

Moonta Street Upgrade

ITEM 15.1 09/11/2021

Council

Council Member

Councillor Abrahamzadeh

2018/04053

Public

Contact Officer:

Klinton Devenish, Director,
Services, Infrastructure &
Operations

QUESTION ON NOTICE

Councillor Abrahamzadeh will ask the following Question on Notice:

'In relation to the Moonta Street upgrade, can Administration provide an approximate and high-level breakdown of final project costs?'

DRAFT REPLY

1. The Moonta St Upgrade Project is a State Government and City of Adelaide joint-funded project. The funding agreement allowed for a 50:50 contribution of the capital cost to upgrade and revitalise the street with an investment of \$4M (\$2M investment by Council). The investment included detailed design, project management, stakeholder engagement, services investigation and early works, upgraded pavements and paving surfaces with architectural features, stormwater and electrical services upgrades, street greening, public art and lighting.
2. The Moonta Street Upgrade Project has been delivered on time and under budget. The capital costs for the project are not yet finalised and therefore it is difficult to provide a breakdown of actual costs. The total costs and finalisation of the contract with the head contractor are being completed now.
3. Once the final costs have been confirmed we will provide the breakdown of actual costs to Elected Members. This is expected within the next month.

Staff time in receiving and preparing this reply	To prepare this reply in response to the question on notice took approximately 4.5 hours.
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- END OF REPORT -

Pedestrian Refuge Funding

ITEM 15.2 09/11/2021
Council

Council Member
Councillor Abrahamzadeh

2018/04053
Public

Contact Officer:
Klinton Devenish, Director,
Services, Infrastructure &
Operations

QUESTION ON NOTICE

Councillor Abrahamzadeh will ask the following Question on Notice:

'Noting Council's unanimous support on Tuesday 13/7/21 of a motion relating to funding for a pedestrian refuge on MacKinnon Parade, can administration advise:

- If the funding has been removed, as quoted by an elected member, reported in the Advertiser on 24/9/21?
- When designs or delivery of project are likely to occur?'

REPLY

1. The project was endorsed by Council on 31 July 2021 and funding has been allocated (\$38k) as confirmed in the 2021 -22 Q1 Finance Report Item 10.10 on the Agenda for the meeting of the Council held on 9 November 2021.
2. The project is currently in design stage to be completed by February 2022. Construction is scheduled for Q4 2021/22 FY.

Staff time in receiving and preparing this reply	To prepare this reply in response to the question on notice took approximately 4 hours.
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- END OF REPORT -

Park Lands & APLA

ITEM 15.3 09/11/2021
Council

Council Member
Councillor Moran

2021/00600
Public

Contact Officer:
Amanda McIlroy, Chief
Operating Officer

QUESTION ON NOTICE

Councillor Moran will ask the following Question on Notice:

Will the administration advise:

- As a consequence of the Lord Mayor and Cr Hyde's membership of APLA, whether there are legislated obligations placed upon them for the protection of the Park Lands when they participate in debate and vote on Park Land issues that are before Council?
- If so, do conflict of interest implications arise for the Lord Mayor and Cr Hyde, as a consequence of their membership of APLA, when matters concerning the Park Lands come before Council for consideration?
- Whether the alienated rail yards are built on Park Lands?

REPLY

The following responses are provided to each of the dot points in the Question on Notice as follows:

- No. The Lord Mayor and Cr Hyde have a responsibility to act in the best interest of the Council when considering matters on the council agenda. Similarly, they must act in the best interest of the Adelaide Park Lands Authority, in the context of its Charter, when matters are brought before the Authority for consideration and decision.
- No, in light of the answer provided above.
- Under the *Adelaide Park Lands Act 2005*:
 - the Adelaide Park Lands will not include any land vested in the Commonwealth, or an agency or instrumentality of the Commonwealth
 - the Adelaide Park Lands are to include any other land vested in, or under the care, control or management of, the Crown, a state authority or a local government body.

Therefore, the following advice is provided about each identified site:

- Most rail lines and infrastructure are under the care and control of the State (Minister for Transport & Infrastructure) – Park Lands.
- Some areas of the rail lines belong to the Commonwealth (Australian Rail Track Corp Ltd), such as part of the rail lines running north-south along and through Parks 25 and 27 – Not Park Lands.

- The 'rail triangle', where a stormwater detention basin is current constructed behind the Royal Adelaide Hospital, is under the care and control of the State (Minister for Environment) – Park Lands.
- The existing car park immediately west of Montefiore Road in Helen Mayo Park (Park 27) is under care and control of the State (Minister for Transport & Infrastructure) – Park Lands.
- Most of Helen Mayo Park (Park 27) is under care and control of the City of Adelaide, excepting the lands where two rowing club sheds are sited, which are under care and control of the State (Minister for Environment) – Park Lands.

