

23 February 2013

Hon. John Rau
Deputy Premier and Minister for Planning
GPO Box 464
Adelaide SA 5001

Dear Mr Rau

Re: Residential & Main Street Development Plan Amendment (DPA)

I refer to the Residential and Main Street DPA that the Adelaide City Council recently submitted to you for your consideration and approval to commence the statutory process of public and government agency consultation.

The South East City Residents Association (SECRA) is not against development and appreciates the need for the South Australian Government to implement strategies to reduce the Adelaide suburban sprawl along the coastline which has implications on the infrastructure required to service these outer suburbs.

The Government's strategy to increase residential density by allowing high rise residential developments therefore has merit but SECRA has major concerns with such high rise developments in areas which are predominantly residential such as the south east precinct of the City of Adelaide.

It is pointed out that an increase in residential density is already occurring within inner suburbs with demolished houses on large allotments being replaced by two or three residences. In the case of residential allotments within the south east precinct of the City of Adelaide the majority of these are two or three times smaller than the average suburban residential allotment. In the Adelaide Historic (Conservation) Zone identified in the Residential and Main Street DPA these smaller allotments have existed for over 100 years. In the areas identified as City Living Zone many residential allotments would have resulted from the subdivision of what were originally larger allotments.

However this increase in residential density also has implications on the existing infrastructure. This is highlighted by the current problems being experienced by a group of residents in the vicinity of the St Andrews Hospital who are faced with backflows from the sewer into their homes because the sewer, which was installed over 100 years ago, cannot cope with the increased sewerage flows. SA Water has rejected requests from these residents to allow them to install reflux valves at the junction of the sewer and the plumbing from the property to prevent these back flows.

Much of the sewerage system in the residential areas of the City of Adelaide is likewise very old and was designed before the advent of washing machines and dishwashers and no doubt would have difficulty in coping with sewer flows with the establishment of high rise residential developments.

Also in the south east precinct of the city there are many on street residential car parking zones to provide parking for those residents in older homes that do not have off street parking. These residents are often faced with the inconvenience of visitors to the city parking in these permit zones. This situation would be exacerbated with the introduction of high rise residential developments.

In summary SECRA is of the view that the Adelaide City Council Residential and Main Street DPA, which allows for a maximum of 2, 3, 4 and 6 storey developments in various areas together with requirements which ensure that existing residences are not over shadowed, has merit and that you as the Minister should give approval for the document to be released for public consultation.

Yours sincerely,



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