



# NOTES FROM COUNCILLOR DAVID PLUMRIDGE'S DESK

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## **PARKLANDS PRAGMATISM**

Those of you who know me know that I am a fully paid-up member of the Park Lands preservation lobby and that much of my time in Council is spent trying to secure the long-term preservation of what many consider to be Adelaide's defining and priceless asset, its Park Lands and the Colonel Light plan of our city and its squares.

**But I am also a pragmatist who realises that the Park Lands are not a museum-piece but a living part of our city which must be allowed to respond to the changing needs of the people to whom they were bequeathed**

On an almost daily basis new and ever more grandiose plans are being announced by our political masters and championed by various vested interests and a spurred on by a relentless, unquestioning media circus led by the Advertiser and followed up by the daily chatter from the bloggers and so-called experts who haunt talk-back radio.

**Almost every new proposal involves the use of the Park Lands without any serious concern for the impact it may have on their integrity or politicians' commitments to Park Lands protection and enhancement.**

Let's look at a few of them:

- Labour's plan to build the new hospital on the railway yards and to return RAH site to Park Lands.
- Labour's plan to convert the RAH site into a major events site *aka* Adelaide's Federation Square.
- Liberals' plan to build a sports stadium and other facilities on the railway yards.
- AFL, SANFL and SACA plans to convert Adelaide Oval into a 50000 seat all-sports centre.
- A tramline which duplicates a railway line to Bowden at the cost of excised Park Lands and 500 trees. (*incidentally magnificent trees are being butchered on North Terrace in the name of progress as I write*)
- Plans to make Victoria Park into a semi-permanent marquee city for whatever event takes your fancy.

To the City Council all these proposals are of great interest, not only because we have a responsibility as custodians of the Park Lands but because they would fundamentally change the direction of city planning and its focus of development. Adelaide Oval's \$90m redevelopment would surely be threatened by a new stadium just across the river and a new events space and 'cultural hub' on the RAH site would seriously undermine our announced plans to regenerate and breathe life back into Victoria Square as a world-class people place which will complement the growth in population and commercial activities we are now seeing in the western part of the city.

The Victoria Park Masterplan accepts that Clipsal occupies a major part of the park for 5 months of the year but if that period became 8 months then we would end up with an almost continuous construction site rather than a park.

From a pragmatic point of view I believe that a further upgraded Adelaide Oval is a good solution if it is done sensitively with access and parking needs included in the design solutions. I note that Mr Foley is reported as supporting the proposal and recognising the need to retain its heritage and unique characteristics and I commend him for that approach. If a new Bradman Stand is designed to match the new western stands, new Clem Hill Stands to match the Chappell Stands and the northern mounds and scoreboards left as is with views to the hills and the Cathedral maintained then I believe we can have a solution that meets the reasonable needs of all parties.

**Any expansion of activities at the Oval would have to include good public transport, a bridge across the Torrens to link with the railway station and perhaps an extension of the tram to North Adelaide. Continued parking on Pinky Flat and the Park Lands should not be a part of the plans for an expanded Adelaide Oval.**

## **VICTORIA PARK**

Demolition of the remaining buildings and other rubbish left behind by SAJC at Victoria Park is set to resume this week and to be complete by the end of May. Work has been delayed by the continued occupation of the Park by the Clipsal operation. The dismantling process seems to have been even slower than usual this year with only a few workers on the site at any one time and no attempt to tackle the 'bump-out' with any sense of urgency.

**This loss of access to the Parks and roads costs ratepayers many thousands of dollars every year and many more thousands of dollars of lost parking revenue including parking meter revenue of \$30k lost due to closed streets and to top it off we threw in a lazy \$50k of ratepayers money in 'sponsorship' funding.**

This year's event, which catered for 272800 people over the 4 days (we are never told how many actual paying patrons went through the gates) pays no fees, causes untold damage to grassed areas and the trees and this year excelled itself by savaging a significant tree; and I haven't said a word about carbon emissions or hoon driving.....

Some recent meeting decisions.....

