



NOTES FROM COUNCILLOR DAVID PLUM RIDGE'S DESK

ISSUE NO 23

30 March 2009

COUNCILLOR DAVID PLUMRIDGE AM AREA COUNCILLOR - CITY OF ADELAIDE

32 Dukes Lane Adelaide SA 5000
Email d.plumridge@adelaidecitycouncil.com

Tel 8232 0515 Mob 0417 088 992
Website www.davidplumridge.com

A GOOD PLACE TO BE

Over the past few weeks Adelaide has pulled out all stops to play host to many special events and to present itself as a good place to be. We have seen temporary structures put up and pulled down, many have displayed exciting architectural characteristics created to cater for special events. Familiar public spaces have taken on unfamiliar looks in the name of the festive season. Crowds of happy and excited people have come into the city, related to the great variety of events and other attractions and gone home with happy memories.

The challenge for Council is to make the city an attractive and exciting place for people to live, work and shop in and to visit on a regular basis for the sheer delight of being where life is good and things happen.

So what are the elements that make the city a good place to be?

- Good access by public or private transport and realisation that in the end everyone becomes a pedestrian.
- Creating people places – as Jan Gehl says 'Sustainable Places are People Places' (*not car parks!* -DAP)
- Well-designed buildings which relate to their neighbours and the valuable public spaces which they inhabit.
- A planning system that is able to go beyond the limitations of 'development control' to Visionary Planning.

In 2002 Council made an enlightened decision to hire **Jan Gehl**, the celebrated Danish Architect/Town Planner to prepare a report on how Adelaide could become a people-friendly city. His report entitled **People and the Public Realm** had **10 key recommendations**. Alas, the report has gathered dust on Town Hall shelves for many years.

Melbourne also hired Gehl and that Council did adopt his initiatives which have led to a revival of many of the streets and lanes of Melbourne's CBD. **Sydney** has recently retained Gehl's office to prepare a comprehensive plan for the revitalisation of downtown Sydney. In all the Gehl schemes a central theme is the importance of designing public spaces and the space between and around buildings to be people-friendly, safe and inviting. Jan Gehl ►►►



Adelaide has been fortunate in recent times to have had the benefit of visits by eminent architects and planners. They have all spoken to packed audiences which shows that Adelaidians are hungry for better urban outcomes.

Premier Mike Rann is to be congratulated for inviting **Prof Laura Lee** to be this year's Thinker in Residence, and we have had **Sir Peter Hall** joining us to celebrate the 60th Anniversary of Planning education in SA and **David Sim** from the Gehl practice has been brought here by UniSA. Their measured opinions about the way to plan for a sustainable future for Adelaide are much more valuable than the often trite comments of the 'fly-in, fly-out experts' who would have Adelaide become a clone of wherever they last visited be it London, New York or Sydney.

David Sim, took a break from working in Sydney to talk to students at UniSA. I was lucky to have a chance to be in the audience and to be re-convinced about the even greater relevance today of the gospel according to Gehl. It is time for the Council to revisit the Gehl Report and to seriously commit to adopting and implementing its recommendations. In my view, money spent on ephemeral events and other short-lived attempts to attract people to the city, could be better spent in investing in permanent improvements to better-designed city public spaces. **In that way the city would become an even better place to be for all-comers and on a sustainable basis.**

WHAT IS FAIRTRADE?

Council recently resolved to investigate what is involved in becoming a **Fairtrade Council**, the first in South Australia. Fairtrade is about better prices, decent working conditions, local sustainability and fair terms of trade for farmers and workers in the developing world who are producing basic products such as coffee, chocolate, tea, cotton and sugar. It is an alternative model of international trade which aims to share the benefits of trade more equitably between consumers, producers and the environment. Look for the Fair Trade label and know you are helping growers in the developing world.



SUSTAINABLE GROWTH – a contradiction in terms!

BOSA (Beyond Oil SA) maintains 'sustainable urban growth' is a contradiction and a con job and urges the policy makers to get the policy right. **Growth consumes our children's and your own future resources TODAY.**

'Sustainability is not about being nice; it is about survival and the quality of life of our children and ourselves. The world's supply of cheap energy is just about gone and the climate gets more and more chaotic every year.

But South Australia still has a target of an extra half a million people. This locks us into needing ever more resources; water, fuel and food. (Quote taken from a BOSA communication).

Some recent meeting decisions.....

