



ST PETERS RESIDENTS ASSOCIATION INC.

E-mail : info@stpeters.asn.au

ABN 86 794 177 385

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

Newsletter - October 2026

PUBLIC MEETING – HOUSE CRACKING and SUBSIDENCE

**Does your house have walls that are cracking?
Do the walls have subsidence that seem beyond fixing?
Are your walls on a lean?
Should the walls be under-pinned?
Are there other cost-effective alternatives?
Are you not sure what to do about it?**

Then come along to the SPRA Public Meeting on
Wednesday 28th October 2026 at 7pm
in the St Peters Banquet Hall,
All residents welcome.

It has often been considered that the answer to these questions is that whole walls need to be under-pinned or taken down and reconstructed on new concrete foundations. Traditional concrete undersetting is expensive, though not as expensive as a new house. However, new alternatives that have been used successfully overseas for years are now available locally, offering a far more cost-effective solution.

Sandy Wilkinson

Local Councillor and Director of Alexander Wilkinson Design, Heritage Consultant, and

Trent Kuchel

Managing Director of Urathane Solutions

will give a presentation on how houses that many would think are beyond repair are actually now able to be fixed.



ST PETERS BILLABONG UPDATE

Following Council's recent denial of community access to the narrow Billabong plateau behind the homes on River Street, SPRA wrote to the Minister for Planning in May pointing out, inter alia, that the plateau fell within the area defined when the River Torrens Linear Park Act was enacted. The Minister confirmed with us that, as such, he appreciated and acknowledged the importance of the community having access to parks and open space, and the role this plays with respect to an individual's wellbeing. Access was subsequently re-instated by Council.

Residents will be aware that for some years SPRA has been pressing Council to enforce its planning regulations and take action with respect to a significant encroachment on River Street at the top of the Billabong plateau. The matter was discussed in a confidential meeting of Council in November 2025, but as no further action appeared to have been taken, one of our councillors, Rita Excell, asked Council to provide an update at its meeting on 4 August 2026. She noted that other issues concerning the Billabong had all been dealt with and this remained the only outstanding issue, which continued to be the subject of "significant community concern and discontent".

Discussions by Council regarding this matter have remained confidential, and we are not sure what is planned. However, we are concerned that at the meeting on 1 September, Council resolved that its report, discussion and minutes be kept confidential until the revocation of the Community Land process commences. In this instance, to revoke a classification of Community Land, Council must first ask the Minister to remove the land from the ambit of the River Torrens Linear Park Act; the procedure for that involves, among other requirements, approval by both Houses of Parliament. Removal then places the land back in the Community Land classification, and to revoke that, Council must then go through another lengthy process. We have written to Council pointing this out and asking the obvious question – why it did not just enforce its planning regulations? Something isn't right.

COUNCIL ELECTIONS 2027

The State Government has passed legislation deferring the Local Government elections originally scheduled for this November until April 2027.

Ahead of the upcoming vote, the City of Norwood Payneham & St Peters ward boundaries have changed.

- St Peters / Kent Town Ward (Enlarged): This ward now encompasses the suburbs of Joslin, St Peters, College Park, Hackney, and Kent Town. Voters will elect two Councillors to represent this area.
- Trinity / Maylands Ward: Boundaries have shifted only slightly. The ward includes Stepney, Maylands, and Evandale, and will be represented by three Councillors.

Save the Date: Meet the Candidates Forums

To help residents make an informed decision, the St Peters Residents Association will once again host dedicated Mayoral and Ward Councillor Forums. These events offer a direct opportunity to hear from the candidates and understand their vision for our local community. Please mark the first confirmed date in your diary:

- St Peters / Kent Town Ward Forum
 - Date: Wednesday, 3 March 2027 at 7pm
 - Location: St Peters Banquet Hall.
- Trinity / Maylands Ward Forum
 - Date: Thursday 4 March 2027 at 7pm
 - Location: *To be advised.*

Further details and updates will be shared as they become available.

GREEN CONNECTIONS: IS YOUR STREET READY FOR 2027?

Did you know that during a hot South Australian summer, a street with more tree canopy can be up to 5°C cooler than one without it?

As residents of the City of Norwood Payneham & St Peters, we all know how punishing the summer heat can be. But the solution isn't just relying on air conditioning, it's right outside our front doors.

The Stakes: Cooling Our Suburbs, Saving Our Wildlife

Right now, our urban spaces are facing the "Urban Heat Island" effect, meaning concrete and roads trap heat, making our neighbourhoods hotter and less liveable. At the same time, local wildlife like the superb fairywren and native butterflies are losing the habitats they need to survive.

We can change this, street by street. In 2026, 100 Council vouchers were offered through the Green Connections Pilot program, with 67 residents actively redeeming them to plant climate-resilient native shade trees and habitat packs. In Shirley Avenue, Felixstow, more than 10 households banded together to transform their local easement, verges, and private gardens. Because they teamed up, they received hands-on support from the NPSP Green Connector volunteers, who hosted street-level meetings to map out designs, share planting techniques, and pass on vital summer survival tips.



