

Institutional (St Andrew's) Development Plan Amendment

To the Development Policy Advisory Committee

I believe the intention of this verbal submission is not to repeat what has already been said in our written submission. However I need to reiterate that the lack of consultation with residents before interim measures were introduced has created confusion, fear, anxiety and anger in the community.

Tonight I will be speaking on behalf of the South East City Residents Association but also for those people not able to speak to their written submission. Some people are interstate or overseas but others feel too anxious to make a verbal submission. To put it bluntly they are devastated. They believe that this DPA has devalued their properties and taken away their sense of security.

This new institutional zone is situated in the square mile of the City but is not situated in the CBD. Rather it abuts a quiet residential area of considerable historic significance and amenity whose residents have been remarkably tolerant of the disruptions to their lives caused by living so close to a busy hospital. The needs of residents must be taken into consideration in this DPA.

The South East City Residents Association does not support the construction of a multi-decked car park adjacent to a residential area. Such a car park will take cars off residential streets but more cars will come to take their place. That is the nature of things. Rather than doubling the capacity of car parking within their boundary, St Andrew's Hospital should be putting in place measures to encourage their day staff to arrive at work by other means. This would reflect State Government transport policy and be in tune with future trends which already are showing a reduction in journeys to the City by private car. Few cars are parked in the existing car park at night.

SECRA is opposed to catalyst sites in, or adjacent to, residential areas.

Additional material to support our written presentation

1. SECRA notes the "limitations" imposed on catalyst sites however we ask that "should" in 10, 11 and 12 of the DPA be replaced by "will".
2. We do not support 15. We suggest the following: "All new developments in this zone must use South Terrace as their access point for all vehicles, including waste management services, and not the residential streets of St John's Lane, Vincent Street, Vincent Lane and Gilles Street."
3. We support 16 but would add "and Gilles Street" to the final sentence. "Access from Vincent Street and additional access or intensification from or to St John's Lane and Gilles Street is inappropriate."

4. We support 17 but would remove the word “non-residential” and add “all”. “Car parking should be provided to serve all development and [be] located behind buildings wherever possible.
5. A detailed assessment of the amount of new traffic that will be the result of new development in the zone needs to be completed before the DPA can determine appropriate parking standards.
6. If a multi-decked car park is permitted to be built on the St Andrew’s Hospital site then 9(i) must read:

Any multi-decked car park facades must be designed so as to disguise their activity when viewed from adjacent streets, must restrict noise levels at the boundary to within the existing noise levels (to be measured before development occurs), and must not create light spill into adjacent residential properties or allow overlooking. World Health Organisation guide lines must be followed with regard to the pollution (particulate matter) generated by multi-decked car parks. Any carpark must be for the use of hospital staff and patients only.

7. SECRA supports the specific additions suggested by residents living in Vincent Street, in particular:
 - a. 9(c) “ Design of buildings adjacent to Gilles Street, Vincent Street and St John’s Lane should complement the streetscape character with regard to scale, massing, siting, composition and architectural detail
 - b. 9(e) “Fencing should be a consistent and unifying theme around the site. Hedges may be preferable along Gilles Street, Vincent Street and St John’s Lane and unification of the style of stone walling along South Terrace is appropriate.”
8. SECRA supports the specific additions suggested by Anne Melrose on behalf of residents living in Vincent Place, in particular:
 - a. no windows facing north in new developments on South Terrace backing onto Vincent Place.
 - b. The times of day and access points of waste management services need to be stated in the DPA

Dr Heather Nimmo
Secretary
South East City Residents Association (SECRA)
12th December 2013