



# NOTES FROM COUNCILLOR DAVID PLUMRIDGE'S DESK

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## ADELAIDE OVAL – OUR WORST FEARS MAY BE REALISED

I have been asked by many of my constituents what my position is on the Government's proposals for the redevelopment of the Adelaide Oval. I am constrained on 2 fronts at present; firstly some aspects of the Council's deliberations are confidential and will remain so for as long as we are still actively negotiating with the parties for the changes to the Bill and secondly as I am currently Acting Lord Mayor I am the official spokesperson for the Council and as such I must make sure that my personal views are not taken to be those of the Council.

**Having said all that I am prepared to express my views on the Bill as it is currently sitting before the Parliament.**

I agree with Council's expressed support for the Oval Redevelopment and I welcome the return of football to the city and the potential boost to the city's economy; **the Council and I are at one with the Government in this objective.**

**The Adelaide Oval Redevelopment and Management 2011 Bill** which was tabled on 18 May provides for the Oval Core Area to be stripped from the Council and vested in the Minister and for him to licence that area to the SMA for 80 years which is tantamount to giving a private body freehold title of land previously vested in the public in perpetuity. This will also extinguish the 43 year lease that the Council currently has with SACA and with no compensation. It also wipes out the War Memorial Drive (Southern) car park operated by the Council and again with no compensation. In a spirit of cooperation, Council is prepared to offer a lease for that area including an expansion into the Park Lands east of the present leased area.

**This is surely the fundamental part of what is required to let the development proceed. The sporting codes will have an absolute assurance of what they need to develop a 50,000 seat facility with an increased footprint and the plaza leading to the proposed footbridge across the Torrens.**

But it doesn't end there! When it comes to the Adelaide Oval Licence Area, that is the Park Lands surrounding the Oval, the Bill requires the Council to give a completely unfettered licence to the Minister for a period of up to 80 years. The Minister then can sub-licence that area to another party to use the areas for virtually anything to do with sporting activities. This strips away from Council's care and control large areas of what makes the Oval the beautiful setting that it is. In effect, the whole character and form of the Park Lands can be fundamentally changed in the pursuit of year-round parking and unspecified sporting facilities. In fact I am reliably informed that plans have already been prepared for the SMA by a local landscape architectural practice which would see massive civil construction works changing the form of the northern Park Lands all the way up to Light's Vision!

There is a hint of new grandstands on Oval No 2 for displaced cricket activities which would almost certainly pose a threat to the trees north of that Oval and perhaps the SMA will want to squeeze in a new Crows Shed replete with a mini pokie palace! Of great concern to me is the fact that the Bill totally wipes out the relevant provisions of the Park Lands Act and the Local Government Act and oh yes, I almost forgot, the Development Act is totally dispensed with until December 2015. This means that hard-won protections of the public interest which were built into these Acts of the Parliament will have been swept away.

It seems to me that this legislation is a classic case of overkill, the proverbial steamroller to crack a nut. In fact the current arrangements at the Adelaide Oval could easily be used to deliver the developments being sought by the SMA just as happened with SACA's recent major redevelopment of the Western Stand. The Council cooperated then and it will surely do so again in the interests of bringing top-class football back to the city.

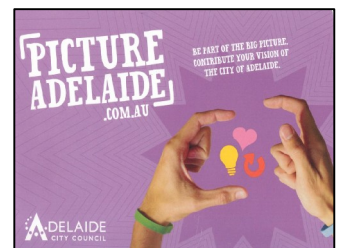
**This is the greatest single transfer of public land to a privately controlled company in the city's history, it is totally unconscionable and unacceptable. I urge every concerned citizen to call on the Government to make the changes needed to protect these public interests; I see no justification for handing the Park Lands over to the SMA or any other unelected and unaccountable body. They need to be kept under the care and control of the Council on behalf of the people of South Australia where they have been safely held since their first gazettal 160 years ago.**

## COUNCIL LAUNCHES PICTURE ADELAIDE - BE PART OF THE BIG PICTURE

This is your opportunity to share your views about the City where you live, shop, work and play. We are planning for the future of the City of Adelaide. We want to know what ideas you have; what you would like to see created, what you love and what you would like to see improved for your City.

Have your say through the website below, our new iPhone app, and reply paid postcards!

<http://www.adelaidecitycouncil.com/council/consultation/picture-adelaide.html>



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

**DEVELOPMENT ASSESSMENT PANEL – Meeting held 2 May**

**2. Non-Complying Applications**

■ 2.1 Development Plan Consent (DPC) was **granted** subject to DAC concurrence for an extension to the ground floor of existing offices to create a café at the **Norwich Centre 53-63 King William St N.A.** (DA/919/2010)

**3. Applications for consideration on Merit**

■ 3.1 DPC was **granted** for variation of 2 extra apartments and a roof garden to approval at **13-15 Hutt St** (DA/568/2009/A)

**4. Schedule 10 Matter**

■ 4.1 The Panel resolved to advise the DAC that it **does not support** a proposal for a 15 level student residential building at **260 Pulteney St** because of poor living conditions and poor quality design in terms of massing and scale (DA/33/2011)

■ 4.2 The Panel will advise the DAC that it **does not support** a proposal for a 15 level student residential building with a restaurant at **398 King William St.** (DA/1011/2010) *It is good to see the Panel is making a stand against inferior buildings.*

■ Item 6.2 A **Background Paper** on student accommodation and other matters was adopted for recommendation to Council.

