

Submissions received from 15 June – 18 June (post Committee Meeting agenda being processed and finalised)

Submissions for the purposes of the agenda (printed on Thursday 15 June):

- Submissions 1 – 22

Submissions for the purposes of this update (all new submissions / updates)

- Submission 1 – additional feedback
- Submission 22 – additional feedback
- Submissions 23 – 57
- Petition

Jim Kouts and Damien Kitto

Additional feedback from Damien Kitto



Level 2, 74 Pirie Street
Adelaide, South Australia 5000
Phone 1300 277 774
businesseventsadelaide.com.au

16 June 2023

Mr Michael Mallamo
Coordinator, Corporate Planning – Strategy Planning & Engagement
City of Adelaide
StrategicPlan@cityofadelaide.com.au

Dear Mr Mallamo

Request for the City of Adelaide to revise *Business Events Adelaide* funding to maximise potential for the City of Adelaide

Thank you for the opportunity to provide feedback on the City of Adelaide's (CoA) Draft 2023/24 Business Plan.

Our Chair, Mr Jim Kouts, recently wrote to The Lord Mayor to request a review of *Business Events Adelaide* funding. With the Draft Budget now available for public consultation, we would like to reaffirm our request for a funding increase to \$450,000 as part of your final deliberations.

In FY22, *Business Events Adelaide* funding was reduced from \$380,000 per year to \$300,000 despite an exceptional return on investment of 847:1. During this financial period, we bid for and won 145 business events, generating \$254 million for the South Australian economy. Much of this revenue stayed in the CoA, creating a direct and tangible benefit to ratepayers. Delegates attending business events spend \$632 a day on the likes of accommodation, hospitality, transportation and entertainment, while a tourist spends just \$179. The high return on activity generated by *Business Events Adelaide* and its members has in no small part contributed to the City's strong economic position.

The CoA has enjoyed a healthy return of business events in FY23 and can look forward to another very strong year in FY24. Our emphasis is now on ensuring future years continue a growth trajectory. As we emerge into a post COVID future, global competition is fierce.

Business Events Adelaide has responded by reinforcing the Team with new talent to strengthen our business development and research capabilities, as well as streamlining our operational processes. We have plans to further bolster our ranks with an International Business Development Manager based in Asia, actively forging new relationships and opportunities in this important growth market.

The State Government has recognised the increased costs associated with bidding for new events. It revised its funding to *Business Events Adelaide* in the FY23 State Budget mid-year review to reflect these economic realities.

Business Events Adelaide requests the Council also acknowledges the demonstrated success in attracting a global audience to the City, the enormous value generated to the businesses, residents and ratepayers of the CoA, and the increased worth of the organisation to revitalising the City economically.

I would be happy to provide any additional information you might need to consider this request. or meet with you to discuss further. Please do not hesitate to contact me on 0401 124 413 if I can be of assistance.

Kind regards



Damien Kitto
Chief Executive Officer

Andrew Walker

Additional email from Mr Walker:

Dear Michael,

Thanks very much for the chance to give feedback on the City of Adelaide's proposal to re-introduce and increase the rates for event site rental and outdoor dining. Whilst The Garden accepts the need to review all aspects of Council operations we do not think that the proposed re-introduced rental and rates are going to achieve the desired outcome and may, in fact, work against the long term goals of supporting the arts and rebuilding business confidence post COVID-19, particularly as we are looking at entering what seems to be a recession period.

The arts and hospitality communities have been hard hit during COVID-19. Costs massively increased in many areas whilst attendances, capacities and access to shows fell dramatically. Employment in all aspects of these industries was decimated resulting in an exodus of experienced, qualified workers on stage, off stage and in all supporting roles. At any normal time this would signal a time to increase prices to the public across the boards e.g. tickets, merchandise, food and beverage. However we are all told a period of recession is ahead. Cost of living is sky rocketing, housing affordability is through the roof whilst many shop fronts still show For Lease signs. The SA Govt is supporting the state with a massive increase to expenditure to housing, power subsidies and health. The public, who have not yet recovered from COVID-19 shock are being told a raft of crises are ahead. In response to all of this is the ideas of increases rents and rates really going to help the economy rebuild and the public re-engage? Is this going to help us rebuild and support the arts and hospitality sectors? To The Garden the concept of increasing costs at ground level with the ultimate consequence of increasing the price to consumers, will not nurture or rebuild these sectors nor support the many suppliers, trades, practitioners and audience/guests who rely on these businesses. We believe the opposite is more likely.

The Garden, Gluttony and similar Fringe arts venues are in normal times a breeding ground for tomorrow's stars. In the case of the Fringe, these venues provide a testing ground for new talent, a breeding ground for ideas and a pathway to the most prestigious arts events in the world such as The Adelaide Festival and Edinburgh Fringe. Our Fringe venues engage a myriad of workers, directly and indirectly, providing not just work for many, but a rare opportunity for newcomers, people with an alternative voice and new ideas, to step out and express themselves. The Garden has launched many varied careers of performers like Gotye, Electric Fields and Hans and Adelaide hospitality luminaries such as Josh Baker. Costs are high relative to return when seeking the new and taking the challenge on the new. But without people taking risks in producing The Garden, Gluttony or opening a bar, cafe or restaurant, we do not find the new talent nor do we find work for the many that support these endeavours. Not only do our venues support those on stage and working for them, but they create a much needed access to the arts. The Garden and Gluttony are gate ways to the arts world. Increased costs reduces the venues' ability to take risks on the newcomers - higher costs discourage risk. We all lose the new work, the new ideas and the vibrancy and relevance they bring with them. The proposed rental model will see SA Govt supported two and a half day weekend rock concerts featuring a range of commercial acts paying significantly less for the space they use than the Fringe hubs are likely to pay - even though these rock concerts will gross similar income, if not more, and are only accessible to ticket holders. In comparison our Fringe events, which are part of a 60+ year heritage, cater to broad audience on and off stage and are, for the most part, free to enter. This is imbalanced.

The Fringe venues create an opportunity for a broad range of people to experience a massive range of performances and a broader range of ideas. These venues draw thousands in to the City of Adelaide and the state of South Australia. Thousands who not just experience the arts and the Fringe, but the very thing that Adelaide and South Australia is better at than any other place in the country - people experience these spaces, shows and ideas together. South Australia is the Festival State. Adelaide brings people together in these venues. The result is people expose to arts and new ideas along with a massive cash injection to the local economy. In 2021, The Garden paid a significant amount of rent - even during COVID-19. In 2022, there was recognition of the economic impact of the Fringe events leading in the removal of site fees. There is a very clear and simple logic in this. Venues like The Garden pay tens of thousands of dollars to remediate and make good the spaces they use. They cost City of Adelaide and the State nothing in funding or support. In exchange

the Fringe venues contribute millions of dollars to the economy. This contribution should be valued. Reintroducing site rental at such a gig level will impact on this economic contribution which is contrary to the desired outcome.

The Garden and Gluttony, whilst appearing large hubs of activity, are also family businesses. As businesses we can not invest in our business, our staff or our industry without some certainty. Regardless of the outcome of these discussions on rent, this is all another reminder that our businesses can never budget or invest as we never know what is around the corner. The City of Adelaide would never sign a lease on building for their staff without knowing, for an extended period, what the costs would be. And yet the City of Adelaide expects family owned and funded business, in a very risky industry, that contributes millions of dollars to the economy, adding value to the East End real estate and cache to Adelaide's arts scene, to fly blind. Our venues have no leases year-to-year so can not commit staff, suppliers or other business relationships. This is not a great way for us all to work.

There are two ways to skin a cat. The City of Adelaide and SA Govt should be working to promote Adelaide as THE place to break your show, to see a show and enjoy a show. The Garden believes that if we all work together to a common goal that we can all achieve a lot more than a few dollars tomorrow. To be clear that is not to say that The Garden could not pay something, but The Garden believes that there is a much bigger prize in our futures if we continue to work to create a great event that draws people to South Australia, that sells hotel rooms, meals, taxi fares and promotes SA as a great place to visit and reminds the lucky residents what they all have. We all have some more short term pain ahead. But let's tighten our belts and work together to find a way around this while we all head to our common goal.

Once again thank you very much for the chance to take part in this process.

Kind regards,

Andrew.

WRITTEN SUBMISSION / FEEDBACK 23

Jackie Hahn

Thank you for the opportunity to comment upon the Draft Annual Business Plan and budget for 2022-23.

I commend the Council for allocating such significant resources to maintenance and upkeep of what is accurately described as Adelaide's "defining feature".

Nevertheless I hope that the Council will revise the Annual Business Plan and Budget to include funds for restoration of degraded parts of the Park Lands - most notably in Helen Mayo Park and Kate Cocks Park. Allocating funds to restore each of these Parks would be consistent with Key Action 4.8 in the Council's Strategic Priorities to "Protect and conserve the heritage listed Adelaide Park Lands".

In addition, I would hope that the Council will allocate funds to planning for the proposed Adelaide Recreation Circuit which has wide support from the business community, sporting groups and Park Lands advocates.

This would be consistent with a "key action" in the City Council's Strategic Priorities to "leverage the Adelaide Park Lands to promote health, wellbeing and lifestyle experiences."

Yours sincerely,

Jackie Hahn

WRITTEN SUBMISSION / FEEDBACK 24

John Eyre

Thank you for the opportunity to comment upon the Draft Annual Business Plan and budget for 2022-23.

I commend the Council for allocating such significant resources to maintenance and upkeep of what is accurately described as Adelaide's "defining feature".

Nevertheless I hope that the Council will revise the Annual Business Plan and Budget to include funds for restoration of degraded parts of the Park Lands - most notably in Helen Mayo Park and Kate Cocks Park. Allocating funds to restore each of these Parks would be consistent with Key Action 4.8 in the Council's Strategic Priorities to "Protect and conserve the heritage listed Adelaide Park Lands".

In addition, I would hope that the Council will allocate funds to planning for the proposed Adelaide Recreation Circuit which has wide support from the business community, sporting groups and Park Lands advocates.

This would be consistent with a "key action" in the City Council's Strategic Priorities to "leverage the Adelaide Park Lands to promote health, wellbeing and lifestyle experiences."

Sent from my iPhone

WRITTEN SUBMISSION / FEEDBACK 25

Peter Klaosen

Thank you for the opportunity to comment on the Council budget for 2022-23.

Good to see funds being allocated to maintain and improve the parklands.

However I think funds need to be specifically allocated to rehabilitate neglected parks such as Helen Mayo Park. If you do not do this, the Government will continue to try and put inappropriate public infrastructure in the parklands on the basis that they are neglected and unused.

The allocation of \$1.9M for a community sports building in Park 27B is also of concern. Will it be really accessible and used by the whole community? Does it leave the council exposed to criticism of being inconsistent when they oppose buildings like the Police Greys facility?

I would also hope that the new Aquatic Centre can be moved further north outside the parklands. This makes sense for wider public access and logistics (Marion centre is SE of the city). Also there are very few opportunities like this to replace old buildings with open space. It also is inappropriate that the current Aquatic Centre will be shut for an extended period.

Regards

Peter Klaosen

WRITTEN SUBMISSION / FEEDBACK 26

Liz Tidemann

Thank you for the opportunity to comment upon the Draft Annual Business Plan and budget for 2022-23.

I commend the Council for allocating such significant resources to maintenance and upkeep of what is accurately described as Adelaide's "defining feature".

Nevertheless I hope that the Council will revise the Annual Business Plan and Budget to include funds for restoration of degraded parts of the Park Lands - most notably in Helen Mayo Park and Kate Cocks Park. Allocating funds to restore each of these Parks would be consistent with Key Action 4.8 in the Council's Strategic Priorities to "Protect and conserve the heritage listed Adelaide Park Lands".

In addition, I would hope that the Council will allocate funds to planning for the proposed Adelaide Recreation Circuit which has wide support from the business community, sporting groups and Park Lands advocates.

This would be consistent with a "key action" in the City Council's Strategic Priorities to "leverage the Adelaide Park Lands to promote health, wellbeing and lifestyle experiences."

Our Parklands are a wonderful asset for Adelaide, particularly as we move towards a warming climate. They are indeed the "lungs of our city", and as such, need all the protection which we can give.

Thank you once again.

Kind regards

Liz Tidemann

Paula York

Community Consultation
Draft Annual Business Plan and Budget 2023-2024
GPO Box 2252
Adelaide SA 5001

Dear City of Adelaide

Thank you for the opportunity to comment upon the Draft Annual Business Plan and budget for 2023-24.

I commend the Council for allocating such significant resources to maintenance and upkeep of Adelaide's "defining feature", its world-unique Park Lands. Nevertheless I hope that the Council will revise the Annual Business Plan and Budget to include funds for restoration of degraded parts of the Park Lands - most notably in Helen Mayo Park. Allocating funds to restore each of these Parks would be consistent with a "Key Focus Area" for the "City Shaping Portfolio, i.e. "Park Lands Greening".

In addition, I would hope that the Council will allocate funds to a feasibility study or otherwise planning for the proposed Adelaide Recreation Circuit which has wide support from the business community, sporting groups and Park Lands advocates. This would be consistent with the Council's "City Culture" program to provide opportunities for creativity, recreation, and wellbeing".