DEVELOPMENT ASSESSMENT PANEL

Meeting held 16 March 2009 (next meeting 6 April 2009 at 5.30pm)

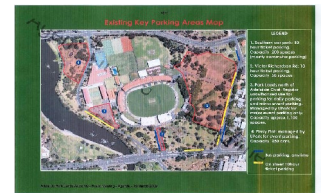
Non-complying application

- It was decided to **NOT PROCEED** with an application to construct a 3 level dwelling at **15 Watson St, N.A.**
- Applications to be considered on Merit
- An application to carry out works at **38-40 Finnis Street, North Adelaide** was **WITHDRAWN**
- **Consent was granted** to build additions and alterations to existing buildings and use as motor vehicle showroom with associated workshop facilities at **181-190 West Terrace/Gilbert & Vinrace Streets.**
- **Approval** was given to the Church Nightclub to refurbish their premises and to build a smoking deck at **5 – 9 Synagogue Place** in the city.
- A re-submitted application for alterations and additions to a house at **52 - 54 Barnard St North Adelaide** was **approved** after the applicant agreed to reduce the overall and ceiling heights of the garage.
- The Panel **SUPPORTED** an **ERD Court** Compromise Proposal to remove a significant tree and construct a single storey dwelling on vacant land at **83 Childers Street, North Adelaide.**

ADELAIDE PARK LANDS AUTHORITY

Meeting held on 19 March 2009 (next meeting 16 April 2009 at 5.30pm) (I was absent from this meeting)

- Questions on Notice were asked by the Hon Ian Gilfillan which dealt with Park Lands valuations and rating.
- Legal advice is that donations to the **Park Lands Fund** are not considered to be tax deductible.
- Plans for the rehabilitation of **Parklands Creek Stage 2** (in the South Park Lands) which involved the removal of up to 4 significant trees were deferred in order to consider alternative designs that would preserve the trees.
- The **CLMP** for **Park 26** was considered and deferred for more detailed consideration of alterations proposed by the Hon Ian Gilfillan and myself. The main areas of concern were to do with **car parking on Park Lands** around the Oval.
Whilst I accept the need to use Park Lands for parking at major sporting events I do not accept that SACA should be given unrestricted use of public parks in their pursuit of commercial, non-sporting activities at the Oval. Areas in contention are Oval No 2, Pinky Flat and access to Montefiore Rd via Oval No 2 where there is no established roadway.



COUNCIL AND KEY COMMITTEES

Meeting held 30 March 2009. (next ordinary meeting Tuesday 14 April 2009 at 5.30pm)

The **Public Forum** was addressed by Ms Ruth Lea from the **University of the Third Age** in support of their licence to use the Box Factory. U3A were concerned about possible delays and the shared use of some daytime hours.

- I then successfully moved **Motions on Notice** seeking 1) limited day-time community use of the **Box Factory** and 2) better-defined controls on noise associated with **music festivals** held in the Park Lands.
- **Cllr Henningsen** moved a motion seeking to set up a **Community Pride Award** to recognise worthy citizens.
- Council gave 'in principle' support to the **09/10 Capital Asset renewal Program** – nett expenditure \$18.9m
- **The Financial Performance** report for February was noted and certain budget adjustments were adopted. Most areas were favourable to budget although the **Golf Links** and the **Town Hall** venue were unfavourable.
- Approval was given for a temporary licence for the **Rugby Sevens** event to use part of Cresswell Gardens.
- **Variety SA** was offered \$5K assistance to stage the 2009 Variety Bash in **Victoria Square** on 15 August 2009.
- The community garden licence to **Hutt St Precinct Assn** was revoked and a request for approval to establish a native flora garden in Tuttangga (Park 17) with Rotary was referred to the Park Lands Authority for advice.
- Council agreed to waive its encroachment policy to allow the **Buenos Aires Brasserie** in Hutt St to construct a Verandah addition over the Hutt St footpath at a height of 2.47m instead of the standard minimum of 3m.

City Strategy Committee

- The committee considered and commented on the government's **Residential Development Code** (all 223 pages of the report) and resolved to advise **DPAC** that the Code **should not be applied** to new dwellings in the **Residential RA1-11 Zones** (It already does not apply to the North Adelaide (Historic Conservation) Zone in any form). It was also agreed to endorse a draft **Neighbourhood Character** Submission Form for Residential RA1-11 Zones covering all residential areas in the south-east and south-west parts of the city.
For the whole document and the detailed maps and submissions click on the link and go to Agenda item 5.1
http://www.adelaidecitycouncil.com/NetcatApps/agendasminutes/files08/Agendas/CSC/2009/2009_03_30CSC_Part_1.pdf
- The committee received an update on the progress of the **Capital Works Program** as at the end of February 2009. The total expenditure to the end of February is \$19.357m with a further \$16.121m forwarded-committed. The total Capital Expenditure budget for 2008-09 is \$60.826m as adjusted during the year to date. This includes **10 Carbon Neutral Council Action Plan projects**. The program for 08/09 has a total of 327 projects.
- A report reviewing the operation of the **Wakefield Street Bike lanes** was noted. A loss of one vehicle lane did cause some problems but minor alterations to median strips overcame the restrictions. The installation of Bike Lanes as part of the \$206k roll-out has been well-received by the DTEI Office of Cycling and Walking and the Bicycle Inst of SA.
- Council agreed to re-allocate and augment funds to a total of **\$300K** to carry out public realm projects associated with plans by the **Zoo** to upgrade entrance areas prior to the arrival of the **pandas** later in the year.
- It was agreed to defer a recommendation to scope an update of *Heritage of the City of Adelaide: An Illustrated Guide* and instead to obtain costings on alternative book projects including *A Social History of the Park Lands*.

Briefings were held on 17, 20, 24 and 26 March and a **Special Council Meeting** on 12 March re the Balfours project (conf)

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