



NOTES FROM COUNCILLOR DAVID PLUMRIDGE'S DESK

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THE SKY'S THE LIMIT

Adelaide enjoys the benefits of being a planned city. Colonel Light laid out the city north and south of the river adopting, for the south, a military grid of one mile by one mile with some additional area to the east based on the topography. He then set a premium residential area north of the river again in a form which suited the lie of the land and with some clever geometrical linkages to the centre of the central township. These areas were surrounded by a belt of Park Lands part of which were set aside for institutional purposes.

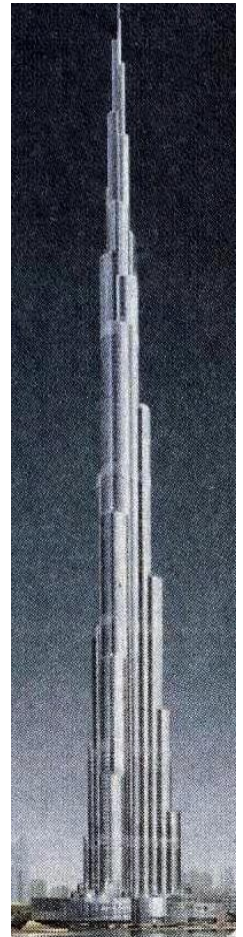
As I said, this masterpiece of city-planning is a benefit but it has also been a challenge for subsequent planners and developers of the city. A major objective of the city is to provide for the growth required to meet the increasing commercial and institutional needs of our State and to breathe life into the city by increasing the resident and visitor presence.

If we are to preserve the historic character and the human scale which sets Adelaide apart we are going to have to go higher in carefully chosen places... At a recent discussion around the Council table it was suggested that we need an iconic tall building - perhaps 80 storeys - and for those who watch the postings on the Sensational Adelaide website you will know that a strong lobby wants to see our skyline punctuated with many such buildings.

One of the constraints to building height is the flight path into the Adelaide airport which effectively limits buildings to 8 storeys at West Terrace and constrains the central city area. Perhaps we should campaign to move the flightpath a few degrees to the north.

Personally I have no problem with tall buildings provided they are well-designed, relate well to their neighbours and present a pleasant environment at street level. Another issue is the servicing of these buildings and the challenge of avoiding congestion by every occupant wanting to arrive by car. We would have to see continued improvements in public transport. Ideally we would model the effect of taller buildings in a three-dimensional way and proactively create building envelopes for the various parts of the city.

Council is developing the capability to produce 3D computer modeling of the city which will help planners and developers to work together to achieve optimum outcomes; in that case why stop at 80 floors when perhaps the sky could be the limit?



Community Land Management Plan
for Victoria Park/Bakkabakkandi



VICTORIA PARK UPDATE...The protracted negotiation with SAJC to agree on an equitable exit strategy appears to have now come to a conclusion and we can turn our attention to converting Victoria Park into a truly open peoples' park. There is no doubt that the intrusive nature of the Clipsal event seriously restricts the park's potential but until we care enough about the future of the planet to cease this annual sacrifice on the altar of the god of CO₂ emissions we will have to make the best of it. The plan has some very good features including flexible community spaces, active use of the heritage grandstand, major areas of tree planting, wetlands, active playing spaces and most importantly, the retention of the long vistas and the views to the hills.

One area of concern is the loss of stands of remnant native vegetation including species of State conservation significance (*Stipa gibbosa*) and species that are rare on the Adelaide Plains. These species are being sacrificed because the Council refuses to even consider relocating a couple of playing areas in the centre of the park! Council has now approved the Community Land Management Plan (CLMP) for public consultation and I urge all interested parties to study the plan and make their views known to the Council. (*available at website and libraries*)

VICTORIA SQUARE...At a recent informal workshop Council began the process of determining the key elements that should be incorporated into the design of a new, vigorous and creative major space in the centre of the city. This work will form the basis of the brief when we begin the quest for a leading designer to recreate Victoria Sq. This Council is determined to bring this project to fruition and it is my view that the only way to achieve this is by creating a world-class public space. This means working with all the stakeholders, reconciling competing priorities, seeking design excellence and then courageous decisions by the Council. (asking too much? – I hope not!)
Rome wasn't built in a day and top-class architecture and landscape is seldom designed by a committee!

GLENELG TO ADELAIDE RECYCLED WATER PIPELINE

As I reported in the last edition of my Notes work is due to start on this project some time this month.

I have been assured that there has been an extensive induction process with the contractor, **Green Alliance**.

Only essential contractor's construction equipment will be allowed on the Park Lands and all facilities such as toilets, crib rooms etc will be on trailers to minimize any potential damage to the Park Lands. Working hours will be 7am to 6pm on weekdays only. The contact person for **Green Alliance** is Daniel Thorpe T: 8202 2817

M: 0411 017 846 and his e-mail is daniel.thorpe@gapreuse.com.au.

The Council liaison officer is Kent Williams, T 8203 7814, M 0458 119 180, E k.williams@adelaidecitycouncil.com

Some recent meeting decisions.....

DEVELOPMENT ASSESSMENT PANEL. *Meeting held on 1 September (next meeting 15 September at 5.30)*

- A non-complying application to convert **26 Wakeham St** from commercial use to residential was **deferred** pending re-consideration the design in relation to adjoining heritage properties and to reduce impact on the streetscape.
- It was agreed to proceed with the assessment of a non-complying development involving change of land use at part of **2-8 Wellington Square**, North Adelaide.
- **377-379 King William St** (south) was approved for demolition of the Old Caledonian Hall (not accepted for voluntary listing 2 years ago) and the construction of an 11 level mixed use building -7 levels of office and 2 levels of apartments - and G. Floor café>>>>>
- **22 A-D Moger Lane** gained approval for the demolition of an existing half-built earlier structure and the construction of a 12 level residential flat building containing 21 apartments with an office at ground floor level and a pedestrian link to Grenfell St >>>>
- Approval was given to the demolition of part of a residence at **61 Wellington Square** and the construction of an addition to the house and construction of a swimming pool.



