

25th November 2011

Picture Adelaide – *Adelaide One City Many Features*
Adelaide City Council
GPO Box 2252
Adelaide SA 5001

RE: SECRA SUBMISSION ON “PICTURE ADELAIDE – ADELAIDE ONE CITY MANY FEATURES”

The South East City Residents Association (SECRA) has reviewed the Adelaide City Council “Picture Adelaide” documentation and provides the following comments.

While we support most of what is suggested in this document (better deal for pedestrian/cyclists, better public transport, heritage protection and enhancement, biodiversity in the Park Lands, protection of Park Lands as open space for all, and better main streets) we do not support changes to the existing development plan for our area which would allow high-rise buildings on East Terrace, South Terrace, Hutt Street and Halifax Street.

These concerns are as follows:

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- Overshadowing of and loss of privacy by adjacent properties
- High-rise on the Terraces will lead to the destruction of vistas to the hills and has the potential to block those refreshing breezes that are most welcome throughout our residential area of the city.
- Threats to heritage, character and amenity
- Loss of embodied energy and value in demolition of existing satisfactory and functional building stock.
- Loss of gardens and outdoor spaces in existing residential buildings
- Increase in traffic on quiet residential streets
- Buildings under 4 stories are more sustainable re energy
- Our area is already medium density with many people living in small cottages or townhouses
- High-rise in Hutt Street would destroy the character of what is a very successful street providing the local residents with most of the amenities that they require. The often quoted statement that the Hutt Street Precinct is a “Village in the City” would become a thing of the past.

We support an earlier vision for the City which took the form of a pyramid with high rise in the centre, reducing to 3-4 story on the Terraces. Suburban councils would not contemplate allowing the establishment of high rise buildings in their residential areas. Most suburban councils place restrictions on properties being able to see into their neighbours’ properties. Why should the Adelaide City Council allow such buildings in what are primarily residential areas of the city?

Further to the above statement that the Hutt Street Precinct is seen as a “Village in the City” this concept could also be threatened if the numbers of “eateries” is allowed to increase to an extent that eateries end up replacing many of the retail businesses that currently service the local residents.

It is also important that the local library, Box Factory Community Centre and free Connector Bus which are currently provided by the Council continued to be provided for the benefit of local residents.

Of some concern to SECRA is the apparent programming of traffic signals to give overwhelming precedence to traffic travelling in the north/south direction along Hutt Street. During the early morning and late afternoon traffic it is very difficult for cyclists and pedestrians to cross Hutt Street at intersections where there are no traffic signals (eg Carrington, McLaren and Hume Streets). Even crossing at the intersections where there are traffic signals can be very frustrating as it more often than not involves a long wait for the signals to change to allow an east/west crossing. There needs to be some way of “calming” or discouraging the north/south traffic flow along Hutt Street.

SECRA does not support the creation of a Regional Sports Area in Victoria Park. We see this an invitation for the holding of large-scale commercial noisy sporting events involving fencing of the Park held possibly under lights (aka Adelaide Oval). Victoria Park is a Community Recreation Park.

We support the use of Victoria Park for school sport and community sporting events that don’t involve public address systems and which are held during the day. Victoria Park is used for quiet informal recreation by thousands of people (over a year) whose amenity is threatened by large-scale events in their local Park.

We also do not see Victoria Park as a “Creative Development Focus”. We see this as code for “large-scale commercial noisy events involving alcohol and public address systems held at night”. We support the use of the heritage grandstand for smaller-scale community events held during the day or early evening.

Kind Regards



John Underwood
Chairperson
South East City Residents Association (SECRA)

SECRA Postal address: PO Box 7017 Hutt Street, Adelaide SA 5000. email: feedback@secra.asn.au
<http://www.secra.asn.au/>