

**Sent:** Thursday, 19 January 2023 2:36 PM  
**To:** AGD:CBS Reforms <CBSReforms@sa.gov.au>  
**Subject:** Submission relating to the review of the Late Night Code  
**Importance:** High

Dear Commissioner,

As the property owners of the Adelaide Paringa Motel, Miller Apartments and six restaurant tenants on Hindley St we have over 30 years experience with the street. Since its introduction, we have observed the 3am lock out rules and other Late Night Code measures have a positive impact to our businesses on Hindley St. It's worth noting, one of the major changes to the Hindley street precinct in recent years is an increase of high quality large hotel and accommodation developments, in particular Sofitel, Mayfair hotel and the Holiday Inn. No longer is Hindley St dominated by late night entertainment venues but is becoming a precinct with many hotel and accommodation businesses. Accordingly, there needs to be a fair balance between the dichotomy of day and night trade. The Late Night Code assists with maintaining that balance, helping to calm the Hindley street late at night/early morning and providing a positive separation between the end of the night trade and the beginning of the following day trade. It also allows an opportunity for the street to be cleaned and presentable before day trade starts.

From our personal experience, adjacent bars and night club, at times, have had a significant negative impact to our short term accommodation businesses. The main complaints we receive from our house guests are :

1. Obstructed footpaths and side roads caused by late night venue queues;
2. Noise complaints caused by venue music and patrons; and
3. Unruly intoxicated disorderly aggressive behaviour by venue patrons in the street, in particular when house guests are entering and existing the premises and when catching taxis for early morning flights.

In many instances we have had to offer compensation to unhappy house guests. Of greater concern, many unhappy guests don't complain but vent their frustration on social media which no doubt impact future potential bookings and business reputation.

Accordingly, we support the current Late Night Code, in particular the 3am lock out rule be retained. We also recommend the following inclusions to the Code:

- 1) After 2am all footpath chairs and tables removed from the street to encourage better flow of pedestrian footpath traffic especially where venue queuing occurs. This discourages loitering and supports public safety.
- 2) Queue sizes are monitored by council inspectors/police so they do not obstruct footpath and create bottlenecks.

Regards,

**Nick Economos**  
Director

  
T: 08 8410 3777  
[econgroup.com.au](http://econgroup.com.au)

**ECON**  
PROPERTY GROUP