



# NOTES FROM COUNCILLOR DAVID PLUMRIDGE'S DESK

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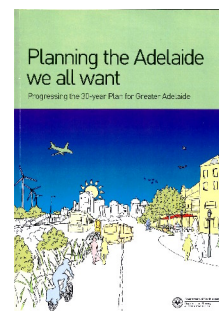
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## 30 YEAR PLAN FOR GREATER ADELAIDE - planning the Adelaide we all want.

*"The State Government's vision for the next three decades is to position Adelaide as a city that is recognised worldwide as liveable, competitive and resilient to climate change while retaining those things we love such as open space, the ambience and charm of rural centres and a city that is vibrant and family friendly"* Minister Paul Holloway.



There is no doubt in my mind that we need to make long-term plans to guide the way in which Adelaide is to develop. This was what Colonel Light was doing in 1836 and what Stuart Hart was doing when he prepared the visionary 1962 Plan which has guided Adelaide's growth over nearly 50 years. The current Plan is based on some key numbers:

- Steady population growth of 560,000 which will take the State's population to 2m by 2050
- The construction of 258,000 additional homes ■ Economic growth of \$127.7 billion ■ and 282,000 extra jobs.

*For further information on the plan go to [www.plan4adelaide.sa.gov.au](http://www.plan4adelaide.sa.gov.au) Submissions close 30 September.*

The Plan will locate the majority of new housing within the existing urban boundaries, particularly around transport corridors which will create **13 new transit-oriented developments (TOD's)**. Most existing suburbs will not be adversely affected by 'up-zoning' and other means of increasing residential densities. The introduction of mixed use zones will bring jobs, shopping and community facilities closer to public transport and where we live.

But there is still extensive annexation of **greenfields sites** such as Buckland Park and Gawler East which seems hard to justify given increasing value of **productive land** and the difficulty in creating employment in such areas. Those who regard **population growth** as the greatest cause of increasing CO<sub>2</sub> will question the 2m pop<sup>n</sup> target.

**However, the Government is to be congratulated on creating the Vision and a plan that aims to ensure orderly, rather than haphazard, growth of Greater Adelaide. Its success will depend on the mechanisms used to implement it and the extent to which the community is allowed to be a part of the process.**

Local Government has to be a full partner with the State especially in the planning and operation of the TOD's. In a spirit of partnership with Local Government, the Minister should desist from using Major Projects status for metropolitan developments and should implement a model for developing Structure Plans and Precinct Requirements which include Councils in their rightful role as integrated local area planning authorities.

**So how does all this affect the City itself?** The Plan certainly supports the key objectives and strategies as set out in "Creating Our Future 2008-2012". There is considerable emphasis on Adelaide with the City being the only area to have a specific set of policies (Section D2, page 87) and a Directions Map on page 165. **Adelaide City Targets** show ■ 9,700 additional dwellings ■ 16,300 net additional population (*currently 17,000*) ■ 1,450 additional affordable houses and ■ 43,000 net additional jobs. **Key policies for the City of Adelaide include:**

- Reinforce the primary role of the City as the **economic and cultural focus** of Greater Adelaide
- Identify **Victoria Square/Tarndanyangga Regeneration** as a high priority people-focused place.
- Address **residential growth** including specialist housing for students and professionals.
- Address the role and function of the **Park Lands** in the context of the metropolitan area and identify opportunities for mixed-use development along the adjacent edges (terraces)
- Address the need to **harmonise** day-time and night-time amenity and economies.

### **Areas where the Plan does not align with Council's priorities include:**

- Benefits of city living in terms of **sustainability** and lower carbon emissions
- The need to make the city more accessible with improved public transport and less reliance on the car.
- There is no direct reference to **heritage conservation** other than in the city's residential zones.
- **Education and Tourism** opportunities are not given due weight in the Plan.

### **WHAT DO THESE FOUR LOCATIONS HAVE IN COMMON?**





### STOP PRESS - BID TO SAVE HARRIS SCARFE

This drawing shows an alternative approach for the redevelopment of the iconic Harris Scarfe store in Rundle Mall which would result in a visually superior and timeless development incorporating the valuable historic buildings fronting Rundle Mall and the laneways.

The retention of the facades could be achieved **without significant cost** to the developer (<\$1m) and the setbacks would result in a loss of only about 3% of the total retail floor space. This is about 1000 m<sup>2</sup> out of well over 30,000 m<sup>2</sup> total retail space within a development of over 53,000m<sup>2</sup>.

**Surely this is not too much to ask for the greater benefit of Rundle Mall and the potential of its laneways.**  
(This concept design is courtesy of Clr Sandy Wilkinson of Alexander Wilkinson, design+planning by design.)

