



# NOTES FROM COUNCILLOR DAVID PLUMRIDGE'S DESK

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## OUR CITY NEEDS PEOPLE

One thing that is striking pretty hard as I have been campaigning for the coming Council election is the need for more people in the city - living, working, studying, shopping, playing and just generally lingering and lapping up the pleasures of city life. All these different groups have different needs but all are inter-dependent and growth in one sector inevitably leads to growth in other sectors. **So what does Council need to do to support growth?**

Our present **residential population** is 21,000 and our target is to double that figure to 41,000 by the year 2031. But it isn't just about numbers. It's about getting the right mix of key workers, families, young professionals and the elderly. **This will mean finding ways to get developers to build a variety of good medium-density housing choices that working people can afford to buy or rent.** It seems to me that we have accepted too readily the notion that multi-storied buildings cost about twice as much to build as the more traditional 2-storey houses. The new Council should drill down into the costing structures and to look more closely at the procurement processes currently being used. The 'old' system of hiring an architect, preparing tender documents and going to the market on a traditional tendering process may be one way to get competitive prices back into the housing market. We also need to carefully consider the best way to provide much-needed supported housing in a sensitive way.

**As we succeed in marketing the city and we attract more residents we need to make sure that we offer the highest possible quality of life. Living in the city as opposed to, say, Seaford Heights or Buckland Park is not just about reduced carbon footprint, less commuting time and every service you could want, virtually at your door, it is about a way of living that is so much more rewarding; it is the way of the future.**

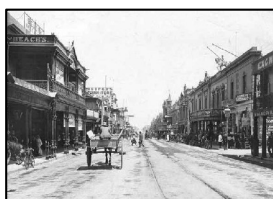


However, to achieve those increased populations, the city will require greater densities and the careful use of mixed use zoning. This will demand greater neighbourly tolerance backed by tighter planning and building standards to deal with energy efficiency, noise control at source, acoustic attenuation and solar access. **We will need excellence** in streetscapes, public spaces and how we move around the city. We must reclaim the streets for people and value the benefits of trees and parks. **Council must give higher priority to quality of city living** than in the past if we are to attract & hold more city residents.



**Every extra resident, student, visitor and tourist comes with money to spend** in our shops, restaurants and coffee shops just as every square metre of office space brings a worker who will need access to shopping, business services and a variety of cafes, bars, restaurants and coffee shops. This brings life not only to the CBD but also our Main Streets of O'Connell St, Melbourne St, Grote/Gouger Sts and Hutt St. These Streets are vital to the local residential and business communities they serve. We must nurture them and make them the nucleus of the distinctive 'villages' and communities of Adelaide. (the Makris approval was the antithesis of this thinking).

**Rundle Mall is the State's pre-eminent shopping centre** and Council is working closely to regenerate the Mall as a destination of choice. The days of the over-controlled, enclosed Mall are numbered – In America there is a return to open shopping precincts. The Mall has recently adopted **extended Evening Trading** hours and the mix and quality of the shops on offer is continually improving. Council is working with the traders to make short-term parking more attractive and easily available and already we have all-day **Sunday parking for \$4 in selected UParks**. The Mall is also well served by many bus services and of course the tram 'runs past the door' It is important that the historical character of the Mall is not further compromised by the demolition of heritage facades and the loss of the old warehouses such as Axel Beers which will be **the way to activate our laneways**.



Yobbo patrons of late-night entertainment venues are deterring decent fun-loving citizens from coming to the Hindley St area and the day-time activities of the precinct are not being helped by the impact of 'all-night trading'. The Police have made it very clear that 24-hour trading is an abomination; ambulance and social workers are overwhelmed, Council spends a fortune on cleaning up the mess - all at great cost to the public purse. **Every city is entitled to have a late-night entertainment area** but in my opinion no new licences should not be issued for trading beyond 3am. **I hope the Government will have the courage to enact stricter controls.**

## HOW WILL CHANGES IN THE CITY COME ABOUT?

To see major changes in the City you will have to **elect the right people** in the coming Council elections. Council makes policy, controls the day-to-day activities of the city, makes improvements to the public realm, and the Park Lands and makes the city clean, safe and a **centre of activity for all South Australians**. It is the Councillors who have it in their power to initiate changes. There is strong support among the **Area Councillor candidates** to see a review of the **Development Plan** and other policies affecting the shape and size of the city.



**The Council needs to work closely with the State Government** and does so at all levels from Lord Mayor to Ministers, Councillors to Members of Parliament and regularly at senior officer level. This relationship is formalized through the **Capital City Committee**, chaired by the **Premier**, with other senior ministers and Council represented by the **Lord Mayor** and two Councillors, including myself.

The next Lord Mayor needs to command respect and be able to negotiate strongly with the government and to represent Council at all levels with all stakeholders. He will have to build consensus amongst the elected Councillors and work closely with the CEO in making sure that the administration delivers the Council's outcomes.

