

Abalone fishing in zone proposal

NATHAN DAVIES

THE abalone industry has applauded a State Government proposal to allow it back into some of SA's marine sanctuaries, saying it will bring a once highly-productive harvesting area back online.

Environment Minister David Speirs earlier this month proposed an easing of fishing regulations in some of the state's sanctuary zones, allowing fishers back into parts of the Isles of St Francis, North Neptune, Clinton Wetlands, Cape du Couedic and Coorong Beach South regions.

Two West Coast areas would have their sanctuary zone boundaries expanded under the plan, and a new sanctuary would be established at Port Stanvac in Adelaide's southern suburbs.

The proposal, which will soon enter the public consultation stage, has been rejected as a backwards step by the Wilderness Society and high-profile underwater conservationists Rodney Fox and Valerie Taylor.



CHANGES: Jonas Woolford.

However, Abalone Industry Association of SA president Jonas Woolford said the proposed changes were the result of extensive consultation between professional and recreational fishing interests and conservation groups and made sense for the state.

"It was a really good process," Mr Woolford said. "And, ultimately, we all want the same thing."

"We want a healthy marine environment and we want the fish stocks to be there for future generations."

Mr Woolford said the state's abalone industry lost a greenlip abalone area that regularly produced 12 tonnes a year when the Isle St Francis zone was declared more than a decade ago.

He said the establishment of a sanctuary zone at Cape De Couedic, off Kangaroo Island, had a serious effect on the harvesting of blacklip abalone.

"The central zone fishery, Cape De Couedic, was where all of their blacklip was coming from, and a few years after marine parks were brought in, they had to shut their blacklip fishery," Mr Woolford said.

"Abalone is a clean, green, hand-selected fishery. When you take an area out of a fishery, it interrupts the natural rotation. This will take the pressure off other areas."

Public consultation on the changes opens on Friday.

More details can be found at environment.sa.gov.au

Faces and fortunes of West End's comeback

GIUSEPPE TAURIELLO

ADELAIDE'S West End has undergone a major transformation in recent years, backed by millions of dollars of investment and the vision of a handful of local property owners.

Analysis by the *Sunday Mail* and international property group JLL reveals the local families who have amassed the lion's share of property in the city's bustling West End, and how they've helped transform the precinct.

More than 100 properties, or 83 per cent of those surveyed along Hindley, Leigh, Peel and Bank streets, are owned by local families including the Polites, Ginos, Angelopoulos and Kambitsis families.

Those four families alone control 40 (or 30 per cent) of the properties in the precinct, investing heavily in the 1980s, 1990s and early 2000s.

It was a time when Hindley St developed a reputation for being Adelaide's seedy end of town, rife with alcohol-fuelled violence and crime.

JLL research director Rick Warner says the families and other local private investors had kept a tight grip on property in Adelaide's West End, with only a "handful of transactions" each year.

"Apart from a small por-

tion of institutional money that has bought into the strip in recent times, it is predominantly owned by private investors, with almost half of the assets not traded since the 1980s," he said.

"A lot of family names, well known in the Adelaide commercial property sector – namely entities associated with the Polites, Angelopoulos, Ginos and Kambitsis families – hold a lot of real estate, and have done for a very long time."

IN THE FAMILY

The Polites family remains the most prominent landlord on Hindley St, retaining ownership of 15 properties including the Woolshed on Hindley, the MAC Boutique Hotel on the corner of Bank St, and Princes Centre at the western end of the strip.

Family patriarch Con Polites became known as the "King of Hindley St" after buying up in the 1970s and 1980s.

The Angelopoulos family, whose extensive property portfolio includes real estate on Rundle Mall and King William Rd, Unley, owns six Hindley St properties including the home of Downtown and the strip of shops next to the nightclub. It is also landlord to several small bars on Peel St including Alfred's Bar, La Moka and Paloma Bar.

Meanwhile, six Kambitsis West End properties include the former HQ nightclub, Apoteca and Grainger Studio

– the home of Adelaide Symphony Orchestra.

Mr Warner said local families had helped transform the West End into one of the city's most vibrant precincts.

"Hindley St has had its challenges over the years, but there's definitely a vitality along the strip these days," he said. "The obvious epicentre of it all is the successful transformation of Peel and Leigh streets into the city's most popular hospitality destination."



TRANSFORMERS: George and Zis Ginos on Leigh St. Picture SARAH REED

LEFT: An artist's impression of University of South Australia's \$5 million upgrade to George St, off Hindley St.

