

NOTES FROM COUNCILLOR DAVID PLUMRIDGE'S DESK



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HINDLEY STREET – HEAVEN OR HELL?

Throughout the life of this Council – and I am sure Councils before – a great deal of concern has been expressed about the West End of the city. It has long been seen as the centre of night life in the city and in more recent times Council has supported the growth of a mixed economy in that precinct. Residential apartments have been built, student accommodation has been developed and the University of South Australia has graced the area with its new campus. At the same time the night life has grown with many bars, discos, nightclubs and other licensed premises opening up. Licensing hours have been extended and people's ideas of what makes a good night out have changed.

Now residents in the area are too scared to venture out at night, young people who want an enjoyable night out are deterred from coming to Hindley Street because of the drunken behaviour of louts who cannot drink responsibly. It seems that a certain section of our society no longer enjoys a social drink but sees getting drunk as an end in itself.

These louts often arrive in the city late in the night, already half-tanked and determined to wreck havoc. The traders want more policing, (at taxpayers expense), we need better public transport and Council spends ever more on security and a small fortune on cleaning up the mess left by these ... it's hard to find a printable word to describe them!



The notion of having a 24/7 city because of changing work/life patterns is a nonsense and it is good that the Government has begun a review of licensing hours. I understand that the long-suffering police favour earlier closing and provisions for 'lock-out'. Licencees also say they want more powers to control the sale of liquor to intoxicated persons and the ability to better control the coming and going of their patrons.

This is an urgent matter that not only applies to the West End; I have had many complaints from people living in other parts of the city where drunken louts are menacing other street users and where the noise of street revellers regularly carrying on until 5am is making the planners' dreams of mixed-use city living an unbearable hell for those who try to live that dream! **We must regain our public places for the use of decent people and our visitors.**

THE CLOAK OF SECRECY AT TOWN HALL



In all my 30+ years of Local Government service I have worked for openness and transparency in dealing with the business of the community and I have fought against Council decisions being made behind closed doors. The City Messenger article last week revealed that the Adelaide City Council locked the public out of its deliberations 114 times last year compared with 'only' 65 in the year before. I regularly move against confidentially but I have not been able to change the prevailing culture. Certainly the financial parts of a commercial deal may need to be kept confidential but that is no reason why the whole matter should be kept confidential. Over the past year there have been numerous occasions where the public had an absolute right to know what was being decided by the Council but that right was denied by resolution of the Council.

As a result, I have been unable to report on:

- *Accepted tenders for major public works and prices accepted for untendered works.*
- *Design processes and current state of Victoria Square Urban Renewal, one of this Council's major projects.*
- *The terms on which the SAJC finalised its occupation of Victoria Park.*
- *Negotiations on the future of Council's interest in the Harris Scarfe property in the city.*
- *The price being paid by Council to purchase recycled water from SA Water through the GAP scheme.*
- *All aspects of the Council's Balfours/Bus Station project and other strategic property purchases.*
- *Investigation of options for the operation of the Rundle St Market.*
- **And so the list goes on.....!**

As a Councillor I have a responsibility to be able to explain to those who elected me what the Council is doing especially when it involves the purchase, disposal and leasing of community assets and the use of ratepayer funds. **Confidentiality can lead to less accountability and possibly worse; it must be curbed at every opportunity.**

A QUOTABLE QUOTE

"Not everything that counts can be counted. Not everything that can be counted, counts" - *Albert Einstein*

DEVELOPMENT ASSESSMENT PANEL Meeting held 18 January 2010 (next meeting 1 February 2010)

▣ **Non-Complying Applications**

▣ It was agreed to **PROCEED** with assessment of a proposal to construct a house at **15 Watson St N. Adelaide.**

▣ **Applications for consideration on Merit**

▣ Consent was **REFUSED** for a 4-level mixed use building including 15 apartments at **95-99 Gilles St (DA/105/2007)**

▣ Consent was granted for developments at ▣ **172-174 Ward St N.A.** (2-storey consulting rooms) ▣ **198 Hutt St.** (shop to offices) ▣ **Café at Hanson Institute.** ▣ **219-221 Childers St N.A.** (2-storey house) ▣ **Signage to Ligterwood Building** and ▣ **12 Melbourne St N.A.** (change of use from house to office)

▣ **Schedule 10 Matters – Referral to the DAC.**



It was resolved to inform the Development Assessment Commission that the Panel **DOES NOT SUPPORT** the **Adelaide University** plans to demolish **Union Hall** and replace it with a 6-storey education building. It was noted that an application to assess Union Hall for State Heritage listing had been made and that the DAC should await the outcome of the Minister's consideration of the matter. The destiny of this fine building now appears to rest squarely with the State Government; as is the case with

many other important heritage buildings in the city which are overdue for listing.

