

9 December 2022

Plan SA

Dear Sirs,

**Re: Code Policy on Parking Submission**

Further to your recent Summary Paper and request for comments, I advise that Carrington Gardens Community Association represents the owners of the 164 Units at Carrington Gardens apartment complex, at 188 Carrington Street, 18 Bewes Street and 17 Eden Street. Each Unit has one allocated carpark space in the basement carpark.

We have internal arrangements in which those apartments who don't have a vehicle can usually make car park spaces available to those who either have two vehicles (via rental), or who have guests for a specific period (via loan).

**Parking**

We note the proposed new policy to increase the number of required covered car park spaces from 1 to two per new development. We support that and suggest that this should be a requirement for at least 1.5 vehicles for all future residential developments, and a suitable amount for commercial properties (such as the tourist hotel at 266 Pulteney Street – perhaps 0.5 in that case, perhaps 6-8 for a restaurant/ café).

We also note that the current policy has **not** been applied in recent approvals.

We note that the Valerie Travers complex at 193 Angas Street was approved to be built with less than 1 carpark per office/ apartment (and with the loss of 1 on-street carpark, for rubbish collection). We note that several objections were made in relation to this, but that approval was granted anyway. That complex has 36 apartments and two offices, with the proposal being for only 28 carpark spaces ('racked'). It is presumed probably 8 of those would be for the office staff, giving about 0.5 for the 36 apartments. Street parking in this area is minimal and will currently be largely be occupied by customers of the nearby café and the Seven Stars Hotel.

The tourist hotel at 266 Pulteney Street (just about to become operational) has several offices, a café/ restaurant and 136 guest rooms. With just 28 car park spaces, of which 8 are designated for use by the office workers. There is inadequate parking for the office users and the hotel and restaurant staff, and no parking

**Strata Managers**

Munro Property Group, 136 The Parade Norwood SA 5067

Ph (08) 8132 2000 [pamela@munroproperty.com.au](mailto:pamela@munroproperty.com.au)

provided for guests of either the hotel or the café/ restaurant. The Proposal refers to making arrangements for parking with Karidis (off-street parking corner Angas and Pulteney Street), but we note that that facility already operates at 100% capacity during the working week.

We note that none of our residents were advised of the lodging of the application for the hotel. The first we knew was when Gunson Street was closed, and demolition work commenced – too late to make any submissions.

Since the opening of the Calvary hospital, we have noted a significant reduction in available street parking in Bewes Street and Carrington Street, notably with Calvary nursing staff on the night shift parking in Bewes Street (at that time of the day unrestricted as regards time). Other people associated with the hospital are known to use the parking on Bewes Street – in particular the Clinical Laboratories vehicle is very obvious when it parks there due to its signage. It appears that either inadequate parking was included in the Calvary development, or that its staff are not using paid parking options.

In practice Eden Street and Bewes Street on-street parking is fully occupied 6 days a week and is limited availability even on Sunday.

### **Resident Street Parking**

Some of our residents have two vehicles, one of which is usually away during weekday workdays, but perhaps not Saturday mornings. We also have contractors parking on the streets during workdays, and for them to constantly have to keep moving their vehicles is costly as regards time (for which the apartment owner during renovations will be paying at least \$100 an hour).

Street parking on Bewes Street and Carrington Street (unpaid) is limited to 2 hours 8am to 6pm Mon-Fri and 8am to noon Saturdays. Eden Street has a mix of parking, including ‘unlimited’, but all carparks on that street are occupied virtually 24/7.

Our residents are can buy vouchers from ACC which increase that from 2 hours to 4 hours. We request that consideration be given to increasing this resident voucher extension to allow 8 hours for residents and their guests or contractors. Not for the office workers of the numerous nearby legal offices.

It is very important to CGCA owners and residents that parking on Carrington Street, Bewes Street and Eden Street remains unpaid. Current nearby unpaid parking also needs to remain unpaid.

### **EV Charging**

Regarding the query as whether EV charging should be subject to Development approval, our position is that the installation of EV chargers within apartment complexes should remain unrestricted as regards development.



CARRINGTON GARDENS  
Community Association

# CARRINGTON GARDENS COMMUNITY ASSOCIATION INC

ABN 33545083468

If within the complex, for use by residents only, there is no impact on other buildings, other nearby residents/ owners or the general public (with having no impact on street parking), with SAPN requiring any necessary changes to electrical supply to be at the cost of the owner or strata making the installation. Whether a strata installs a fast-charge DC unit in a suitable location within its boundaries, or perhaps a multi-unit AC system, would not affect public parking.

**Provision of on-street EV charging by ACC.** In addition to apartment blocks potentially having their own dedicated EV charging (either AC or DC-based), we note that there is currently no public EV charging whatsoever in the South Ward of the City.

We recommend that ACC installs a number of on-street DC chargers in suitable locations for the use of residents of the South Ward.

Suitable locations can be identified in conjunction with residents, strata corporations and both SECRA and SWCRA. These can be areas currently marked as 'No Standing' or 'Permit Only'. For example, Bewes Street has a 'No Standing' zone immediately adjacent to Transformer C219 at the western end of the walkway separating Carrington Gardens from Angas Regent Apartments. Another could be located on Eden Street near Transformer 32304 (change small garden bed into an EV charging point). Another location could be in the Permit zone outside 26 Hurtle Square. I'm sure that many suitable locations can be identified in these almost completely residential areas, and ACC could place chargers for use by residents (or office workers) in strategic positions without affecting available on-street parking.

CGCA looks forward to working with ACC and SA Planning on parking and EV issues, noting that the Draft Code document was not forwarded to us, and we received this via SECRA.

Should you have any queries, please contact me, details below.

I trust that the above is of assistance.

Regards,  
Ian Brown  
Committee Member CGCA  
On behalf of CGCA

[Redacted signature block]

## Strata Managers

Munro Property Group, 136 The Parade Norwood SA 5067  
Ph (08) 8132 2000 [pamela@munroproperty.com.au](mailto:pamela@munroproperty.com.au)