



# NOTES FROM COUNCILLOR DAVID PLUM RIDGE'S DESK

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## THE HARRIS SCARFE CONUNDRUM

*"The Rundle Mall, Harris Scarfe building was designed by Adelaide architect Eric McMichael in 1922. It is a substantial neoclassical style structure, on a large scale and one of the last remaining of Adelaide's old department store buildings. It is architecturally significant, as well having rich historical associations. The building was assessed and recommended for inclusion in the local heritage list in 1982 and 1993.*

*In commercial architecture of the 1920s one of the primary design goals was to present a strong presence to the street. The other three sides of the building envelope were not designed with the same panache – they didn't need to be as they couldn't be seen from the street. For this reason retention of the Rundle Mall façade of Harris Scarfe's as part of a new building is an entirely sound conservation response....."*

**This is part on an impassioned plea I have received from the National Trust imploring me to use my position on the Council to help save the character of the Mall as we have come to know and value it.**

## WHAT CAN I SAY?

In fact I can say very little! **As a member of the Development Assessment Panel (DAP)** which has an ongoing role in the planning assessment of this major proposal **I am not allowed to comment** (even though the final decision rests with the Development Assessment Commission) and because the Council is part-owner of the overall site, **as a Councillor I am forbidden from engaging in public debate** about matters which are to be considered by Council as 'commercial-in-confidence'.

I happen to believe that the cloak of secrecy is donned far too often by this Council, but if the other party to a commercial contract calls for secrecy, we have no choice but to agree unless of course we refuse to deal in the matter – perhaps at times we should do just that. **In this case I think it is critical that we separate the commercial parts of this proposal from the architectural/heritage ones and allow open, public debate.**

## GROWING PAINS

The State Government has announced its targets for the growth of Greater Adelaide for the next 30 years. Population is to grow to 2 million, an increase of 560000 people, an extra 258000 houses and some 250000 new jobs, Key themes in the plan will be **Liveability, Competitiveness and Sustainability**. The Plan will be the **spatial expression of the State Strategic Plan** according to the new head of the new Planning and Local Government Dept, **Ian Nightingale**. The plan is designed to drive activity and will promote a **'whole of government'** approach to the urban form and development of Greater Adelaide.

Key aspects of the plan will include building 16 TODs (Transit Oriented Developments), one of which will be at Bowden. The Adelaide City area will also be classed as 'supa TOD' with a big increase in projected population.

**The plan is based on continuous growth; some may ask how we are going to achieve that growth without overtaxing our finite resources such as land and water, whilst achieving a sustainable future.**

Some recent meeting decisions.....

## ADELAIDE PARK LANDS AUTHORITY

### Meeting held on 16 April 2009 (next meeting 21 April 2009)

- Mr Gilfillan asked a Question on Notice about valuations of rented property and of general Park Lands areas. A comprehensive answer will be found in the full minutes of the meeting on the Council website in due course. *(it is worth reading)*

■ The Authority noted the revised plans for **Park Lands Creek Rehabilitation - Stage 2** which avoided the loss of any significant trees and reduced the impact on other trees and habitats. Stage 1 of the project was completed in September 2008 after extensive delays in managing contaminated soils within the channel. Stage 2 extends the work on to the point where the creek enters the Park Lands at Fullarton Road. Whilst the accepted design is not consistent with the approved Park 16 Master Plan it was considered that the revised layout provided a better environmental outcome. Safety fencing will be sensitively designed and installed ►

■ The other item on the agenda was an update on the SA Water site at Thebarton which is to be returned to Park Lands. Council has agreed 'in principle' to accept the area and to develop it as an Urban Forest. The Authority recommended to Council that none of the industrial buildings should be retained but that the bluestone cottage should be relocated and retained for park use. (DTEI demolished the building 2 days after the meeting)



## DEVELOPMENT ASSESSMENT PANEL

The Meeting scheduled for 20 April was cancelled (The next meeting will be at 5.30pm on 4 May 2009)

**BRIEFINGS** were held on 21 April to consider 1) Council's Policy Governance Model and 2) To receive presentations from Design Teams relative to the Urban Regeneration Plan for Victoria Square (confidential)

## A SPECIAL COUNCIL MEETING WAS HELD ON MONDAY 27 APRIL to

■ endorse the **Draft Budget and Business Plan for 2009-2010** for the purposes of public consultation. This year there will be a pre-consultation phase followed by full Public Consultation from 30 April to 20 May. For full details of how you can be part of the process and have your say, go to the council's website or look for notices in the local press on 30 April.

■ Council also selected consultant Design Team to prepare the all-important master plan for the regeneration of **Victoria Square**. Out of 4 excellent submissions a final selection was made, the team comprises internationally and locally acclaimed contributors who bring a wide and diverse range of skills to this exciting project. It is hoped that the name of the winning team will be announced by the end of this week.



## COUNCIL AND KEY COMMITTEES

### Meeting held on Tuesday 28 April 2009. (next meeting Monday 11 May 2009 at 5.30pm)

**Motions on Notice** were moved by **Cllr Clarke** on Australia Day Celebrations, **Cllr Moran** on City speed limits and signage, **Cllr Clearihan** on Consultation Procedures and on NA Library and Post Office Redevelopment. I moved a Motion requiring Events on Park Lands leased areas to be under ACC Noise Mitigation Procedures.

- Council agreed to commit **sponsorship** funds to Festival of Ideas (\$10k), SALA (\$15k) and SA Debating (\$1k)
- Approval was given to **We Love Sounds** music festival at Bonython Park on holiday Monday 8 June. This is another 10 hour event to be staged by the same organiser who staged Music in the Park last year. It is to be hoped that stricter Noise Controls will result in less distress for the long-suffering residents of North Adelaide. This event will attract 8000 fans at \$80 each; a cool \$680000 in return for a paltry fee to use Bonython Park!
- Approval was given to **Janlin Circuses** to use Bonython Park from 29 June to 27 July for 21 shows.
- The **Golden Oldies World Hockey Festival** will be held in Kurrangga Park (20) on 21, 23 and 25 September. This is an international event that will host 60 teams from 12 countries. Players will be aged 35 and over.
- **Cheesfest 09** will be staged in Rymill Park/Mullawirraburka on Sunday 18 October. Entrance fee will be \$10.
- Council received in confidence the investigators report on the **Torrens Weir Incident** which led to the loss of water from the lake. The report has now been made public. In essence the report found no evidence of human error or malpractice, rather the problem was due to computer malfunction.

### **City Strategy Committee**

- The committee resolved to become a member of a group of **Place Leaders**, being cities and organisations who are involved in designing and developing high quality urban spaces in the leading cities of Australasia.
- An overview on the **city's economy** and how it is reacting to the current downturn was received and it was agreed to adjust our Economically Prosperous City Strategy to increase our engagement with business groups.
- The 2<sup>nd</sup> quarterly report on implementation of our **Carbon Neutral Action Plan** was received. Good progress is being made and at the end of the financial year \$950k (73%) of this year's budget will have been spent.
- Council has agreed to a scheme to upgrade the **floorlighting of the Town Hall** at a budgeted cost of \$100k.
- In confidence the Committee endorsed the draft **City Heritage and Character** – Residential Zones and Mainstreet (Hutt) Zone for consultation with government agencies. It is hoped that the DPA can go on public Consultation later in the year subject to the Minister Holloway's approval.

### **Corporate Strategy and Performance committee**

Items discussed included Financial Performance reports, Audit Committee Reports and alternative options for the collection of the Natural Resources Management Levy which currently Councils collect on behalf of the State.

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