Yours sincerely

Paula York

Ian Jennings

Thank you for the opportunity to comment upon the Draft Annual Business Plan and budget for 2022-23.

I commend the Council for allocating such significant resources to maintenance and upkeep of what is accurately described as Adelaide's "defining feature".

Nevertheless I hope that the Council will revise the Annual Business Plan and Budget to include funds for restoration of degraded parts of the Park Lands - most notably in Helen Mayo Park and Kate Cocks Park. Allocating funds to restore each of these Parks would be consistent with Key Action 4.8 in the Council's Strategic Priorities to "Protect and conserve the heritage listed Adelaide Park Lands".

In addition, I would hope that the Council will allocate funds to planning for the proposed Adelaide Recreation Circuit which has wide support from the business community, sporting groups and Park Lands advocates.

This would be consistent with a "key action" in the City Council's Strategic Priorities to "leverage the Adelaide Park Lands to promote health, wellbeing and lifestyle experiences."

Jamie Bretman

Hi

I am extremely concerned about the plan to reinstate significant site fees for The Garden of Unearthly Delights. The Garden is one of only a handful of globally recognised arts events which take place in the City of Adelaide. Without The Garden the opportunity for hundreds of people to practise their art, and for hundreds of thousands of others to enjoy excellent live performance is lost, and with it goes the global reputation of South Australia as the Festival State. The past few years have had a dramatic impact on the financial viability of independently produced and financed arts events such as The Garden. To increase costs further at this time will have dire consequences on the financial viability of this much-loved 23 year old Adelaide event. Right now, all other major Australian capital cities are investing vast sums of money to attract events like The Garden, which not only create a vibrant hub for artists to work in, but also drive enormous traffic into the inner city and boost revenue for local traders. Currently The Garden generates approximately one third of the Adelaide Fringe box office revenue each year without any Government or Council support. Please reconsider this urgently. The negative impact of this proposal on future events and on the wider community including artists, local traders, South Australian suppliers and workers is immense.

Jamie Bretman

CEO & Artistic Director

Peta Spurling-Brown

Dear Ms. Clare Mockler,

I hope this email finds you well. I am writing to express my deep concern and protest regarding the proposed increase in rental fees for The Garden of Unearthly Delights for the upcoming Adelaide Fringe 2024. As a City of Adelaide resident and worker, The Garden of Unearthly Delights has played a huge part in supporting my independent arts business (Hey Boss), countless artists and arts workers over the past 20+ years, as well as driving economic growth and a vibrancy in the city. I believe it is crucial to address the potential negative impact this decision may have on the community.

The arts industry has been grappling with the aftermath of the COVID-19 pandemic, and the economic and emotional toll it has taken on it cannot be underestimated. In this already difficult environment, the proposed increase in rental fees will only add to the financial burden – either by driving venue hire fees beyond viability or losing this iconic venue from Adelaide altogether. With the cost of living steadily rising, our industry and audiences cannot sustain additional operational costs. By imposing higher rental fees, you are marginalising and restricting the participation of artists and audience - the lifeblood of Adelaide Fringe.

Furthermore, it is essential to recognise the valuable contribution that The Garden of Unearthly Delights has made to the cultural landscape of Adelaide over the past 20 years. The Garden has not only provided a platform for emerging and independent performers to showcase their talent but has also attracted a significant audience, generating substantial economic benefits for the city. By increasing the rental fees to such an extent, we run the risk of diminishing the accessibility of this renowned venue, impacting tourism dollars and South Australia's reputation as "The Festival State".

In recent years, the rising costs of operation have already rendered smaller venues financially unviable. This has resulted in a reduction in available platforms for emerging and independent performers, stifling the growth and development of new talent, and reducing the diversity in work presented at the Southern Hemisphere's largest arts festival. It is crucial to prioritise the support and sustainability of venues. They are the breeding grounds for innovation and creativity, nurture creative expression, and create the foundation for a robust, diverse, harmonious community.

I urge you to reconsider the proposed increase in rental fees for The Garden of Unearthly Delights, taking into account the adverse effects it will have on the community, the economic impact it will have on the city's businesses and tourism, as well as the broader artistic community (nationally & internationally). We have a long-standing tradition of supporting the arts in Adelaide, and we have a real opportunity to continue to grow this in the future by fostering businesses like The Garden.

Thank you for your attention to this matter. I trust that you will carefully consider the concerns raised by the community and make a decision that supports the growth and inclusivity of the Adelaide Fringe.

Yours sincerely,

Peta Spurling-Brown

(She/Her)

///

Hey Boss

WRITTEN SUBMISSION / FEEDBACK 31

Judy Thain

Thank you for the opportunity to comment upon the Draft Annual Business Plan and budget for 2022-23.

I commend the Council for allocating such significant resources to maintenance and upkeep of what is accurately described as Adelaide's "defining feature".

Nevertheless I hope that the Council will revise the Annual Business Plan and Budget to include funds for restoration of degraded parts of the Park Lands - most notably in Helen Mayo Park and Kate Cocks Park. Allocating funds to restore each of these Parks would be consistent with Key Action 4.8 in the Council's Strategic Priorities to "Protect and conserve the heritage listed Adelaide Park Lands".

In addition, I would hope that the Council will allocate funds to planning for the proposed Adelaide Recreation Circuit which has wide support from the business community, sporting groups and Park Lands advocates.

This would be consistent with a "key action" in the City Council's Strategic Priorities to "leverage the Adelaide Park Lands to promote health, wellbeing and lifestyle experiences."

Sincerely yours,

Judy Thain

Trish Russell

Thank you for the opportunity to comment upon the Draft Annual Business Plan and budget for 2022-23.

I commend the Council for allocating such significant resources to maintenance and upkeep of what is accurately described as Adelaide's "defining feature".

Nevertheless I hope that the Council will revise the Annual Business Plan and Budget to include funds for restoration of degraded parts of the Park Lands - most notably in Helen Mayo Park and Kate Cocks Park. Allocating funds to restore each of these Parks would be consistent with Key Action 4.8 in the Council's Strategic Priorities to "Protect and conserve the heritage listed Adelaide Park Lands".

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This would be consistent with a "key action" in the City Council's Strategic Priorities to "leverage the Adelaide Park Lands to promote health, wellbeing and lifestyle experiences."

Yours sincerely,

Trish Russell

Manon Rouge

Dear City of Adelaide,

I am writing to provide feedback on the City of Adelaide's Draft 2023/24 Business Plan and Budget. I am deeply concerned about the current allocation of funds for bike infrastructure and the absence of a clear micromobility policy.

While reviewing the Draft Business Plan 2023-2024, I noticed that the named priority of 'Revitalisation and improvements to Main Streets' would strongly benefit from the fulfilment of 'Develop a policy position on micromobility to enhance our advocacy on emerging modes of transport', a goal discussed in the Business Plan and Budget 2022-2023 that has, to the best of my knowledge, yet to fully come to fruition.

A well-defined micromobility policy could contribute to the revitalization of main streets by creating a framework to enable safe and accessible environments to be made for cyclists and other micro-mobility users. Therefore, the absence of this, especially considering the ongoing investments in street and road upgrades mentioned in the budget is concerning. Prioritizing the development of this policy would ensure that upcoming road and street upgrades inefficient integration of support for micromobility options into u avoiding the need for costly future modifications.

To truly reinvigorate main streets and attract people to spend time in the city, comprehensive support for micromobility is essential. However, the current state of cycling infrastructure and heavy traffic congestion in Adelaide make cyclists, like myself, feel unsafe. The lack of separated bike lanes, particularly on major thoroughfares like North Terrace, forces many cyclists to share the road with fast-moving vehicles, creating a sense of fear and vulnerability. While cycling on footpaths is allowed, it disregards the importance of safety, comfort, and efficiency for both pedestrians and cyclists.

The promotion of Adelaide as 'A city built for cyclists' on the City of Adelaide's website is disappointing, as the current

infrastructure does not reflect this ideal at all. Adelaide has the potential to become an exemplary cycling city, but to achieve that, the gap between the city's vision and the actual experience of cyclists and other micromobility users must be addressed. I recognise that the call for a micromobility policies was likely due to concerns about electric scooters, however I feel it is important to point out this opportunity to commit to prioritising more sustainable transport options.

Furthermore, I would like to address the previous lack of consideration for the development of city bikeways in areas such as Economic Planning and Growth, Environmental Sustainability, and Parking, as evidenced in the 2022/2023 budget. Disregarding the interconnected nature of these factors in the past has undermined the potential benefits that could have been brought to the city through investment in city bikeways. Comprehensive walking, cycling, and public transport infrastructure have a direct impact on economic growth, accessibility, tourism, carbon emissions, and traffic congestion. Moreover, enhancing cycling infrastructure can alleviate parking demands as more people opt for sustainable transportation options.

I would like to draw your attention to an informative document published by the Dutch Cycling Embassy. It summarises many key studies about cycling that may be helpful to the City of Adelaide's in its decision making, such as that

1. A kilometer covered by bike yields a social benefit of 0.68 euro, whereas cars and buses cost society 0.37 and 0.29 euros per km travelled respectively.
2. Cycling to work everyday reduces the risk of cancer by 40%, heart disease by 52%, and premature death by up to 40%.
3. Cycling creates public space, as bicycles take up less space than cars, both for driving and in the amount of space taken up by parking.
4. Cyclists spend more overall, shop more locally, more often & are more loyal compared to car drivers.
5. Separating cyclists from motorised traffic results in fewer accidents

https://bicycleinfrastructuremanuals.com/manuals4/Dutch-Cycling-Vision_EN.pdf

In light of these concerns, I respectfully urge the City of Adelaide to reconsider the allocation of funds for bike infrastructure, prioritize the development of a comprehensive micromobility policy in recognition of the numerous benefits that cycling and other micromobility options provide, and ensure that future budgetary decisions reflect the importance of investing in sustainable transportation options. Embracing separated bike lanes alongside the existing footpath and road network will help Adelaide become, as it claims to be, 'A city built for cyclists'.

Thank you for considering my feedback. I encourage you to engage with the community, seek expert advice, and collaborate with stakeholders to create a business plan and budget that better reflects the needs and aspirations of the residents of the City of Adelaide.

Yours sincerely,

Manon Rouge

WRITTEN SUBMISSION / FEEDBACK 34

Monic Corduff-Gonzalez

To whom it may concern,

I am extremely concerned about the plan to reinstate significant site fees for The Garden of Unearthly Delights.

I am an Adelaide artist who has performed in The Garden over the last 11 years with my children's show, Monski Mouse's Baby Disco Dance Hall. The Garden has given me the space and support to develop the show to a point where it now tours internationally. The Garden is an event that allows artists and audiences to flourish, creating enormous wellbeing in our community.

The Garden is one of only a handful of globally recognised arts events which take place in the City of Adelaide. Without The Garden the opportunity for hundreds of people to practise their art, and for hundreds of thousands of others to enjoy excellent live performance is lost, and with it goes the global reputation of South Australia as the Festival State.

The past few years have had a dramatic impact on the financial viability of independently produced and financed arts events such as The Garden. To increase costs further at this time will have dire consequences on the financial viability of this much-loved 23 year old Adelaide event.

Right now, all other major Australian capital cities are investing vast sums of money to attract events like The Garden, which not only create a vibrant hub for artists to work in, but also drive enormous traffic into the inner city and boost revenue for local traders.

Currently, The Garden generates approximately one third of the Adelaide Fringe box office revenue each year without any Government or Council support.

Please reconsider this urgently. The negative impact of this proposal on future events and on the wider community including artists, local traders, South Australian suppliers and workers is immense.

Yours sincerely,

Monica

Monica Corduff-Gonzalez, aka, Monski Mouse (she/her)

WRITTEN SUBMISSION / FEEDBACK 35

Yvonne Grant

Thank you for the opportunity to comment on the Draft Annual Business Plan and budget for 2022-23.

I commend the Council for allocating such significant resources to maintenance and upkeep of what is accurately described as Adelaide's "defining feature".

Nevertheless I strongly suggest that the Council will revise the Annual Business Plan and Budget to include funds for restoration of degraded parts of the Park Lands - most notably in Helen Mayo Park and Kate Cocks Park. Allocating funds to restore each of these Parks would be consistent with Key Action 4.8 in the Council's Strategic Priorities to "Protect and conserve the heritage listed Adelaide Park Lands".

In addition, I would suggest that the Council will allocate funds to planning for the proposed Adelaide Recreation Circuit which has wide support from the business community, sporting groups and Park Lands advocates.

This would be consistent with a "key action" in the City Council's Strategic Priorities to "leverage the Adelaide Park Lands to promote health, wellbeing and lifestyle experiences."

Sent from my Telstra Evoke Plus 2 on the Telstra Mobile Network

Yvonne Grant

Peter Combe

Hi

I am extremely concerned about the plan to reinstate significant site fees for The Garden of Uneathly Delights.

The Garden is one of only a handful of globally recognised arts events which take place in the City of Adelaide. Without The Garden the opportunity for hundreds of people to practise their art, and for hundreds of thousands of others to enjoy excellent live performance is lost, and with it goes the global reputation of South Australia as the Festival State.

