



# COUNCIL AGENDA & REPORTS

for the meeting

Tuesday 9 April 2019  
at 6.00pm

in the Council Chamber,  
Adelaide Town Hall



Members - The Right Honourable the Lord Mayor [Sandy Verschoor] (Presiding);  
Deputy Lord Mayor (Councillor Abiad);  
Councillors Abrahamzadeh, Couros, Donovan, Hou, Hyde, Khera, Knoll,  
Martin, Moran and Simms.

## 1. Acknowledgement of Country

At the opening of the Council Meeting, the Lord Mayor will state:

'Council acknowledges that we are meeting on traditional Country of the Kaurna people of the Adelaide Plains and pays respect to Elders past and present. We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kaurna people living today.

And we also extend that respect to other Aboriginal Language Groups and other First Nations who are present today.'

## 2. Acknowledgement of Colonel William Light

Upon completion of the Kaurna Acknowledgment, the Lord Mayor will state:

'The Council acknowledges the vision of Colonel William Light in determining the site for Adelaide and the design of the City with its six squares and surrounding belt of continuous Park Lands which is recognised on the National Heritage List as one of the greatest examples of Australia's planning heritage.'

## 3. Apologies and Leave of Absence

Nil

## 4. Confirmation of Minutes – 26/3/2019

That the Minutes of the meeting of the Council held on 26 March 2019, be taken as read and be confirmed as an accurate record of proceedings.

## 5. Deputations

5.1. Mr Shane Sody – Deputation – Sponsorship of the Adelaide Park Lands Art Prize

## 6. Petitions

6.1. Petition – Zebra Crossing, North-East Corner, Whitmore Square [2018/04073] [Page 3]

6.2. Petition – Zebra Crossing, Sturt Street / Whitmore Square [2018/04073] [Page 7]

## 7. Report of Committee and Advice from Adelaide Park Lands Authority (APLA)

7.1. Recommendations of The Committee – 2/4/2019 [2018/04062] [Page 11]

Recommendation 1 Procurement of Electricity Contract

Recommendation 2 Extension of loan of *The Knot* by Bert Flugelman and *The Eternal Question* by Richard Tipping

Recommendation 3 Local Government Reform Ideas

Recommendation 4 Local Government Association Ordinary General Meeting Agenda

7.2. Recommendations of the Strategic Planning & Development Policy Committee - 27/3/2019 [2018/04062] [Page 14]

Recommendation 1 Planning Reform Update

Recommendation 2 Planning and Design Code Mechanics

Recommendation 3 Phase 1 Planning and Design Code

## 8. Reports for Council (Chief Executive Officer's Reports)

### Strategic Alignment – Smart

#### 8.1. Lord Mayor Visit to Christchurch

*To be distributed separately*

### Strategic Alignment – Creative

#### 8.2. Submission to the South Australian Arts Plan 2019-2024 [2019/00558]

*To be distributed separately*

## 9. Questions on Notice

#### 9.1. Councillor Martin – Question on Notice – Park 24 Access [Page 17]

## 10. Questions without Notice

## 11. Motions on Notice

#### 11.1. Councillor Martin – Motion on Notice – Automatic External Defibrillators [2018/02560] [Page 18]

#### 11.2. Councillor Martin – Motion on Notice – City Helipad [Page 19]

#### 11.3. Councillor Martin – Motion on Notice – Electric Cars [2018/03692] [Page 20]

#### 11.4. Councillor Simms – Motion on Notice – City Connector Bus Service [Page 21]

#### 11.5. Councillor Simms – Motion on Notice – Unsolicited Proposal [Page 22]

#### 11.6. Councillor Donovan – Motion on Notice – City Bikeways [Page 23]

#### 11.7. Deputy Lord Mayor (Councillor Abiad) – Motion on Notice - Capital City Committee Park Lands Protection and ongoing funding [Page 24]

