



ST PETERS RESIDENTS ASSOCIATION

Representing the Residents of St Peters, College Park, Hackney, Stepney, Maylands and Evandale.

Newsletter March 2012

All residents are invited to a
GENERAL MEETING

Thursday 12th April 2012 at 7.30 pm
Coles Hall, 34A Third Avenue St. Peters
(opposite All Souls Church)

THE 30 YEAR PLAN ITS IMPACT ON OUR SUBURBS

How will 10-storey housing on North Terrace Kent Town impact on Hackney and College Park? Which areas in your suburb may soon be targeted for multi-storey flats?

Guest Speaker: Council's General Manager Urban Planning and Environment - Carlos Buzzetti

Vacancies exist on the Association's Committee. If you are interested in maintaining the quality of your neighbourhood, and are prepared to sacrifice a little free time, please consider nominating.

For further information, contact Evonne Moore 8362 1152 / 0437 189 279

Email spra@senet.com.au or evonnemoore@msn.com

SPRA – the last 3 years

In recent years SPRA has not been very active. Despite a well-attended public meeting in October 2009, this momentum was not maintained and we have not been well organized.

As a result our funds are very low. However individual members of SPRA have taken up various issues and SPRA has participated in meetings with other residents' associations in our City to pursue matters of common concern. The Inner Suburbs Alliance has been the most active of such groups of late. In this Alliance, SPRA has worked with other inner suburban residents groups to tackle concerns about the State government's plans to force inner suburban councils to rezone land to allow high-rise multi-storey flats.

Evonne Moore lost the 2010 election in the Maylands-Trinity Ward, formerly the Maylands-Stepney Ward. The Ward now stretches from the Maid and Magpie Hotel to Glynburn Road and has 7,000 voters and 3 councillors representing it. Evonne is now free to play an active role in SPRA.

Chris Easton, who chaired the 2009 meeting, has found that his family and work commitments leave him little time for SPRA work.

David Cree continues to serve on Council's Development Assessment Panel and is therefore unable to be an active member of SPRA due to Conflict of Interest issues.

Under its 30 Year Plan for Greater Adelaide, the State government is pushing ahead with its radical plans for housing densification in the inner suburbs and elsewhere. It is therefore crucial that SPRA is revitalized. You can help by returning the attached Membership Form, by attending the meeting on 12th April 2012, by expressing an interest in joining the committee or offering assistance in any way.

If you wish to become involved or want further details phone Evonne on 0437 189 279 or 8362 1152 or email spra@senet.com.au or evonnemoore@msn.com.

"Uplift" rezoning

At the government's behest, our Council has prepared rezoning plans for parts of The Parade Norwood and Kent Town. Sites have been selected to allow multi-storey dwellings to satisfy the government's demands and at the same time to try to minimize negative impacts on character housing areas and nearby residents. The *Kent Town and The Parade Strategic Growth Development Plan Amendment* nominates Dequetteville Terrace and the southern side of North Terrace Kent Town for up to 10-storey flats and parts of The Parade for up to 6-storey mixed use development with flats above shops. Large strategic sites such as Banner Hardware on the corner of Fullarton Road and Magill Road and the Norwood Cinema complex will be encouraged to build up to 10-storeys with apartments above shops. In the former council area of St. Peters, the State Heritage place Romille House on the corner of North Terrace and Hackney Road Hackney has been included in a zone which allows up to 6-10 storey mixed use infill with flats. As well, the Balloons Galore site on the corner of North Terrace and Baliol Street in College Park, has been chosen for up to 3-storey housing. This planning policy document should be released for public comment soon. Residents are urged to send their comments & concerns to our Council. Our Association is happy to provide any advice or assistance for this.

While the impacts on the suburbs governed by the former St. Peters Council may be minimal at present, the 30 Year Plan for Greater Adelaide lists Payneham Road and Magill Road as "transit corridors" and the government requires our Council to allow multi-storey housing along these roads in future. Sites flagged for future dense redevelopment include Payneham Road (4-6 storey mixed use with flats above commercial uses), Magill Road (4-6 storey mixed use with flats on top), the Stepney triangle (mixed use commercial and residential) and the Adelaide Caravan Park in Richmond Street Hackney (4-6 storey housing).

HELP SHAPE YOUR LOCAL COMMUNITY!

If you have an interest in stopping over-development, encouraging historic conservation or promoting anything that would make our area a better place in which to live, SPRA would welcome your involvement. SPRA monitors development proposals and council performance and makes representations to council on local issues.

For 35 years SPRA has been a non-party political resident action group with members from Hackney, College Park, St Peters, Stepney, Maylands and Evandale. Financial membership allows you to vote at our annual general meeting and join the committee.