THE BIG PLAYERS

POLITES

1. 94-100 Hindley St
2. 58 Hindley St
3. 61 Hindley St
4. 77 Hindley St
5. 82 Hindley St
6. 102 Hindley St
7. 103 Hindley St
8. 254 Hindley St
9. 258 Hindley St
10. 262 Hindley St
11. 270 Hindley St
12. 280-290 Hindley St
13. 32-36 Hindley St

14. 48-50 Hindley St
15. 99-99A Hindley St

GINOS

16. 5 Leigh St
17. 1-19 Peel St
18. 18 Leigh St
19. 8 Leigh St
20. 15 Leigh St
21. 20-24 Leigh St
22. 26-28 Leigh St
23. 25 Leigh St
24. 44 Currie St
25. 27 Leigh St
26. 54 Currie St





Vision brings life to Leigh St

DEVELOPER Zis Ginos and son George have overseen a dramatic change in Leigh St since buying properties there in 2003.

“Leigh St was probably 70 or 80 per cent vacant when we took them over so it’s been a tough slog, but there was a plan to fix the buildings up over time, one by one and bring in some quality tenants,” George said.

“That in turn feeds the ground-floor restaurants and hospitality scene that’s been created, and then because of that, more tenants want to come and have their offices in the precinct – one feeds the other and vice versa. “To quote Dad, he wanted to create a place that people said, ‘Have you been to Leigh St?’. That was his vision.

“Now people say, ‘Have you been to Peel St’ as well, and we’d like to think we’ve played a bit of a part in that by kickstarting with what we did with our property there – Clever Little Tailor, Peel St restaurant, connecting it to Leigh St through the tunnel.”

George acknowledged the role the introduction of small-bar licences played in the revival of Leigh St and its surrounds, from 2013. He said small bars, a revitalised Adelaide Oval, the University of SA’s City West campus expansion and Royal Adelaide Hospital were bringing people into town, making it a “seven-day city”.

“Before, there were times when there was nothing happening around the city and it was a ghost town, but now all that seems to have changed,” George said.

“However, there is an emerging hospitality pocket at the western edge of Hindley, which is serviced by a massive number of hospital-related visitors and also the University of South Australia City West campus.”

The revival of Leigh St kickstarted the activation of Adelaide’s West End laneways, which have become home to Adelaide’s burgeoning small-bar scene.

After acquiring properties lining Leigh St in 2003, Adelaide developer Zis Ginos and son George embarked on a long-term vision to change the face of the precinct.

It has since become one of Adelaide’s favourite dining and small-bar destinations.

IT’S UNI LIFE

While the eastern end of Hindley St is one of the city’s premier night spots, the western end has accommodated the expansion of UniSA.

The university bought up land west of Morphett St ahead of its City West campus opening in the 1990s and has since expanded its footprint with construction of the Jeffrey Smart Building, Pridham Hall and other academic facilities.

The university’s Enterprise 25 strategic plan includes consolidating campuses, and that means more development at City West, UniSA facilities management director Phil Clatworthy says.

“We envisage greater numbers of students coming on to the City West campus, and to accommodate them we’ll need to redevelop some of our sites,” he said. “What’s missed in the whole narrative is the investment of the university in the public realm.

“Certainly west of Morphett, we were instrumental in the upgrading of that section of Hindley St five or so years ago, and some of the laneways that traverse the campus, they’ve all been up-

graded from the university. “Over 30-odd years, in that west-of-Morphett end, there’s definitely been a change and an improvement in safety – definitely an amenity change that’s just been massive.”

UniSA is now working with Adelaide City Council on designs for a \$5 million upgrade of George St, which runs next to the university’s Law Courtyard, from Hindley St to North Tce. “Really that is something we’re very keen on, wanting to green George St and strengthen it as a pedestrian thoroughfare,” Mr Clatworthy said.

Property Council SA executive director Daniel Gannon said the dominance of local family ownership in the West End was “uniquely Adelaide”.

“When we look at the evolution of Adelaide’s West End in recent years, it’s almost entirely a direct result of visionary and innovative property owners taking a punt to re-shape that precinct,” he said.



ANGELOPOLOUS

- 27. 9-11 Hindley St
- 28. 21-23 Hindley
- 29. 25-29 Hindley St
- 30. 31-33 Hindley St
- 31. 108-112 Hindley St
- 32. 181-183 Hindley St
- 33. 12-18 Peel St
- 34. 20 Peel St

KAMBITSIS

- 35. 118-120 Hindley St
- 36. 91-93 Hindley St
- 37. 28-30 Bank St
- 38. 38 Hindley St
- 39. 105-109 Hindley St
- 40. 149 Hindley St
- UNIVERSITY OF SOUTH AUSTRALIA
- 41. 192-204 Hindley St
- 42. 214-220 Hindley St
- 43. 222-230 Hindley St
- 44. 217-243 Hindley St
- 45. 211-213 Hindley St



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