This can be seen in the below map, with the following legend:

- Red represents the Commonwealth rail line (exempt from the Adelaide Park Lands)
- Yellow represents Adelaide Park Lands under the care, control and management of the State Government
- Green represents Adelaide Park Lands under the care, control and management of the City of Adelaide.



<p>Staff time in receiving and preparing this reply</p>	<p>To prepare this reply in response to the question on notice took approximately 4 hours.</p>
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- END OF REPORT -

At Grade Car Parks

ITEM 15.4 09/11/2021

Council

Council Member
Councillor Martin

2021/01236
Public

Contact Officer:
Tom McCready, Acting Director
City Shaping

QUESTION ON NOTICE

Councillor Martin will ask the following Question on Notice:

'Could the Administration advise:

1. What was the Council's policy when considering developments proposing to incorporate "at Grade" or street level car parks prior to the introduction of the new planning code?
2. What is the Council's policy currently when asked to consider developments proposing "at Grade" or street level car parks?'

REPLY

1. Prior to the implementation of the Planning and Design Code in March 2021, development applications were assessed against the policies within the City of Adelaide Development Plan.
2. There was specific policy in the Development Plan which discouraged non-ancillary temporary car parks (on vacant allotments) as well as general policies that included design, screening and landscaping criteria for assessment for all development applications involving car parking.
3. Within most zones in the Development Plan car parking that was not ancillary to an approved or existing use was identified as a non-complying use.
4. As the relevant authority, Council had the opportunity to refuse these non-complying development applications without any right of appeal by the applicant.
5. Under the Planning and Design Code policies in the Capital City and City Main Street Zones seek to ensure that development does not result in open car parks for extended periods of time. This policy is similar in intent to the policy in the Development Plan though it only applies in these zones.
6. The Planning and Design Code also includes General Development policies in the Transport, Access and Parking section and Design in Urban Areas sections to provide guidance on car parking design, including requirements for landscaping and stormwater management.
7. Key points of difference between the former Development Plan policies and those which apply under the Planning and Design Code are the removal of a specific policy that speaks against the development of temporary car parks on vacant allotments, and the removal of the non complying assessment pathway.
8. As such, car parking applications (whether ancillary or not) must all be assessed on their planning merits against the relevant policies.

Staff time in receiving and preparing this reply	To prepare this reply in response to the question on notice took approximately 4.5 hours.
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- END OF REPORT -

Adelaide Gaol Vacant Land

ITEM 15.5 09/11/2021
Council

Council Member
Councillor Martin

2021/01236
Public

Contact Officer:
Tom McCready, Acting Director
City Shaping

QUESTION ON NOTICE

Councillor Martin will ask the following Question on Notice:

'Could the Administration advise if Council:

1. Has ever requested the return to Park Lands of the concreted and fenced area of Park Lands formerly used for car parking at the Adelaide Gaol and which Health Department officials told the last meeting of APLA could be part of a land transfer in exchange for building a car park on Park Lands adjacent to the proposed WCH site?
2. If not, why not?
3. What is the number and location of other Park Lands sites requisitioned by the State or Federal Government and no longer serving the intended use that could be returned to Park Lands?'

REPLY

1. In relation to the 'concreted and fenced area' (the site) adjacent to the Old Adelaide Gaol that was mooted by the Department for Health representative at the Adelaide Park Lands Authority (APLA) meeting on 28 October 2021 as an example of Park Lands land that is under the care, control and management of the State Government (Minister for Environment) that could be "transferred" to be under the care, control and management of City of Adelaide:
 - 1.1. As far as can be ascertained there has not been a formal request from Council to change the site from being under the care, control and management of the State Government to the care, control and management of the City of Adelaide.
 - 1.2. In accordance with the State Heritage listing the use of this land should support heritage policies which maintain, preserve and adapt the Gaol complex and retain its cultural significance.
2. We are unable to comment in relation to '*if not why not*'. The area is required to be managed and protected under the *Adelaide Park Lands Act 2005*, *Adelaide Park Lands Management Strategy 2015-2025* and Community Land Management Plan for Bonython Park (Park 27).
3. As part of the review of the Adelaide Park Lands Management Strategy, priority areas around the Adelaide Park Lands requiring investment and upgrade will be identified, and would include areas that are under the care, control and management of the State Government. These could identify areas that can be remediated and ameliorated for the benefit of the community and to enhance biodiversity.
 - 3.1. A detailed list of Adelaide Park Lands changes since 1983, reported to APLA in 2018 can be found [here](#).