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

**BRIEFINGS** were held on 14 July dealing with ▪ Residential Growth Support Policy ▪ Community Safety Strategy ▪ City Heritage CBA/MU DPA and ▪ Greater Adelaide 30 Year Plan and on 21 July dealing with ▪ Events Policy Workshop ▪ Wingfield/Gillman disposal strategies and ▪ Whitmore Sq. **Affordable Housing** Ownership Options.

### RECONCILIATION COMMITTEE *Meeting held 15 July 2009*

It was agreed that the chairmanship of the Committee should continue to be shared between the Lord Mayor and Mr Ivan Copley, with Shane Wanganeen continuing as the Deputy Chairperson.

- A progress report on the operation of the ACC **Aboriginal Employment Plan** was received and it was noted that the overall number of Aboriginal employees has increased by 1 full time and 1 trainee. Currently 1.02% of the Council workforce is of Aboriginal and/or Torres Strait Islander descent. 3 candidates have been sourced for the Operating Project for training in Horticulture, Biodiversity and Business Administration.
- A profile of the city's **Aboriginal Population** showed residents in the city are steady at app 1%. (163 in 2006)
- The 2009-2010 Draft **Reconciliation Action Plan** to be forwarded to Council for its consideration.
- The Committee adopted a recommendation to take no further action on the proposed city-based Aboriginal sports playing field due to on-going negotiations between The Aboriginal Sport Association and the Adelaide Uni.

### ADELAIDE PARK LANDS AUTHORITY *Meeting held 16 July (next mtg Thursday 20 August at 5.30pm)*

The Presiding Member alerted the Authority to the **River Torrens Linear Park Bill** which could allow the Minister to take control of government landholdings adjacent to significant waterways. The LGA is preparing a response.

- The Authority recommends approval to establish 20 floating **vegetated islands** in the Torrens, west of Morphett St bridge for the purpose of trialing, monitoring and recording their effectiveness in improving water quality.
- Staff were requested to prepare policy guidelines to assist Council in its review **car parking in the Park Lands**.

A **SPECIAL COUNCIL MEETING** was held on 20 July to consider in confidence an Adelaide Oval leasing matter.

### COUNCIL AND KEY COMMITTEES

#### Meetings held on Monday 27 July 2009. (next meeting Monday 10 August 2009 at 5.30pm)

A **Motion without Notice** was moved by myself expressing confidence in the DAP and confirming that advice to DAC on matters relating to the Gandel development of Harris Scarfe will continue to be handled by the Council itself.

- The Hines Group, developers of the **Crowne Plaza** in Hindmarsh Square have been granted an exemption from the requirements of Council's Encroachment Policy so as to allow the construction of a porte-cochere at the hotel entrance.
  - Council will delay demolition of the **PAC building in Victoria Park** until 18 November to allow the Horse Trials a work place.
  - Council decided to not implement **web-casting of Council and Committee meetings**. Initial cost would have been \$35k.
  - Council has nominated Cllrs Stephen Yarwood and Richard Hayward to be its members on the SA Motor Sports Board.
  - **'Picnic in the Park'** will be in Veale Gardens on 29 November. Hopefully it will be better noise-controlled than last year.
  - Confidential items considered included ▪ The **Rundle Mall** Business and Marketing Plans and Budget ▪ **River Torrens Pedestrian and Bicycle Bridge** (behind the Zoo) – acceptance of tender ▪ A PAC **Victoria Park Storage Building** item and another strategic property matter ( too secret to identify) and ▪ **Motion on Notice** by Cr Wilkinson re Harris Scarfe developmt.
- Note: Confidential Item 26 – Leasing Negotiations – **Gandel Group** will be discussed at a Special Council Meeting on 28 July.

### CITY STRATEGY COMMITTEE

- Council approved a **Public Art Masterplan** for the whole of **Rundle Street** as part of its **5 year Public Art Plan**.
- The quarterly progress report on the implementation of the **Carbon Neutral Council Action Plan** 2008-2012 was received. Estimated annual emission **reductions amount to 6006 Tonnes CO<sub>2</sub> –e/yr** including 5500 Tonnes from Renewable Energy.
- The interim report on the progress of **Capital Works** as at end of June show expenditure of **\$39.228m over 331 projects**.
- A report on the operation of the first 6 months of operation of the **3-bin system of waste collection** has shown that in spite of a number of teething problems, the program has succeeded in **reducing waste to landfill by 36% in the first 6 months**.
- Council approved installation of **20 vegetated islands** in the Torrens, west of Morphett St bridge to improve water quality.
- Council will call tenders for Rundle St footpath upgrade works from East Tce to Frome Rd and Frome Rd to Pulteney Street.
- Council **deferred** construction of a Horticulture Hub in Tuttangga (Pk 17) pending consideration of alternative options.
- Council 'signed-off on the **City Heritage and Character – CBA and MU Zones** for submission to the Minister (Confidential)
- Parking permits which have allowed SACA to park on Park Lands, contrary to policy, will be reviewed as a matter of urgency.

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