



COUNCIL MINUTES

for the meeting conducted by electronic means on
Thursday 27 January 2022



Present - The Right Honourable the Lord Mayor, Sandy Verschoor (Presiding)
Deputy Lord Mayor, Councillor Abrahamzadeh
Councillors Couros, Donovan, Hou, Hyde, Khera, Knoll, Mackie, Martin, Moran and Snape.

Acknowledgement of Country

At the opening of the Council Meeting, the Lord Mayor stated:

'Council acknowledges that we are meeting on traditional Country of the Kurna 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 Kurna people living today.

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

Councillor Hyde joined the meeting at 5.33pm and left at 5.34pm.

Acknowledgement of Colonel William Light

The Lord Mayor stated:

'The Council acknowledges the vision of Colonel William Light in determining the site for Adelaide and the design of the City with its six (6) 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.'

Prayer

Upon the completion of the Acknowledgement of Colonel Light by the Lord Mayor, the Chief Executive Officer asked all present to pray -

'Almighty God, we ask your blessing upon the works of the City of Adelaide; direct and prosper its deliberations to the advancement of your glory and the true welfare of the people of this City. Amen'

Memorial Silence

The Lord Mayor asked all present to observe in silence in memory of those who gave their lives in defence of their Country, at sea, on land and in the air.

Councillor Hyde re-joined and left the meeting at 5.35pm.

Apologies and Leave of Absence

Nil

Confirmation of Minutes

1. Item 6 - Confirmation of Minutes - 8/12/2021, 14/12/2021 & 17/1/2022 [C]

Moved by Councillor Mackie,
Seconded by Councillor Knoll –

That the Minutes of the meeting of the Council held on 14 December 2021, and the Minutes of the Special meetings of the Council held on 8 December 2021 and 17 January 2022, be taken as read and be confirmed as an accurate record of proceedings.

Carried

Deputations

Nil

Petitions

Nil

Advice from Adelaide Park Lands Authority & Advice/Recommendations of the Audit/Reconciliation Committee

Nil

Reports for Council (Chief Executive Officer's Reports)

2. Item 10.1 - Adelaide Economic Development Agency Charter and Advisory Committee Terms of Reference Reviews [2020/01894] [C]

Moved by Councillor Knoll,
Seconded by Councillor Mackie –

That the matter be deferred to February 2022.

Discussion ensued during which Councillor Couros joined the meeting at 5.38pm, Councillor Moran left and re-joined the meeting at 5.39pm and Councillor Hyde re-joined the meeting at 5.39pm.

The motion was then put and carried

3. Item 10.2 - 2022 LGA Ordinary General Meeting [2018/04054] [C]

Moved by Councillor Knoll,
Seconded by Councillor Martin –

THAT COUNCIL

- Notes that the Local Government Association of South Australia (LGA) Ordinary General Meeting is scheduled for 8 April 2022.
- Notes that the Lord Mayor will continue as Council's standing Delegate and Councillor Couros, will continue as Deputy Delegate for the 2022 LGA Ordinary General Meeting on 8 April 2022.

Discussion ensued

With the consent of the mover, seconder and meeting the motion was varied to read as follows:

'THAT COUNCIL

- Notes that the Local Government Association of South Australia (LGA) Ordinary General Meeting is scheduled for 8 April 2022.
- Approves that the Lord Mayor will continue as Council's standing Delegate and Councillor Khera, will be Deputy Delegate for the 2022 LGA Ordinary General Meeting on 8 April 2022.'

The motion was then put and carried

4. Item 10.3 - Adelaide Festival Corporation Board [2018/04054] [C]

Discussion ensued

It was then -

Moved by Councillor Couros,
Seconded by Deputy Lord Mayor, Councillor Abrahamzadeh –

THAT COUNCIL

- Approves the nomination of three Council Members to be put forward for the Governor's consideration and appointment of one City of Adelaide representative on the Adelaide Festival Corporation Board.

Carried

Councillor Mackie nominated the Lord Mayor and Councillor Martin who accepted their nominations.

Deputy Lord Mayor, Councillor Abrahamzadeh nominated Councillor Couros who accepted the nomination.

The Lord Mayor, Councillor Martin and Councillor Couros as nominees, identified an actual conflict of interest in Item 10.3 [Adelaide Festival Corporation Board] pursuant to Sections 75 & 75A of the *Local Government Act 1999* (SA), because of remuneration associated with an appointment to the position left the electronic meeting and were moved to the waiting room at 5.53pm and did not take part in deliberation or decision on the forwarding of nominees for the Governor's consideration.

The Deputy Lord Mayor, Councillor Abrahamzadeh assumed the Chair to preside at 5.53pm.

It was then -

Moved by Councillor Snape,
Seconded by Councillor Mackie –

That Council forwards the following nominees the Lord Mayor, Sandy Verschoor, Councillor Martin and Councillor Couros for the Governor's consideration and appointment of one City of Adelaide representative on the Adelaide Festival Corporation Board.

Discussion ensued

The motion was the put and carried

The Lord Mayor, Councillor Martin and Councillor Couros re-joined the meeting at 5.56pm, whereupon the Lord Mayor resumed presiding.

Councillor Moran left and re-joined the meeting at 5.57pm.

Councillor Hyde left the meeting at 5.57pm and re-joined the meeting at 5.58pm.

5. Item 10.4 - 2022 – 2023 Business Plan and Budget: Parameters and Assumptions [2021/00122] [C]

Moved by Deputy Lord Mayor, Councillor Abrahamzadeh,
Seconded by Councillor Moran –

THAT COUNCIL

1. Adopts the following expenditure and revenue targets which are consistent with the Recovery Principles adopted by Council on 30 June 2020, to enable the preparation of the draft 2022-2023 Business Plan and Budget:
 - 1.1. No change to the Residential and Non-Residential valuations and Rate in the Dollar (excluding corrections, growth and new developments).
 - 1.2. Total statutory and non-commercial fees and charges revenue increased by CPI or statutory increase.
 - 1.3. Commercial Revenues to return to 90% of pre-COVID levels at a minimum, reviewed & updated at Q1 2022-23.
 - 1.4. Strategic Project expenditure target not exceeding \$5.4 million.
 - 1.5. Expenditure increases for CPI only affected where necessary.
 - 1.6. Salary and wages to be adjusted in accordance with relevant agreements.
 - 1.7. A surplus operating position is delivered.
2. Notes the budget assumptions for the preparation of the draft 2022-2023 Business Plan and Budget of:
 - 2.1. Capital expenditure on Renewal and Replacement of Existing Assets based on an Asset Sustainability ratio of 90%.
3. Notes the Project Prioritisation Framework that will be used to prioritise the existing projects outlined in the Service Delivery plans to be presented for consideration in the draft 2022/2023 Business Plan and Budget

Discussion ensued, during which Councillor Hyde left the meeting at 6.04pm, re-joined the meeting at 6.06pm and left at 6.06pm.

