



NOTES FROM COUNCILLOR DAVID PLUMRIDGE'S DESK

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SO MUCH FOR STATE/LOCAL PARTNERSHIPS



Minister Conlon accuses the Council of playing local politics rather than planning and developing the city in the interests of all South Australians. This is an assertion made with not one shred of evidence given to back it up!

The Council's planning powers are exercised by the Development Assessment Panel (DAP). It has 9 members, 7 of whom have planning and/or architectural qualifications. If at times the Panel's views do not agree with the Council staff advice then so be it – that is the reason why decisions are not just made at a bureaucratic level. I suspect that a very similar process occurs at Cabinet where Ministers sometimes set aside the advice given by their professional advisers. The fact that the application for Tower 8 did not comply with a significant number of the Principles of Development Control applicable to its site was of concern to the Panel members but apparently of no concern to the Minister (or his advisers)



Nathan Paine of the Property Council is reported to have got on the phone as soon as he heard about the refusal and complained to the Minister about the antics of the Adelaide City Council which he asserts was elected by just a few thousand voters (actually 40%) and is not 'representative'. And how was the Property Council elected? And how open are its deliberations? And what input does the general public have into their strategic objectives?

But then this was never about Tower 8. Rather it was about the grimy process of greed as practised by the more rampant sections of the property industry which, over recent years, has conducted a slow but carefully orchestrated campaign of unsubstantiated smear and innuendo against Local Government and its orderly planning processes which the industry has found in this State, unlike the Eastern States, cannot be bought – **and that's the rub!**

Let me make it clear; I have never been opposed to development. But I was elected to Council to uphold good orderly planning in the long-term interests of the city. I had hoped to work with the government in a spirit of partnership and I am very disappointed that the present action was taken without consultation and without any respect for the *bona fides* of the members of the Council's Development Assessment Panel.

PARK LANDS PROGRESS

Council has been working hard to develop visionary plans for the future of the Park Lands. **QED, in association with Suter Planners** have been appointed to develop the new Park Lands Strategy with **Ms Oi Choong** as the 'eminent person' to give direction and vision to the process. Ms Choong has over twenty five years of distinguished experience as a landscape architect in the public and private sectors. She has extensive experience in master planning, urban landscapes, waterfronts, planning new communities and campus landscapes.



Oxigen has been appointed to develop the Masterplan for Victoria Park following the decision of SAJC to vacate the park. In spite of the intrusive nature of Clipsal, I am optimistic that **James Hayter** and his team will produce a plan based on flexible and community-based uses for Victoria Park which will retain the open vistas and other special features of the park. Council still plans to have the SAJC presence removed before the next Clipsal begins

Victoria Square is next on the list. Now that the Community Ideas distraction is almost behind us I am expecting that a brief will be prepared so that we can call for registrations of interest from suitably qualified top-level consultants to prepare plans for the conversion of Victoria Square from a car-dominated wasteland into a vibrant, people-oriented space that will take its place among the world's leading public squares. Other major cities would love to have such a space in the heart of their CBD and we must make sure that this time we hit the mark. To get some inspiration go to http://www.pps.org/info/newsletter/december2005/international_squares

CARBON CONSCIOUS CONSUMPTION

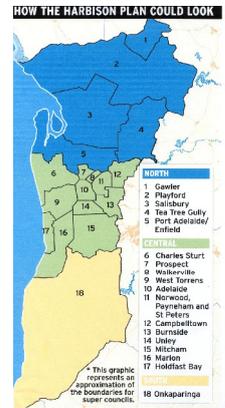
Australians spend \$385 million each year on something that they can get virtually free and which is probably of higher quality – drinking water. Australian bottled water sells for about **2500** times the cost of the tap variety. That's more expensive than petrol! And another thing...Each of us is responsible for 27 tonnes of greenhouse emissions annually. More than 10% of this comes from the meat we eat. (from CSIRO Publishing - "Climate Change")

SUPERCOUNCILS – THE WAY AHEAD?

The Lord Mayor, **Michael Harbison**, has raised this hoary old chestnut once again. I am not against sensible Council reform including the dreaded A-word – amalgamation. But I am not convinced that any good can come from the idea of 3 **supercouncils**, not if we value the essence of Local Government which is about being close, responsive and local.

Since the last round of amalgamations, much has been done by Local Government to work together to achieve the kind of economies of scale that 3 **supercouncils** might achieve; such things as insurance, superannuation, finance, joint waste schemes, drainage and joint purchasing schemes, all of which have been very worthwhile and could well be expanded.