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Right now, all other major Australian capital cities are investing vast sums of money to attract events like The Garden, which not only create a vibrant hub for artists to work in, but also drive enormous traffic into the inner city and boost revenue for local traders.

Currently The Garden generates approximately one third of the Adelaide Fringe box office revenue each year without any Government or Council support.

Please reconsider this urgently. The negative impact of this proposal on future events and on the wider community including artists, local traders, South Australian suppliers and workers is immense.

As an artist I have performed in the wonderful Garden of Uneathly Delights for the past 15 years. Brilliantly set up and organised, it is much appreciated as a premier performance space by so many artists...local, interstate, overseas, plus sound and lighting techs and all the Garden staff.

Please don't put its very existence into jeopardy.

Peter

Kind regards,

Peter Combe OAM

Xavier Beaubois

To whom it may concern.

My name is Xavier Beaubois and I am the owner of the Amazing Drumming Monkeys. We are a South Australian based children's act that has been performing for nearly 20 years. The Garden Of Unearthly Delights is incredibly important to my business..

I am extremely concerned about the plan to reinstate significant site fees for The Garden of Unearthly Delights.

The Garden is one of only a handful of globally recognised arts events which take place in the City of Adelaide. Without The Garden the opportunity for hundreds of people to practise their art, and for hundreds of thousands of others to enjoy excellent live performance is lost, and with it goes the global reputation of South Australia as the Festival State.

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Currently The Garden generates approximately one third of the Adelaide Fringe box office revenue each year without any Government or Council support.

Please reconsider this urgently. The negative impact of this proposal on future events and on the wider community including artists, local traders, South Australian suppliers and workers is immense.

All the best

Xavier Beaubois

Bruce Djite



16th June 2023

Property Council Submission – CoA Draft 2023-24 Business Plan and Budget

Dear Lord Mayor,

The Property Council thanks the Adelaide City Council for this opportunity to make a submission on behalf of its South Australian members in relation to the Draft 2023-24 Business Plan and Budget.

We also take this opportunity to express our appreciation to the Lord Mayor for recently providing a hearing to representatives of our membership who have landlord and tenancy interests within the Adelaide City Council area and for whom this issue is particularly critical.

As outlined in those meetings and re-emphasized in this submission, the Property Council is *fundamentally concerned with the timing* of the Council's proposals to pursue budget repair through raising rates and reinstating charges.

Throughout the pandemic, landlords and tenants within the Adelaide City Council have borne significant economic pain to "keep the lights on" in the CBD. This pain was felt extensively in the hospitality sector.

The pandemic was a "black swan event" that sent shockwaves through the business community and fundamentally changed long held assumptions about how CBDs operate. A significant proportion of impacted businesses are still in recovery.

With the Adelaide City Council and State Government, The Property Council shares the common objective of creating a vibrant CBD where people increasingly choose to live. To support this proposition will require a thriving small business community who can trade confidently.

Whilst pleased that the Council has proposed not to raise the rate in the dollar, we still hold concerns that combined with the inflationary impacts of sharp increases in costs such as energy, insurance, tax, and stock, an increase in rates will feed foreclosure rates and exacerbate the antithesis of our collective desire for Adelaide - streetscapes filled with empty spaces accompanied by 'for lease' signs.

We ask Council to consider the impacts of this budget at this time and request that the Council do all it can, to widen the rateable base, diminish or smooth any increases and create operational and project savings rather than add to the cost burden of the businesses that give life to our city.

A handwritten signature in black ink, appearing to read 'Bruce Djite', is positioned above the typed name.

Bruce Djite

SA Executive Director, Property Council

Budget repair – not the same as economic repair

The Property Council notes that the narrative justifying the budget is one of “budget repair.”

In recent discussions with the Lord Mayor, it was suggested that the city is in “gentile decline” and therefore this budget is positioned as one which initiates a reversal and rescue of that trend.

However, our members would argue that elements of this budget cement decline rather prevent it.

Budget repair does not necessarily equate to economic repair.

This submission outlines the rationale for our members opposition to the increase of rates at this time, given the undeniable impacts of economic pain experienced during and post-pandemic in the Adelaide CBD.

Our members note recent comments by the Chief Executive Office of Adelaide City Council such as:

“After supporting ratepayers through the COVID-19 pandemic, including waived fees and charges, on top of nine years of freezing the rate in the dollar, Council has made some tough financial decisions and we want to hear our community’s views on these decisions.”

Whilst appreciative of the efforts of the City of Adelaide in supporting initiatives that helped to sustain ratepayers through the pandemic, we would disagree that the decisions taken in this budget are tough. Rather they are rudimentary and predictable. They simply grow revenue but do not grow the economy.

The Property Council would suggest that now is the time for bold thinking and for those charged with constructing the Budget to support the economy through stimulus measures that activate and grow the economy. It is also important to support the direction the State Government has taken in attracting events and fixtures that will improve the tone of the CBD and put the spotlight on Adelaide as an attractive destination to invest, work, live and play.

Recent history – the pandemic and its legacy

Rental Index – drivers from previous 2.5 years

	31/12/2019	30/06/2020	30/06/2021	30/06/2022
Face Rent	100	100	104	105
COVID and/or other general waivers /abatements	2	31	17	11
COVID deferrals	0	24	11	6
Arrears write-offs %	4	7	17	8
Incentives on new leases	17%	47.5%	44%	40%
Average lease term for new lease	5.2	3.1	3.4	4.4
Portfolio vacancy percentage	7%	16%	19%	13%
Average vacancy period	63 Days	127 Days	134 Days	94 Days

Throughout the pandemic, landlords and tenants within the Adelaide City Council have borne significant economic pain to "keep the lights on" in the CBD. This statement is not merely emotive, it is supported by numbers.

In a submission to the State Government in 2022, the Property Council developed the above rental index by working with a selection of its members whose holdings represent a diverse range of commercial, industrial and retail asset classes (retail, food and beverage, shopping centres, hotels, warehousing, industrial and bulky goods) in both inner and outer metropolitan Adelaide as well as regional South Australia.

The above index yields a high-fidelity image of the true landscape landlords managed in good faith with their tenants from the onset of the pandemic.

Analysis of the above reveals that whilst on an index level face rents remained somewhat stable, other factors such as incentives on new leases, lease terms, portfolio vacancy percentages and average vacancy periods were negatively impacted and substantially reduced the effective rent collected over the period and yields across portfolios.

The above is supplied by way of providing strong evidentiary context from recent history for the Property Council's current opposition to the proposed increases to rates.

Heeding the history books – will rate increases help Adelaide prosper?

With the above index clearly illustrating the impact of the pandemic on depressing effective rents and their subsequent recovery in Adelaide, the echoes of history and their application to the present deserve attention.

In renowned land economist Fred Harrison's seminal work, *The Power In the Land*, he provides a valid and eerie warning on the negative impact rate increases had on the local economy leading into the 1980s recession in Britain.

Harrison describes how in the late 1970's commercial rents began to recover towards 1973/74 highs. However, he argues, the figures do not give a full picture of industry and commerce or take account of the effect of rates.

Prior to the Second World War, rates in Britain were low and constant. However, following this period rates began to contribute causally to the business cycle.

Speaking of the economics of the landlord/tenant dynamic Harrison states that although rate increases "are offset against rent demands in negotiations between landlords and tenants...an accelerated increase in rates falls on the entrepreneurs who occupy business premises", and that "although rents are the major cost, a sudden increase in the growth of rates can in the short term impose a non-transferrable burden of dangerous proportions in a time of economic instability."

By the 1980s Harrison writes, "Profits (excluding North Sea oil activities) sank to around two to three per cent, and the rates burden (taken in conjunction with the level of rents) were isolated as a deterrent to the formation of new businesses, especially small firms."¹

As outlined previously, the Property Council is *fundamentally concerned with the timing* of the Adelaide City Council's proposals to pursue so called budget repair through raising rates and reinstating charges.

Accompanied with the above warning from history, our position is that sudden increases to rates during the current post-pandemic economic conditions could act as a disincentive to the formation of new businesses and an unbearable burden to existing ones.

This outcome would be at odds with the stated intentions of the City of Adelaide to nurture the conditions for a Council area where business can flourish and provide the goods and services that attract people, investment, culture and vibrancy.

Indeed, the Draft Budget (page 3) states that it has a priority to:

"Focus on financially sustainable decision-making and strategic partnerships which enable future investment, jobs and growth in the City."

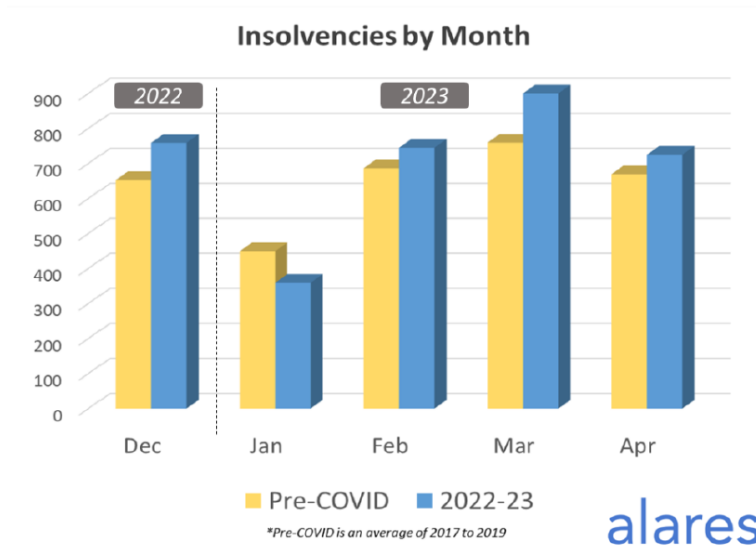
The Property Council would opine that raising rates at this time will undermine this stated strategic objective.

¹ Harrison, Fred: *The Power in the Land, An Inquiry into unemployment, the Profits Crisis and Land Speculation* (Shepard-Walwyn 1983), pp. 249-250

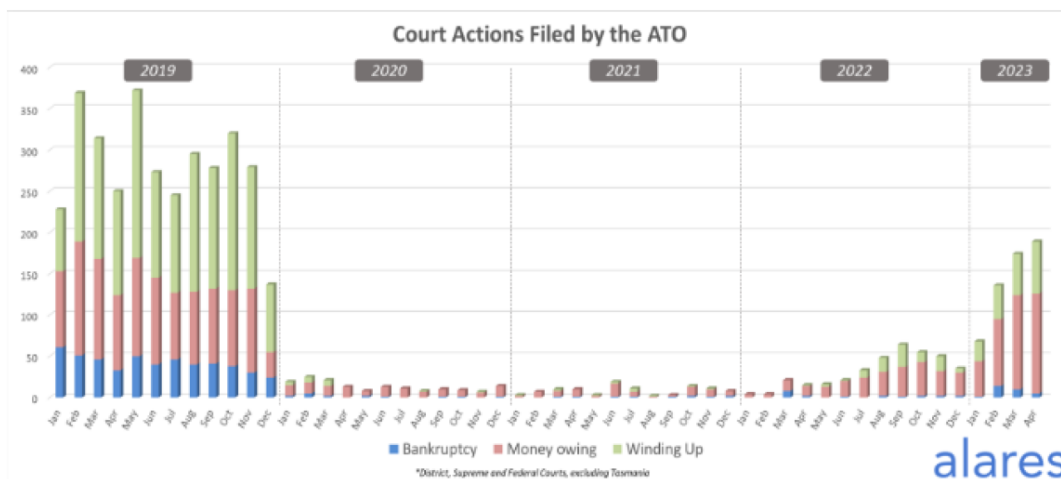
A tipping point

If the annals of history are not sufficiently persuasive, then the Property Council would urge those charged with establishing the budget to consider current data.

Monthly credit risk data provided by Alares reveals that monthly insolvencies are on the rise and well above pre-COVID averages. Their most recent newsletter describes April as a “typically slow month, however insolvencies continue to track above historical levels.”²



In the same report, the data clearly outlines that “Court Actions Filed by the ATO” appear to be in an upward trend. As the ATO steps up collection activities this has the potential to cause significant business failure. Whilst this data is not specific to Adelaide, one must assume that the local situation is somewhat correlated with the national trend.



² <https://alares.com.au/insights/01-05-2023>

The question of rates and fairness

Page 55 of the Draft Budget outlines that the rating structure is developed in accordance with the requirements of the *Local Government Act 1999*, and that key considerations include:

"The taxation principles of equity, benefit, ability-to-pay, efficiency and simplicity have been identified and applied as guiding principles to our Rating Policy."

In addition, the document puts forward:

"We are committed to maintaining a transparent and equitable rating system. Accordingly, we undertake to manage the Rating Policy to ensure the greatest level of equity for ratepayers by maintaining a non-punitive rating structure."

With the arguments and data already supplied in this submission the Property Council would suggest that given the current economic climate, an increase in rates may contradict the principle of "ability-to-pay" and quite possibly be viewed as punitive.

With approximately 75 per cent of Adelaide City Council's general revenue sourced from non-residential rates,³ the majority of the \$10.7m rate increase will fall on businesses, which in Adelaide are predominantly SMEs (Small to Medium Enterprises).