An amendment moved by Councillor Mackie to change '90%' to '85%' in part 2.1 of the motion lapsed for want of a seconder.

Discussion continued, during which Councillor Hyde re-joined the meeting at 6.08pm, left at 6.09pm and re-joined at 6.09pm.

The motion was then put and carried unanimously

6. Item 10.5 - Future Fund and Investment Policy and related policies [2021/00122] [C]

Moved by Deputy Lord Mayor, Councillor Abrahamzadeh,
Seconded by Councillor Couros –

THAT COUNCIL

1. Adopts the proposed Future Fund and Investment Policy per Attachment A to Item 10.5 on the Agenda for the meeting of the Council held on 27 January 2022.
2. Adopts the proposed amended Treasury Policy per Attachment B to Item 10.5 on the Agenda for the meeting of the Council held on 27 January 2022.
3. Adopts the proposed Acquisition & Disposal of Land & Assets Policy as contained within Attachment C to Item 10.5 on the Agenda for the meeting of the Council held on 27 January 2022.

Discussion ensued, during which Councillor Khera left the meeting at 6.21pm and re-joined at 6.23pm.

The motion was then put and carried

Deputy Lord Mayor, Councillor Abrahamzadeh requested that a division be taken on the motion

Division

For (7):

Deputy Lord Mayor (Councillor Abrahamzadeh) and Councillors Donovan, Hou, Khera, Knoll and Hyde.

Against (4):

Councillors Mackie, Martin, Moran and Snape.

The division was declared in favour of the motion

The Lord Mayor left and re-joined the meeting at 6.37pm.

Exclusion of the Public

7. Item 11.1 – Exclusion of the Public [2018/04291] [C]

For the following reports for Council (Chief Executive Officer's Reports) seeking consideration in confidence

12.1.1. Gawler Place Upark Façade [s 90(3) (i)]

12.1.2 Bus Station Site – Development Options [s 90(3) (b) & (d)]

For the following Motion on Notice seeking consideration in confidence

12.2.1 Councillor Martin – Motion on Notice – 88 O'Connell Development [s 90(3) (g), (h) & (i)]

ORDER TO EXCLUDE FOR ITEM 12.1.1

Moved by Councillor Knoll,
Seconded by Deputy Lord Mayor, Councillor Abrahamzadeh –

THAT COUNCIL

1. Having taken into account the relevant consideration contained in section 90(3) (i) and section 90(2) & (7) of the *Local Government Act 1999 (SA)*, this meeting of the Council dated 27 January 2022 resolves that it is necessary and appropriate to act in a meeting closed to the public for the consideration of Item 12.1.1 [Gawler Place Upark Façade] listed on the Agenda.

Grounds and Basis

This Item is confidential in nature because the report includes information on Council litigation.

The disclosure of information in this report could reasonably be expected to prejudice the outcome of Council's actual litigation.

2. Pursuant to section 90(2) of the *Local Government Act 1999 (SA)* (the Act), this meeting of the Council dated 27 January 2022 orders that the public (with the exception of members of Corporation staff and any person permitted to remain) be excluded from this meeting to enable this meeting to receive, discuss or consider in confidence Item 12.1.1 [Gawler Place Upark Façade] listed in the Agenda, on the grounds that such item of business, contains information and matters of a kind referred to in section 90(3) (i) of the Act.

Carried

ORDER TO EXCLUDE FOR ITEM 12.1.2

Moved by Councillor Knoll,
Seconded by Deputy Lord Mayor, Councillor Abrahamzadeh –

THAT COUNCIL

1. Having taken into account the relevant consideration contained in section 90(3) (b) & (d) and section 90(2) & (7) of the *Local Government Act 1999 (SA)*, this meeting of the Council dated 27 January 2022 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 12.1.2 [Bus Station Site – Development Options] listed on the Agenda in a meeting open to the public would on balance be contrary to the public interest.

Grounds and Basis

This Item contains certain information of a confidential nature (not being a trade secret) the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting business, prejudice the commercial position of the council and prejudice the commercial position of the person who supplied the information and confer a commercial advantage to a third party.

The disclosure of information in this report could reasonably prejudice the commercial position of the council including its future commercial dealings given that it contains financial information and future direction with regard to a key strategic land holding.

Public Interest

The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because information pertaining to this report, including certain financial information and further direction, may prejudice Council's future commercial dealings with regard to its strategic land holding. On this basis, the disclosure of such information may severely prejudice the Council's ability to influence the proposal for the benefit of the Council and the community in this matter.

2. Pursuant to section 90(2) of the *Local Government Act 1999 (SA)* (the Act), this meeting of the Council dated 27 January 2022 orders that the public (with the exception of members of Corporation staff and any person permitted to remain) be excluded from this meeting to enable this meeting to receive, discuss or consider in confidence Item 12.1.2 [Bus Station Site – Development Options] listed in the Agenda, on the grounds that such item of business, contains information and matters of a kind referred to in section 90(3) (b) & (d) of the Act.

Discussion ensued

The motion was then put and carried

ORDER TO EXCLUDE FOR ITEM 12.2.1

Moved by Councillor Knoll,
Seconded by Deputy Lord Mayor, Councillor Abrahamzadeh –

THAT COUNCIL

1. Having taken into account the relevant consideration contained in section 90(3) (g), (h) & (i) and section 90(2) & (7) of the *Local Government Act 1999 (SA)*, this meeting of the Council dated 27 January 2022 resolves that it is necessary and appropriate to act in a meeting closed to the public for the consideration of Item 12.2.1 [Councillor Martin – Motion on Notice – 88 O'Connell Development] listed on the Agenda.

Grounds and Basis

This Item contains confidential information that must be considered in confidence so the Council does not breach any duty of confidence or other legal obligation or duty.

This item may involve the consideration of legal advice.

This Item is confidential in nature because the report includes information on Council litigation.

The disclosure of information in this report could reasonably be expected to prejudice the outcome of Council's actual litigation.

2. Pursuant to section 90(2) of the *Local Government Act 1999 (SA)* (the Act), this meeting of the Council dated 27 January 2022 orders that the public (with the exception of members of Corporation staff and any person permitted to remain) be excluded from this meeting to enable this meeting to receive, discuss or consider in confidence Item 12.2.1 [Councillor Martin – Motion on Notice – 88 O'Connell Development] listed in the Agenda, on the grounds that such item of business, contains information and matters of a kind referred to in section 90(3) (g), (h) & (i) of the Act.