## FOR AREA COUNCILLOR - VOTE 1 FOR DAVID PLUMRIDGE

Some recent meeting decisions (full details are available on the Council's website 5 days after the meeting)

**DEVELOPMENT ASSESSMENT PANEL – Meeting held 5 October (next Mtg Monday 18 October at 5.30)**

### **3. Applications for consideration on Merit**

- (Item 3.1) Development Plan Consent was granted for variations to a previous authorisation to retail development including change of use and variations in tenancy details at **210-212A Hutt St (DA/502/2008/A)**
- (Item 6.2) Panel Members were informed of a recent decision of the **Development Assessment Commission (DAC)** in relation to an application by the Kyren Group for development at **58-76 Franklin Street and 16-40 Young St, Adelaide**. The **DAC approved the application** subject to 3 Reserved Matters & various conditions.

### **SPECIAL COUNCIL MEETING - Meeting held on 16 Sept.(Next ordinary meeting of Council 25 Oct at 5.30)**

Council **adopted** the Corporation's **audited annual financial statements** as listed below:-

- **Adelaide City Council** 2009/10 Annual Financial Statements ▪ **Waste Care SA** 2009/10 Annual Report and Annual Financial Statements ▪ **Adelaide Park Lands Authority** 2009/10 Annual Financial Statements ▪ **Rundle Mall Management Authority** 2009/10 Annual Financial Statements.

### **CITY DESIGN AND CHARACTER COMMITTEE - Meeting held 6 Oct (next meeting to be determined)**

*(Note: decisions made at these meetings are **recommendations** for final decision at Council Meeting on 25 October)*

- (Item 1.1) A **Workshop** was conducted to brief members on the **O'Bahn Upgrade Project** which features:-
  - \$61 million Federal Government project being coordinated by DTEI to improve **O'Bahn bus access** from the dedicated corridor to the City via Hackney Road. • Provides dedicated bus corridors (i.e. bus only lanes) to improve bus access into and out of the City (excluding Hackney Road, outbound). • Considers improving the streetscape of **Grenfell Street and Currie Street** by designing the street as a 'place' and not just a transport corridor with improvements to amenity. • Requires some small Park Lands land take and removal of a small number of significant trees to accommodate road widening associated with dedicated bus lanes along Hackney Road, Botanic Road, Dequetteville Terrace. • The impact of reducing general traffic to one lane in each direction on Grenfell and Currie Streets roads to accommodate bus lanes which is likely to be significant.

**DTEI are to go to public consultation on the design in late 2010** after Cabinet and PWC consideration.

- (Item 1.2) A **Briefing** was given on legal actions being taken by Council to restrict hours of opening and sound. attenuation of the newly opened **Heaven Night Club** at old St Paul's Church in Pulteney St

### **CITY GROWTH AND SUSTAINABILITY COMMITTEE – Meeting held 6 Oct (next meeting to be determined)**

- (Item 3.1) The Committee resolved to recommend to Council adoption of draft Project Briefs for the preparation. of the **Energy Management Action Plan**, **Waste Management Action Plan**, **Water Security Action Plan** and **Biodiversity & Water Quality Action Plan**. The Action Plans are a central component of the **Sustainable City** policy framework and provide the critical link between strategic outcomes and on-ground programs and projects
- Each plan will identify **Council targets and actions** (those which address the performance of Council's operations) and **City targets and actions** (those within Council's role that can assist the community).

### **CITY VIBRANCY COMMITTEE - Meeting held 12 Oct (next meeting to be determined)**

- (Item 6) The Committee received details of Safety Audits conducted in the West End and at North Adelaide.
- The most recent late-night safety audit (**North Adelaide**) took place on Saturday 25 September with 17 people taking part. It started at 9.30pm with a SAPOL briefing and finished at around 11.45pm. ▪ The major issue identified was lighting with many places in need of improvement; there was some graffiti in view from the street.
- A major safety issue encountered was taxi drivers in O'Connell Street ranking across **Archer Street**, causing a hazard and blocking traffic. The Police, Taxi Council and Council Parking Officers are monitoring the situation.
- The audit results are currently being analysed and a work plan developed to improve the unsafe locations.

### **CITY AND CORPORATE GOVERNANCE COMMITTEE – Meeting held 12 Oct (next mtg to be determined)**

- (Item 3.1) The Committee recommended to Council that the **2010/11 Council Policy Program**, as contained in Attachment A on the Agenda **be adopted**. The draft **2010/11 Policy Program** outlines policies that will be reviewed or developed in 2010/11 in relation to each outcome of the **Strategic Plan**. Its development aims to rationalise the number of Council policies and ensure they best deliver Council's desired outcomes for the City.

**The views expressed herein are those of Cllr Plumridge and do not purport to be those of the Adelaide City Council.  
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