#### 11.8. Deputy Lord Mayor (Councillor Abiad) – Motion on Notice - Central Market Arcade Development Management Plan [2015/00903] [Page 25]

## 12. Motions without Notice

## 13. Exclusion of the Public - Nil

## 14. Confidential Reports - Nil

## 15. Closure

# Petition – Zebra Crossing, North-East Corner, Whitmore Square

**ITEM 6.1** 09/04/2019  
**Council**

2018/04073  
Public

**Program Contact:**  
Jacki Done, AD People &  
Governance 8203 7256

**Approving Officer:**  
Steve Mathewson, Director  
Services

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## EXECUTIVE SUMMARY:

This report presents to Council a petition from the Whitmore Square Special Interest Group.

The petition contains 50 signatories requesting Council to:

- Install a zebra crossing at the North East corner of Whitmore Square, Adelaide in 2019:
  - A zebra crossing has been much needed by the SW Community for many years as it is a high usage pathway between the SW Corner and the Central Market precinct;
  - Safe crossing of the Whitmore Square NE corner needs urgent attention;
  - The Australian Road Rules allow for zebra crossings over multiple traffic lanes;
  - Zebra crossings are comparatively low cost safety measures compared with signalised intersections.

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## RECOMMENDATION:

### THAT COUNCIL

1. Notes the petition containing 50 signatories, distributed as a separate document to Item 6.1 on the Agenda for the meeting of the Council held on 9 April 2019, requesting Council to install a zebra crossing at the North-East corner of Whitmore Square, Adelaide in 2019.
-

## IMPLICATIONS AND FINANCIALS:

City of Adelaide 2016-2020 Strategic Plan	Not as a result of this report
Policy	Not as a result of this report
Consultation	Not as a result of this report
Resource	Not as a result of this report
Risk / Legal / Legislative	Petition presented for receipt in accordance with Standing Orders and the <i>Local Government (Procedures at Meetings) Regulations 2013</i>
Opportunities	Not as a result of this report
18/19 Budget Allocation	Not as a result of this report
Proposed 19/20 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	Not as a result of this report
18/19 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report

## DISCUSSION

1. A petition has been received from the Whitmore Square Special Interest Group requesting that Council install a zebra crossing at the North-East corner of Whitmore Square, Adelaide in 2019.
  2. If a petition is received the Chief Executive Officer must ensure the petition is placed on the agenda for the next ordinary meeting of Council. If not urgent, a petition can be held over to the second ordinary meeting of the month. The petition itself will be distributed to the Lord Mayor and Elected Members separately. Members of the public may seek a copy of the full petition upon written request to the Chief Executive Officer.
  3. To determine that a document presented is a petition under the Regulations, the following matters in conjunction with the requirements of Standing Orders (*Regulation 10 Local Government (Procedures at Meetings) Regulations 2013 (SA)*) are assessed prior to the presentation of a petition to the Council:
    - 3.1. *What is a Petition?*  
A 'petition' is commonly defined as 'a formal document which seeks the taking of specified action by the person or body to whom it is addressed' or 'a written statement setting out facts upon which the petitioner bases a prayer for remedy or relief.'
    - 3.2. *Does the Petition contain original signatures accompanied by an address?*  
A petition being a document of a formal nature must contain original signatures or marks (not copies) and those signatures must be accompanied by an address.
    - 3.3. *Does each page of the Petition identify what the signature is for?*  
Each signature must be on a true page of the petition which sets out the prayer for relief as part of that page - a sheet which contains signatures but not the prayer cannot be accepted as valid as there is no evidence as to what the signatories were attesting to.
    - 3.4. *Language in the Petition?*  
It is usual for the prayer to be written in temperate language and not to contain material that may objectively be regarded as defamatory in content.
  4. To meet the requirements of Regulation 10 of *Local Government (Procedures at Meetings) Regulations 2013 (SA)* a petition must:
    - 4.1. be legibly written or typed or printed;
    - 4.2. clearly set out the request or submission of the petitioners;
    - 4.3. include the name and address of each person who signed or endorsed the petition; and
    - 4.4. be addressed to the Council and delivered to the principal office of the Council.
  5. The petition requests Council to:
    - 5.1. Install a zebra crossing at the North East corner of Whitmore Square, Adelaide in 2019:
      - 5.1.1. A zebra crossing has been much needed by the SW Community for many years as it is a high usage pathway between the SW Corner and the Central Market precinct;
      - 5.1.2. Safe crossing of the Whitmore Square NE corner needs urgent attention;
      - 5.1.3. The Australian Road Rules allow for zebra crossings over multiple traffic lanes;
      - 5.1.4. Zebra crossings are comparatively low cost safety measures compared with signalised intersections.
  6. The petition contains 50 signatories.
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## ATTACHMENTS