Discussion ensued, during which:

- Councillor Hyde left and re-joined the meeting at 6.46pm and left the meeting at 6.47pm
- Councillor Khera left and re-joined the meeting at 6.49pm

The motion was then put and carried

Councillor Martin requested that a division be taken on the motion

Division

For (6):

Deputy Lord Mayor (Councillor Abrahamzadeh) and Councillors Couros, Donovan, Hou, Khera and Knoll.

Against (4):

Councillors Mackie, Martin, Moran and Snape.

The division was declared in favour of the motion

Members of the public and Corporation staff present not directly involved with Item 12.1.1, 12.1.2 & 12.2.1 could no longer view the meeting at 6.52pm.

Confidential Item 12.1.1
Gawler Place Upark Façade
Section 90 (3) (i) of the *Local Government Act 1999 (SA)*
Page 8

Confidential Item 12.1.2
Bus Station Site – Development Options
Section 90 (3) (b) & (d) of the *Local Government Act 1999 (SA)*
Pages 8 & 9

Confidential Item 12.2.1
Councillor Martin – Motion on Notice – 88 O’Connell Development
Section 90 (3) (g), (h) & (i) of the *Local Government Act 1999 (SA)*
Pages 9 & 10

The meeting re-opened to the public at 7.24pm

The meeting **adjourned at 7.24pm** for a 5-minute break **and reconvened 7.31pm** with the following Council Members -

Present: The Right Honourable the Lord Mayor, Sandy Verschoor (Presiding), Deputy Lord Mayor (Councillor Abrahamzadeh) and Councillors Couros, Donovan, Hou, Hyde, Khera, Knoll, Mackie, Martin, Moran and Snape.

Confidentiality Orders

Minute 8 - Item 12.1.1 - Gawler Place Upark Façade

Confidentiality Order

In accordance with Section 91(7) and (9) of the *Local Government Act 1999 (SA)* and because Item 12.1.1 [Gawler Place UPark Façade] listed on the Agenda for the meeting of the Council held on 27 January 2022 was received, discussed and considered in confidence pursuant to Section 90(3) (i) litigation of the *Local Government Act 1999 (SA)*, this meeting of the Council do order that:

1. The resolution, the report, the discussion and any other associated information submitted to this meeting and the Minutes of this meeting in relation to the matter remain confidential and not available for public inspection until 31 December 2029.
2. The confidentiality of the matter be reviewed in December 2023.
3. The Chief Executive Officer be delegated the authority to review and revoke all or part of the order herein and directed to present a report containing the Item for which the confidentiality order has been revoked.

Minute 9 - Item 12.1.2 - Bus Station Site – Development Options

Resolution & Confidentiality Order

THAT COUNCIL

1. Notes the Due Diligence and Divestment Investigations for the Bus Station site as contained at Attachment A to Item 12.1.2 on the Agenda for the meeting of the Council held on 27 January 2022.
2. Approves the desired outcomes providing guidance for the sale and redevelopment of the former Bus Station site as contained within paragraph 16 of Item 12.1.2 on the Agenda for the meeting of the Council held on 27 January 2022.
3. Authorises the Chief Executive Officer to initiate an Expression of Interest (EOI) process for the sale and redevelopment of the Bus Station site.
4. Notes the outcomes of an Expression of Interest (EOI) process will be presented back to Council for consideration.
5. In accordance with Section 91(7) & (9) of the *Local Government Act 1999 (SA)* and because Item 12.1.2 [Bus Station Site – Development Options] listed on the Agenda for the meeting of Council held on 27 January 2022 was received, discussed and considered in confidence pursuant to Section 90 (3) (b) & (d) of the *Local Government Act 1999 (SA)*, the meeting of Council do order that:
 - 5.1. The report (excluding Attachment A and Link 2) and the resolution become public information and included in the Minutes of the meeting.
 - 5.2. Attachment A and Link 2 to the report, the discussion and any other associated information submitted to this meeting and the Minutes of the meeting in relation to the matter remain confidential and not available for public inspection until 31 December 2029.
 - 5.3. The confidentiality of the matter be reviewed in December 2023.
 - 5.4. The Chief Executive Officer be delegated the authority to review and revoke all or part of the order herein and directed to present a report containing the Item for which the confidentiality order has been revoked.

Item 12.1.2 (Excluding Attachment A and Link 2), are attached for information at the conclusion of the minutes.

Minute 10 - Item 12.2.1 – 88 O’Connell DevelopmentRelease of Minute 10**Confidential Motion on Notice****10. Item 12.2.1 – Councillor Martin – Motion on Notice – 88 O’Connell Development [2021/00600] [C]**

Moved by Councillor Martin,
Seconded by Councillor Snape –

That Council:

Noting The Advertiser publication of 28 December 2021 in which it was reported a resident who is part of an ERD Court challenge to the joint development by the City of Adelaide and our partner C and G of the three towers at 88 O’Connell Street claims to have been the subject “of an attempt to bully him’ with a threat of legal action leading to the possibility of a damages claim against him of millions of dollars:

1. Asks the Lord Mayor to write to C and G and invite them to formally withdraw any legal threat against ratepayers exercising their right to argue genuinely held views or criticisms of our joint development.
2. Requests the Lord Mayor, having stated at the December meeting of Council that she had no prior knowledge of this particular legal threat, also formally requests our development partner provide advice to Council of any further threats of legal action against our ratepayers before such threats are issued.
3. Requests the Administration provide advice to Councillors, in confidence if absolutely required, as to whether issues of contempt of court could arise from legal threats of the nature that have been made in the context of objections to the development had been lodged at the time and will be heard by a judicial body at the end of the month.’
4. In accordance with Section 91(7) and (9) of the Local Government Act 1999 (SA) and because Item 12.2.1 [Councillor Martin – Motion on Notice – 88 O’Connell Development] listed on the Agenda for the meeting of the Council held on 27 January 2022 was received, discussed and considered in confidence pursuant to Section 90(3) (g), (h) & (i) of the Local Government Act 1999 (SA), this meeting of the Council do order that:
 - 4.1. The resolution, the report, the discussion and any other associated information submitted to this meeting and the Minutes of this meeting in relation to the matter remain confidential and not available for public inspection until 31 December 2029.
 - 4.2. The confidentiality of the matter be reviewed in December 2023.
 - 4.3. The Chief Executive Officer be delegated the authority to review and revoke all or part of the order herein and directed to present a report containing the Item for which the confidentiality order has been revoked.

Discussion ensued during which:

- Councillor Khera left the meeting at 7.09pm, re-joined and left at 7.13pm and re-joined at 7.15pm
- Councillor Hyde left the meeting at 7.16pm and re-joined at 7.18pm
- Councillor Khera left the meeting at 7.16pm and re-joined the meeting at 7.21pm.
- Councillor Khera left the meeting at 7.22pm and re-joined 7.23pm.