▣ It was resolved to inform the Development Assessment Commission that the Panel **SUPPORTS** the proposal by the **Adelaide Bendigo Bank** to demolish an office building and a church and to then construct a new 10 storey office building at **167-183 Pirie St** ▶



COUNCIL AND KEY COMMITTEES – Meeting 25 January 2010 (next meeting Monday 8 February at 5.30pm)

▣ **Motions on Notice** were moved by **Cllr Henningsen** to investigate making the Franklin St bus station available for billeting bush fire evacuees in emergencies and by **Cllr Wong** on calling for a review of the Sturt St Bicycle lane.

▣ Council agreed to sign a MoU dealing with utilisation of Council resources during an Emergency Incident.

▣ It was agreed to support a variation to the **Harris Scarfe** approvals to allow a further 2 floors to the office tower.

▣ Approval was given for **Circus Oz** in Karrowirra (Park 12) 24 Feb to 14 March and **Skyslow** at Clipsal on 13/3.

▣ Temporary road closures were approved for **Lunar New Year** (Moonta St) (year of the Tiger) on 14 February.

▣ Council has agreed to a DTEI request to restrict parking in Frome St between North Tce and Grenfell St up to and during Clipsal to ease peak traffic flows. Affected businesses will be consulted and at the same time consideration will be given to the provision of bicycle lanes in this location.

▣ Council has agreed to the formal closing of the road on the north side of the North-East quadrant of Hindmarsh Square as part of the upgrade to landscaping and pedestrian areas associated with the new **Crowne Plaza Hotel.**

▣ Council has agreed to enter into an **IT Shared Services** Initiative with **Unley City Council.**

▣ Two items were dealt with in confidence; one related to a **strategic property purchase** and the other to a matter described as an **Adelaide Oval** lease matter. The latter was deferred for consideration at a further meeting.

CITY STRATEGY COMMITTEE

▣ The committee received an update on the progress of the 2009/10 **Capital Works Program** as at the end of December. The report shows that **\$19.88m has been spent** with a further \$13.837 in contractual commitments.

▣ A report on progress on the Council's **Carbon Neutral Action Plan 2008-2012** was received. Good progress is being made with major projects being the cogeneration plant for the **Aquatic Centre**; electricity reduction technologies in **3 UParks**; commissioning of monitoring systems for Council's energy use; new air-conditioning systems which also produce hot water at the **Central Market**; new contracts to supply **50% Green Power** for this financial year and the completion of a technical review of **Tindo** prior to investigating acquisition of a second vehicle.

▣ Council has agreed to the re-leveling of the event space in **Elder Park** in front of the Convention Centre. The work follows-on from work begun in 2007 and will be done by the Council and funded by the **Convention Centre.**

▣ A recommendation to remove significant tree at the **Torrens Parade Ground** was deferred to allow Councillors a chance to inspect the subject tree. Its removal would also be subject to DA approval.

▣ A report on the **City Heritage and Character** DPA's was discussed in confidence. The Minister's letter dated 23/12 was noted and Council, at his request, reassessed the properties on the Residential DPA, applying additional assessment criteria, and agreed that the CBA/MU Zone DPA be referred to DEPAC for consideration and report.

CITY SERVICES AND FACILITIES COMMITTEE

▣ The Committee received a report on the operation of Fee-Based Facilities for the period up to the end of November 2009. This report tracks the performance of Council's 'commercial' operations which includes the **Aquatic Centre, The Golf Links, The Town Hall and UPark Parking Stations.** With the exception of the Golf Links all are showing favourable 'year-to-date' revenue positions.

▣ Another report covering **Fee Based Facilities** was received. This covered the **Central Market, Properties (including the Bus Station) and the Wingfield Waste and Recycling Centre** and again results are generally favourable. A disappointing result was the number of visitors to the Central market being below the target number.

CORPORATE STRATEGY AND PERFORMANCE COMMITTEE

▣ The Committee noted the November 09 financial performance report. Net funding available for projects is **\$800k favourable to budget.** This primarily reflects extra proceeds from Fee Based Facilities (\$467k) and a General Operating favourable balance of \$326k. 35% of the 09/10 Operating Projects budget (\$5.664m) has been spent and 22.6% of the 09/10 Capital projects budget (\$15.659m) has been spent in the first 5 months of this financial year.