

9 July 2018

The Lord Mayor
Adelaide City Council
GPO Box 2252
Adelaide 5001

Dear Lord Mayor

SECRA wishes to draw your attention to issues arising from development applications which fall within the area of Council responsibility.

In particular, we wish to express the strong views of our membership about the inappropriate use of small residential streets to make large developments possible.

As you acknowledged at our AGM last year, the Adelaide City Council has a responsibility on issues such as traffic, transition from residential to commercial use, rubbish removal and heritage protection.

While final approval for large developments is not undertaken by Council, it is our understanding that Council can be included in pre lodgement panel discussions at which time the views of Council can be put - albeit not necessarily heeded.

SECRA is therefore writing to you so you are aware of the strength of our membership's concerns.

One such development of concern is that proposed for 333-337 South Terrace.

This development proposes that in excess of 60 cars will access the development from two very narrow residential streets namely, Vincent Street and Vincent Place. These streets are lined with heritage cottages.

The developer proposes using a right of way down a very narrow (2.7 metres in width) driveway owned by the strata at 15 Vincent Place.

Access to the development using Vincent Street and Vincent Place is considered to be inappropriate and the use of a 2.7 width driveway is considered both unacceptable and dangerous especially as the driveway is the only pedestrian access to two of the townhouses of 15 Vincent Place.

As access to the proposed development's under-croft car park is being provided from South Terrace for visitors to the building, SECRA sees no justification for another access to be provided at the rear of the development. There is no reason why both clients and staff should not have access from South Terrace in keeping with the Development Plan.

You will have received a petition from affected residents with all signing the petition against entrance to the development being from these streets.

You will also be aware that similar issues have arisen on a number of proposals including those in McLaren Street and Cleo Lane.

SECRA requests your assurances that Council will make strong cases against such developments that place such a disproportionate burden on local residents.

Council must continue to have a significant role in the planning and urban design of the city to ensure that the well being of residents is protected and that the city maintains its reputation as being one of the most liveable cities in the world.

We strongly support Council having a role in these matters but would like your equal support in expressing the views and concerns of our membership.

Regards



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