Staff time in receiving and preparing this reply	To prepare this reply in response to the question on notice took approximately 5.5 hours.
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- END OF REPORT -

Vogue Fashion Festival

ITEM 15.6 09/11/2021
Council

Council Member
Councillor Martin

2021/01769
Public

Contact Officer:
Clare Mockler, Chief Executive
Officer

QUESTION ON NOTICE

Councillor Martin will ask the following Question on Notice:

'Noting the Administration's internal reporting that last month's 2021 Vogue Fashion Festival increased foot traffic to Rundle Mall over the event's three days by 12%, could it please advise:

1. What was the total spend in Rundle Mall for the 2021 event and how does that compare to the Council's media commentary that previous events have generated total spending of almost \$40 million dollars?
2. What is included in the calculated total spend and does it include non fashion items purchased from Rundle Mall retailers?
3. Has AEDA received or acted on social media complaints that the advertised 150 special offers from retailers to celebrate the event were either previously available or not available at all?
4. Without divulging confidential details, are the total costs to Council and AEDA of the three-day, 2021 Vogue Fashion Festival (including all staff, infrastructure, advertising and promotional and any licence costs) greater or smaller than Council and AEDA's total expenditure for the November and December Christmas In The City promotion in Rundle Mall?

REPLY

1. October sales figures are not available until December. Once this information is available a comparison can be made.
2. Total spend includes total retail sales as this is an event that the whole Precinct benefits from.
3. Our digital team constantly monitors, tracks and responds accordingly to all social media relating to Rundle Mall. At Vogue Festival 2021 there were over 150 retail offers, discounts and in store experiences running across the weekend.
4. Vogue Festival and Christmas are two major events on the 12 month Rundle Mall activations calendar. The total investment for Christmas is significantly larger than Vogue Festival.

Staff time in receiving and preparing this reply	To prepare this reply in response to the question on notice took approximately 4.5 hours.
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- END OF REPORT -

Council Development Partner Apartment Sales

ITEM 15.7 09/11/2021
Council

Council Member
Councillor Martin

2015/00903
Public

Contact Officer:
Tom McCready, Acting Director
City Shaping

QUESTION ON NOTICE

Councillor Martin will ask the following Question on Notice:

'Noting that the sale of apartments is vital to the success of projects in which the Council has partnered with developers at the Central Market Arcade Redevelopment and at 88 O'Connell Street, could the Administration advise:

1. If the 82% of all apartments in the tower above the Central Market Arcade Redevelopment, as ICD has announced, have been sold, could the Administration advise how many were advertised (and in which publications or websites) as part of Council's mandated 15% affordable housing offering and how many affordable housing apartments remain?
2. What is the percentage of apartments in the three towers at 88 O'Connell Street already sold and how many remain to be sold?
3. How many of the apartments were advertised (and in which publications and websites) and sold at 88 O'Connell Street as part Council's mandated 15% affordable housing offering?'

REPLY

1. The sale of residential apartments solely sits with the Council's development partners. Council has no contracted obligation how and when apartments sales are brought to market.
2. The Central Market Arcade Redevelopment / Market Square incorporates 212 apartments with 15% of these apartments, equating to 32 apartments, allocated as affordable purchase housing.
3. ICD Property has listed all 32 affordable purchase apartments within Market Square on the State Government's HomeSeeker website and will be offered for 90 days, exceeding the 30 day requirement. The apartments have been priced below the affordable housing price point of \$422,050 and have been offered to eligible buyers.
4. Five of the affordable purchase apartments within Market Square have been sold to eligible buyers with an additional three apartments currently reserved with 24 apartments remaining. Affordable purchase apartments within Market Square will continue to be offered via the HomeSeeker website until 13 December 2021.
5. ICD Property has incorporated Home for Homes deeds as part of residential contracts for sale. As a result, when the apartments are sold again a small percentage of the sale price will be donated to Homes for Homes to assist in funding affordable housing in the local area.
6. The sales campaign for Eighty-Eight O'Connell commenced in early October 2021. The obligation to progress apartment sales is the responsibility of the developer along with the requirement to deliver 15% affordable housing. We will provide an update on the Eighty-Eight O'Connell outcomes when the data becomes available.

7. We will continue to provide Council Members with updates on these key strategic projects, as and when they become available.