The motion was then put and lost

Councillor Martin requested that a division be taken on the motion

Division**For (5):**

Councillors Donovan, Mackie, Martin, Moran and Snape.

Against (6):

Deputy Lord Mayor (Councillor Abrahamzadeh) and Councillors Couros, Hou, Hyde, Khera and Knoll.

The division was declared against the motion

Councillor Hyde left the meeting at 7.32pm

Lord Mayor's Reports

11. Item 13 – Lord Mayor's Report [2018/04064] [C]

The Lord Mayor addressed the meeting as follows:

'Probably an understatement to say it's been a challenging start for our year, but I do want to once again acknowledge all the Councillors are working together unanimously to bring forward our Reignite 2.0 initiatives. I've had fantastic feedback both by city businesses and the wider community and that includes our precinct groups and associations such as Business SA. So I do once again thank you and hopefully with that raft of initiatives as well as the initiatives that are already in process we will stand our City in good stead for recovery.

The Foodland Group CEO Franklin dos Santos said Council has shown great leadership in supporting small business and I'm continuing to have discussions, of course with the State Government about density restrictions and also advocating for the safe return of city workers as soon as possible.

Yesterday, on Australia Day, I celebrated our nation's story, which dates back 60,000 years and has been shaped by the combined contributions of our First Nations people as well as those who have come here from all over the world to call our country home.

I started the day with a smoking ceremony in Elder Park/ Murlawirrapurka, with beautiful messaging from Aunty Rosemary Wanganeen who has started the morning in the morning about 4 or 5 years ago and her message was about opening hearts and minds, it was a beautiful gathering and then we had our Citizenship Ceremony at the Adelaide Town Hall where we welcomed 43 new residents representing 22 countries. There was also the Survival Day rally kicked off in Victoria Square and of course there was an open day at the Adelaide City Mosque followed by the AusLights on the River event, which is a beautiful display of storytelling through light, sound and performance. I did want to thank the Deputy Lord Mayor for stepping in for me at such short notice to represent the City of Adelaide.

The Santos Festival of Cycling also took place in Victoria Square yesterday and the Deputy Lord Mayor had the opportunity to fire the start gun at the beginning again representing the City of Adelaide at the beginning of the TREK Night riders criterium. It was fantastic to once again have the Adelaide City Village in the heart of the city for the cyclists.

Some sad news, those of you may have heard of the passing of Sister Janet Mead. An extraordinary woman who has just worked tirelessly at the Adelaide Day Centre for people in need, she also is very well known for her recording of the Lords Prayer which reached number one in the USA in 1974 and received a Grammy nomination and was inducted to the South Australian Music Hall of Fame in 2018 in a private ceremony. We do send our condolences and she will be sadly missed.

I also would also like to acknowledge Tom McCready as this is his first official meeting as Director City Services. Congratulations Tom. And I do look forward to another year of supporting our community in delivering on the Strategic Plan.'

It was then -

Moved by Councillor Mackie,
Seconded by Deputy Lord Mayor (Councillor Abrahamzadeh) –

THAT COUNCIL

That the report be received and noted.

Carried

Councillors' Reports

12. Item 14.1 – Reports from Council Members [2018/04064] [C]

Councillor Khera addressed the meeting as follows:

'In relation to Item 10.2 of the last ordinary meeting I apologise.'

It was then -

Moved by Councillor Knoll,
Seconded by Deputy Lord Mayor (Councillor Abrahamzadeh) –

THAT COUNCIL

1. Notes the Council Member activities and functions attended on behalf of the Lord Mayor (Attachment A to Item 14.1 on the Agenda for the meeting of the Council held on 27 January 2022).

2. Notes the summary of Council Members meeting attendance (Attachment B to Item 14.1 on the Agenda for the meeting of the Council held on 27 January 2022).
3. Notes that reports from Council Members tabled at the meeting of the Council held on 27 January 2022 be included in the Minutes of the meeting.

Carried

Questions on Notice

13. Item 15.1 to Item 15.5 – Questions on Notice [C]

- 15.1. Deputy Lord Mayor, Councillor Abrahamzadeh – Question on Notice –New Year’s Eve Events [2020/01167]
- 15.2. Councillor Donovan – Question on Notice – Walking Strategy [2018/04053]
- 15.3. Councillor Martin – Question on Notice - Quentin Kenihan Inclusive Playspace [2018/04053]
- 15.4. Councillor Martin – Question on Notice - User Costs of EV Chargers [2021/01236]
- 15.5. Councillor Martin – Question on Notice - Golf Course Car Parking [2021/00818]

The Questions and Replies having been distributed and published prior to the meeting were taken as read.

The tabled Replies for Items 15.1 – 15.5 are attached for reference at the end of the Minutes of this meeting.

Questions without Notice

Nil

Motions on Notice

14. Item 17.1 - Councillor Moran – Motion on Notice – New Year’s Eve Council Events [2020/01167] [C]

Councillor Moran did not proceed with the Motion on Notice.

15. Item 17.2 - Councillor Martin – Motion on Notice – Electric Vehicle Charging [2021/01236] [C]

Councillor Martin did not proceed with the Motion on Notice.

16. Item 17.3 - Councillor Martin – Motion on Notice – Policy on Recompense for Minor Damage [2021/00600] [C]

Moved by Councillor Martin,
Seconded by Councillor Snape –

That Council:

Asks the Administration to provide advice to the March meeting of the elected body as to how Council could adopt a new policy that would enable the City of Adelaide to recompense minor claims of less than, say, \$1, 000 submitted by applicants who claim to have suffered property damage from Council operations and or/businesses, without Council making any admission of liability.

Discussion ensued during which:

- Councillor Hyde re-joined the meeting at 7.42pm.
- The following undertaking was given:

CEO Undertaking – Payments Made on Minor Damage

In response to queries from Deputy Lord Mayor, Councillor Abrahamzadeh, an undertaking was given to check if any claim had been substantiated with an ex-gratia payment made in the past.

- Councillor Hou left the meeting at 7.51pm.

The motion was then put and lost on the casting vote of the Lord Mayor

Councillor Martin requested that a division be taken on the motion

Division

For (5):

Councillors Donovan, Mackie, Martin, Moran and Snape.

Against (5):

Deputy Lord Mayor (Councillor Abrahamzadeh) and Councillors Couros, Hyde, Khera and Knoll.