**Petition** distributed separately to Lord Mayor and Councillors.

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- END OF REPORT -

# Petition – Zebra Crossing, Sturt Street / Whitmore Square

**ITEM 6.2** 09/04/2019  
**Council**

**Program Contact:**

Jacki Done, AD People &  
Governance 8203 7256

**Approving Officer:**

Steve Mathewson, Director  
Services

2018/04073  
Public

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## EXECUTIVE SUMMARY:

This report presents to Council a petition from the Whitmore Square Special Interest Group.

The petition contains 52 signatories requesting Council to:

- Replace the Sturt Street / Whitmore Square traffic lights with zebra crossings in 2019:
  - The Australian Road Rules allow for zebra crossings over multiple traffic lanes;
  - Installation of zebra crossings will expedite pedestrian and cycle movement;
  - Installation of zebra crossings will expedite vehicle movement;
  - Replacement of the existing traffic lights and the subsequent smoother traffic flow will reduce time loss and wastage of fossil fuel.

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## RECOMMENDATION:

### THAT COUNCIL

1. Notes the petition containing 52 signatories, distributed as a separate document to Item 6.2 on the Agenda for the meeting of the Council held on 9 April 2019, requesting Council to replace the Sturt Street / Whitmore Square traffic lights with zebra crossings in 2019.
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## IMPLICATIONS AND FINANCIALS:

City of Adelaide 2016-2020 Strategic Plan	Not as a result of this report
Policy	Not as a result of this report
Consultation	Not as a result of this report
Resource	Not as a result of this report
Risk / Legal / Legislative	Petition presented for receipt in accordance with Standing Orders and the <i>Local Government (Procedures at Meetings) Regulations 2013</i>
Opportunities	Not as a result of this report
18/19 Budget Allocation	Not as a result of this report
Proposed 19/20 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	Not as a result of this report
18/19 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report

## DISCUSSION

1. A petition has been received from the Whitmore Square Special Interest Group requesting that Council replace the Sturt Street / Whitmore Square traffic lights with zebra crossings in 2019.
  2. If a petition is received the Chief Executive Officer must ensure the petition is placed on the agenda for the next ordinary meeting of Council. If not urgent, a petition can be held over to the second ordinary meeting of the month. The petition itself will be distributed to the Lord Mayor and Elected Members separately. Members of the public may seek a copy of the full petition upon written request to the Chief Executive Officer.
  3. To determine that a document presented is a petition under the Regulations, the following matters in conjunction with the requirements of Standing Orders (Regulation 10 *Local Government (Procedures at Meetings) Regulations 2013 (SA)*) are assessed prior to the presentation of a petition to the Council:
    - 3.1. *What is a Petition?*  
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    - 3.2. *Does the Petition contain original signatures accompanied by an address?*  
A petition being a document of a formal nature must contain original signatures or marks (not copies) and those signatures must be accompanied by an address.
    - 3.3. *Does each page of the Petition identify what the signature is for?*  
Each signature must be on a true page of the petition which sets out the prayer for relief as part of that page - a sheet which contains signatures but not the prayer cannot be accepted as valid as there is no evidence as to what the signatories were attesting to.
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It is usual for the prayer to be written in temperate language and not to contain material that may objectively be regarded as defamatory in content.
  4. To meet the requirements of Regulation 10 of *Local Government (Procedures at Meetings) Regulations 2013 (SA)* a petition must:
    - 4.1. be legibly written or typed or printed
    - 4.2. clearly set out the request or submission of the petitioners
    - 4.3. include the name and address of each person who signed or endorsed the petition and
    - 4.4. be addressed to the Council and delivered to the principal office of the Council
  5. The petition requests Council to:
    - 5.1. Replace the Sturt Street / Whitmore Square traffic lights with zebra crossings in 2019:
      - 5.1.1. The Australian Road Rules allow for zebra crossings over multiple traffic lanes;
      - 5.1.2. Installation of zebra crossings will expedite pedestrian and cycle movement;
      - 5.1.3. Installation of zebra crossings will expedite vehicle movement;
      - 5.1.4. Replacement of the existing traffic lights and the subsequent smoother traffic flow will reduce time loss and wastage of fossil fuel.
  6. The petition contains 52 signatories.
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## ATTACHMENTS