Staff time in receiving and preparing this reply	To prepare this reply in response to the question on notice took approximately 4 hours.
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Aquatic Centre Costs

ITEM 15.8 09/11/2021

Council

Council Member
Councillor Martin

VS2021/3134
Public

Contact Officer:
Tom McCreedy, Acting Director
City Shaping

QUESTION ON NOTICE

Councillor Martin will ask the following Question on Notice:

‘Noting that Item 10.4 on the Agenda of the Council Meeting of 12 October 2021 was successfully amended to include a recommendation’ ...an indoor 50m pool and a sizeable leasable area to accommodate allied health professionals providing holistic health and wellbeing services to the community..’, could the Administration advise:

1. Any consequent increase to the \$71.6 million cost of the proposed facility detailed in paragraphs 31 to 34 of the Agenda?
2. Whether the Federal and State funding proposed to be sought in paragraph 38 would need to be increased from \$55 million?
3. If it is anticipated the proposed Council contribution of \$15 to \$20 million would be increased?
4. If the Council contribution is currently reflected in the Long Term Financial Plan and, of so, in what year?’

REPLY

1. The costs associated with the enclosure of the 50m pool are contained within paragraph 31 of the report.
2. Work is underway to define the size, cost and revenue projections to accommodate a sizable, leased space for allied health professionals which is not catered for within the report or feasibility study.
3. We are continuing to pursue funding options with both State and Federal Government inline with all previous Council Decisions. An update regarding the progress of funding submissions will be brought to Council in early 2022
4. The Long Term Financial Plan does not contain any contribution for the construction of a new Regional Community Aquatic and Wellbeing Centre.

Staff time in receiving and preparing this reply	To prepare this reply in response to the question on notice took approximately 4.5 hours.
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- END OF REPORT -

Budgeted Asset Expenditure

ITEM 15.9 09/11/2021
Council

Council Member
Councillor Martin

2021/00600
Public

Contact Officer:
Amanda McIlroy, Chief
Operating Officer

QUESTION ON NOTICE

Councillor Martin will ask the following Question on Notice:

'Could the Administration advise the Council approved budgets for the financial years 2017/2018, 2018/19, 2019/2020 and 2020/21 for:

1. Proposed Expenditure on Existing Assets (excluding Federal and State Grants)?
2. Proposed Expenditure on New and Upgraded Assets (excluding Federal and State Grants)?
3. The quantum of Federal and State Grants and as a percentage of the categories above for each of the years stipulated?'

REPLY

1. Below is a table showing the final approved budgets for the 2017-18, 2018-19, 2019-20 and 2020-21 financial years for existing asset expenditure (renewals). It should be noted that this varies from the budget adopted in the business plan and budget each year. This ensures we include the most up to date information with regards to grants received in the relevant year. Furthermore, the actual results will vary from this as well.
2. The percentage in the table for each year represents the grant revenue as a percentage of the expenditure in the asset renewal expenditure category. This grant revenue does not include other contributions which may have been received but budgeted as operational in nature e.g. Federal Assistance Grants.

Existing Assets	2017-18 Quarter 3 Budget		2018-19 Quarter 3 Budget		2019-20 Quarter 3 Budget		2020-21 Quarter 3 Budget	
	\$'m	%	\$'m	%	\$'m	%	\$'m	%
Gross Capital Expenditure	52.3		54.7		36.4		32	
Gross Grant Revenue	1.8	3%	3.2	6%	2.8	8%	2.6	8%
Net Expenditure on Existing Assets	50.5		51.5		33.6		29.4	

3. Below is a table showing the final approved budgets for each year for new and upgraded assets. It should be noted that this varies from the budget adopted in the business plan and budget each year. This ensures we include the most up to date information with regards to grants received in the relevant year. Furthermore, the actual results will vary from this as well.
4. The percentages in the table below for each year represents the grant revenue (state and federal) as a percentage of the expenditure, in the new and upgraded assets expenditure category. This grant revenue does not include other contributions which may have been received but budgeted as operational in nature e.g. Contribution for 88 O'Connell.

New and Upgraded Assets	2017-18 Quarter 3 Budget		2018-19 Quarter 3 Budget		2019-20 Quarter 3 Budget		2020-21 Quarter 3 Budget	
	\$'m	%	\$'m	%	\$'m	%	\$'m	%
Gross Capital Expenditure	73.3		31.5		15.2		30.5	
Gross Grant Revenue	17.1	23%	3.9	12%	4.2	28%	2.3	8%
Net Expenditure on New and Upgraded Assets	56.2		27.6		11		28.2	

Staff time in receiving and preparing this reply	To prepare this reply in response to the question on notice took approximately 4.5 hours.
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