The division was declared against the motion on the casting vote of the Lord Mayor

Councillor Hou re-joined at 7.56pm

Motions without Notice

17. Item 18 - Councillor Mackie – Motion without Notice – Expression of Acknowledgment and Condolence – Sister Janet Mead [C]

Moved by Councillor Mackie,
Seconded by Deputy Lord Mayor (Councillor Snape) –

The City of Adelaide notes the passing on Wednesday 26 January 2022 of one of its outstanding citizens - Sister Janet Mead, also known as Sister Marietta, and expresses condolences to her family and community at this time.

Discussion ensued

The motion was then put and carried unanimously

Closure

The meeting closed at 8.03pm

Clare Mockler,
Chief Executive Officer

Sandy Verschoor,
Lord Mayor

Documents Attached for Reference

Minute 9 – Item 12.1.2 - Bus Station Site – Development Options (excluding Attachment A and Link 2) – Published in confidence and released to the public

Minute 13 – Item 15.1 – 15.5 – Question on Notice Replies, distributed separately

Bus Station Site – Development Options

ITEM 12.1.2 27/01/2022
Council

Strategic Alignment - Enabling Priorities

2017/04450

Confidential - s 90(3) (b) & (d) commercial advantage/prejudice commercial position of council/commercial information of a confidential nature

Program Contact:

Shaun Coulls, Associate Director,
Strategic Property and
Commercial 8203 7036

Approving Officer:

Tom McCready, Director City
Services

EXECUTIVE SUMMARY

The Bus Station site is one of Council's last remaining development sites with its redevelopment identified as a priority action within the 10-year strategy, 'Our Market District – The Right Ingredients for the Future' and the recent Confidential Strategic Property Action Plan.

Site due diligence and divestment investigations have been undertaken in response to Council's motion of 13 July 2021 to investigate the viability of redeveloping the Bus Station site.

Due diligence investigations have considered a range of site particulars including planning, transport, heritage, building structure, infrastructure services, environmental condition together with financial considerations. The investigations concluded that the site offers significant mixed-use development potential with no on-site constraints which would preclude redevelopment.

The divestment investigations have been informed by extensive analysis and engagement via the 'Our Market District' strategy and the Strategic Property Action Plan. The divestment investigations have concluded that the Bus Station site should be released to the market for sale and redevelopment in mid-2022 by way of an Expression of Interest (EOI) process.

Additional market intelligence will be gathered to inform the preparation of the EOI document with the EOI likely to comprise a two-stage process to be undertaken within a probity framework.

Desired outcomes have been prepared to provide guidance for the redevelopment of the Bus Station site noting that innovative outcomes are sought. The desired outcomes seek a high-quality mixed-use development with opportunities for quality housing (including housing diversity and innovative housing models), a southern expansion of the commercial office market, site activation and attractors, site integration, activated spaces and greening as well as sustainability outcomes.

Consideration in confidence is sought because the information contained within **Attachment A** and Link 2 view [REDACTED] contains commercial in confidence information and further direction with respect to Council's strategic land holding which if released could reasonably be expected to confer a commercial advantage to a third party and prejudice the commercial position of Council.

RECOMMENDATION

THAT COUNCIL

1. Notes the Due Diligence and Divestment Investigations for the Bus Station site as contained at Attachment A to Item 12.1.2 on the Agenda for the meeting of the Council held on 27 January 2022.
2. Approves the desired outcomes providing guidance for the sale and redevelopment of the former Bus Station site as contained within paragraph 16 of Item 12.1.2 on the Agenda for the meeting of the Council held on 27 January 2022.
3. Authorises the Chief Executive Officer to initiate an Expression of Interest (EOI) process for the sale and redevelopment of the Bus Station site.
4. Notes the outcomes of an Expression of Interest (EOI) process will be presented back to Council for consideration.

5. In accordance with Section 91(7) & (9) of the *Local Government Act 1999* (SA) and because Attachment A and Link 2 to Item 12.1.2 [Bus Station Site – Development Options] listed on the Agenda for the meeting of Council held on 27 January 2022 was received, discussed and considered in confidence pursuant to Section 90 (3) (b) & (d) of the *Local Government Act 1999* (SA), the meeting of Council do order that:
- 5.1. The report (excluding Attachment A and Link 2) and the resolution become public information and included in the Minutes of the meeting.
 - 5.2. Attachment A and Link 2 to the report, the discussion and any other associated information submitted to this meeting and the Minutes of the meeting in relation to the matter remain confidential and not available for public inspection until 31 December 2029.
 - 5.3. The confidentiality of the matter be reviewed in December 2023.
 - 5.4. The Chief Executive Officer be delegated the authority to review and revoke all or part of the order herein and directed to present a report containing the Item for which the confidentiality order has been revoked.
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IMPLICATIONS AND FINANCIALS

City of Adelaide 2020-2024 Strategic Plan	Strategic Alignment – Enabling Priorities 5.04 Implement the Strategic Property Review
Policy	The sale of the Bus Station site by way of an open EOI meets the requirements of Council's Acquisition and Disposal of Land and Infrastructure Assets Policy which seeks a fair and transparent disposal process ensuring Council obtains the best outcome and value.
Consultation	The divestment investigations have been informed by the 'Our Market District' strategy which has been the subject of extensive community engagement as well as the Strategic Property Review which has been informed by engagement across the Administration's portfolio and programs.
Resource	Not as a result of this report
Risk / Legal / Legislative	The EOI process will be informed by external legal advice and will undertaken within an established probity framework.
Opportunities	The release of the Bus Station site to the market will enable a significant city shaping redevelopment driving city investment, economic growth and job creation.
21/22 Budget Allocation	The Strategic Property & Commercial Program's 2021/22 budget incorporates \$100,000 to undertake further investigations for opportunities identified by the Strategic Property Action Plan.
Proposed 22/23 Budget Allocation	A budget allocation of \$100,000 for the implementation of the Strategic Property Review is proposed as part of the 2022/23 budget.
Life of Project, Service, Initiative or (Expectancy of) Asset	Not as a result of this report
21/22 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	The divestment strategy will encourage significant private sector investment.

GROUNDS AND BASIS FOR CONSIDERATION IN CONFIDENCE

Grounds

Section 90(3) (b) & (d) of the *Local Government Act 1999* (SA)

- (b) information the disclosure of which –
 - (i) could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or prejudice the commercial position of the council; and
 - (ii) would, on balance, be contrary to the public interest.
- (d) commercial information of a confidential nature (not being a trade secret) the disclosure of which –
 - (i) could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and
 - (ii) would, on balance, be contrary to the public interest.

Basis

This Item contains certain information of a confidential nature (not being a trade secret) the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting business, prejudice the commercial position of the council and prejudice the commercial position of the person who supplied the information and confer a commercial advantage to a third party.

The disclosure of information in this report could reasonably prejudice the commercial position of the council including its future commercial dealings given that it contains financial information and future direction with regard to a key strategic land holding.

