



NOTES FROM COUNCILLOR DAVID PLUMRIDGE'S DESK

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THE PENDULUM SWINGS

If there is one thing that my Council colleagues and I agree on (and there are many more than one!) it is the need to adopt policies and take actions to **increase the residential population of the city**. Adelaide has had a chequered history of changing population numbers and a cursory look at our history will show how the pendulum has swung over the years!

Adelaide had the benefit of being a fully planned city. Colonel Light's plan of 1837 determined the form and structure of the city before any houses were built and before anyone actually took up residence. His intentions were that Victoria Square would be the commercial hub of the city with residential 'villages' built around the other squares and with a residential 'dormitory' in North Adelaide. But because commercial activity, driven by the free market, chose to establish close to a water source, Rundle and Hindley Streets became, and have remained, the commercial focus of the city and the residential areas developed at North Adelaide and in a more haphazard way across the southern parts of the city.

By 1880 when City Engineer Charles Smith produced his survey of the city, it was almost fully developed and the suburban sprawl beyond the Park Lands had begun. The population of Adelaide in 1880 was probably around 25,000 and it peaked at 43,000 in 1915. In the post WW2 years the population declined to a low of 7400 in 1972 mainly due to Council By-Laws which positively discouraged living in the city. However, in 1977 the first comprehensive **City of Adelaide Plan** came into operation with an emphasis on the city as a place to live which led to the steady re-population of the city to its current figure of 20,689 and a target of around 40,000 by 2031.

The challenge now is to not only achieve that numbers but to ensure that we have a range of different housing options that will ensure a strong social mix of residents from all walks of life and from all socio-economic groups.

Over the decades, as the population fluctuated, the city has been home to rich and poor, vulnerable and secure, permanent and transient, artisan and professional. But as we now strive to increase our population and retain a good social mix, one of the problems is the **lack of affordable housing to rent or buy**. We have housing for vulnerable people and an abundant supply of top-end houses and apartments and gentrified cottages but very little is available in the mid-range, what the industry calls 'affordable housing'. This is an important element of housing which will provide homes for the many nurses, hospitality workers, shop assistants and students who work and should be able to afford to live in the city.

WHAT IS AFFORDABLE HOUSING ?

Council defines affordable housing as housing that is provided to eligible lower income households at 75 per cent of market rent, with the goal that such households do not pay more than 30 per cent of their gross income in rent or loan repayments. In Adelaide it takes more than 7.4 times the average annual income to buy an average Adelaide house the cost of which is an increase from 3.6 times in 2001, according to a report by the housing action group, **Australians for Affordable Housing (AAH)** which is made up of 60 community and housing groups.

A strong and diverse population base is good for the city and for its residents, from a number of points of view:

- *It brings more business and general prosperity to the city commercial activities which benefits the whole state.*
- *It activates the city streets and public realm resulting in better amenities and a safer, more pleasant environment.*
- *Living in the city cuts down on travel time and costs and offers a fulfilling lifestyle right on your doorstep.*
- *The 30 Year Plan for Adelaide recognises the importance of a strong capital city as a focus for the whole State.*
- *And what better than always being at home to our Heritage, Park Lands and cultural/entertainment opportunities?*

For more City Residential Facts go to: http://www.adelaidecitycouncil.com/adccwr/publications/guides_factsheets/city_residents_fact_sheet.pdf

Over recent years Council has been involved in housing developments aimed at using Council resources to leverage government and private sector schemes particularly to facilitate lower-cost housing. Recent schemes have included Sydney Place, Common Ground housing at the bus depot in Franklin Street, Whitmore Square (where sustainability was another objective), Balfours Site which provides for 15% component of affordable housing and currently we are developing a 200+ unit development at Sturt St which will use Federal funding (NRAS) to provide a large number of affordable units.

Whilst the provision of housing is not a primary responsibility of Local Government, there are many ways in which Councils can work with mainline providers to strive for a strong and diverse range of housing options in the city.

"Every time you put up a building not worth caring about, you contribute to a city not worth caring about and a country not worth caring about." ~James Howard Kunstler

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

DEVELOPMENT ASSESSMENT PANEL – Meeting held 5 September

2. Non-Complying Applications

- 2.1 95-99 Gilles St DPC was **refused** for variation to previous approval to add swimming pool to roof. (DA/1051/2007/A)

3. Applications for consideration on Merit

- 3.1 237 Wright St DPC was **refused** for the construction of 6 two-storey dwellings (solar overshadowing) (DA/452/2011)
- 3.2 Royal Oak Hotel 121-129 O'Connell St NA was **granted** DPC for internal and external alterations (DA/120/2011)
- 3.3 NA Family Practice, 118 Barnard St NA was **granted approval** to remove 2 significant trees. (DA/128/2011)
- 3.4 12-26 Franklin St. (Tower 8) DPC was **granted** to vary approval by removing Reserved Matter (DA/66/2008/G)
- 3.5 Simpson and his Donkey Memorial, Angas Gdns was **granted** DPC **subject to DAC concurrence** (DA/311/2011)
- 3.6 Narnungga Pk (25) Glover Ave-DPC was **granted** for a spectator shelter to existing change room (DA/748/2009)
- 3.7 Adelaide Uni Sports Assn was **granted** DPC to build a new pavilion in Warnpangga Pk (10)
Although the proposal involves demolishing 4 decrepit buildings one has to wonder about the quality of buildings being imposed on the Park Lands in recent times (cf grand stand in Park 12)
- 3.8 Cora Barclay Centre 185 Melbourne St NA- DPC was **granted** for additions (DA/509/2011)



5. Other Applications

- 5.1 Whitmore Sq Substation DPC was **granted** for renewal of fencing with art work (subject to DAC) (S49/04/2011)