**DEVELOPMENT ASSESSMENT PANEL – Meeting held 16 May (next meeting 20 June at 5.30 pm)**

**2. Non-Complying Applications**

■ 2.1 It was agreed to **Proceed with Assessment** of proposals to convert part of a ground floor office into a shop at **257-259 Melbourne Street N.A.** (DA/272/2011)

■ 2.2 It was agreed to **Not Proceed** with assessment to build a 3-level apartment building at **149-151 Melbourne St N.A.**

**3. Applications for consideration on Merit**

■ 3.1 DPC to demolish exg building and to build a 2 storey café/office building with parking at **91-93 Hutt St** was **Refused**

■ 3.2 DPC was **refused** to construct a 3-car garage accessed from Margaret St North at **40 Tynte St N.A.** (DA/0088/2011)

**4. Schedule 10 Matters**

■ The Panel resolved to advise the DAC of **Conditional Support** to a proposal for an 8-level office building at **74-80 Light Square** subject to certain design changes and that it **supports** new educational buildings at **217-243 Hindley Street**.

**5. Other Applications**

■ ERD Court compromise proposal for **40 Tynte St N.A** was **Supported** and for **198 Archer St N.A.** was **Not Supported**.

**ADELAIDE PARK LANDS AUTHORITY - Meeting held on 12 and 26 May (next meeting 9 June at 5.00 pm)**

The outcomes of these meetings are recorded at items 16 and 17 in the report of the Council Meeting below.

**COUNCIL MEETING - Meeting held 31 May (Next Ordinary Meeting 28 June – Committees 7 and 14 June at 5.30)**

**7. Public Forum** Ms Deb Budich addressed Council in support of Cheesfest. Ms Henderson made a deputation to Council.

**Questions on Notice** (8) by Cllr Llewellyn-Smith on Upgrading of the tram stop at City South and (9) by Cllr Williamson on Event Program listings. There were no Motions on Notice.

**10. Questions/Motions without Notice** Cllr Llewellyn-Smith moved a M w/o N dealing with Councillors' Operating Policies.

**11. Petition** from **41 Sussex St Ratepayers/Residents** re possible loss of Parking Spaces was received and noted.

**Items referred by Committees to Council**

■ **12. Recommendations of the City Design and Character Committee – 3 May** (Chair: Cllr Llewellyn-Smith)

-1. The presentation to the committee on **Picture Adelaide** and progress on the **Strategic Plan 2012-2016** was **endorsed**.

-4. Council adopted the recommendation that the **Draft Landscape Master Plan** should be **endorsed**.

-5. Changes to the **Built Heritage Manag<sup>t</sup> Program** which include criteria for eligibility, increased levels of grant funding and improved methods of reporting and approval were adopted and are to be operative for the current Round of HIS Funding.

-6. **Public Art Round Table** terms of reference were adopted. The appointment of 2 Councillors to PART was deferred.

-7. Council adopted a draft **Nightscape Lighting Masterplan** and asked for a report on how to leverage sources of funding.

-8. Council will support a **50kph speed limit** on Prospect Rd through the Park Lands as requested by the Prospect Council.

-11. Council agreed to leave the **Connector Bus** service unchanged while further options for the service are investigated.

■ **13. Recommendations of the City Development and Sustainability Committee – 3 May** (Chair: DLM Plumridge)

-1. Council noted the MoU it has with the SA Tourism Commission and its commitment to the **Tourism Action Plan** and decided to take no further action with regard to the SATC decision to close down its current operations in King William Street.

-2. Council adopted **Energy Management and Water Security Action Plans** for 2011-2016 and asked Administration to look into possible fast-tracking of the energy plans and reducing energy use by 20% by 2014 as against buying Green Energy

-3. Council agreed with a recommendation to set up a Working Group to further review **Workforce Growth Business** plans.

■ **14. Recommendations of the Community Services, Events and Facilities Committee – 10 May** (A/Chair: Cllr Moran)

-1. Council adopted recommendations to provide in-principle support for the **Convention Centre** redevelopment including a 5-year lease (subject to consultation) to facilitate construction facilities west of the Morphett St bridge, at discounted fees.

■ **15. Recommendations of the Corporate Planning, Governance and Finance Committee – 10 May** (Chair: Cllr Hamilton)

-2. Council agreed to formally close **Deviation Rd** on the boundary of the former SA Water site and to vest it in the Crown.

-3. Council is to conduct a Civic Review of **Council's Civic Function** delivery through the Office of the Lord Mayor.

-4. Council is to donate \$25k and send 2 Building Officers to assist with the disaster relief work in sister-city **Christchurch**.

■ **16,17 Recommendations of the Adelaide Park Lands Authority-12 and 26 May** (Chairs: Lord Mayor and Ms Mary Marsland)

- APLA supports proposals for Activity Hubs in the **NE Park Lands** and in **Bonython Park**.

- APLA supports **Adelaide Uni** proposals to rationalise its buildings in Parks 10 & 12 and building a new pavilion in Park 10.

**Items for Council**

■ 20. Council granted a licence for the **Great Moscow Circus** to occupy **Bonython Park** from **4<sup>th</sup> to 25<sup>th</sup> July** inclusive.

■ 21. It was agreed to make a one-off grant of **\$150k to the Rundle Mall Authority** to support **extended weekday trading**.

■ 22 Council adopted the **Central Market Charter** subject to consultation on the recommended **Independent Entity** model.

■ 24 Council adopted recommendations covering the **March Budget Reconsideration** and showing a **\$2.161m surplus**.

■ 26 Council approved my attendance at the **National General Assembly** of Local Govt in Canberra 19 to 22 June.

**Confidential Items** covered Rundle Mall Masterplan, Central Market Operations Paper, Development Assessment Powers, Dean Rifle Range, Early Bird Parking Options and the Adelaide Oval Redevelopment.

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