The Property Council notes that a significant portion (\$7.4m) of the 2023-24 additional expenses are attributed to employee costs that appears to include an additional 28.7 FTEs.

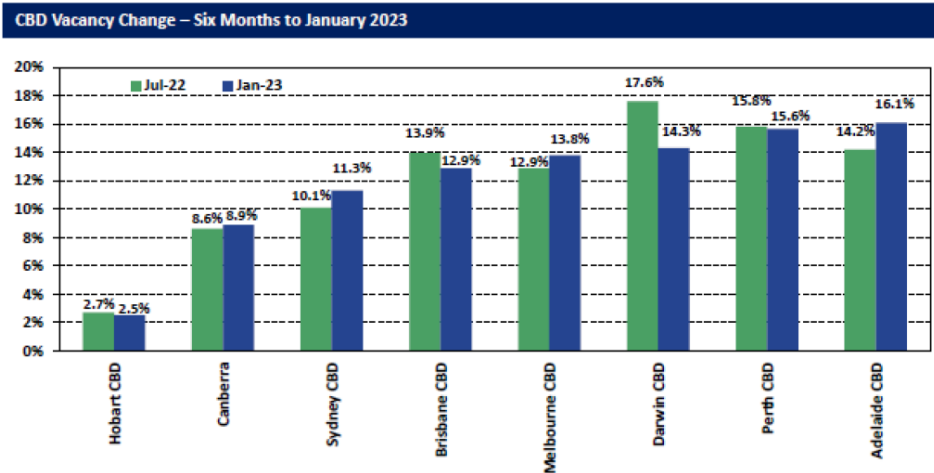
At a time when private sector expansion is hampered by inflation, and recovering from the losses of recent years, it is certainly not lost on members of the Property Council that the Adelaide City Council is planning an expansion funded by rate payers.

The Property Council also take issue with the speed at which the Business Plan and Budget have been released. It is our understanding that members of Council received the Budget on May 17th and that conventionally more time would be given to consideration of the Draft Budget before releasing it to the public for consultation.

³ City of Adelaide Draft 2023/24 Business Plan and Budget, p. 55

Office Vacancy

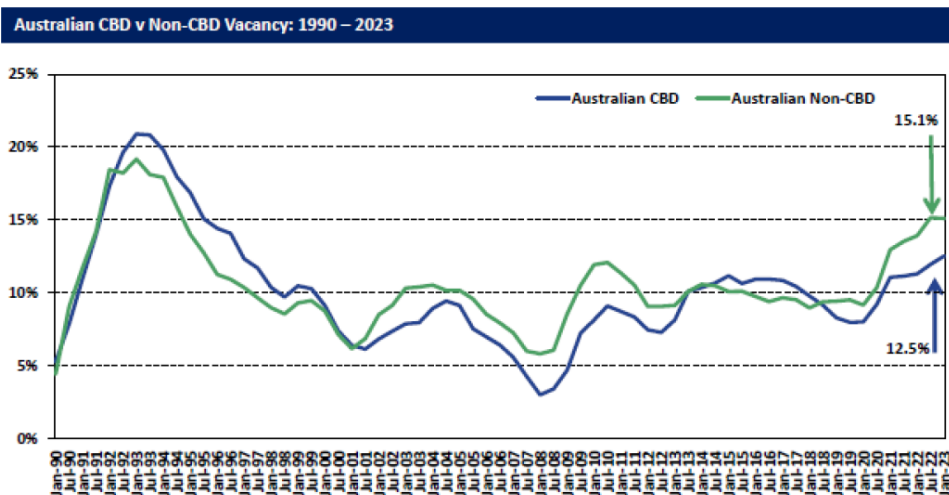
In the latest Office Market Report (Jan 2023) Adelaide was listed with the highest office vacancy rate in the country (16.1 per cent). This was also the largest increase in vacancy in CBD markets in Australia.



Half the CBD markets recorded vacancy increases including Adelaide, which now has the highest vacancy rate



It should be noted that across the country vacancy in the CBD markets is increasing while decreasing in non-CBD markets. It is presumed that by further adding to the outgoings of tenants via increasing rates and charges will only further establish this trend.



Australian CBD vacancy increased while the Non-CBD vacancy slightly decreased

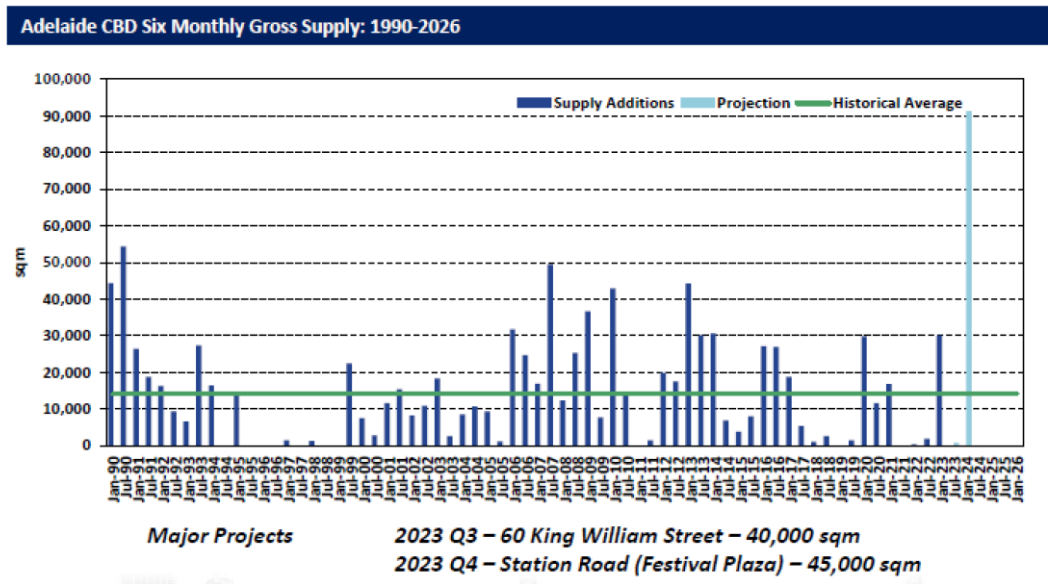


In Adelaide, higher vacancy is being experienced in C and D grade buildings (lower quality stock) as tenants downsize their demand or move to higher quality stock (A and B grade). An increase in rates lowers valuations for assets and decreases the capacity for landlords to borrow funds that can be utilised to upgrade and refurbish existing stock, which is something the Council has publicly stated it wishes to see happen.

Key market indicators, Adelaide CBD (aggregate)

Grade	Vacancy, Jan 23 (%)	Vacancy, Jul 22 (%)
A	14.8	10.7
B	17.0	18.5
C	20.2	17.3
D	11.9	9.8
Total	16.1	14.2

The Property Council of Australia’s January 2023 Office Market Report revealed that the Adelaide CBD recorded net supply of over 23,000 sqm of space – over triple the historical average and the highest in a decade.



Working from Home and CBD populations

In Hays "Salary Guide - See Beyond the Numbers" FY23/24 report, key insights include that "almost two-thirds of desk-based employees will look for a hybrid role when they next job search. This is consistent with last year's 64 per cent. As the market for labour continues to be tight, a continuation of this trend in an "employee market" does not bode well for CBD based small businesses who depend on the spend created by the conglomeration of office workers. Adding cost pressure through rates creates pressure when there is a general reduction in the discretionary spend available to a diminished number of CBD workers makes a hard situation even harder.

Seeking clarification

The Property Council seeks clarification on reports that during the preliminary stages of the valuations process being undertaken by Council that the data received indicates valuation movements for various classes of property in the order of:

- Residential (16,623 properties) 10.2%
- Retail (2,390 properties) 3.1%
- Office (3,710 properties) 5%
- Commercial (2,253 properties) 2.9%

The Property Council also seeks clarification on how the valuations have been arrived at. It is our understanding that to date the valuation reports have not been made available.

Paul Weinert

CONCORDIA COLLEGE Inc.

ELC - Year 12
 mail@concordia.sa.edu.au
 www.concordia.sa.edu.au

Adelaide City Council
 C/ Michael Mallamo
 Coordinator, Corporate Planning, Strategy Planning & Engagement
 Adelaide City Council
 25 Pirie Street
 Adelaide SA 5000

E: StrategicPlan@cityofadelaide.com.au

Thursday 15 June 2023

Dear Michael

RE: Draft 2023/24 Business Plan and Budget – reinstatement PARK 21 WEST

In July 2022, ACSARA received endorsement and approval of the ‘concept plan’ for the redevelopment of a new sports building at Park 21 West. We were recently advised that this decision has been overturned. The disappointment across more than 10 groups inclusive of Relink Australia (sports for vulnerable people), netball, SANFL and AFL juniors/women/multicultural groups, community schools (including Concordia College) and various sporting codes is immense.

ACSARA has maintained and utilised the site for more than 35 years. The benefits and significant use across many sporting groups has grown significantly post COVID and we believe use and interest will continue to grow exponentially due to location and the increased number of female sporting teams across several codes.

Park 21 West is a public space that ACSARA has truly benefited. There are limited venues that can facilitate changerooms and facilities that cater for both boys and girls across metropolitan Adelaide. Many of the groups that use this space are not-for-profit. For safety, cleanliness, hygiene and facilities accommodating both genders – we implore you to proceed with the redevelopment. Given the Kadaltilla/Parklands Authority has deemed the ‘existing building does not meet the contemporary sports requirements and has defects’ - we request that the Adelaide City Council review their decision in favour of proceeding with the redevelopment.

The Adelaide City Council is a leader in forward planning, development and future focus. The redevelopment of Park 21 West is considered an enormous benefit to the future of women’s sport across metropolitan Adelaide and to the many groups currently accessing the facility and parklands/ovals. Providing an environment for the ACSARA community using new toilet facilities not only provides peace of mind but ensures safety to all.

St John’s Campus
 20 Highgate Street,
 Highgate SA 5063
 08 8271 4299

CRICOS Provider Code 00360J

St Peters Campus
 71 Cumming Street,
 Blackwood SA 5051
 08 8278 0800

CRICOS Provider Code 04084C

Concordia Campus
 24 Winchester Street,
 Highgate SA 5063
 08 8272 0444

CRICOS Provider Code 00360J



extraordinary

Access to the originally approved funds of \$5million promises:

- A long-term facility accessed by numerous groups and general public
- Kudos to the Adelaide City Council foresight, smart investment and ability to support sport and health across ages and sexes well into the future of grass roots sport and activities.

We are happy to meet and discuss next steps prior to your ACC Meeting and consider how best to ensure the future of sport in South Australia – particularly for Park 21 West flourishing together with Concordia College.

Yours sincerely



Paul Weinert
Head of College

extraordinary

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Lutheran
Education
AUSTRALIA

WRITTEN SUBMISSION / FEEDBACK 40

Jeanette Hordacre

Thank you for the opportunity to comment upon the Draft Annual Business Plan and budget for 2022-23.

I commend the Council for allocating such significant resources to maintenance and upkeep of what is accurately described as Adelaide's "defining feature".

Nevertheless I hope that the Council will revise the Annual Business Plan and Budget to include funds for restoration of degraded parts of the Park Lands - most notably in Helen Mayo Park and Kate Cocks Park. Allocating funds to restore each of these Parks would be consistent with Key Action 4.8 in the Council's Strategic Priorities to "Protect and conserve the heritage listed Adelaide Park Lands".

In addition, I would hope that the Council will allocate funds to planning for the proposed Adelaide Recreation Circuit which has wide support from the business community, sporting groups and Park Lands advocates.

This would be consistent with a "key action" in the City Council's Strategic Priorities to "leverage the Adelaide Park Lands to promote health, wellbeing and lifestyle experiences."

Sent from my iPad

WRITTEN SUBMISSION / FEEDBACK 41

Anne Wharton

Dear Council

I love our Parklands and walk/ride in them every week.

Thank you for the opportunity to comment upon the Draft Annual Business Plan and budget for 2022-23.

I commend the Council for allocating such significant resources to maintenance and upkeep of what is accurately described as Adelaide's "defining feature".

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This would be consistent with a "key action" in the City Council's Strategic Priorities to "leverage the Adelaide Park Lands to promote health, wellbeing and lifestyle experiences."

Yours faithfully
Anne Wharton

Sent from my iPad

Ian Horne (emailed letter from Anna Moeller)



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Email information@ahasa.asn.au

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60 Hindmarsh Square
Adelaide SA 5000

PO Box 3092
Rundle Mall SA 5000

16 June 2023

Community Consultation
Draft 2023/24 Business Plan and Budget
GPO Box 2252
ADELAIDE SA 5001

By email: strategicplan@cityofadelaide.com.au

Dear City of Adelaide – Community Consultation Branch

RE: Consultation Feedback – City of Adelaide Draft 2023/24 Business Plan and Budget

We refer to the current yoursay.cityofadelaide.com.au engagement – consultation on the City of Adelaide’s (the Council) Draft Business Plan & Budget 2023/24 (2023/24 Draft BP&B) – and the Council’s request for feedback on the priorities and projects that have been set within the 2023/24 Draft BP&B, as well as the changes to rates and charges.