What's New for 2027

Council has listened to feedback from the pilot pioneers and over 800 past greening participants. Starting in 2027, there will be a shift from vouchers that require visits to nurseries outside the Council area, to curated Ecosystem Packs collected at locally hosted workshops. These packs will provide the perfect starter kit, including local native plants, and mulch or fertiliser, tailored specifically for verges, butterfly gardens, creeks, or small pot spaces. Plus, if three or more households on a street register, a Green Connector volunteer will personally help design your very own cooler, greener micro-forest.

Take Action Today

The 2026 pilot program filled up fast. Don't let your street miss out on a cooler summer, greener verges, and returning wildlife.

This program is open to all residents across the Council area. While priority is given to cooling our hottest urban spaces and increasing canopy where it's needed, every single garden counts. Even in our greenest, highest-canopy neighbourhoods, planting these packs creates the vital stepping stones our native birds and pollinators need to move safely through the city.

Please note: Packs are limited for 2027. To maximise the program's impact, packs will first be allocated to households in identified urban heat islands and low-canopy areas. All remaining packs will then be distributed to residents across the rest of the Council area on a first-in, best-dressed basis. Registering early is your best chance to secure a spot.

Get on the front foot for 2027. Visit www.npsp.sa.gov.au/green-connections now to register your interest, join the priority waitlist, and find out how to get your neighbours involved.

NPSP TREE CANOPY ACTION GROUP UPDATE

From Madeleine St Johnston-Romano (Group Convenor)

We've all noticed our street trees suffering during dry summers; their wilting, their sunburn, and sometimes even withering, worries us deeply. Alarmists, they call us, when we express our concern, but we know that a plentiful tree canopy provides us with shade and gives us cool; it cuts glare and drops the temperature by as much as 2 to 3 degrees, even on a lethal day. And some days are lethal, here, in our part of the world: a walk outside for a newborn on a 32-degree day, during the sun's peak hours, may risk its life; the same walk, little matter the hour, on a 43-degree day may end its life. In Adelaide, we need air-conditioning to get through the summer, and the more canopy we have, the less it costs us. Clearly, it is clever to care about trees.

In May, I asked Council for supplementary water, however, as I've discovered since, watering trucks are of little benefit to mature trees. How then to get our street trees the water they need to survive this summer's drought? In the short term, we need to rally our community to, among other things, water its gardens and its verges, but we also need to think about long-term solutions, get people

talking about them, and vote for them at the upcoming Council election. Now, one of the long-term solutions is tree-inlets, 1,000-litre tanks that sit under kerb-side trees and collect and disburse rainwater. What rainwater, you might well ask: We are after all possibly facing at least 2 years of drought.

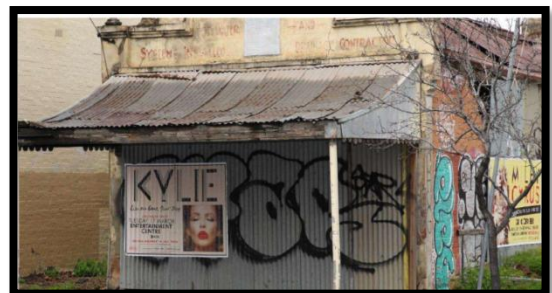
Adelaide gets a steady average of 500mm a year rainfall, with a minimum of 300mm during dry periods, and is plenty enough for our needs. Why then are our trees and gardens under such stress? Answering the last question explains why tree-inlets, and other new urban design technology, like permeable paving, are such amazing, cost-efficient solutions, and so to that, I now turn.

Since the last century, the prevailing view among civil engineers has been that dry soil provides a solid foundation for urban development, so governments have focussed on draining away our rainwater. As it turns out, this practice is very misguided: we now have 85% run off, and low permeability, subsidence issues like cracking foundations and lifting paving, invasive roots, falling trees, and so on, are all the result. Tree-inlets, which capture rainfall, help to stabilising the soil and prevent ground movement. So, caring for street trees in ways that will really help them, for the long term, also means addressing some of the most expensive, distressing issues that attach to owning a home in our council area, along with also reducing our water bills and great stress on our reservoirs. Clearly then, it is wise to care for trees!

BELL'S PLUMBER SHOP – RESTORATION AT LAST

For over 40 years, the St Peters Residents Association (SPRA), the former St Peters Council, the current City of Norwood Payneham & St Peters and some councillors have voiced deep concern over the neglect of the State Heritage-listed Bell's Plumbers Shop at 15 Payneham Road, College Park. Over the decades, the property has been allowed to deteriorate into a significant public eyesore. The building has also endured severe physical trials, including a mysterious internal explosion, a later fire, and extensive graffiti.

Heritage buildings are the cornerstone of our city's cultural and historic fabric. They provide a vital sense of place and history that our residents deeply value. Granted State Heritage protection 41 years ago, the building boasts a rich historical lineage. Built in 1883 for (Sir) John Colton, who later served as Mayor of Adelaide and Premier of South Australia, it was later sold to Scottish-born plumber and gasfitter David Charles Bell. The Bell family operated their business from the premises for more than a century.