**Petition** distributed separately to Lord Mayor and Councillors.

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- END OF REPORT -

**Program Contact:**  
Jacki Done, AD People &  
Governance 8203 7256

2018/04062  
Public

**Approving Officer:**  
Steve Mathewson, Director  
Services

## EXECUTIVE SUMMARY:

The Committee considered the following Items at its meeting held on 2 April 2019 and resolved to present to Council a Recommendation for each for Council determination:

- Item 4.1 – Procurement of Electricity Contract
- Item 4.2 – Extension of loan of *The Knot* by Bert Flugelman and *The Eternal Question* by Richard Tipping
- Item 4.3 – Local Government Reform Ideas
- Item 4.4 - Local Government Association Ordinary General Meeting Agenda

The Lord Mayor will seek a motion for each recommendation presented by The Committee below for determination by Council.

## RECOMMENDATION:

### 1. Recommendation 1 - Procurement of Electricity Contract

That Council:

1. Receives and notes the outcomes of the Request for Expression of Interest Evaluation Report for the procurement of 100% renewable electricity contract(s) contained in Attachment A to Item 4.1 on the Agenda for the meeting of The Committee held on 2 April 2019.
2. Approves proceeding to a select tender stage for the procurement of 100% renewable electricity contract(s).
3. Notes that the outcomes of the Request for Tender process will be brought back to Council.

### 2. Recommendation 2 - Extension of loan of *The Knot* by Bert Flugelman and *The Eternal Question* by Richard Tipping

That Council:

1. Approves the further extension of the term for the loan of the works of art *The Knot* and *The Eternal Question* for a further ten (10) years to 2029; and
2. Authorises the Lord Mayor and the Chief Executive Officer to affix the Common Seal to the Deed of Extension as included in Attachment A to Item 4.2 on the Agenda for the meeting of The Committee held on 2 April 2019.

**3. Recommendation 3 - Local Government Reform Ideas**That Council:

1. Notes the report and discussion of potential ideas for legislative review of the local government sector as set out in Attachment A to Item 4.3 on the Agenda for the meeting of The Committee held on 2 April 2019.
2. Adopts the proposals set out in Attachment A to Item 4.3 on the Agenda for the meeting of The Committee held on 2 April 2019 as the basis for negotiations during the State Government's local government reform process, with the following changes under the heading 'Electoral Matters':
  - a) Amend, a 'requirement for Council members to take leave of absence and have allowances suspended if standing in state or federal election from formal nomination' to add the words, '\*\*with the AEC or ECSA\*\* until conclusion of the election'.
3. Authorises the Lord Mayor to provide a written submission on behalf of Council to Minister Knoll, other Members of the South Australian Parliament as appropriate, and the Local Government Association of South Australia.