DEVELOPMENT ASSESSMENT PANEL – Meeting held 19 September (next meeting 3 October (tentative))

2. Non-Complying Applications

- 2.1 GF 383 King William St – it was agreed to **Proceed with Assessment** of an adult services parlour (DA/693/2011)
- 2.2 321-325 Wakefield St it was agreed to **Proceed with Assessment** of dwellings at rear of exg office (DA/685/2011)

3. Applications for consideration on Merit

- 3.1 55-57 (aka47) Molesworth St NA – DPC was **refused** for alts and extns to the rear of this property. (DA/366/2011)
- 3.2 24-26 Chatham St – DPC was **deferred** for building of 2, 2-storey dwellings (solar shading issues) (DA/274/2011)
- 3.3 101-103 Halifax St – DPC was **refused** for replacement of a bldg with a car park for use of a church (DA/316/2011)
- 3.4 121-137 Buxton St NA – DPC was **refused** for the creation of 12 Community Titles from 2. (LD/7/2011)
- 4.1 The Panel **supported** an ERD Court compromise for 6, 2-storey row dwellings at 237 Wright St (DA/452/2011)

COUNCIL MEETING - Meeting held 27 Sept (Next Ordinary Meeting 25 Oct –Committees 11 & 18 Sept at 5.30)

Public Forum was addressed by 2 speakers in support of Pimp TV and a deputation in support of the AI3DE jump funding
Motions on Notice were moved by ▪ Cllr Malani on **Criterium track** funding for Victoria Park (deferred) ▪ Cllr Hamilton on **Le Cornu Site** Major Project Status (amended) and on **HIS funding** for Unlisted Buildings (passed) ▪ Cllr Llewellyn-Smith on **History Week 2012** T Hall lectures (passed) ▪ Cllr Henningsen on **McDouall Stuart Sesquicentenary** (passed)
Items referred by Committees to Council (NB Not all items are reported)

- 17 Recommendations of the City Design and Character Committee – 6 September (Chair: Cllr Llewellyn-Smith)

- 1. Council endorsed the revised **Park Lands branding concept** with a request to **APLA** to give due weight to P/L heritage
- 2. Council noted progress in the development of the **City of Adelaide Strategic Plan** and the results of **Picture Adelaide**.
- 3. Council noted the status of the **Victoria Square project** and agreed to hold a special meeting to implement next steps.
- 6. Council noted the **Park Lands 10 Year Action Plan** and progress in implementing the P/Lands Management Strategy.
A further report is to be tabled in October on potential **Park Lands funding models** and funding policy directions.
- 7. Council received a detailed report dealing with **stormwater footpath crossovers** and moves to minimize their use.
- 8. It was resolved to **amend the HIS Guidelines** to facilitate funding of State-Listed buildings irrespective of State funding outcomes but that Council keep current arrangements, with the State and Council operating **independent grant schemes**.
- 9. Council noted and considered a report on the gaming venue recently established at 11-13 Franklin St (**Pimp Pad**)

- 18. Recommendations of the City Development and Sustainability Committee – 6 September (A/Chair: Cllr Malani)

- 2 Council endorsed a Project Brief for **Rundle Mall Governance Review** and agreed to get **select quotes** to close 12/10.
- 3 Council noted progress on **waste policy projects** undertaken since 2009/10 and projects planned for 2011/12.
- 4. Council called for a report on costs and implications of **green marking of all ACC bicycle lanes** for improved safety.

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

- 1. Council notes that consultation on the **Draft Brown Hill Keswick Creek SMP** will occur between 31/10 and 12/12/11.
- 2. Council noted changes being made to composting to reduce **odours at Council Nursery** in Lwr NA.
- 5. Council agreed to a number of improvements to the **Social Sustainability Agreement** with the State Government.
- 6. A further \$10k will be made available to assist the **2011 Festival of Ideas** with staging of events at the Town Hall.
- 7. A report was requested on ways in which a **street market** could be established in the **Chinatown Precinct** for summer.
- 8. Staff were requested to prepare a report on the costing and feasibility of constructing a **petanque piste** in the P/Lands.

- 20. Recommendations of the Corporate Planning, Governance & Finance Committee–13 Sept (D/Chr Cllr Henningsen)

- 3. Council agreed to an exciting program of **City Activation Pilot Projects**. \$100k has been allocated to test and trial new approaches to activating streets and laneways to **'push the boundaries of bureaucracy'** in the coming summer period.
- 4. Council agreed to join other Councils in lobbying the ABC to retain live telecasts of **SA National Football** games.

- 21. Advice of the Adelaide Park Lands Authority – held 8 Sept was received and noted by the Council in items 19.1 and 17.6 above. On APLA advice Council will also reconsider the future of the **disused netball courts in Wirranendi** (Pk 23).

Items for Council

- 22. Development Assessment Panel - Panel Chair, **Shanti Ditter**, presented the Annual Report which Council received.
- 23. Council approved the installation of a new **temporary jump in Rymill Pk lake** for **AI3DE** event, at their expense.
- 25. **World Solar Challenge in Victoria Sq** (19-23 October), **Summerdayze New Year Festival in Rymill Pk** (*in spite of numerous noise complaints last year*) and **Future Music Festival** to be held in **Ellis Park** in March 2012 were approved.
- 26. Council adopted amended and consolidated **Standing Orders** (subject to Audit Cée input) as required by the LG Act
- 27. Council endorsed participation of the **Lord Mayor** in the **ICLEI EcoMobility World Congress** in Korea-Oct 22-24.

Confidential Items covered ▪ a **Heritage DPA** matter ▪ **Long Term City Planning** and a **Lord Mayor's Report**.

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