Public Interest

The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because information pertaining to this report, including certain financial information and further direction, may prejudice Council's future commercial dealings with regard to its strategic land holding. On this basis, the disclosure of such information may severely prejudice the Council's ability to influence the proposal for the benefit of the Council and the community in this matter.

DISCUSSION

1. The Bus Station site (also known as the former Bus Station site) is one of Council's last remaining development sites providing significant city shaping potential. The land holding has a total area of 6,850m² and is located within the heart of the Market District being bounded by Grote, Franklin, and Bowen Streets. A site plan of the former Bus Station site is available at Link 1 view [here](#).
2. On 11 August 2015 Council endorsed a ten-year strategy for the Market District known as '*Our Market District – the Right Ingredients for the Future*' which was informed by extensive community and stakeholder engagement involving over 500 people. The *Our Market District* strategy sought a vibrant, sustainable and inclusive Market District, alive with a greater number of residents, workers, students and visitors.
3. More specifically, *Our Market District* called for a redevelopment of the Bus Station site for a mixed-use development incorporating multilevel buildings enabling a southern expansion of the CBD office sector together with residential development, activated space and attractors with further integration of the Central Bus Station Plaza.
4. On 14 April 2020 Council received the Strategic Property Action Plan report and approved a range of asset opportunities subject to further site investigations and Council consideration.
5. The Strategic Property Action Plan identified a redevelopment of the Bus Station site as a priority action enabling a new mixed-use development with associated city activation and attractors.

6. The Strategic Property Action Plan was informed by extensive investigations including consideration of Council and State Government strategies, market analysis, emerging trends, and a review of city characteristics.
7. On 13 July 2021 Council approved the motion that the Administration present a report to Council regarding the viability of developing the former Bus Station site having regard to the Central Market Arcade Redevelopment lead times, the provision of temporary car parking on-site, the option for a joint partnership with the private sector (including returnable works to Council) as well as opportunities to support The Joinery tenant.
8. On 14 September 2021 Council noted a Confidential Strategic Property Review status update which considered the performance of the Bus Station site asset. The asset assessment is available at Link 2 view [REDACTED] with the site characterised as follows:
 - 8.1. Strategically located within the heart of the CBD but generating low civic and strategic value.
 - 8.2. Currently under-developed noting that the site is located within the Capital City Zone offering a significant development opportunity.
 - 8.3. High city shaping potential and high future alignment with Council's strategic directions.
 - 8.4. Not representative of an efficient or effective use of capital having regard to the site's land value.
9. The above status update noted that site investigations for the former Bus Station site would be brought back to Council in the first quarter of 2022.

Due Diligence Investigations

10. Due diligence investigations have been undertaken with respect to the Bus Station site and improvements in order to determine the future potential of the land as well as on-site constraints which may delay or preclude redevelopment. This included information gathering, systematic review and discovery. Site inspections were also undertaken with consultant advice received across several technical considerations.
11. The investigations incorporated an assessment of building design and operation, planning and transport, heritage, land tenure, tenancy review, building structure, services infrastructure, environmental condition and financial considerations. The due diligence investigations are detailed within the Due Diligence and Divestment Investigations Report at **Attachment A**.
12. The above due diligence investigations identified that the Bus Station site is characterised by:
 - 12.1. Significant locational advantages positioned within the heart of the CBD with frontages to key vehicular corridors and supported by various transport modes.
 - 12.2. A current under-utilisation of the land with the site located within the Capital City Zone enabling significant mixed-use development potential.
 - 12.3. An opportunity to integrate with the adjoining Adelaide Central Bus Station/ Grote Street UPark building (incorporating 570 parking spaces) and its associated plaza area.
13. In addition, the due diligence investigations noted that:
 - 13.1. The existing Andrew Street car park (providing 123 parking spaces) is temporary to support the precinct during the construction of the Central Market Arcade Redevelopment/ Market Square project. The long lead times on redevelopment of the Bus Station site will support the operation of the car park. It is noted that settlement timing would need to be considered in this context should Council identified a suitable purchaser/ developer for the site.
 - 13.2. The land has been excluded from the classification as community land.
 - 13.3. There are no on-site constraints (other than leasing agreements) which would prevent redevelopment of the Bus Station site.

Divestment Investigations

14. Further divestment investigations have been undertaken with the divestment approaches detailed within the Due Diligence and Divestment Investigations Report at **Attachment A**.
15. The divestment investigations have identified that the Bus Station site should be released to the market for sale and redevelopment in mid-2022 by way of an Expression of Interest (EOI) process on the basis that:
 - 15.1. An opportunity exists to leverage off the Central Market Arcade Redevelopment/ Market Square project which is scheduled to commence in mid-2022.
 - 15.2. Early commencement of the EOI process is needed given the long lead times required to enable construction commencement on the Bus Station site having regard to the required activities and

timelines associated with the EOI process, contractual negotiations, design, approvals and project pre-commitments.

- 15.3. Market release will respond to recent interest received from prospective purchasers and developers during 2021.
- 15.4. Release of the Bus Station site opportunity will further accelerate private sector investment, economic growth and job creation within the Market District.
16. As noted above, the Bus Station site has been the subject of extensive investigations and engagement including by way of the 'Our Market District' strategy, the Strategic Property Action Plan, site due diligence and divestment investigations. These investigations and analysis have informed the preparation of desired outcomes.
17. The desired outcomes for the Bus Station site are suitably flexible with the proponents to consider viable and innovative approaches for site redevelopment.
18. The following desired outcomes will provide guidance for the Bus Station site redevelopment:
 - 18.1. A high-quality mixed-use development. Site redevelopment will connect the CBD commercial core with the market precinct providing more opportunities for people to live, work and visit the city.
 - 18.2. Higher quality housing including diverse housing outcomes and innovative housing models. Well-designed market housing targeted at owner occupiers providing a 'home in the sky' as well as opportunities for diverse housing options and innovative housing models enabling affordable home ownership and/or rental housing as well as the emerging asset class of build to rent housing.
 - 18.3. Southern expansion of the commercial office market. Opportunities for quality and flexible office space with associated amenities addressing the future needs of the Adelaide office market. This should also provide opportunities to support South Australia's key growth industries, i.e., technology and innovation.
 - 18.4. Site activation and attractors. Opportunities which reinforce the Market District as an economic and community hub supporting city shopping, services, visitations and amenity. This should include complementary retail activation as well as opportunities for local services or creative and cultural elements which support precinct tourism and visitations.
 - 18.5. Site integration. Development outcomes which connect and support the vibrancy of the Market District with further integration of the adjoining Adelaide Central Bus Station/ Grote Street UPark and plaza area.
 - 18.6. Activated spaces and greening. Integrate opportunities for activated spaces, both public and private, with further potential for rooftop activation, greening and site connections.
 - 18.7. Sustainable Outcomes. Integration of sustainability through passive design and built-in measures which respond to minimising the impacts on climate change.
19. Further market intelligence will be gathered to inform the EOI document prior to its release to prospective developers.
20. This will be followed by a likely two stage EOI process to be undertaken within an established probity framework calling for:
 - 20.1. Developer capability and capacity to support project delivery avoiding any land banking of the site.
 - 20.2. A preference for the site be redeveloped in its entirety noting that opportunity may also exist for proponents to develop part of the site.
 - 20.3. Private sector delivery with Council not requiring any portion of buildings constructed on the site to be returned to Council, noting that Council has other assets which it can utilise and re-purpose to support new commercial opportunities.
21. The EOI release will be supported by an extensive marketing campaign targeting local, national and international buyer groups. This will utilise a range of mediums including print media, real estate websites and social media.
22. Should Council select a preferred proponent(s) for site redevelopment then discussions will take place with existing tenants including the Conversation Council (The Joinery) and the Department of Energy and Mining (previously the Department of Premier and Cabinet) with respect to the existing electrical vehicle charging station. These discussions will be undertaken on the basis of the tenant's respective lease arrangements.

