

## Making Adelaide a more attractive, convenient and useful city.

# Benefits of new planning may be seen next year

Adelaide Advertiser

THE FIRST BENEFITS of Adelaide City Council's new emphasis on city planning are expected to become apparent to shoppers, workers and visitors next year.

Things will start to look better, and be more convenient.

5.8.75

Perhaps the street name-plates will be much more prominent and easier to read.

There may be more seating and resting places, with more standardisation of design, more comfort.

Pedestrian walkways through the central city areas should be more apparent, and bikeways could be developed through the parklands.

All these ideas are in line with city planning and development proposals that have been discussed by the City Council and its consultants and talked about by the public.

The proposals will affect two classes of people in different ways.

The first class — the most numerous but least able to innovate environmental change by individual effort — is The-Man-In-The-Street.

## Change

The second — the most creative and best-equipped class to initiate change — is the property owner and developer, whether he is in the private sector or in the Government, local government or semi-government sphere.

The-Man-In-The-Street will gain from the proposals by having a more attractive, convenient and useful city in which to work, live or spend leisure.

There are positive proposals for The-Man-In-The-Street which he will like, except when he becomes a motorist. Then he will be affected by some traffic and parking restrictions.

If he builds a house in the city

The proposed City of Adelaide Plan, adopted by the City Council in June, will go on display for three months on August 14 for further public comment before it goes to the Government.

Urban Affairs Reporter MAXWELL WHITING, in articles today and tomorrow, looks at the city's new planning and development ideas, says what will happen next, and explains how two kinds of people will be affected.

parkland areas, with more tree-planting.

These proposals could be implemented by the council or by the Government independent of planning legislation to be introduced soon.

They are called "action projects." More will be said about them in tomorrow's article.

Property owners and developers — the people in the second class — will receive the benefits conferred on The-Man-In-The-Street.

But, more vital to them, they will be directly subject to controls on the way land in public and private ownership can be used.

They will have to worry about building-height limits, plot ratios, prohibitions against certain uses, landscaping, and public reaction to their proposals.

## Adopted

The planning and development proposals for the city — whether spelled out or just broadly provided for — are contained in the City of Adelaide Plan, which was adopted by the City Council on June 23.

city for business, leisure, learning, living, working, walking, motoring and car-parking.

Associated with the 10 objectives are 158 statements of policy.

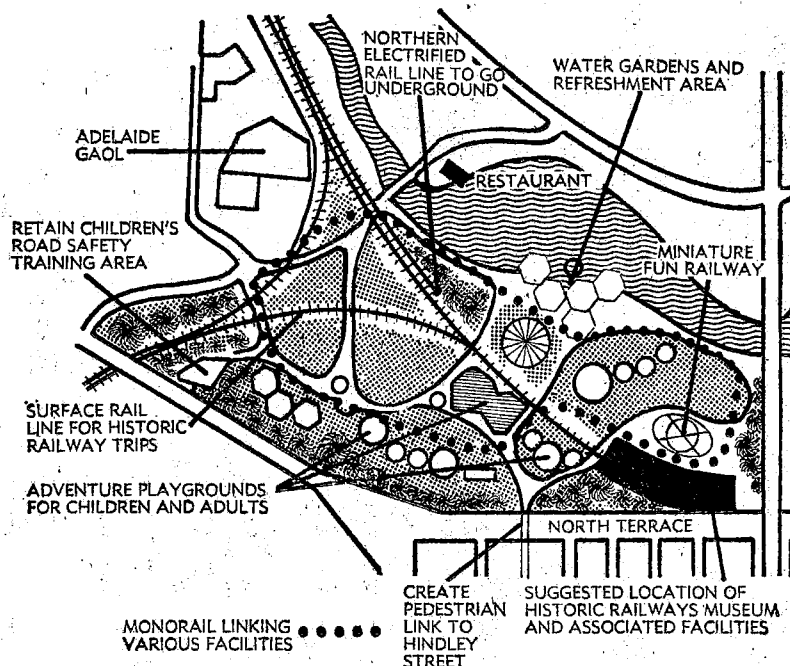
Policy No. 68, for example, says: "The city squares should be redesigned and replanted to provide for both active and passive recreation appropriate to the areas surrounding them. All the city squares should be characterised by the planting of large trees."