ADELAIDE PARK LANDS AUTHORITY. *Special Meeting 2 Sept (next meeting 18 September at 5.30pm)*

The meeting was called specially to consider the draft Community Land Management Plan for Victoria Park which I have referred to on the front page. After a full briefing and a long discussion it was agreed to recommend to the Council that the plan, subject to minor changes, be adopted for public consultation. My main concerns were about the threat to remnant vegetation and the possible inclusion of horse-riding trails which can be very destructive.

COUNCIL MEETING *held on 8 September (next meeting 22 September at 5.30pm)*

Motions on Notice were presented by Anne Moran on hotel parking in Melbourne Street (deferred) and Richard Hayward moved 2 motions to reduce parking fees for special events on the Park Lands (both failed) and Michael Henningsen on assistance to heritage property owners wishing to install solar panels in a sensitive way.(passed) Council made decisions on the following matters (among others);

- Traffic flows in **Victoria St** are to be reversed in the north section to improve traffic flows in Hindley Street.
- Council is to advertise for independent members of the **Development Assessment Panel**. The current term ends at November 30. Council members will also be appointed at that time; sitting fees were also reduced.
- Council has agreed to **SACA** 's request for extended parking arrangements for the Australia/New Zealand Test match to be held from 26 Nov. to 3 Dec. Emergency services will be located in the North Park.
- The Australian International **3-Day Event** has been given approval to stage its event in Rymill and Victoria Parks this year from 14 to 16 November with considerable set-up and pull-down times in addition to this.
- The infamous **Garden of Unearthly Delights** has again been given a licence to wreck havoc for 52 days and nights in Rundle Park. 600,000 pairs of happy feet will privatise and pulverise one of the city's most beautiful parks and Buxton Walker Pty Ltd will return to Victoria with a handsome profit (subsidised by ratepayers) The only slight improvement will be some reduction in licensing hours and better public daytime access.

City Strategy Committee

- The committee adopted the **Community Land Management Plan for Victoria Park** complete with the recommendations from the Park Lands Authority (referred to above). The Plan will now go out for extensive public and stakeholder consultation with a closing date for submissions of Friday 17 October. I think this is a good plan and the Council has committed over \$3m over 3 years to speedily implement the adopted plan.
- The Council's **Development Plan Amendments** for the heritage of the CBD and the southern part of the city have been set back by increased demands by the Minister, Paul Holloway. The net result will be substantial increases in cost and delays in legislating to give protection to our irreplaceable heritage buildings. If southern Adelaide is to be denied the protection afforded to our North Adelaide colleagues then I can foresee serious political consequences. Council has a clear mandate for its heritage protection agenda and what was proposed to the Minister last February was both professionally researched and economically responsible.
- Council has agreed to support **Homeless Connect**, a Capital Cities Lord Mayors' project to support homeless people in a day of welcome and assistance to the homeless to be held in all capital cities in November.

City Services and Facilities Committee

- The Lord Mayor successfully moved to bring **Early Bird parking** concessions back from 9.15 to 8.30am.
- The Committee adopted new **Event Operating Guidelines** which are designed to deal with some of the anomalies and concerns that Council has in the staging of events, especially in the Park Lands. Issues of noise, environmental concerns and parking arrangements are covered but fall a long way short of what I consider to be in the best interests of residents and the long-term care of the Park Lands.
- Confidential items dealt with 1) the granting of a lease for the **Town Hall Garden Café**, and 2) for the Reinstatement of Assets under the **SAJC lease over Victoria Park**. These items involve the leasing and discharge of valuable public assets and, in my opinion, should be in the public realm.

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

Unique bicycle exhibition visits Adelaide

An exhibition of some of the world's most unique and innovative bicycle designs has opened in Adelaide.

Denmark's ***Dreams on Wheels*** exhibition is visiting Australia as part of the celebrations marking the re-opening of the Royal Danish Embassy in Canberra.

Featuring high-tech and designer bikes, the **free** exhibition opened at 10.00 am on Tuesday 9 September – at the Old Methodist Meeting Hall (behind the Town Hall).

Lord Mayor Michael Harbison said the exhibition aims to promote cycling in the community. "This is a world class display of bicycle design and culture that the Royal Danish Embassy has graciously allowed to travel to Adelaide," he said.

"Copenhagen is one of the most bicycle friendly Cities in the world – an achievement the Adelaide City Council is very keen to emulate through our recently released ***Draft Bicycle Action Plan***."

"This is a \$3 million, three-year Plan to provide greater opportunity for people to safely ride their bikes to and from the City and throughout the Park Lands."

"As well as completing the City's primary 'on road' bike lane network, the Plan will also see construction in Sturt Street of South Australia's first Copenhagen-style bicycle lane – which positions the bike lane between the kerb and the on-street parking."

The Dreams on Wheels exhibition features high-tech and family friendly bikes, the unique 'Mountain Goat' bike, and examples of the bikes used in Denmark's successful free bicycle program.

The free exhibition opens at 10.00am Tuesday, and will continue until 4.00pm on Thursday 18 September. The exhibition will not be open on Saturday or Sunday.



DREAMS ON WHEELS
danish cycling culture for urban sustainability



EMBASSY OF DENMARK 

9-18 September 2008 Tuesday 9th - Friday 12th	10am-4pm Admission is free!	Old Methodist Meeting Hall 25 Pirie Street, Adelaide
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