The role of the Australian Hotels Association (SA Branch) (AHA|SA) is to represent and protect the commercial interests of hoteliers throughout South Australia, as such we welcome the opportunity to provide feedback on the BP&B.

The AHA|SA notes that it is the Council’s position that the 2023/24 Draft BP&B reflects “*the need to repair its budget position so it can make necessary investments in public infrastructure and deliver the services our community deserves now and into the future.*” Council has adopted financial principles and reviewed recent approaches to Council’s core revenue bases which include valuations, rates, fees and charges.

The Council’s 2023/24 Budget is a critical one, one that will shape Adelaide’s economy, and it is in this context that the AHA|SA wishes to raise its concerns with regard to the Council’s proposals to increase rates, reinstate Outdoor Dining fees and increase On-Street parking fees.

- **Increase rates**

It is noted that it is the Council’s position that in order to deliver on its objectives, to invest in the required public infrastructure and delivery of services that our community needs, both now and into the future, that the Council “*needs to repair its budget position and make financially sustainable decisions regarding rates and fees.*”

While the AHA|SA acknowledges that council rates have been frozen for several years in response to the financial impacts of COVID19, and that a sustainable source of rates revenue is required by a council in order to provide services to its citizens, the current economic circumstances do not support an increase to rates at this time.

Hospitality businesses in the CBD are currently experiencing a period of significant escalation in the cost of running their venues – including rising interest rates, increased insurance premiums and energy costs, as well as a shortage of skilled labour and the resultant increase in wage expectations. The cost of fresh food and produce also continue to rise.

Coupled with this, is the inarguable reality that the CBD has not yet returned to ‘normal’ following COVID19. There are fewer customers visiting our CBD hotels, bars, cafes and restaurants, and those that do are watching their discretionary household budgets and spending less.

The hospitality sector within the CBD experienced considerable economic pain during the peak days of COVID19. Navigating regular changes to pandemic directions – including determining how many people you could have in a room and whether they could sit or stand while having a drink – had severe consequences on profitability and cashflow. Many businesses are still struggling to recover.

A sudden increase in rates at this time of economic instability could be catastrophic for those hospitality businesses that continue to struggle, imposing a burden that cannot be absorbed or transferred.

On this basis, and in view of the fact that the Council is highly dependent on the economic viability of the businesses that operate within the CBD, the AHA|SA is opposed to proposed rate increases.

- **Reinstate Outdoor Dining fees**

It is noted that Council proposes to reinstate Outdoor Dining fees, with the 2023/24 fee rate increased by CPI for each year since the fee was waived. When the outdoor dining charges were put on hold the cost per business was between \$429 and \$6,192, but next financial year could be between \$509 and \$7,167.

This is a fee that CBD hospitality businesses can ill-afford at a time of ongoing decreased patronage. As outlined above, the hospitality industry in the CBD still needs significant support post COVID19, and the proposal to reinstate Outdoor Dining fees sends a negative message to the city’s predominantly small-to-medium hotels, bars, cafes and restaurants.

On this basis, the AHA|SA is opposed to the proposed reintroduction of Outdoor Dining fees.

- **Increase On-Street parking fees**

Amongst the Council’s released plans for increases in various CBD fees and charges, the AHA|SA also notes the proposal to increase parking fees in “flat rate areas”. The current fee, which is charged as flat rate “per applicable time limit”, is planned to rise from \$2.60 to \$5.

It is also noted that the Council proposes to increase the fees for all other forms of street parking by between 0.7% and 18.6%, but that public holiday street parking will remain free under the proposals.

As previously indicated, there are currently fewer customers visiting the city, and it is hard to see how making it more expensive for people to spend time in the city will help to support and grow the city’s economy. Any increase in parking fees will only serve to encourage customers to continue frequenting suburban dining and entertainment precincts where parking is free.

On this basis, the AHA|SA is opposed to the proposal to increase On-Street parking fees.

It is the AHA|SA's position that Council's proposals to pursue its own budget repair through raising rates and reinstating charges comes at a very bad time, particularly for hospitality businesses that are still recovering from the ongoing financial impacts of COVID19.

The 2023/24 Draft BP&B has been framed as "budget repair", but unfortunately it is not "economic repair", it is not a plan to grow the CBDs economic output. The AHA|SA is concerned that the proposals will undermine CBD vibrancy at a time when it is needed most. The commercial office vacancy rate is at an all time high, and we hold genuine fears that the Council's proposed budget will only exacerbate this problem, with negative flow on consequences for CBD hospitality businesses that rely on the patronage of office workers to survive. Accordingly, we submit that the proposals to increase valuations, rates, fees and charge require serious reconsideration before the 2023/24 Draft BP&B is finalised.

In this post-COVID19 and inflationary environment, the Council should be looking to invest more in stimulating business and activation of the CBD, rather than imposing rate and fee increases upon those businesses that are struggling to maintain their foothold. In particular, Council needs to better equip and fund the Adelaide Economic Development Agency (AEDA) to produce better outcomes for businesses in the city.

The AHA|SA strongly urges the Council to reconsider any increases in charges at this time and instead focus on supporting the city's economy through stimulus measures that activate and grow the CBD until conditions stabilise.

Please do not hesitate to contact us directly if you would like to discuss any aspect of the submission.

The AHA|SA looks forward to continuing to be involved in the review process moving forward.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Anna Moeller', written in a cursive style.

Anna Moeller
CEO AHA|SA

WRITTEN SUBMISSION / FEEDBACK 43

Paul Gerstlauer

Thank you for the opportunity to comment upon the Draft Annual Business Plan and budget for 2022-23. I commend the Council for allocating such significant resources to maintenance and upkeep of what is accurately described as Adelaide's "defining feature". Nevertheless I hope that the Council will revise the Annual Business Plan and Budget to include funds for restoration of degraded parts of the Park Lands - most notably in Helen Mayo Park and Kate Cocks Park. Allocating funds to restore each of these Parks would be consistent with Key Action 4.8 in the Council's Strategic Priorities to "Protect and conserve the heritage listed Adelaide Park Lands". In addition, I would hope that the Council will allocate funds to planning for the proposed Adelaide Recreation Circuit which has wide support from the business community, sporting groups and Park Lands advocates. This would be consistent with a "key action" in the City Council's Strategic Priorities to "leverage the Adelaide Park Lands to promote health, wellbeing and lifestyle experiences."

WRITTEN SUBMISSION / FEEDBACK 44

Rebecca Vella

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This would be consistent with a "key action" in the City Council's Strategic Priorities to "leverage the Adelaide Park Lands to promote health, wellbeing and lifestyle experiences."

Rebecca Vella

Sent from my iPhone

WRITTEN SUBMISSION / FEEDBACK 45

Doug McEvoy

Please find attached a submission from the SECRA committee in response to the Draft 2023/24 Business Plan and Budget.

If you have any questions or would like further information, please do not hesitate to contact me.

Regards, Doug McEvoy (Chair)

SECRA, Address: 445 Gilles St, Adelaide SA 5000, Email: secra.sa@gmail.com

Submission to: City of Adelaide

In response to: Draft 2023/24 Business Plan and Budget



Contact person at SECRA: Doug McEvoy
Position: Chair

Email address: secra.sa@gmail.com

Date: 17 June 2023

Submissions due by 18 June 2023 to:

Agency contact: Michael Mallamo, Coordinator, Corporate Planning &
Strategy Planning & Engagement

Agency name: City of Adelaide

Agency address: GPO Box 2252, Adelaide SA 5001

Email: strategicplan@cityofadelaide.com.au

About SECRA

The South East City Residents Association (SECRA) is an organisation that represents the residents of the south-east precinct of the City of Adelaide in the area bounded by South Terrace, East Terrace, King William Street, Hutt Street, Bartels Road, and the adjoining Parklands.

SECRA undertakes activities on behalf of its members to achieve specific objectives including those that:

1. promote the interests of the residents of the South-East Precinct of the City of Adelaide and adjoining areas
2. preserve and enhance the inherent character and heritage of the neighbourhood including the adjacent area of parklands and, in particular, Victoria Park
3. support the provision of local retail and service facilities whilst retaining the village atmosphere of Hutt Street

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1 Introduction

The South East City Residents Association (SECRA) is pleased to provide feedback on the *Draft 2023/24 Business Plan and Budget* ('the Draft Budget') for the City of Adelaide (CoA) published on the YourSay Adelaide [website](#).

SECRA notes the CoA statement that the Draft Budget has a focus on "Post-COVID-19 budget repair and upgrades to City infrastructure to support future sustainability and City pride".

The Draft Budget is a very lengthy and complex document and SECRA has made its best endeavours to understand it within the limitations of relying on volunteer committee members in developing this submission. The views expressed in this submission are those of the committee being representatives of the broader membership. A wider range of views may exist within the community and SECRA is pleased that CoA has sought broad community feedback through its own various feedback mechanisms.

2 Submission

SECRA provides comments on the Draft Budget below.

2.1 Overall budget

The Draft Budget plans for expenditure of \$268 million with a relatively modest allocation of \$6 million for "strategic projects".

SECRA understands that the total expenditure has not grown significantly in the past decade in comparison with the economy in general, and on this basis, urges the CoA to consider the long-term sustainability when preparing future budgets. In particular, there is concern that some services and infrastructure have been neglected due to limited funding resources.

Forecasted growth in population and residents in the City of Adelaide of 63% (or 18,000 people) over the period 2023 – 2041, in addition to significant growth projected in surrounding suburbs leading to increased visitors and workers accessing the city, are likely to put services and infrastructure under considerable strain.

In this context, SECRA is concerned that greater increases in both revenue for and efficiency of expenditure by the City of Adelaide will be needed in the future.

SECRA also notes a significant increase in expenditure for staffing (27.7FTE) for additional and expansion of services. Whilst this is welcome, SECRA expects that CoA will ensure that this increase in expenditure delivers a commensurate increase in service provision.

2.2 Revenue

SECRA recognises that in the current times of increasing inflation, CoA revenues will need to increase in order to at least maintain services and infrastructure, which arguably may be already degraded or limited. The alternative of not increasing revenue will inevitably erode future financial sustainability.

SECRA understands from the Draft Budget that rates are going to increase. However, SECRA also recognises the significant cost-of-living challenges faced by many individuals at the current time, and notes that ratepayers may not readily accept rate increases at the moment, and such increases should be minimised to the maximum extent possible. Therefore, it becomes increasingly important for CoA to seek growth in revenue by means other than simply raising rates.

Rates represent around 60% of total revenue, whilst fees and charges are the next largest contributor at around 37%. SECRA notes that rates are linked to a property's 'market value', which can be volatile, and we therefore question whether it may be appropriate to shift this proportion somewhat so that fees and charges make a greater contribution in the future rather than the reliance on the more volatile property market values and potential new development. In the following discussion we provide a few suggestions for opportunities to increase revenue that CoA may wish to give further consideration.

2.2.1 Parking fees

Parking is never free. Increases in the fees from on-street parking provides an opportunity to potentially provide a significant increase in revenue if it is done in a smart way, such as that proposed by Prof. Donald Shoup¹. Varied pricing for on-street parking will also have the effect of turning over customers for city businesses.

We suggest that all revenue raised by the City of Adelaide from a significant increase in the price of on-street parking could then be used directly to provide for public transport improvements, separated cycleways, improved footpaths and enhanced pedestrian amenity.

Further, a significant budget should be allocated to communicate to residents and city visitors the purposes of this changed parking strategy.

2.2.2 Parklands usage fees and remediation

The parklands are not free land for unbridled development. The parklands cost the ratepayers of the CoA considerable amounts to maintain, and it provides benefits to many well beyond the city centre. All beneficiaries should share in the cost.

Where commercial activities, especially temporary, are undertaken on parklands, the full costs should be passed on to the operators as fees for usage in addition to all the costs of remediation after any damage is caused (e.g. lawn replacement after Fringe hubs). Furthermore, there is a need to account for the cost of loss of amenity to the community when they can't access the parklands during set-up, operation and pack-up – we suggest such a usage fee should be based on the product of area lost and number of days to encourage more efficient operation. An option might be to hypothecate some or part of these fees as a 'tree levy' for directly funding increased vegetation planting in the parklands. SECRA would be willing to further discuss this concept with CoA.

Clearly the parklands are used by significant numbers of residents that live outside the city of Adelaide. There appears to be strong growth in residential developments outside and adjacent to the parklands, and no doubt part of the attraction is the existence of the parklands. Therefore, it would seem that there may be a strong case for surrounding councils to make a contribution to the maintenance and enhancement of the parklands and SECRA would encourage CoA to pursue this vigorously as a source of revenue.

2.2.3 Vacant premises surcharge on rates

SECRA notes that there are different rates charged for commercial, residential and vacant land. The preponderance of both commercial and residential premises being left vacant for long periods of time is an ongoing concern that diminishes vibrancy in the city. Perhaps a surcharge on rates for premises remaining vacant for a 'long time' (this would need some clear definitions) might act as a disincentive for landlords and lead to more productive use of their assets. Further, if those assets were put to assisting easing homelessness and housing unaffordability, and where this can be clearly defined and demonstrated, then perhaps a reduction in rates might be offered. A similar approach might be applied to short-term rentals where they are under-utilised.