But the council and other authorities will not be bound to carry out the proposals listed in the policy statements.

The policy statements are guidelines which will assist in council's decision-making.

The proposed development control regulations, however, are expected to be quite clear in their requirements. They will become effective after having been publicly exhibited for comment and then approved by Parliament.

The draft Bill for the Environment Act was not part of the City Plan adopted by the council, and has not been exhibited publicly yet. It has been approved by the



THE CITY COUNCIL'S planning proposals include a major recreation park on the Adelaide railway station yards.



THE BASIS of the draft Bill for the Environment Act was prepared by Adelaide City Council's planning consultant, Urban Systems Corporation Pty. Ltd. and Mr. George Clarke (seen above).



ADELAIDE City Planner (Mr. M. Llewellyn-Smith) thinks a regulation for land use may be introduced first.

sub-areas," in accord with the City Plan, have not been drafted yet.

The regulations are expected to be given approval after the fate of the City Plan has been decided by Parliament.

The public will be involved in the formulation of the regulations.

The City Planner (Mr. M. Llewellyn-Smith) thinks a regulation for land use may be introduced first, followed by ones for plot ratios and building heights.

All the proposed controls will be put into regulations. There could be as many as eight regulations but this has not been decided yet.

council. The draft has been sent to the Government for study.

The basis of the draft Bill was prepared by the council's planning consultant, Urban Systems Corporation Pty. Ltd. and Mr. George Clarke. But some aspects of the suggested Bill have been deleted by the council.

The proposed regulations governing the administration of development control, mandatory performance standards, and detailed plans for what are called "specific

**TOMORROW: 35 "action projects" recommended.**

## Council gives priority to nine projects for 'positive' development

# Action to aid the City Plan

Adelaide City Council planners have recommended 35 "action projects" which are independent of proposed legislation to authorise the City Plan and of proposed regulations to govern the administration of development control.

Some of the projects are not new ideas, but have been under discussion in the city since the council began to give emphasis to planning in 1987.

Thirty of the projects were originally recommended by the council's planning consultant, Urban Systems Corporation Pty. Ltd., and the other five were recommended by the City Planner (Mr. M. J. Llewellyn-Smith).

The action projects are not part of the City of Adelaide Plan and the council will not seek specific Parliamentary authorisation of them.

But they are designed to achieve the objectives of the City Plan and are based on the policies associated with these objectives.

The 35 action projects — which in effect are planning proposals that can be initiated and implemented by the council — have been described by Mr. Llewellyn-Smith as "positive planning."

He says the proposed development controls (in the form of regulations requiring Parliamentary approval) could be termed "negative planning."

In the second of two articles, Urban Affairs Reporter MAXWELL WHITING outlines recommendations for the development of the city.

The council has already approved the research and design stages of several of the projects and has resolved to give priority to nine of them.

The 35 projects range from promotion of residential building and renewal to the creation of bike-ways in principal streets and the parklands.

One action project — a proposal to create a social, cultural and shopping focus for North Adelaide, surrounded by residential development — is being studied in detail.

This project, known as the North Adelaide Village Centre, was discussed at a public meeting of North Adelaide ratepayers recently.

On May 23 the council resolved to undertake eight action projects



ABOVE: How the Wakefield street precinct could be developed as predominantly residential and educational, but with small-scale offices and wholesaling activities.

LEFT: The City Plan says the east end of the Fruit and Produce Exchange buildings, pictured, should become the city's most distinctive student quarter, and the character of east Rundle street should be reinforced by the encouragement of specialty shops, arts and crafts, small restaurants and perhaps outdoor stalls and cafes.

in the following order of priority:

- **Street furniture and graphics.** (Improve the standard of seating and sign-posting of streets).
- **Frome street south.** (Consider a programme of housing and environmental restoration in the area).
- **Registered places.** (Determine buildings and other places of environmental significance to be listed in a register).
- **Usable landscaped space.** (Open space on building sites).
- **Planning information systems.** (Systems to simplify City Council internal administration).
- **Streetscape.** (Upgrade street appearance by tree planting and landscaping).

