



NOTES FROM COUNCILLOR DAVID PLUMRIDGE'S DESK

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ADELAIDE OVAL – SOUTH AUSTRALIA AT THE CROSS ROADS(?)

In my fifty plus years of living in South Australia I have never heard so much clap-trap talked about a development as I have about the Oval Redevelopment. But I am not surprised given the absurd obsession with sport in our culture and the fixation on 'bread and circuses' at seemingly unlimited cost. How anyone can justify making a gift of over half a billion dollars of taxpayers money to two highly commercialized sporting codes where millions of dollars are being extracted by highly paid players and officials and astronomical fees are being paid media rights, all in the face of falling attendances, defies logic.

But that is a decision which the State Government has made and will have to account for in the fullness of time and soon SACA members will pass their judgment on the future of their long-held interests and traditions at the Oval. I am often asked what is the Council's position on the Oval, given that Council is SACA's landlord and is the body charged with the care and control of the Park Lands, a role that Council has diligently carried out for over 150 years.

Council has expressed its support for the Oval Redevelopment and welcomed the return of football to the city and the potential boost to the city's economy. All that Council requires is the continuation of the leasing arrangement of the Oval facilities, albeit to a new Entity, with terms to be agreed between the parties. Council has also determined that it should continue to control the Oval Precinct, the area known as Park 26. This is our right and our on-going responsibility and no one is better qualified and equipped to ensure that the impact of increased use of the Oval is properly and sustainably managed. Neither of these requirements should be seen as a 'deal-breaker' and Council expects to be fully involved in the detailed planning of the project and the wider Riverbank. Other models of governance are not considered acceptable to the Council given our responsibility as Custodians of the Park Lands on behalf of the people, not only of Adelaide but of the whole State.

I expressed my personal views in a recent letter to the Advertiser (not published) and reproduced below:

"Alexander Downer may be respected for his knowledge of foreign affairs but there is a serious credibility gap when it comes to his views on the Adelaide Oval. Can one presume that such exaggeration, such hyperbole, such embellishment is needed to convince SACA members to vote for a project that may bring football to the city but at a devastating cost to the character and tradition of the Adelaide Oval.

Last time I looked, the Oval had just completed a \$100 million upgrade to the whole of the western grand stands and the other stands have all been upgraded in recent years. The capacity is already 34,000 and capable of expansion to 40,000 for big matches. Are we to assume that all those decisions were so poorly judged that we now need to expend massive amounts of taxpayer funds to make the Oval into a viable sporting venue, to bring that elusive vibrancy to an apparently moribund city?

In spite of the 'fait accomplis' approach being adopted by the Stadium Management Authority, there are many unresolved issues about which I would have thought SACA members were entitled to know the outcomes. Not least of these are the issues of venue governance and control of the Park Lands including just how many and how often cars are to be parked on the surrounding parks and streets.

These remain matters of more than passing interest to some members of the Adelaide City Council which, although it has pledged its unanimous support for the Oval concept as so-far presented, is nonetheless charged with the care and control of the Adelaide Park Lands and the impact of the development on the wider city."

GST – WINNERS AND LOSERS

At the time of GST introduction in July 2000, Local Government argued strongly for either a fixed percentage of the GST or alternatively a guaranteed 2% share of total Commonwealth taxes. At the time Councils were getting about 1% but subsequently this share has dropped to below 0.7%. It was argued that the Commonwealth could not fund Councils directly because we were not recognised in the Constitution – a matter to be put to a Referendum at the next Federal election. States who receive all the GST money could choose to pass on a share of their GST to Councils but, believe it or not, none did!

I read recently that for every dollar of GST raised in SA, the State gets \$1.20 back. So if an event is claimed to return \$30m to the State's economy one can assume it returns \$3.6m to the State's coffers through the GST payments.

By contrast, when Council is asked to put its dollars into supporting events there is no GST-type direct return to the Council's bottom line. The only benefit to Council could be argued to come from sales of more plates of pasta, cappuccinos or trinkets which may eventually result in an uplift of rental values and hence an increase in rates payable, a very tenuous argument!

I am not saying Council shouldn't invest in events but we need to be far more strategic and targeted in what we do support and to ask ourselves what really is our core role in making Adelaide a great place to visit and enjoy.

I am saying Council should spend more on achieving excellence in the public realm and less on ephemeral events.

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

DEVELOPMENT ASSESSMENT PANEL – Meeting held 4 April

2. Non-Complying Applications

- 2.1 It was agreed to **Proceed with Assessment** of alterations to the dwelling at **26 Boulton St North Adelaide**.
- 2.2 It was also agreed to **Proceed with Assessment** of alts and change of use to café at **2-8 Wellington Sq N.A.**

3. Applications for consideration on Merit

- 3.1 DP Consent was **granted** for alts to existing building and use as a detached dwelling at **81-83 Jeffcott St N.A.**

4. Schedule 10 Matter

- 4.1 The Panel resolved to advise the DAC that it **supports** a variation for an extra level etc but **not** temporary on-site parking proposals in respect to a previous approval for a 10 storey development at **102-120 Wakefield Street Adelaide**.

DEVELOPMENT ASSESSMENT PANEL – Meeting held 18 April (next meeting 2 May at 5.30 pm)

2. Non-Complying Applications

- 2.1 It was agreed to **Proceed with Assessment** of a proposal to build a 3-storey medical centre with café and associated car parking at corner of **Hutt St and South Tce – 321-324 South Tce** ▶ **A pretty ordinary replacement for the beautiful residence that previously graced this prominent site!**



3. Applications for consideration on Merit

- 3.1 Development Plan Consent was **granted** for the installation of signage to the North Tce and Station Rd entrances for **Skycity Adelaide, North Terrace, Adelaide**.