23. The Administration will work with existing Bus Station site tenants and key stakeholders during the course of the EOI process. This will include engagement with the Market District Advisory Group to ensure that key precinct stakeholders are kept informed on the EOI process.

DATA AND SUPPORTING INFORMATION

Link 1 – Bus Station Site Plan

Link 2 – Bus Station Site Asset Assessment

ATTACHMENTS

Attachment A – Bus Station Site – Due Diligence and Divestment Investigations

- END OF REPORT -

New Year's Eve Events

ITEM 15.1 27/01/2022

Council

Council Member

Deputy Lord Mayor, Councillor
Abrahamzadeh

2020/01167

Public

Contact Officer:

Stephen Zaluski, Acting Director
City Shaping

QUESTION ON NOTICE

Deputy Lord Mayor, Councillor Abrahamzadeh will ask the following Question on Notice:

'In relation to the City of Adelaide organised New Year's Eve events throughout the CBD and North Adelaide, can the Administration please advise:

- If there were any COVID outbreaks originating at any of these events?
- If there were any concerns raised by SA Health in the lead up to the events?
- Any feedback (in relation to the event format, entertainment, Pyrotechnic show, etc) from traders in close proximity to those events?'

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

REPLY

1. The City Experience Team engaged SA Health representatives along with other emergency service stakeholders throughout a number of planning discussions and pre-New Year's Eve event briefings.
2. SA Health provided regular feedback during the planning phase and approved the COVID Management Plans for both the Rundle Street public outdoor dining area (supporting Midnight Moments), and the 'Light Up' ticketed event in Rymill Park / Murlawirrapurka. Other Midnight Moment event locations such as the Lion Hotel and Sparkke Hotel also secured COVID safe plans from SA Health.
3. Following enquiries to SA Health, we have not been advised of any concerns relating to the operations on New Year's Eve in the City or that there was any related COVID outbreaks as a result of the events or activities.
4. There were no incident reports from our Security and COVID Marshals relating to breaches of the COVID Management Plans.
5. Feedback throughout the event from traders and staff onsite was that the audience observed social distancing and COVID safe behaviours (mask wearing, QR code check-ins, use of sanitisers, etc).
6. Reviewing feedback from post-event business surveys is yet to be finalised, however insights will be provided as part of the New Year's Eve in the City evaluation.
 - 6.1. Anecdotal feedback from businesses and traders has been positive, including direct feedback to the team from a business involved in a Midnight Moments event stating: "Your team was fantastic to work with to activate the street and New Year's. It was a really great idea and I can't thank you enough"

7. Data from intercept surveys conducted with members of the public on the night has recently been received. Details of this will also be included in a more thorough NYE evaluation to be shared shortly, however early analysis shows:
- 7.1. The majority of words used by visitors to describe the event/activity they just attended were positive and optimistic in nature, with many finding the events and activities to be fun, family-oriented and friendly.
 - 7.2. 87% of those who attended the event were satisfied, with 37% very satisfied.
 - 7.3. Of those who participated in the survey, the majority had come to the City/North Adelaide specifically for the NYE events and also to go out for a meal/drink.

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 -

Walking Strategy

ITEM 15.2 27/01/2022

Council

Council Member
Councillor Donovan

2018/04053
Public

Contact Officer:
Tom McCready, Director City
Services

QUESTION ON NOTICE

Councillor Donovan will ask the following Question on Notice:

'Noting:

- the recent successful launch of the South Australian Walking Strategy by Wellbeing SA
- the heightened desire of residents, businesses and visitors to have the option to access outdoor methods of commuting and recreating during the COVID pandemic

What is the timeline for delivery of the City of Adelaide's Walking Strategy?'

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

REPLY

- At its meeting on 10 September 2019, Council requested we prepare a walking strategy through the following Council Decision:
That Council:
 - Notes the recent data compiled by WalkingSA on pedestrian safety within the City of Adelaide.*
 - Notes the current opportunity to provide policy input to complement/inform the Integrated Transport Plan and City Access Strategy.*
 - Requests Administration prepare a detailed walking strategy, including a peer review of the walking strategies of other cities (eg Melbourne and Sydney), to improve Adelaide's walkability and liveability.*
- Our teams have had input into the South Australian Walking Strategy and the City Access Strategy and were awaiting their release prior to progressing our strategy.
- Now that the South Australian Walking Strategy has been released, we will progress City of Adelaide's walking strategy.

4. A draft walking strategy is anticipated to be completed by July 2022 to present to Council for approval to be released for community consultation.
 - 4.1. The strategy will encompass all forms of walking – including everyone who uses our footpaths, whether they are on foot, pushing a stroller or moving with the help of a mobility device such as a wheelchair.
 - 4.2. The Strategy will be developed in alignment with the South Australian Walking Strategy and also consider the City of Adelaide's specific needs.
 - 4.3. The outputs from this project will also be critical in informing future investment in infrastructure and operational projects as well shaping the future liveability of the city.

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 -

Quentin Kenihan Inclusive Playspace

ITEM 15.3 27/01/2022

Council

Council Member
Councillor Martin

2018/04053
Public

Contact Officer:
Tom McCready, Director City
Services

QUESTION ON NOTICE

Councillor Martin will ask the following Question on Notice:

'Noting the Quentin Kenihan Inclusive Playspace was officially opened by the Lord Mayor in December 2020 and then closed in order to improve safety and amenity, could the Administration advise:

1. Have all improvements that were proposed been completed and, if not, which remain to be completed?
2. Has the Inclusive Playspace been reviewed recently to ensure it complies with the applicable standards of an inclusive playspace?
3. Is there another official opening planned to which members of the Kenihan family will be invited?'

