issues and concerns of city residents.

RUNDLE MALL REDEVELOPMENT

SECRA members no doubt have seen the activity associated with the redevelopment of Rundle Mall and may be wondering what is the extent of work that is being undertaken. Not only is Rundle Mall a pedestrian precinct but in the mornings it is necessary for heavy delivery vehicles to access the mall. Since the establishment of the mall this heavy traffic has caused consistent damage to paving in the mall. The current redevelopment of the mall involves the construction of a substantial concrete sub-base upon which high quality paving is laid that will provide a pleasing paved pedestrian mall that will also withstand the heavy traffic.

The Rundle Mall redevelopment is not just a paving job. Beneath the new paving is an array of new infrastructure to support Rundle Mall's civic and retail activity. This includes water and electricity for 12 Plug and Play pop-up retail spaces, power for catenary lighting and stormwater drainage to help shop fronts and their basements stay dry during storms.

The image below shows a cross-section of the mall and illustrates the complexity of the project.