4. Schedule 10 Matter

- 4.1 The Panel resolved to advise the DAC that it does **not support** the proposed variation for the removal of a floor and various other changes to the previous approval for a mixed use development at **58-76 Franklin St/16-40 Young St**

5. Other Matter

- 5.1 It was resolved to advise the ERD Court that its compromise proposal for **238-240 Angas St** was supported.

ADELAIDE PARK LANDS AUTHORITY - Meeting held on 14 April (next meeting 12 May at 5.00 pm)

The outcomes of this meeting are recorded at item 16 in the report of the Council Meeting below.

COUNCIL MEETING - Meeting held 27 April 2011 (Next Ordinary Meeting 24 May – Committees 3 and 10 May at 5.30)

7. Public Forum received Ian Scobie (Womadelaide) Sandy Verschoor (Festival of Ideas) & Kris Hanna (Faith-Friendly City) **Kelly Henderson** addressed the Council on the **NRAH lease** and the proposed civil works contract in **Victoria Park**.

Questions on Notice (8) by myself, regarding contamination, licence fees and allocations of playing fields in **Victoria Park**. and **(9)** by **Cllr Henningsen** on possible incentives to encourage Outdoor Dining licence holders to have non-smoking areas.

10. Questions/Motions without Notice were moved by **Cllr Abiad** re various UPark matters & advertising on the Connector buses, **Cllr Henningsen** on the Social Sustainability Partnership Agreement and **Cllr Moran** re the Adelaide Oval.

Items referred by Committees to Council

- **11. Recommendations of the City Design and Character Committee – 5 April** (Chair: Cllr Llewellyn-Smith)

- 1. It was agreed to continue the **Adelaide Prize** with a change of emphasis to excellence in Urban Design and the designer.
- 2. Progress on the draft **Rundle Mall Master Plan** and the proposal to set up **8 Key Catalyst sites** was noted.
- 3. Changes to the **Built Heritage Manag^t Program** were adopted and will be incorporated in revised Operating Guidelines. Changes include criteria for eligibility, increased levels of grant funding and improved methods of reporting and approval.
- 4. Approval, as custodian, was given for the **removal of Significant Trees** in Wirranendi (3), Tuttangga (2) and Karrawirra (1)
- 5. Council noted moves for improved **parking for the Royal Show** and other UPark parking activities in the Park Lands.

- **12. Recommendations of the City Development and Sustainability Committee – 5 April** (Chair: DLM Plumridge)

- 1. Adoption of the new **Adelaide Central Market Charter** was deferred to allow further consideration of stakeholder input.
- 2. Council adopted a submission to the State Govt on a proposed **Climate Change Adaption Framework** for SA.
- 3. Council endorsed a submission to the LGA opposing massive State Govt increases in proposed solid waste disposal fees and endorsed a proposal to conduct a review of kerbside collections in the City seeking to minimize waste to landfill.
- 4. Council endorsed the draft **Economically Prosperous City Strategy 2011-2015** for final stakeholder engagement.

- **13. Recommendations of the Community Services, Events and Facilities Committee – 12 April** (Chair: Cllr Clearihan)

- 1. Council adopted the new **Active City Policy** dealing with sport & recreational activities – Refer attach^t A Agenda Item 5.
- 2. A new **Town Hall Business Plan** (Function Component) including new Fees and Charges was endorsed by Council.
- 3. The APLA supported \$8m **Tambawodli Event Space Plan** was noted, referred to budget and staged costings called for.
- 4. A report on **Council Nursery odours** was received and further details of possible steps to reduce odours called for.
- 5. With regard to **Dilapidated Bldgs** it was noted that Council does have some powers to require owners to maintain them.
- 6. Report on powers to **restrict smoking** noted & a report on steps needed to apply those powers to the **Mall** was called for.

- **14. Recommendations of the Corporate Planning, Governance and Finance Committee – 19 April** (Chair: Cllr Hamilton)

- 1. Following public consultation on Park Lands lease agreement for the **New RAH** Council agreed to defer its finalisation.
- 2. Council agreed with APLA support to approve the assignment and an extended 5 year lease on the **kiosk in Rymill Park**.
- 4. Advic P/L will construct **9 playing fields in Victoria Park**, with Field No 10 deleted to help protect native fauna and flora.
- 5. Council endorsed key principles of the draft **Park Lands Property Strategy** for discussion with lessees and licencees.

- **15. The Audit Committee** Council adopted the recommendation that **PKF** be re-appointed as Council's External Auditors.

- **16. Recommendations of the Adelaide Park Lands Authority – 14 April** (Chairs: The Lord Mayor and Ms Mary Marsland)

- Council deferred adoption of **Draft Landscape Master Plan** as recommended by APLA & **referred it back to committee**.
- APLA is to advise the Minister that it supports Council's position on the governance models for the **Oval and its Precinct**.

Items for Council

- 17. Shanti Ditter (P/Member), Prof Mads Gaardboe, Iris Iwanicki, Ruan Perera and Tim Mellor were **appointed to the DAP**.
- 18. The request for Council to contribute to the public realm at the new **SAPOL building** in Angas St was agreed to. (\$50K)
- 19. Council endorsed grants of \$1295 to **Bike Polo** Championships and **Adelaide Harriers** Queen's Birthday events.
- 20. New single **Street Permit Policy and Guidelines** were endorsed noting that no are proposed to current policies.
- 21. Council decided, with regret, that it could not proceed with a Deed of Twinning with the **Spanish City of Ferrol**.

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