**4. Recommendation 4 - Local Government Association Ordinary General Meeting Agenda**That Council:

1. Notes the 2019 Local Government Association Ordinary General Meeting agenda.
-

## DISCUSSION

1. The table below summarises the deliberations of The Committee that resulted in recommendations to Council for Council determination.

The Committee Agenda with reports for the public component of the meeting of The Committee can be viewed [here](#), with Item 4.3 distributed separately available [here](#).

The following recommendations of The Committee for Council determination revised the recommendation presented in the Committee Report

Recommendation 3 - Local Government Reform Ideas [Item 4.3]

The following recommendation of The Committee for Council determination adopted the recommendation as presented in the Committee Report

Recommendation 1 - Procurement of Electricity Contract [Item 4.1]

Recommendation 2 - Extension of loan of *The Knot* by Bert Flugelman and *The Eternal Question* by Richard Tipping [Item 4.2]

Recommendation 4 - Local Government Association Ordinary General Meeting Agenda [Item 4.4]

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## ATTACHMENTS

Nil

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- END OF REPORT -

# Recommendations of the Strategic Planning & Development Policy Committee - 27/3/2019

**ITEM 7.2 09/04/2019  
Council**

**Program Contact:**  
Jacki Done, AD People & Governance 8203 7256

2018/04062  
Public

**Approving Officer:**  
Steve Mathewson, Director Services

## EXECUTIVE SUMMARY:

The Strategic Planning & Development Policy Committee considered the following Items at its meeting held on 27 March 2019 and resolved to present to Council a Recommendation for each for Council determination:

- Item 5.2 – Planning Reform Update
- Item 5.1 – Planning and Design Code Mechanics
- Item 5.3 – Phase 1 Planning and Design Code

The Lord Mayor will seek a motion for each recommendation presented by The Committee below for determination by Council.

## RECOMMENDATION:

### 1. **Recommendation 1** - Planning Reform Update

That Council:

1. Notes the report and presentation (Attachment A to Item 5.2 on the Agenda for the Special meeting of the Strategic Planning and Development Policy Committee held on 27 March 2019).

### 2. **Recommendation 2** - Planning and Design Code Mechanics

That Council:

1. Notes the report and presentation (Attachment A to Item 5.1 on the Agenda for the Special meeting of the Strategic Planning and Development Policy Committee held on 27 March 2019) and expresses concern with the following:
  - Consultation processes
  - Demolition of Heritage properties
  - Appeal rights for third parties
  - Time frames for approvals.
2. Request that Administration consider a community communication strategy (eg Public Forum).

**3. Recommendation 3 - Phase 1 Planning and Design Code**

That Council:

1. Endorses the 'City of Adelaide Phase 1: P&D Code (Land Not Within a Council Area) Feedback' (Attachment A to Item 5.3 on the Agenda for the Special meeting of the Strategic Planning and Development Policy Committee held on 27 March 2019) for submission to the State Planning Commission and Department of Planning, Transport and Infrastructure.
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## DISCUSSION

1. The table below summarises the deliberations of the Strategic Planning & Development Policy Committee that resulted in recommendations to Council for Council determination.

The Agenda with reports for the public component of the meeting of the Strategic Planning & Development Policy Committee can be viewed [here](#).

The following recommendations of The Committee for Council determination revised the recommendation presented in the Committee Report

Recommendation 2 - Planning and Design Code Mechanics [Item 5.1]

The following recommendation of The Committee for Council determination adopted the recommendation as presented in the Committee Report

Recommendation 1 - Planning Reform Update [Item 5.2]

Recommendation 3 - Phase 1 Planning and Design Code [Item 5.3]

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## ATTACHMENTS

Nil

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- END OF REPORT -

Council Member  
Councillor Martin

Public

Receiving Officer:  
Mark Goldstone, Chief Executive  
Officer

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## QUESTION ON NOTICE:

**Councillor Martin will ask the following Question on Notice:**

'On 28 March 2017 Council endorsed a building design and a lease for the Adelaide Comets Football Club (ADFC) to proceed to develop a new facility at Park 24, noting that the resolution of landscaping, traffic management and pedestrian issues would be addressed by a \$30,000 ratepayer funded study. Council papers of 10 October 2017 noted that a subsequent design concept would be presented to APLA and Council in early 2018. Could the Administration advise when the results of this study were presented to Council?