Last time round decent reform of boundaries was defeated by the intransigence of councils like Walkerville, Prospect, Unley, Mitcham and Burnside. Such a move again would need to be handled very carefully and I doubt that the current LGA has the skills or the political will to do it. We would end up with 3 massive bureaucracies akin to government departments. And since when did such entities produce better outcomes? **And how would people get elected to such super-councils?** Either by being very rich OR by being supported by a political party or a wealthy lobby groups with massive vested interests. **This is not a scenario that would be in the best interests of local democracy or of the people of Adelaide.**



SOME RECENT MEETING DECISIONS...

DEVELOPMENT ASSESSMENT PANEL Meeting held on 21 July (next meeting 4 August at 5.30pm)

- Approval was given for the applicant to lodge a D/A for a non-complying development consisting of a 4-level residential flat building containing 17 affordable housing units at 1-9 Evans Place Adelaide.
- The Panel approved a proposal to build 6 2-storey dwellings on the former TV station at 133-151 Barnard St North Adelaide. A condition requiring a locked gate at the rear of the property was removed in response to a representation made by an adjoining resident.

The Panel was advised of the gazettal on 17 July removing its powers to assess projects above \$10 m in value.

COUNCIL MEETING held on 28 JULY (next meeting 11 August at 5.30pm)

These are extracts from a very extensive agenda paper. For full details check the ACC website

Motions on Notice were tabled by Councillors:-

- Cllr Anne Moran** 1) requesting a review of plastic blind fees for restaurants Deferred. 2) calling for Council to be given a place on the Development Assessment Commission lost and 3) Proposing that Council convene a major Adaptive Planning for Climate Change conference in 2009. left on the table.
- Cllr Michael Henningsen** moved that a deputation be sought with the Premier and other Ministers to put the case for the return of the Councils development assessment powers.

Approvals were given for a range of commercial/community events in the Park Lands as follows:

- Feast Festival** of queer culture – a Picnic in the Park at Veale Gardens on 30 November
- Live in the Park** – in Rundle Park, featuring the best of SA's music, fashion and food on 5/ 6 December.
- Schutzenfest** is again being staged at Bonython Park on 9 and 10 January 2009. Although the licence has many safeguards the potential for serious damage to the park is very real with 30,000 patrons.
- The Somersault Circus** will use Bonython Park on 1 and 2 November. This is a SCOSA charity event.
- Rundle Park is the venue for the **Spring Break** music event from noon to 10pm on Sunday 5 October.

City Strategy Committee

- The Noise Management Incentive Scheme was reviewed and it was agreed that an already successful and popular program should be enhanced by increasing grants to \$600 (from \$400) and by extending eligibility to residential buildings built after the introduction of the January 2006 Development Plan.
- My motion calling for a report on the design on the children's playspace in Hindmarsh Sq was adopted
- It was agreed to request State support for **The Dry Area** for a further 3 years. I argued against this in vain but as a result it was agreed that the level of State support services be assessed and monitored.
- Council resolved to target its support for encouraging improved environmental performance from commercial buildings by a series of programs including **City Switch** which is aimed at bringing older buildings up from 2.5 green stars to 4.0 stars. Council considers that these programs are a better use of your money than giving rate rebates to top green performers. Commercial buildings in Adelaide account for 42% of greenhouse gas emissions in 2006-07 second only to transport which produced 49%
- Council has agreed to give in principle support to being the Head Lessee of the **Box Factory** subject to satisfactory negotiations with Housing SA. The building is to be upgraded at a cost of \$1m (by Housing SA) and a principle tenant will be the University of the Third Age (U3A). This will return the Box Factory to community use after a long period of inactivity. The scheme may also include a Community Garden.



City Services and Facilities Committee

- Council adopted a set of Noise Mitigation Standards which will be applied to Park Lands events and will be aimed at preventing a recurrence of the distress caused to North Adelaide residents by an event in Elder Park and to East Enders who had to endure 30 nights of the Garden of Unearthly Delights playing raucous 'music' into the small hours of every morning. I am not too hopeful, after all, who really cares?
- The cost of preparing a business plan for the return of the Northern Lights is to be investigated and reported to Council. The cost to present the show during the Festival was close to \$400k. Sure, the event was very impressive but it cannot be justified as a permanent feature funded by the Council alone.

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