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

REPLY

1. The Lord Mayor and the Minister for Child Services, together with Quentin Kenihan's family and friends, cut a ribbon in December 2020 to recognise the fact that the Quentin Kenihan Inclusive Playspace construction works had reached practical completion and was open to the public.
2. Since December 2020 works have been undertaken to enhance the user experience. The only remaining works to be completed is the installation of a wheelchair accessible swing that was delayed due to Covid and international shipping. This will be installed in the first week of February 2022.
3. It is Australian Standard and CoA policy that an independent comprehensive audit is undertaken and deemed satisfactory prior to handover of the complete playspace. We have on file two independent comprehensive audit reports, completed immediately prior to the playspace being open to the public, that confirms the playspace is safe for use. As well as this, there are monthly operational inspections conducted by an independent company and daily routine inspections conducted internally, all of which have confirmed the playspace is compliant with the applicable standards, AS4685.
4. Plans have commenced for an official opening at the Playspace to take place once the swing is installed. Quentin Kenihan's family and friends will be engaged shortly to confirm the most appropriate date and event format.

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 -

User Costs of EV Chargers

ITEM 15.4 27/01/2022

Council

Council Member
Councillor Martin

2021/01236
Public

Contact Officer:
Stephen Zaluski, Acting Director
City Shaping

QUESTION ON NOTICE

Councillor Martin will ask the following Question on Notice:

'The City of Adelaide website appears to state fees apply to the use of EV chargers at all 42 locations on and off street in the City of Adelaide, except for the Grote Street UPark where the charger is free but car parking fees apply. Setting aside the issue of car parking fees, could the Administration advise:

1. Is this the current status?
2. Which on street and off street EV chargers used to be free for any period and when did they cease to be provided at no charge for whatever time period applied?
3. Was the provision of EV chargers with free periods of use designed to encourage the use of Electric Vehicles consistent with the City's strategy to promote carbon neutrality?
4. What revenue was forgone by offering periods of EV charging without cost?
5. What prompted the change?'

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

REPLY

1. City of Adelaide provides a network of 42 electric vehicle chargers, the majority are 22kW capacity (AC) "fast chargers", with two 50 kw (DC) "super-fast chargers" at the Franklin Street hub.
 - 1.1. The current charge for the electricity provided is \$0.25 / kWh at the fast chargers, and \$0.35c / kWh at the super fast chargers. There is a minimum charge of \$1 charge after 5 minutes.
 - 1.2. Parking costs (in addition to the charging costs) are relevant to the location.
 - 1.3. Usage has been increasing – in the financial years 2018/2019, 2019/20 and 2020/21 the electricity dispatched by the network has approximately doubled year on year.
2. There are two power point based charging points in the Grote Street UPark which are unmetered and free. These were installed prior to the roll out of the current fast chargers in 2017/18.

3. Between 1 September 2017 and 30 June 2021, the charging costs were:
 - For AC fast chargers (22kW) - first hour free then \$0.20/kWh between 6am and 6pm and \$0.10/kWh all other times including weekends. Minimum EV Charging Service fee of \$1 after 1 hour.
 - DC super-fast chargers (50kW): \$0.30 / kWh at all times.
4. The 'first hour free' period was provided to help introduce the electric charging network to customers and encourage the early adoption of electric vehicles in City of Adelaide.
5. Over the first two full financial years of operations, the foregone revenue by offering periods of EV without cost is estimated to be between \$5,000-\$10,000. The total revenue received over this period was approximately \$12,500.
6. The adjustment to fees in 2021/22 was to recover some of the cost of the electricity, maintenance costs and the subscription fee for the network provider, and to simplify the fee structure. The intention was that the chargers would operate on a 'cost neutral' basis.

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 -

Golf Course Car Parking

ITEM 15.5 27/01/2022

Council

Council Member
Councillor Martin

2021/00818
Public

Contact Officer:
Tom McCready, Director City
Services

QUESTION ON NOTICE

Councillor Martin will ask the following Question on Notice:

'Could the Administration advise in respect of car parking at the Adelaide Golf Course:

1. What is the total of square metres allocated in this area of the Park Lands?
2. Has this total changed in the past 6 months?
3. Has an area formally not covered by gravel nor formally used regularly for car parking been recently surfaced with gravel?
4. What is the car parking capacity of this area referred to in 3. and what are the conditions of parking?
5. Was the activity in that part of the Park Lands mentioned in 3. and 4. above brought before APLA and, if not, why not?'

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

DRAFT REPLY

1. There are 4 areas available for parking that enable customers to access the Clubhouse, North and South Courses at North Adelaide Golf Course as follows:
 - 1.1. Main carpark on Strangways Terrace containing 71 public carparks.
 - 1.2. On-street parking in the surrounding streets.
 - 1.3. Season pass holder (permit), staff, and supplier parking to the south of the entrance road to the clubhouse (approximately 20 vehicles).
 - 1.4. Event competition parking on the grassed area to the north of the entrance road to the clubhouse.
2. Management Direction 1.3.17 of the CLMP for Park 1 states "*Manage car parking availability for park visitors including users of golf courses, tennis facilities and the North Adelaide Railway Station.*"
3. The total area available for parking has not changed and the availability for parking is managed appropriately to facilitate users of the golf courses.

4. Usage and demand at North Adelaide Golf Course has more than doubled from that experienced 2 years ago. This has significantly increased the demand and utilisation of parking availability for the Course with flow on constraints for other stakeholders in the area including residents. To manage the impacts inline with stakeholder feedback and expectations we are utilising all parking areas as efficiently as possible whilst continuing to minimise Parklands Parking.
5. Benchmarking undertaken in consultation with Golf Australia found North Adelaide Golf Course has less than half the parking spaces available per round of golf played indicating that it is a significant constraint limiting visitation/participation.
6. The significant increase in demand and the identified constraint is currently under review as part of the future planning for the clubhouse and carpark renewal. Detailed information regarding parking and any potential options to improve its management in line with the CLMP will be brought back to APLA and Council for consideration.
7. The areas listed at 1.3 and 1.4 are fully maintained to an exceptional standard by the dedicated North Adelaide Golf Course horticulture staff. This includes management of the parking area availability, maintenance of surfaces and remediation where required to provide quality amenities for customers and high-quality surfaces.
8. The area listed at 1.4 suffered washout damage after large rainfall in late 2021. The area required repair (completed November 2021) to be safe which included applying a rubble to the area. The works undertaken were standard repair/maintenance tasks which are not taken to APLA.

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 -