● **Pedestrian network.** (Sheltered walkways segregated from vehicle traffic).

● **Parking programme.** (Study of vehicle parking facilities and charges for their use).

The council's city planning committee last week approved the preparation of "briefs" on the first, second, fifth and seventh of these priority projects.

At its meeting yesterday the council endorsed the committee's approval.

Street furniture and graphics includes seats and street signs.

At present the city has a mixture of unco-ordinated street furniture, and the signs on major city streets are considered old-fashioned in design and difficult to see.

Because the council has given the project priority, the signs are likely to be changed some time next year.

Work has already started on setting up a pedestrian network in the city.

There is provision for walkways across the site of the Stock Exchange Plaza development and any new buildings in the central area will be looked at in relation to the pedestrian network proposal.

Bikeways could be introduced soon, at least through the parklands.

The council will work in with the State Transport Department, which is soon to provide bikeways between the inner suburbs and the city limits.

Some action projects are more likely to be handled by the SA Government, which owns land and buildings that would be affected by those proposals.

The suggested development of the Adelaide railway yards, for example, as a fun and leisure area linked to the Festival Centre and the Hindley street entertainment precinct, will be decided by the Government.

The City Plan was adopted by the council after public exhibition of the consultant's suggested plan. This exhibition drew about 720 representations.

As a result of the representations and the recommendations of coun-

cil committees, the City Plan adopted by the council differs in several respects from the consultant's recommendations.

The proposed City of Adelaide Environment Act, if passed, will establish a new body, known as the City of Adelaide Review Committee, to co-ordinate State and local government policy-making within the city.

The legislation will bind the Crown and other State bodies to the provisions of the City Plan and to the development control procedures associated with it.

Development control regulations will be subject to public examination before being gazetted and there will be another chance for objections and comment after they are gazetted.

The regulations will deal with the use of land, density of development, height of buildings and parking requirements.

An exhibition of the council's plan is being prepared in the City Planner's department, Pirie street, and will be on display for three months from August 14.

The public will then have an opportunity to make further representations on the plan.

These will be considered by the council before the plan is sent to the State Government for legislative action.

At present there is interim development control in the City of Adelaide, exercised under the Planning and Development Act.

This means approval of the council and of the City of Adelaide Development Committee (which includes council and Government representatives) is required for all building work, including demolition, and for a change in the existing use of any land or buildings.

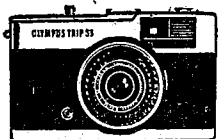
Interim development control will cease on June 30, when it is expected its controls will be replaced by the City of Adelaide Environment Act.

The City Plan will be discussed at this year's congress of the International Federation for Housing and Planning to be held at The Hague from August 23 to 30.

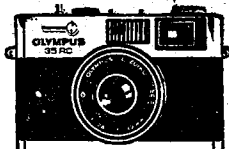
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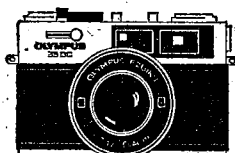
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## Marine expert in SA

A man who claims have been the first person to train a whale arrived in Adelaide yesterday to help run Marineland.

He is Mr. D. Brown, the director and curator of Marineland of Australia in Surf Paradise. He said he would be in Adelaide until Thursday morning as part of an agreement between the West Beach Trust, which runs Marineland, and Marineland of Australia, to act as consultants in the development plans for Marineland West Beach.

Mr. Brown said he had begun his study of marine life in 1948 while at the London Zoo, where he had been in charge of the marine section.

In 1957, while working at Marineland of the Pacific in Los Angeles, he had trained a pilot whale.

## Appeal

An annual leave loading decision for SA police has been challenged by the Public Service Board.

The PSB has lodged an appeal in the SA Industrial Commission against a decision, by Mr. Commissioner L. H. Johns in May, which removed the \$111 ceiling from annual leave loading payments.