¹ A cheat sheet on Professor Donald Shoup's groundbreaking work, Parkade, June 2019; accessed [here](#)

2.3 Expenditure

There are several areas where SECRA believes more expenditure may be required and justified and we outline some key areas for consideration below. We also raise some questions about some areas of expenditure where further scrutiny may be warranted to identify if reductions in expenditure can be made.

In general, SECRA believes that all expenditure should be made in the most efficient manner possible, but even before that, all proposals should be subject to rigorous cost-benefit analyses to ensure that ratepayers are getting value for their money.

2.3.1 Opportunities to increase expenditure

2.3.1.1 Public transport

SECRA commends the continuing financial commitment for ongoing support to the City Connector bus service as this is a key issue for many of our members who support and value the service.

SECRA is concerned about the lack of shelters at some of the bus stops, in particular those on the City Connector routes and seeks a commitment from CoA to allocate funding for such improvements.

2.3.1.2 Bikeways

With an increasing population projected for Adelaide, bikeways are likely to greatly assist in avoiding and minimising future road congestion. SECRA understands that there is strong evidence that cycling infrastructure in dense cities almost always provides a strongly positive outcome in cost-benefit in contrast to motor vehicle roadways. SECRA therefore question if the amount allocated to the North-South bikeway is sufficient and may warrant an increase in allocation. Furthermore, SECRA believes that more bikeways, including possibly East-West connections, should be considered and some additional allocation should be made towards developing the concept now.

2.3.1.3 Homeless and Vulnerable People Project

The amount allocated to this is relatively low at \$157,000 in the context of the increasing phenomenon of homelessness. Whilst SECRA is unsure of the details of the projects, this may be an item worthy of consideration for an increase in funding allocation.

2.3.1.4 Park Lands Greening

The amount allocated to this is very low at \$30,000. Enhancing the parklands is a key issue for many of our members and we advocate for consideration for an increase in funding allocation.

2.3.1.5 Victoria Park Master Plan Implementation

The amount allocated to this is very low at \$50,000. We understand from earlier version of the Budget that the 'whole of life' project allocation is some \$8.3 million, however, this amount and the level of commitment over future years is not at all clear from the Draft Budget.

This is a key issue for SECRA members. At the urging of SECRA, Council unanimously passed a motion in October 2021 acknowledging that there was an excessive heat load in the park because of a lack of tree canopy across the park and the considerable bitumen and concrete in the northern section, both legacies of the park's motor racing history, and requested Council take steps to develop "a new landscaping proposal to achieve enhanced greening - in particular tree canopy for shade across Victoria Park." We submit that because of increasingly longer and hotter summers there is an urgent need to address this issue and to allocate much more funding in the 2023/24 Draft Budget toward the immediate

implementation of the Victoria Park Master Plan. The Master Plan clearly articulates where trees and pockets of understory should be planted to shade pedestrians, cyclists and spectators and enhance biodiversity, and describes other measures to reduce the heat island effect created by excessive bitumen and concrete.

SECRA seeks assurance from CoA that these climate proofing measures will be given higher priority in its budget planning for 2023/24, and that other measures to improve public access and amenity will be delivered in full over a clearly defined timeframe.

2.3.1.6 Parklands Action Plan

The allocation of \$75,000 to Cultural Mapping of the Adelaide Park Lands is likely to be welcomed by many of our members, however the details of the projects and their relative value remains unclear to SECRA at present.

2.3.2 Opportunities to decrease expenditure

2.3.2.1 Activation projects

A large number of items listed as 'Activation' projects are listed under the City Shaping Portfolio within the Culture section, amounting to \$534,000 under Operational Expenses and another \$400,000 as Strategic Projects.

SECRA is concerned about the value for money that these might deliver and suggest that cost-benefit analyses be carried out to determine their relative worth. Anecdotally, SECRA members observe that some past 'Activation' activities have not appeared to deliver any lasting benefit to the community. We suggest that further scrutiny is required before deciding on committing the proposed funding to these projects.

2.3.2.2 Community Impact Grants

The amount allocated to this is relatively high at \$816,000, which raises the question as to whether the benefit-cost ratio has been determined. We suggest that further scrutiny is required.

2.3.2.3 Climate Change Action Initiatives

The amount allocated to this is relatively high at \$783,000, which again raises the question as to whether the benefit-cost ratio has been determined and we suggest that further scrutiny is required.

2.3.2.4 Hutt Street (South)

SECRA is concerned that the significant allocation to the Hutt Street Entry Statement project (apparently \$3 million in total 'whole-of-life') may be neither good value nor necessary, especially in the light of recent improvements made to Davaar House.

SECRA firmly believes that better walkways are required along both sides of Hutt Road, however a project of greater complexity and cost may be unnecessary. This item is worthy of further scrutiny and money reallocated to the greening of Victoria Park (as mentioned above) and/or streets in the south-east of the city.

2.3.2.5 Adelaide's New Year's Eve

The operational expenditure for this item appears to be quite high (\$473,000) and SECRA is concerned that any benefit gained may not be worth this level of cost, noting further that this cannot be determined either way unless a cost-benefit analysis is transparently provided to ratepayers.

End of submission

Donella Peters

I appreciate that you have given South Australians the opportunity to comment upon the City of Adelaide Draft Annual Business Plan and budget for 2022-23.

I commend the Council for allocating such significant resources to maintenance and upkeep of what is accurately described as Adelaide's "defining feature".

Nevertheless I hope that the Council will revise the Annual Business Plan and Budget to include funds for restoration of degraded parts of the Park Lands - most notably in Helen Mayo Park and Kate Cocks Park. Allocating funds to restore each of these Parks would be consistent with Key Action 4.8 in the Council's Strategic Priorities to "Protect and conserve the heritage listed Adelaide Park Lands". And both parks could definitely do with some restoration.

In addition, I would hope that the Council will allocate funds to planning for the proposed Adelaide Recreation Circuit which has wide support from the business community, sporting groups and Park Lands advocates.

This would be consistent with a "key action" in the City Council's Strategic Priorities to "leverage the Adelaide Park Lands to promote health, wellbeing and lifestyle experiences."

Yours sincerely,

Donella Peters

Michele Slatter

Thank you for the opportunity to comment upon the Draft Annual Business Plan and budget for 2022-23.

I commend the Council for allocating such significant resources to maintenance and upkeep of what is accurately described as Adelaide's "defining feature".

I would, however, add that **urgent priority** should be given to **allocating funds** to planning for the proposed **Adelaide Recreation Circuit**, which has **wide support** from the business community, sporting groups and Park Lands advocates. This would be a distinctive feature of the City, a health and welfare move for the increasing local resident and working populations and a forward-looking step, totally in line with the present Council's other excellent Strategic Priorities, particularly "leverage(ing) the Adelaide Park Lands to promote health, wellbeing and lifestyle experiences."

I also hope that the Council will include funds for restoration of degraded parts of the Park Lands - most notably in Helen Mayo Park and Kate Cocks Park. Allocating funds to restore each of these Parks would be consistent with Key Action 4.8 in the Council's Strategic Priorities to "Protect and conserve the heritage listed Adelaide Park Lands".

I hope you will address these items in a (slightly) revised Plan and Budget.

Yours,

Michele Slatter

Helen

Thank you for the opportunity to comment upon the Draft Annual Business Plan and budget for 2022-23.

I commend the Council for allocating such significant resources to maintenance and upkeep of what is accurately described as Adelaide's "defining feature".

Nevertheless I hope that the Council will revise the Annual Business Plan and Budget to include funds for restoration of degraded parts of the Park Lands - most notably in Helen Mayo Park and Kate Cocks Park. Allocating funds to restore each of these Parks would be consistent with Key Action 4.8 in the Council's Strategic Priorities to "Protect and conserve the heritage listed Adelaide Park Lands".

In addition, I would hope that the Council will allocate funds to planning for the proposed Adelaide Recreation Circuit which has wide support from the business community, sporting groups and Park Lands advocates.

This would be consistent with a "key action" in the City Council's Strategic Priorities to "leverage the Adelaide Park Lands to promote health, wellbeing and lifestyle experiences."

Denise Moss

Thank you for the opportunity to comment upon the Draft Annual Business Plan and budget for 2022-23.

I commend the Council for allocating such significant resources to maintenance and upkeep of what is accurately described as Adelaide's "defining feature".

Nevertheless I hope that the Council will revise the Annual Business Plan and Budget to include funds for restoration of degraded parts of the Park Lands - most notably in Helen Mayo Park and Kate Cocks Park. Allocating funds to restore each of these Parks would be consistent with Key Action 4.8 in the Council's Strategic Priorities to "Protect and conserve the heritage listed Adelaide Park Lands".

In addition, I would hope that the Council will allocate funds to planning for the proposed Adelaide Recreation Circuit which has wide support from the business community, sporting groups and Park Lands advocates.

This would be consistent with a "key action" in the City Council's Strategic Priorities to "leverage the Adelaide Park Lands to promote health, wellbeing and lifestyle experiences."

Thank you
Denise Moss

Sent from my iPhone

Marjon Martin

Draft 2023/24 Business Plan and Budget Feedback

I am pleased to note action is to be taken to maintain and improve city infrastructure in keeping with key issues facing us such as Climate Change, homelessness and general short supply of housing, and importance of the Park Lands to the city and surrounds.

The City budget needs to be larger to do all that is required to ensure long term liveability in the city. I hope that next year the rates will not be frozen and am pleased that this year the rate in the dollar with a 10% cap is applied to a current valuation of property. Budget repair is important. Increasing Parking Fees recognises that the detrimental environmental impact of cars on the city needs amelioration and, hopefully, makes people think before using their car to come into or move around the city. Ongoing lobbying of State Government re Public Transport improvements is important work for the Council.

General observations and suggestions

Businesses and Residents

The Council favours looking after business owners rather than residents. The successful interplay of happy residents and business success is seemingly not recognised.

Residents and business interests are of the same order of importance to the well-being of the city. One of the impacts of Climate Change, I think, is that increasingly people will focus on living their lives close to home. As yet, that is not central to planning at any layer of government.

Indicators of the focus on business include the ongoing funnelling of money to Precinct Groups, support for people setting up a business, and setting up AEDA. This is despite successive Councils having questioned how useful some of this funding has been.

I also note that with consultations, for example re bicycle lanes, even when businesses do not participate in the process until after consultation has finished and the plan is finalised, one or two business owners have the power to stop a project going ahead.

There are no funds allocated to support Resident Groups. They can access a one-off grant eg Quick Response Grant to do a specific thing. That does not concern me as most Resident Groups, to my knowledge, do not want to be dependent on Council. However, they would like to see Council employ staff in the areas that strengthen communities, eg adequate staffing for Community Centres, Community Development, horticultural staff to assist with joint work between community members and Council to improve verge gardens, care for street trees and Park Lands, and public education on key city challenges such as using the three-bin system properly.

One method does not suit all

For example, enjoyment of the Park Lands for group occasions has become a *lengthy gaining permission* process. Making accountability processes as complex for the very small to the very large gatherings, consumes unnecessary time and resources.

Community picnickers will presumably be aware that there is a big event scheduled in their favourite bit of Park Land because of advertising. They can organise their activity accordingly. If they turn up and another group of picnickers have started gathering under a big tree they were intending to go to, they find another spot. That is the luck of the draw or the enthusiasm to get there first.

There are clearly major differences between a neighbourhood picnic or community garden fundraising activity lasting 3-4 hours, unlikely to have as many as 100 people at any one time, and 1 to 4-day events expecting many thousands at any one time.

That large events are asked to pay and be held responsible to restore the Park Lands to their proper state after the event makes sense. It does not make sense for 50-100 locals or family members turning up on a certain day at an arranged place, should need to book and complete Council forms about safety plans, etc. Likewise, if those involved in small celebrations are happy to find a spot according to what is available, why ask them to book? If it is about charging, I doubt if this use of staff time makes a profit for the CoA. What it does do is create irritation with CoA and the need to look elsewhere by those who find the system overwhelmingly cumbersome and anxiety provoking.

Why waste resources by over capitalising?

Around the world there is experience in making cycling a safe transport option. A lot has been learned as to what is required. Why do we not make use of that learning? We do not need to build separated bike paths but merely slow the traffic down and paint bicycle lanes on the road. Do that and soon we will find that we too can learn to simply share the road between all users.

What makes a city look attractive is enabling everyone to move around safely – and that does mean cars moving a bit more slowly throughout the city.

What I find irritating

Repeated make-overs. Having lived in the inner city since 1994, I have noticed that there are some areas that keep getting make-overs and others never do. I have seen schedules for when this and that will get done, but big make-overs keep going to the same places. Examples are Hindley Street, Rundle Mall, and China Town. I would prefer not to keep seeing upgrades of grey tiles being replaced with other grey tiles. By now the brief for make-overs should be focused on changing climate and sustainability rather than fashion. Fashion has meant a pagola placed in the middle of the Mall and moved a few years later to get a clear line of site. Fashion is about ensuring there will be another make-over. Let's take pride in building for the future, with materials that are durable.