The draft papers for the City of Adelaide 2019-20 Budget identified a sum of \$750,000 to be paid by ratepayers to assist in the construction of an access road to Park 24 to assist ADFC patrons and others, including the neighbouring Adelaide High School. Is this proposed allocation in the 2019–20 budget for the project referred to in the papers on 10 October 2017?

If so, what is the extent of the contribution of the State Education Department to compensate ratepayers and is any Council contribution at odds with clause 8.3.2 of the lease between the City of Adelaide and the ADFC which stipulates the proposed redevelopment will be undertaken by the lessee entirely at its own cost and expense?'

The Lord Mayor will provide a reply at the meeting, the reply and question will be included in the Minutes of the meeting.

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- END OF REPORT -

# Automatic External Defibrillators

**ITEM 11.1** 09/04/2019  
**Council**

**Council Member**  
Councillor Martin

2018/02560  
Public

**Receiving Officer:**  
Mark Goldstone, Chief Executive  
Officer

## MOTION ON NOTICE:

**Councillor Martin will move a motion and seek a seconder for the matter shown below to facilitate consideration by the Council:**

'That Council:

Working with SA Ambulance and other stakeholders, continues its commitment to assist in the fight against avoidable deaths in the City of Adelaide from sudden cardiac arrest by;

- i) moving the four Automatic External Defibrillators (AEDs) inside the City's 3 Community Centres and the Hutt Street Library to walls outside of the locations at a cost of \$3,500 so that the AEDs are accessible 24 hours day
- ii) allocating \$24,000 for the currently unfunded maintenance of the 15 AEDs in 24/7 public locations in the City and as required in future budgets, and
- iii) requesting the Administration prepares a report for Council's consideration at the end of 2019 on the optimum locations, numbers of devices recommended and the associated costs in order to continue the roll out of AEDs for each of the remaining years of the current Council term.'

## ADMINISTRATION COMMENT:

1. If this Motion is supported, we will work to move the four Automatic External Defibrillators (AEDs) inside the City's 3 Community Centres and the Hutt Street Library to walls or posts outside of the locations so that the AEDs are accessible 24 hours day.
2. This item will be included as part of the 19/20 budget considerations and we will work to prepare a one page scope for Council's consideration.
3. A report will be prepared for Council's consideration by the end of 2019 outlining the optimum locations, numbers of devices recommended and the associated costs in order to continue the roll out of AED's for each of the remaining years of the current Council term.
4. We will continue to work in partnership with the South Australian Ambulance Service and the Heart Foundation.

- END OF REPORT -

Council Member  
Councillor Martin

Public

Receiving Officer:  
Mark Goldstone, Chief Executive  
Officer

## MOTION ON NOTICE:

**Councillor Martin will move a motion and seek a seconder for the matter shown below to facilitate consideration by the Council:**

'That Council;

Notes the information provided by David Penberthy in an Advertiser article published in the newspaper on March 29th about a proposal to deliver a helipad in the City of Adelaide being resubmitted and restates Council's implacable opposition to a commercial heliport with bitumen surfaces, access roads, fencing, exclusion zones and service/storage buildings to enable helicopters to land on the Park Lands.'

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## ADMINISTRATION COMMENT:

*To be distributed separately*

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- END OF REPORT -

# Electric Cars

**ITEM 11.3** 09/04/2019  
**Council**

**Council Member**  
Councillor Martin

2018/03692  
Public

**Receiving Officer:**  
Mark Goldstone, Chief Executive  
Officer

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## MOTION ON NOTICE:

**Councillor Martin will move a motion and seek a seconder for the matter shown below to facilitate consideration by the Council:**

'That Council;

Endorses the concept of a Formula-e car race for Adelaide involving electric vehicles and requests that the Lord Mayor raises this important initiative with the State Government at the next meeting of the Capital City Committee.'