The building stands as a fine example of a Victorian-era shop and attached dwelling, complete with a traditional verandah over the footpath. Its location is highly significant, sitting adjacent to a prominent cluster of State and Local Heritage Places, including the Maid and Magpie Hotel, the Bon Marche Building, and the Duke of Leinster Lodge.

Following years of inaction—which included a 2016 court ruling finding the owner guilty of failing to comply with a Heritage Protection Order—there is finally cause for optimism. SPRA is heartened to report that the owner has submitted a development application to restore the building. The proposed plans include:

- Restoring the front rooms and the historic shopfront.
- Constructing a two-storey addition to the rear.
- Separating the Bell's Plumbers Shop property from the current title, which includes the adjacent vacant block and the Duke of Leinster Lodge building.

Council planners are currently assessing the application and consulting with **State Heritage** before the plans are released for public consultation.

ADELAIDE MOTOGP GRAND PRIX CIRCUIT REDEVELOPMENT.

The City of Norwood Payneham & St Peters Council has unanimously supported a motion by Councillor Grant Piggott to formally oppose the proposed Adelaide MotoGP Event being held in the Adelaide Parklands.

Council has officially advised the Hon. Blair Boyer MP, the Minister responsible for administering the *South Australian Motor Sport Act*, of its opposition. Elected members are urging the State Government to fully consider the extensive disruptions the project will inflict on local residents and businesses including:

- the inappropriate messaging to the community caused by the removal of significant trees and disregard of heritage listings;
- the disappointing need for permanent bituminizing and gravelling of large sections of Victoria Park and East Parklands;
- the anticipated disruption to traffic during the construction phase and each year during and between the events, and
- the noise impacts on residents near the event site.

The NPSP submission also requested a commitment from the State Government that:

- the simultaneous closure of Wakefield Street, Bartels Road and Rundle Street occurring only during the event days themselves;
- the additional closure of Wakefield Street and Bartels Road required for the Moto GP be the same as that currently required for the Supercars event (Friday - Tuesday);
- the closure of Rundle Street kept to a minimum; and
- any evening activity planned within the circuit ceases at or prior to 11.00 pm.

For more details see the Council Agenda and Minutes for 22 September 2026.

https://www.npsp.sa.gov.au/files/39954_2026_09_22_council_agenda.pdf?v=208

https://www.npsp.sa.gov.au/files/39975_2026_09_22_council_minutes.pdf?v=178

ADELAIDE CARAVAN PARK REDEVELOPMENT.

In December 2024 the Aspen Group, the owners of the Adelaide Caravan Park on Richmond Street Hackney lodged plans for a \$70m complete redevelopment of the present site. The roughly triangular 1.4 hectare site is bounded by Richmond Street, Twelftree Reserve, the River Torrens and Old Mill Park Reserve.

The Aspen Group proposal included –

- Torrens Title Land Division creating 47 allotments
- Construction of a six-storey mixed-use building comprising 78 serviced apartments
- earthworks to stabilise the riverbank
- a basement car park and a ground level car park
- Partial demolition of two Local Heritage Places and a change of use to detached dwellings.

The Council Assessment Panel considered the application at a meeting in January, where SPRA, and a number of local residents, made further verbal submissions to the Panel.

<https://stpeters.asn.au/adelaide-caravan-park-dpa-2026jan>

None of the Panel members supported the development and the application was refused Planning Consent. <https://stpeters.asn.au/adelaide-caravan-park-reject-2026jan>

The Aspen Group subsequently appealed the refusal to the Environment, Resources & Development Court. In July the Court reversed the refusal and approved the development. SPRA considers the decision of the Court to be disappointing.

PLEASE CONSIDER BECOMING A SPRA MEMBER
SPRA MEMBERSHIP FORM
NEW MEMBERS WELCOME.

For over 50 years SPRA has been a non-party political resident action group.

All residents of St Peters, Hackney, College Park, Maylands, Stepney Evandale & Joslin are invited to become involved in the St Peters Residents Association, and to help shape our local community.

If you have an interest in good 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.

Financial membership allows you to join the committee. Are you interested?

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.

- **Do you love where you live and care about the preservation of your suburb?**
- **Would you like to become more involved in your local community?**
- **Do you have a spare couple of hours per month? – You can be involved as little or as much as you like.**
- **Can you assist in hand delivering our newsletters to residents in your suburb?**
- **Enjoy the personal satisfaction of making a valuable contribution to your community.**
- **Meet new people and make new connections in your community.**

If you would like to get involved, or need help with any local matter, phone David Cree on 0418 622 163 or email to info@stpeters.asn.au

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

SPRA MEMBERSHIP FORM to 31 Dec 2027

Name	
Address	
Phone E-mail	
Household	\$20.00
Seniors / Concession / Student	\$10.00
Donation	\$

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

St Peters Residents Association Inc

Please send an email advice to info@stpeters.asn.au
with your name, address & contact details.

or – send this form with payment to: -
Anne Bowman – SPRA Treasurer 30 Third Ave, St Peters 5069

SPRA EMAIL LIST.

Would you like a copy of SPRA Newsletters to also go to someone else?
If so, please send the email details to newsletter@stpeters.asn.au