## DEVELOPMENT ASSESSMENT PANEL

**Meeting held 6 April 2009 (next meeting 20 April 2009 at 5.30pm)**

### Non-complying application

- The Panel **approved** plans to demolish existing buildings and construct a 4-level residential flat building with 12 units to be operated as an affordable housing development at **1 – 9 Evans Place Adelaide (DA/372/2008)** ▶▶ This is subject to Development Assessment Commission concurrence



### Applications considered on Merit

- An application to construct a 2-storey rear addition to existing dwelling and to undertake alterations to existing dwelling at **57-61 Stanley Street North Adelaide (DA/530/2008)** was **deferred**.
- Approval was given to prune a significant Lemon Scented Gum, at **14 Charlotte Place (DA/955/2008)**
- An application to change an office to a restaurant at the **Woolshed Hotel** at the corner of Hindley Street and Victoria Street (DA/932/2008) was **approved** subject to conditions.
- The Panel again **deferred** consideration of an application to construct an 18-level student accommodation building at **199-200 North Terrace (DA/114/2008)** to allow the applicant to consider podium setbacks in relation to the adjoining heritage building and vertical traffic provisions. ▶▶
- **Approval** was given to construct new deck/terrace over the existing courtyard at the rear of the Newmarket Hotel at **1-8 North Terrace (DA/675/2008)**
- The Panel granted **consent** to the creation of 10 allotments from 5 existing allotments at **133-159 Barnard Street North Adelaide (LD/7/2008)** The approval was subject to the provisions of an L M Agreement.



### Schedule 10 Matter

- The Panel resolved to advise the DAC that it supports the proposal to demolish existing buildings and construct an 8-level office building with a ground floor café at **57-59 Wyatt St (DA/591/2008)**

## COUNCIL AND KEY COMMITTEES

**Meeting held 14 April 2009. (next ordinary meeting Monday 27 April 2009 at 5.30pm)**

**The Public Forum** was addressed by Mr John Cheesman on behalf of Probus seeking to park cars on the Park Lands for their annual service at St Peters Cathedral and by Mr Martin re access to his business in Topham Mall.

- **Motions on Notice** by Cr Yarwood 1) covering possible privatizing of the Rundle St market and 2) requesting a review of how best to manage council's assets in the Central Market precinct.
- The **Probus** request to park cars on the Park Lands for their annual Ecumenical service was approved
- Closure of part of **Eliza St** from 5pm on 2 May for the **Marble Bar** street party was approved There will be an entry charge of \$20 with part proceeds are to be donated to the Victorian Bush Fire victims.
- An alteration to parking controls in Sturt St was approved; others in Kermodie & Mann Streets were deferred.
- A report on the **Capital City Committee** noted that a number of key issues have been discussed recently including the **Green City Accord**, plans for a **Cycling Forum** and the **City West Operational Plan** which Will the State and the Council to agree strategies to maximize economic and social outcomes in City West.
- Council considered vendor approval for a matter related to our property at **102-114 Weymouth St** and another strategic property matter as a **Motion on Notice from Cr Wilkinson**, both in confidence.

### **City Strategy Committee**

- The committee considered amendments to the **Outdoor Dining Policy** and Operating Guidelines in great detail. The proposed changes had been endorsed by Council in November 2008 for public consultation. 17 submissions were received and the basic recommendations were to allow glass screens in more locations, to not permit any more fixed outdoor furniture. **Council did not accept all the recommendations** and on **Cr Cullen's motion** resolved to require **all furniture to be fixed** and to tighten controls on advertising content and extent on screens. It was also agreed on my amendment, to defer review of bonds and fees until budget consideration of all fees and charges. I hope Council will halve the amount required in bonds and make charges for tables on a per table basis.
- The committee endorsed the Draft **Environmental Sustainability Strategy 2009-2012** for the purposes of public consultation. This plan reflects the sustainability aspects of the Council's strategic plan 'Creating Our Future'. The consultation period will extend over a minimum of 3 weeks starting in late April. Council also noted the **2008-09 Action Plan** which is typical of plans to be developed each year to enact the strategy
- Council endorsed a brief to develop a policy and action plan to support **residential growth in the city** including **affordable housing** -Council has set a modest target of providing 150 affordable units by 2012.
- It was resolved to ask the State Government, through the Capital City Committee, to join forces in development of the **Elder Park Masterplan and footbridge** integrated with the wider **Riverbank Precinct**,
- Adelaide is the first **Fair Trade Capital City** in Australia as a result of its decision to sign up to become a Fair Trade community. The program involves Council purchasing Fair Trade products for its own use as well as working to increase the recognition and increased use of Fair Trade products across the city.
- Council endorsed an upgrade of the public areas in the NE corner of **Hindmarsh Square** subject to obtaining an Open Space Grant for the work which is hoped to coincide with the new Crowne Plaza Hotel.

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