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## ADMINISTRATION COMMENT:

1. In September 2018, Formula E Worldwide Head of Sponsorship and Partnerships David Warren visited Adelaide and met with former Lord Mayor Martin Haese and others regarding the potential for a Formula E event in Adelaide.
2. State Government support is critical to hosting the event in South Australia and raising this at a Capital City Committee meeting would be appropriate.
3. The concept of a Formula-E car race for Adelaide requires:
  - 3.1 A detailed business case from the event proponents.
  - 3.2 Analysis of the business case and an independent feasibility study on the costs and benefits of hosting such an event in South Australia or specifically Adelaide.

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- END OF REPORT -

# City Connector Bus Service

**ITEM 11.4** 09/04/2019  
**Council**

**Council Member**  
Councillor Simms

Public

**Receiving Officer:**  
Mark Goldstone, Chief Executive  
Officer

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## MOTION ON NOTICE:

**Councillor Simms will move a motion and seek a seconder for the matter shown below to facilitate consideration by the Council:**

'That Council:

1. Reaffirms its commitment to the continuation of the joint City of Adelaide and State Government City Connector Bus Service, in the 2019-2020 Budget;
2. Calls on the State Government to continue to fund their contribution to this vital community service.'

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## ADMINISTRATION COMMENT:

*To be distributed separately*

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- END OF REPORT -

# Unsolicited Proposal

**ITEM 11.5** 09/04/2019  
**Council**

**Council Member**  
Councillor Simms

**Receiving Officer:**  
Mark Goldstone, Chief Executive  
Officer

Public

## MOTION ON NOTICE:

**Councillor Simms will move a motion and seek a seconder for the matter shown below to facilitate consideration by the Council:**

'That Council:

- notes that an unsolicited proposal has been received from the Adelaide Football Club relating to the establishment of a Sports and Community Centre on the Adelaide Park Lands.
- requests that administration arrange a public consultation (including a community forum in North Adelaide) to hear the views of residents and businesses.'

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## ADMINISTRATION COMMENT:

1. Stage 2 of Council's Unsolicited proposal process involves detailed consideration of the feasibility of the proposal, how it will be delivered, and whether it represents value for money.
2. It is expected that the Adelaide Football Club will develop a detailed proposal or business case to be presented to Council. The following matters will also be considered during Stage 2:
  - 2.1. if the Proposal is legally, technically and financially feasible;
  - 2.2. how the Proposal would best be structured to deliver the best outcome for Council, including the proposed structure of any agreement(s);
  - 2.3. needs and cost/benefit analysis of the proposal; and
  - 2.4. appropriate allocation of risk.
3. Community engagement is a critical component of Stage 2 as it will inform Council's needs analysis and the cost/ benefit analysis of the proposal.
4. The timing and nature of community engagement has not yet been confirmed. A communication and engagement strategy is being developed for review and discussion by Council prior to its commencement.

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- END OF REPORT -

Council Member  
Councillor Donovan

Public

Receiving Officer:  
Mark Goldstone, Chief Executive  
Officer

## MOTION ON NOTICE:

**Councillor Donovan will move a motion and seek a seconder for the matter shown below to facilitate consideration by the Council:**

'That Council Administration, noting Council's 2016 decision to partner with the State Government of South Australia to design and fund a dedicated North-South and East-West bikeway, and the outcomes of The Committee workshop on bikeways on 2/4/2019:

1. Prepare bikeway concept designs in preparation for consultation, for the Flinders/Franklin Street corridor and the Pirie/Waymouth Street corridor, noting the currently allocated \$5.5m budget;
2. Assign concept design funding to support the project through the next budgeting opportunity;
3. Prepare a consultation strategy for the East-West bikeways project, which includes impacted rate payers, businesses, residents and visitors to the city.'