We appreciate the support of our members. It ensures continued representation at Council level to protect the things that are special about our locality - low-density living and the generally good amenity.

If you would like to get involved, or need help with any local matter, phone Evonne Moore on 8362 1152 or email to spra@senet.com.au

If we want to continue to live in an attractive and pleasant area, then we need your continued membership and support.

Tell us what you do like and don't like.

Let us know what you think is "good" or "could be improved" or "bad"

SPRA MEMBERSHIP FORM

Name
Address
Phone
E-mail

Membership category (Please tick) to 31 Dec 2012

Household	\$20.00
Seniors / Concession / Student	\$10.00
Donation	\$

Please send this form with payment to:
St Peters Residents Assoc Inc PO Box 140, Stepney 5069

**Payment may also be made direct to the SPRA Bank
BSB 065-129 A/c 0090 0651**

**Please send an email advice to spra@senet.com.au
with name, address & contact details.**

Avenues Shopping Centre

Many local residents were appalled when over 20 healthy mature trees were removed from the Avenues Shopping Centre car park on Boxing Day in 2010. After our Association protested to the Council, this tree removal work was temporarily stopped. However following legal advice, the Council decided that it did not have the power to stop further tree felling on this site, apart from the new owner not being allowed to fell trees defined as "significant" under the Development Act. Throughout 2011 many residents and our Association lobbied Council, State politicians and the Shopping Centre owner to try to save other trees in this car park. Unfortunately Australia Day 2012 saw more large trees being cut down. We held a public protest which was well attended and received considerable publicity. Thank you to everyone who participated in this and contributed to the public effort to save the trees. We think that it is likely that public pressure did save some trees. However it was distressing to many residents to see huge 120 year old Pepper trees, which once grew at the back of the Avenues Hotel, being removed. Many birds and possums nested in these trees and they provided an important historic focus to the locality as well as wonderful summer shade for parked cars. The State government has recently passed weakened tree protection legislation and a long list of trees receives no protection no matter how big or historic they are. Pepper trees are on this list. At the Avenues Shopping Centre car park protest, our Association drew attention to public concerns about the undermining of tree protection laws in SA.

Bell's Plumber's Shop

This State Heritage place on Payneham Road has been allowed to deteriorate into a public eyesore. Attacks on this building in recent years include a mysterious internal explosion and massive graffiti writings on its walls. The State government's Department of Heritage has the power to fine the owner for neglect of the building. However we understand that the owner has engaged a lawyer to try to have the building removed from the State Heritage list. We are worried that should this owner succeed, it will set a bad example that some others may be tempted to follow. Our heritage buildings form an important part of the cultural and historic fabric of our town and are usually much-loved and cared for. Our residents generally value living in an area where history and a sense of place are valued.

St Peters Town Hall

Work is proceeding on the installation of a mezzanine floor into the St. Peters Town Hall to accommodate the library. This is part of a large Council project to renew the St. Peters Civic Centre complex to accommodate a History Centre, move the library into the former Town Hall and allow Radio 3D to move from its Nelson Street premises into the area formerly occupied by the library. Our Association asked Council to consider building side additions to the St. Peters Town Hall rather than inserting a mezzanine floor into it. We were concerned at the loss of the lofty beautiful St. Peters hall which has served as a meeting place and function hall for residents over many decades. However Council decided to press ahead with the mezzanine. Council also plans to upgrade the street, footpaths and landscaping at the entrance to St. Peters Street from Payneham Road.

While building work continues, the St. Peters Library has a drop-off point in the renovated Youth Centre in Linde Reserve. Our Association looks forward to being able to hire the Youth Centre for our meetings when the library moves into the Town Hall. With the demolition of the old Perriam Centre and the Youth Centre being unavailable, we have struggled to find a local hall in which to hold meetings over the past 18 months.

Linde Reserve

We congratulate Council and Council staff for the excellent work they have done upgrading Dunstone Grove - Linde Reserve. Unfortunately several large trees had to be cut down to make way for the creek banks to be laid back. However the park now looks a treat with the new playground equipment, sculptures, tree and shrub plantings and new bridges over Second Creek. Cormorants, native ducks and Masked Plovers have been seen in or near the creek and frogs heard croaking in the creek bed, now that the concrete lining has been removed. The demolition of the old Scout Hall and Perriam Centre, while regretted by some of the older members of our community who were involved the early days of these buildings, has opened this reserve up and it now displays stunning vistas. The new Community Garden in the south-west corner is progressing well. The restored cottages at 64 and 66 Nelson Street, once threatened with demolition, look beautiful. We are pleased that the Women's Centre and the Theatre for Disability are back in these buildings.