Too many paths in Park Lands. The next stage of Whitmore Square is scheduled to be completed 2023/24. I am often in and around Whitmore Square area and have rarely seen anyone walk along the perimeter path since it was created. I have not seen anyone jogging along it. Perhaps because the promoted jogging track is concrete!

While some say, well what we have now goes nowhere, I ask, where will it go when it is completed? I don't know how many people beside the consultants wanted the pathway, but I see that it is not being used. Many were asking for shade, more trees and simple seating. Some for a fountain and the Consultants kept talking about a central toilet block with storage facilities for groups, not homeless people who might have found that very useful.

We were all appalled at the idea of making a toilet block a central feature of our well-loved Whitmore Square. I suggest money is used to plant more trees, simple seating and possibly a fountain. I think that if there is a change in plan that could be an announcement reflecting on what is being observed, rather than another consultation.

Park Lands

Remediation. It is good to see Council undertaking so much work in the Park Lands. I do want to point out though that Edwards Park within Park 23 has been left in need of repair for as long as I have been in the city. It gets used by Council staff as a sort of depot at times, occasionally for an entertainment activity but it is in fact a sadly neglected Park.

I note that whenever someone wants to build on the Park Lands, they point out that it is not really park land, but an uncared-for area so it is suitable to build upon. I think it is best to restore it to be Park Land. There are several areas in the Park Lands needing to be remediated and I keep hoping that Council comes up with methods that invite people to volunteer their participation in Council undertaking this work.

Remediation requires resourcing, which the Council does not have, but the Park Lands are a mainstay of the city's well-being. There are many individuals who would find this useful, interesting, meaningful, and enjoyable voluntary work. It may also be a way that the members of sporting bodies who have the privilege of pursuing their personal interests on public Park Lands give in kind support to the restoration of Park Lands.

Improving sporting facilities. While I understand that the expectation of members of sporting clubs change with the times, I think we have reached a difficult stage in negotiating what is reasonable. While there are building codes that should be met, such as number of loos and showers for women and men, there are also ambient claims for entertainment spaces and taking over an area of the Park Lands as if it is the Club's Park Lands.

I see little evidence of Clubs demonstrating that they are keen to share what they can, eg toilets that are meant to be shared with the public are kept locked.

In having Your Say on Club room upgrades offering anonymity to responders, seems odd to me. I think it is more useful to know what 'interest' people have in their point of view. The balancing of competing interests against the purpose of the Park Lands is important.

While the purpose of the Park Lands may change, it is interesting that our public Park Lands were the first to be incorporated into a city plan because it was understood industrialisation resulted in rapidly growing cities with overcrowding and polluted air that lead to poor health in its working people. Fresh air and relaxation were seen as a means of improving their health.

Today we may not see all the pollution, but we do know and measure it. There are more epidemics with increasing world population and ease of travel, and climate continues to become more uncertain and extreme. All are good reasons for keeping our Park Lands and working with nature to maintain our health.

Marjon Martin (Owner/Occupier) lived in city since 1994
14A Weil Street Adelaide Ph: 8212 2468; M: 0450 366 733

Sunday 18 June 2023

Fi Pahor

Thank you for the opportunity to comment upon the Draft Annual Business Plan and budget for 2022-23.

I commend the Council for allocating such significant resources to maintenance and upkeep of what is accurately described as Adelaide's "defining feature".

Nevertheless I hope that the Council will revise the Annual Business Plan and Budget to include funds for restoration of degraded parts of the Park Lands - most notably in Helen Mayo Park and Kate Cocks Park. Allocating funds to restore each of these Parks would be consistent with Key Action 4.8 in the Council's Strategic Priorities to "Protect and conserve the heritage listed Adelaide Park Lands".

In addition, I would hope that the Council will allocate funds to planning for the proposed Adelaide Recreation Circuit which has wide support from the business community, sporting groups and Park Lands advocates.

This would be consistent with a "key action" in the City Council's Strategic Priorities to "leverage the Adelaide Park Lands to promote health, wellbeing and lifestyle experiences."

Proposals in the past from some organisations to 'improve their changerooms' have resulted in multi storey function centres, not accessible to the general public, even to use the toilet. This use of public land for private profitmaking purposes should be carefully scrutinised.

Fi Pahor

Susan Collins

To Michael Mallamo

Coordinator, Project Support – Strategy, Insights and Performance

City of Adelaide

Dear Michael,

Attached please find our submission to the Draft Business Plan and Budget 2023/24, due by Midnight tonight. Would you please acknowledge receipt in due course.

Regards Susan

Susan Collins Chair

South West City Community Association Inc. Telephone: 8410 8828

Direct email: susan.jeff@bigpond.com

General email: swcityca@gmail.com

By email: yoursay.cityofadelaide.com.au
Copy: StrategicPlan@cityofadelaide.com.au

Michael Mallamo
Coordinator, Project Support – Strategy, Insights and Performance
City of Adelaide

Dear Michael,

DRAFT BUSINESS PLAN AND BUDGET 2023/24 (BUDGET): SUBMISSION DUE BY MIDNIGHT SUNDAY 18 JUNE 2023

As we have indicated in our prior submissions to the City of Adelaide (CoA), South West City Community Association Inc (SWCCA) was formed in August 2012 to give a voice to the residents and community in the South West corner of the City of Adelaide. SWCCA will address the overall document, with specific reference to the implications of this document as it will affect our community in the South West City.

As SWCCA represents the residents and community members in the South West City with whom we remain in continuous contact, this submission should not be viewed as one, but as many submissions from the concerned people we represent. ***However, if CoA continues to view this as one submission, we at least wish that it to be counted as 6, being the number of the Committee of Management of SWCCA.***

THE YOUR SAY CONSULTATION PROCESS

SWCCA remains extremely unhappy that CoA is relying on this highly flawed consultation process. As we provide the feedback of our community by letter, we are aware that our comments will not be recorded in the spread-sheets and flowcharts generated by the consultation form or the online survey.

In addition, as our response to Your Say is sent from the Chair's home email **it excludes the householders from providing their own submissions to Your Say from that email address, because any further submissions from that email address are rejected.**

This is unfair.

THE FORM: DRAFT 2023/24 BP&B ENGAGEMENT PACK

This year - yet again - we found anomalies in this document, not the least of which was that all of the 7 questions CoA wishes answered have not been included. This year, there is no Q4 or Q6 – why? We also query if Q7 in the document was in fact the last question. Having pointed out similar occurrences in last year's Form it is baffling why this was not corrected this time around. We also imagine that this will cause some interesting responses to the questions, and will result in inaccuracies when recording data, if many ratepayers and organisations submitting to Your Say use the form.

THE DRAFT BUDGET

This document provides on the second page of the preamble to the Budget that emphasis has been placed on the following vision:-

“Post-COVID-19 budget repair and upgrades to City infrastructure are the focus of \$268 million in expenditure to support future sustainability and City pride”

We applaud this vision.

However, when we read through the 10 initiatives to implement this vision, we cannot see how this will support future sustainability, and although “Sustainability” or “Sustain” is mentioned in the document some 29 times, only 8 references refer to climate, whereas 21 refer to financial sustainability. This is misleading to the average reader. In this time of imminent climate change how about using the words “maintain” or “maintainability” when referring to the financial aspect?

The Budget comprising 80 pages is not easily read or understood without a high degree of expertise in accounting practices, yet our community has been asked to comment on it. As the various tables seem to contradict each other to some degree, this makes the task even more difficult.

We understand that during these financially trying times and coming out of the COVID it is a difficult budget to write. However, as we listen to our community we believe that emphasis is not necessarily focused on things that matter to them.

THE SOUTH WEST CITY WISH LIST

1. **Adelaide South West Community Centre (ASWCC):**

The property leased for some years by Council to house the ASWCC (approximately 264 square metres) at 171 Sturt Street Adelaide was sold by auction in September 2018 for \$1M. As a result of lobbying by the community and the subsequent CoA resolution, an amount of \$1.5M was set aside that year for acquisition of a similar property for the Centre in the SW quadrant of the City, west of Morphett Street. Since then, property values have risen.

Our main focus for some time has been the acquisition of a suitable base for the community. The draft Budget provides the original \$1.5M for the acquisition of a replacement Centre in the South West City. We request this allocation be increased to at least \$2.5M which would be the minimum amount required to purchase a suitable building and outfit it in the SW corner. Establishing a Community Centre provides Council and the general community with a long-term asset which will contribute to the City’s liveability and the community’s wellness.

2. **Sturt Street East: revitalization and improvements**

We also note that there are 10 listed initiatives to implement the vision. Amongst the initiatives Item 7 of the 10 provides: *“Revitalisation and improvements to Main Streets”*

If you stand on King William Street at the intersection of Halifax and Sturt Streets and look East you will see an attractive green streetscape into Halifax. If you then turn Westward and look down Sturt Street towards Whitmore Square it is a sea of bitumen crying out for greening. In the approximate 15 years since we took up residence in the South West City, we have noted at least 3 (perhaps more) upgrades and beautification of the plantings and central garden areas in Halifax Street and, although

a number of our community have raised the issue over time, nothing has been done to enhance the streetscape of Sturt Street from King William Street to Whitmore Square.

Listening to our community we wish to suggest another “revitalization and improvement” under this initiative should be implemented; and that is Sturt Street East. Under Priorities (Pages 3-4 of the Budget) and due to the above we suggest that part of the \$100.3M allocated to “Capital Works” be allocated as a priority to the beautification of Sturt Street east.

3. Park Lands Budget

A primary function of the Council is the protection and preservation of the City’s undervalued Park Lands. We believe the Park Lands are important enough to have a visible and dedicated budget that the community can see easily. This includes proper staffing and a manager who is visible to the community and the people of South Australia rather than being shrouded in a subsidiary (Kadaltilla) which means little to the general public. To demonstrate our concerns the Park Lands and Open Space Renewals Budget is reducing by 75% in 2023/24, dropping from \$2.8M to \$0.69M. We also see that the Park Lands Strategic Projects, Park Lands Greening has only been allocated 3.2% of the budget – \$30,000 from a total allocation of \$915,000.

The Kadaltilla Budget (attachment E) has been increased from \$217,734 to \$253,360 and appears to provide no tangible benefits to the Park Lands as the \$253,360 to be provided will be primarily used for salaries, sitting fees and insurance with little expenditure on the Park Lands themselves.

These figures indicate to us that the Park Lands are not being taken as seriously as they should.

The Budget is confusing. For instance, “City Shaping” has a key focus on “Park Lands greening management and improvements” (Page 13) but then “City Operations” (Page 20) includes “Park Lands and open space management” (Page 20 & 22) and “Park Lands Greening” (Page 20), and in other places in the Budget we find other references to Park Lands covered by what seems to be by different portfolios. There are other references to Park Lands. The result is that the topic of Park Lands has been fragmented and dispersed throughout the document (around 33 references). From this it is difficult to work out exactly what is happening to the Park Lands, and who is responsible.

OUR CONCERNS

Council is increasing borrowings by \$20M with ongoing servicing costs (interest etc.) and at the same time is increasing rates (\$10M) and various charges that will impact both residents living in and businesses operating in the City.

We believe the \$3M provided for a Hutt Street “Entry” and the \$2M to expand sporting clubrooms in Park 27B are excessive and will provide little to no benefit to the City community as a whole. In fact, these 2 projects will use 50% of the extra Rates revenue being raised.

The 4th page of the preamble to the Budget refers to Adelaide as “one of the most liveable cities in the world”. We believe this should be promoted. However over time as successive State Governments consume more of the Park Lands for “infrastructure” projects, including takeover of the Aquatic Centre, the construction of the Walker Tower and subsequent news that a second could be built nearby; and the latest, which over time will include the carving off sections of the Park Lands for a new Women’s and Children’s Hospital and provision to extend the new RAH, taking out an historical olive grove,

demolishing the heritage Police Barracks site. This is having a negative effect on the liveability of the city and it jeopardises the very existence of the Park Lands and its Heritage listing of “Adelaide, a city in a park”.

We note on Page 24 there is a reference to expenditure for this coming financial year for 88 O’Connell Street (\$30,000) and the Central Market Arcade redevelopment (\$280,000) as Council-led projects with significant commercial attributes. And yet on Page 41 (Major Projects – Continuing Projects) for FYE 2022/23 for the Central Market Arcade an amount of \$1M was expended and for FYE 2023/24 an amount of \$15M has been allocated. That is quite an increase.

Both of these developments continue to cause distress and inconvenience to CoA communities. With respect to the Central Market Arcade redevelopment we have heard first-hand of the outrage from our South West Community at the loss of the mix of unique and small shops which made up our Arcade, and in particular the closure of the Coles Supermarket on Grote Street – the busiest in the Coles stable in South Australia – coupled with the fact that, although this venture has had a number of years in planning during which an alternative temporary supermarket venue could be found, CoA did not, and continues not to address this issue.

Moreover, they are demolishing something which the local residents and small business outlets have been frequenting, their beloved Central Market Arcade; and whether you like it or not, it formed an integral part of the Adelaide Central Market. Residents living in the city now find they must leave their neighbourhood to make their purchases of food and other basic necessities elsewhere, and more often, outside the City.