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## ADMINISTRATION COMMENT:

*To be distributed separately*

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- END OF REPORT -



# Capital City Committee Park Lands Protection and ongoing funding

**ITEM 11.7** 09/04/2019  
**Council**

**Council Member**  
Deputy Lord Mayor (Councillor  
Abiad)

**Receiving Officer:**  
Mark Goldstone, Chief Executive  
Officer

Public

## MOTION ON NOTICE:

**Deputy Lord Mayor (Councillor Abiad) will move a motion and seek a seconder for the matter shown below to facilitate consideration by the Council:**

That Council:

- 1) Notes our annual expenditure on Park Lands is in excess of \$18 million;
- 2) Notes the State Government contribution towards projects in the Park Lands;
- 3) Requests the Lord Mayor to table Park Lands protection and ongoing funding as an agenda item at the next Capital City Committee meeting.

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## ADMINISTRATION COMMENT:

*To be distributed separately*

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- END OF REPORT -

# Central Market Arcade Development Management Plan

**ITEM 11.8** 09/04/2019  
**Council**

**Council Member**  
Deputy Lord Mayor (Councillor Abiad)

2015/00903

Public

**Receiving Officer:**  
Mark Goldstone, Chief Executive Officer

## MOTION ON NOTICE:

**Deputy Lord Mayor (Councillor Abiad) will move a motion and seek a seconder for the matter shown below to facilitate consideration by the Council:**

'That Council:

- 1) Notes the Central Market Arcade Redevelopment is likely to commence in September 2020.
- 2) Requests a detailed management plan to mitigate the impacts on the Central Market Arcade Traders, Central Markets Traders and neighbouring precincts, including and not limited to, transport movements, pedestrian access, marketing, leases and car park operations.
- 3) Request a report on a potential relocation strategy for Central Market Arcade Traders.'

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## ADMINISTRATION COMMENT:

1. The notional date of the hand over of the Central Market Arcade to a proponent is as indicated the 27 September 2020, however this is contingent on the finalisation of an agreed Development Deed, associated program of works and Council adoption.
  - 1.1. The timeline will become clearer once agreements have been reached and leases will be adjusted to reflect any change as per the current lease agreements with tenants.
2. A management plan will be provided once agreement has been executed with the proponent.
  - 2.1. Councils requirement will be stated within the agreement, namely; that disruption be minimised to the adjoining owners, occupiers and users of the precinct, and for that purpose requires the development to be undertaken in accordance with an agreed construction methodology and delivery program;
  - 2.2. Note this will require further input from a nominated building contractor talking to site, vehicular / transportation impacts, pedestrian movement including access / egress and noise and dust mitigation;
3. Council has been working to the endorsed (8 August 2017) leasing principles which includes clauses which makes clear Council's intention post 27 September 2020, and have been clearly articulated to all tenants namely:
  - 3.1 If notice of termination is given by the City of Adelaide, traders may terminate the lease by giving the City of Adelaide not less than seven (7) days written notice of termination at any time within the six (6) month redevelopment notice period.
  - 3.2 The City of Adelaide will not pay any compensation for the termination of trader leases.
  - 3.3 At this stage the City of Adelaide is unable to guarantee the relocation of traders back into a new development on the Arcade site. This will ultimately depend on the retail mix within the new development which is to be considered as part of the Arcade Retail Study.

4. The Administration has indicated that it will facilitate discussions with Commercial Realtors with the goal to relocate those tenants wishing to continue their business activities beyond the lease expiry.
5. The Administration will review current potential sites noting that Council has no obligation to re-house, re-locate or re-instate existing tenants as per Council's direction under the leasing principles.
6. The Administration will prepare a report once Council has considered and endorsed the Development Agreement.

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- END OF REPORT -