Now we find that CoA is selling the vacant Adelaide Bus Terminal site in Franklin Street, which could have provided a similar development at a much lower cost, and would have left the shopping intact at and around the Market.

Reading the document, we are not sure what some of the descriptions (there are no definitions to assist) or facts and figures are, as we (and our people) do not have a background in accountancy.

However, the message we are getting from our community, local businesses and visitors is that we do not need yet another sporting facility, alienating the rest of us from another section of the Park Lands, but we do need what Council has promised us since August 2018: a new premises for the South West City Community Centre in the area where it was promised. Our people are also very concerned that our Park Lands are under continual threat from successive State Government land grabs, and that funds could be spent to work out a way to protect this precious resource.

Yours faithfully,
Susan Collins
Chair, South West City Community Association Inc

Taren Hornhardt

Dear City of Adelaide

Pease see below our feedback on the proposed re-introduction of event fees and charges.

Regarding the proposal to reinstate and increase Event fees and charges, Adelaide Festival opposes the proposal as the reintroduction of these fees for 2024. Publication of this fee structure should happen well in advance, e.g. a minimum of three months prior to the end of the financial year, in order to give businesses time to accurately budget for the increases.

Our budget is continuously being pushed into the red by suppliers passing on the increased costs of high inflation, as such the sudden reintroduction of Event fees for the 23/24 financial year is unfeasible.

We also seek clarity as to whether the nature of the event and its organiser are taken into account in the fee structure e.g. not-for-profit organisations putting on free evets, such as Adelaide Festival, versus commercial for-profit events.

Best wishes

Taren

Taren Hornhardt

Head of Production

Adelaide Festival Corporation

Elise Huntley

To Whom It May Concern,

Re: Proposed Park Lands Site Hire Fees and Increases

This submission is put forward on behalf of Harvest Rock to express our concerns regarding the City of Adelaide's proposal to re-introduce the Park Lands Site Hire Fees from 1 October 2023.

Harvest Rock was established in 2022, with the inaugural event taking place across 2 days in November 2022 at Rymill/Murlawirrapurka (Park 14) & King Rodney/Ityamai-Itpina (Park 15) Parks. The event was developed in conjunction with the South Australian Tourism Commission and the South Australian Government to create a new premier destination event in Adelaide city. The inception of Harvest Rock was solely built around the event being held at Rymill/Murlawirrapurka & King Rodney/Ityamai-Itpina Parks, with these locations being paramount to the inspiration and presentation of Harvest Rock in its first year and beyond.

In recent years, the live events sector has been severely affected experiencing significant losses throughout the period when events were unable to operate due to COVID. Furthermore, since resuming operations the industry has now been impacted with considerable cost increases of 30% - 40% as a standard minimum. It will take years for live events to recover and regain any sort of positive financial outcomes due in part to these contributing factors.

For an event the size of Harvest Rock in the early stages of development, and with its audience numbers, we don't have the ability to pay the proposed Park Lands Site Hire Fees in these initial years. The fees being put forward by City of Adelaide are expensive, above industry standard and are untenable in the current environment. In addition to the proposed Park Lands Site Hire Fees there are other significant charges such as Temporary Parking Control (TPC) fees paid by the event that are also costly.

The economic benefits generated by Harvest Rock in its first year were exceedingly positive for businesses across Adelaide city and beyond. We invest millions of dollars into presenting Harvest Rock and given the enduring challenges with costs, and to safeguard the continuing viability of Harvest Rock, we are seeking the support of the City of Adelaide with regards to the Park Lands Site Hire Fees.

We respectfully request that City of Adelaide reconsiders its proposal to reinstate the Park Lands Site Hire Fees from 1 October 2023, given the profound impact that this would have for the ongoing viability of destination events such as Harvest Rock.

Sincerely,

Elise Huntley

Managing Director Festivals

Justyna Jochym



Community Consultation
Draft 2023/24 Business Plan and Budget
GPO Box 2252
Adelaide SA 5001
strategicplan@cityofadelaide.com.au

18 June 2023

Subject: Submission to the City of Adelaide 2023/2024 Draft Business Plan and Budget Consultation

On behalf of Festival City Adelaide, the peak body for major arts and cultural festivals in South Australia, I am writing to submit our feedback and concerns regarding the 2023/24 City of Adelaide Draft Business Plan and Budget.

Responsible financial management and the commitment to sustainable finances for current and future generations are priorities that City of Adelaide and Festival City Adelaide share.

In the case of our membership, the pandemic hit the festivals and events sector hard – with it being the first to shut and last to open to its full capacity. Despite the challenges, festivals in Adelaide have demonstrated exemplary tenacity, adaptability, and business acumen over the past three years. This has led them to deliver exceptional results for Adelaide at a time when its residents, students, workers, and visitors were limiting their time in the CBD and North Adelaide.

Therefore, it is disappointing to read the proposed Business Plan and Budget place its primary focus on wealth extraction from existing assets – particularly by reintroducing user fees and increasing charges, while decreasing sponsorships and grants. While this is one approach to take in the hopes of budget repair, the other is to reward wealth creation – i.e. to utilise our limited resources as a capital city to unlock significant return on investment by identifying and incentivising activity that creates jobs, takes genuine business risks, and generates revenue that benefits the City of Adelaide and the wider community.

And when considering the levers that will improve the success of a city, festivals and events produce results like no other user base can. The industry is not extractive; it offers impressive ROI for relatively low investment; and it is a highly-effective mechanism to stimulate direct and indirect economic impact across supply chains and adjacent sectors. It also acts as a key driver of Adelaide's tourism activity, brand, and social identity.

Why then impose financial burdens that will ultimately be hard to absorb by businesses and likely passed down to the end consumer—the Adelaide community and its visitors? Consumers who are already more cost conscious and weighing whether a day, night, or weekend in the CBD is worth the price tag.

We can empathise with the sentiment that the City of Adelaide wishes to continue “...responsible financial management without impact to services, ensuring [it] maintain[s] [its] range of quality services and facilities to deliver good outcomes for our community...”. The same can be said for the festival and events sector.

This budget should hence weigh more carefully the benefit of reintroduced fees and increased charges against the cost to a sector seeking to deliver even more economic benefit than it has throughout a pandemic.

Although we are currently awaiting the most recent results, in 2021-2022 gross spend amounted to \$291.5 million across our membership of 13 festivals. These festivals created 370,922 visitor nights, generated \$108.0 million in Gross State Product (GSP), and contributed to the creation of 979 full-time equivalent jobs. The impact primarily benefits the City of Adelaide, where the concentration of festival businesses and activity is based.

In the year prior to the pandemic, 2019-2020, the sector achieved even more impressive results, with gross spend totaling \$379.5 million and 383,322 visitor nights. This resulted in \$116.7 million in GSP.

By comparing the FY2020 to FY2022 figures we can clearly demonstrate that the sector has been on a path to recovery, thanks to sensible, tactical, and considered investment and interventions. It is important to recognise that the industry was able to continue delivering for the city during challenging times due, in part, by the waived fees and charges – i.e. the strategic investment the City of Adelaide made to ensure this important sector continued to deliver more than just a sugar hit. It was evidence of an understanding that if leveraged effectively, the City can reap significant dividends from the sector, even in tough times. The budget has the opportunity to reflect this approach more intentionally.

Recent data released on visitor spend in South Australia highlights the tremendous success of major events like the Adelaide Fringe, Adelaide Festival, and WOMADelaide. In March 2023 alone, visitor expenditure reached \$906 million, which is 134 percent of the expenditure in March 2019. This represents the strongest monthly comparison growth since the start of the pandemic. The significant surge in domestic spend demonstrates the vital role festivals and events play in attracting people and their dollars to the CBD.

Not to mention, that National Visitor Survey data for March 2023 revealed that intrastate overnight spend increased by 52 percent, interstate spend rose by 32 percent, and domestic day trip spend increased by 57 percent compared to March 2019. These figures underscore the immense value festivals and events bring to our local economy, job creation, and overall well-being.

But we can't be a world-leading festival city, and also repair our city's budget by making it difficult for the industry to do what it does best and in ways no other user base can.

We ask the Adelaide City Council to consider the detrimental effects on businesses that the current budget draft would impose. Instead of prioritising wealth extraction, we hope the Council will demonstrate gumption and tactical thinking – the very traits it expects of its strategic partners and investments.

It would be favourable for this Council to give thought to the business and policy environment required to unleash the economic success of a sector that benefits the Adelaide CBD so greatly. Imposing additional financial burdens on these businesses is likely to impede their ability to deliver the same level of economic impact, ultimately affecting the entire Adelaide community, including its visitors, workers, and students.

To address these concerns, we propose that:

- The City of Adelaide 2023/24 Business Plan and Budget stops its intentions to reintroduce fees and increase charges that impact the festival and event sector.
- The City of Adelaide develops a Festivals and Events Strategy that supports striking a balance between fiscal responsibility and the growth and prosperity of Adelaide as a festival capital. Undoubtedly, the balance must exist – but it requires better consultation. Such a strategy would guide decision-making and ensure that future budgets take into account the significant contributions and economic opportunities presented by the festivals and events sector.
- What is meant by a “strategic view to partnerships” should be clarified, particularly when the Budget puts forth a proposed \$4.0 million decrease in allocated funding. Without greater insight into the partnerships and/or activities impacted, the potential implications are impossible to both determine and/or condone.
- The City of Adelaide and its subsidiary AEDA (Adelaide Economic Development Agency) reconsider producing events, such as WellFest and Adelaide Fashion Week, in-house. If these are initiatives that deliver significant and comparable ROI to other City of Adelaide/AEDA sponsored events and festivals, it may be prudent and beneficial to have external businesses produce and be responsible for the future development and growth of these initiatives, thereby also competing and collaborating for investment based on performance.
- The City of Adelaide and its subsidiary AEDA demonstrate an increase in investment towards long-term strategic partnerships. These partnerships are,

most often, the levers for wealth generation. The full benefits of strategic partnerships rarely germinate overnight, i.e. the short term. The intention for stability of these investments and relationships is important to reflect in a Budget.

While we understand the need for budget repair and responsible financial management, we urge the City of Adelaide to carefully consider the implications of reintroducing waived fees and implementing increases, simultaneously decreasing grant and sponsorship investment.

The recent data on visitor spend and accommodation occupancy clearly demonstrates the success of festivals and events in driving economic growth. It is vital that we prioritise targeted investment and create an environment that fosters the continued success of these activities, not its opposite.

We trust that our submission will be given due consideration to the points raised, and we hope that the final budget reflects a more considered approach that ensures the long-term prosperity of Adelaide while incentivising the festival and events sector to thrive.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Justyna'.

Justyna Jochym
Chief Executive Officer
Festival City Adelaide

Karen Laing

17.6.2023

Clare Mockler

Chief Executive Officer

City of Adelaide

Delivered via email.

Dear Clare

A-List Entertainment has been presenting Australia's best comedians as part of the Adelaide Fringe Festival for over twenty years. We have collaborated with both leading park venues (The Garden of Unearthly Delights and Gluttony) for many years and have found them both to be very fair operators.

I have recently reviewed an article in The Adelaide Advertiser outlining potential crippling cost changes for these operators to host the venues in 2024 and beyond and this would ultimately affect many aspects of these Fringe venues therefore having an onflow effect to the Arts Industry, a further blow to what has been the hardest four years we have ever faced. Our industry is still in recovery mode following the pandemic and are facing further issues such as unheard-of escalating costs in freight, electricity, accommodation to name a few.

Inflicting even more cost pressure on our world recognised performing arts event at this time will result in reducing what can be delivered for the arts industry and the people of Adelaide and tourists that travel to South Australia for the festival. It will have a significant negative impact on all traders in the East End and the South Australian suppliers and the impact of this massive fee increase will inevitably reduce the enormous positive financial economic benefit that both The Garden Of Unearthly Delights and Gluttony generates for the City and State.

I implore you to reconsider this cost change and allow the arts to fully regain its strength and to continue supporting the many South Australian businesses that participate in the Adelaide Fringe Festival.

Kind regards

Karen Laing

General Manager

A-List Entertainment

David Basheer



129 North Terrace

Adelaide, SA, 5000

Phone: (08) 8238 2900

Email: info@strath.com.au

15 June 2023

Dear Sir/ Madam

RE: Community Consultation, Draft 2023/24 Business Plan and Budget

STRATHMORE HOTEL 129 North Tce, Adelaide

Thank you for the opportunity for the Strathmore Hotel to comment on the Council's 2023/24 Draft Business Plan and Budget.

Some aspects of the budget do not concern my business, and I will merely focus on areas that will directly impact my business.

ABOUT THE STRATHMORE HOTEL

The Strathmore Hotel is a family business, owned by the Basheer family since June 1, 1972.

Five family members are currently actively involved in the business, and we employ another 72 South Australians.

A business owned by my wider family are our landlords. We also lease a bottle shop on Bank Street which operates under the same liquor license as the Strathmore.

In 2019, the Strathmore embarked on a \$7.2 million, 13-month 'once in a generation' upgrade. This was a major investment for our family company. Unfortunately, it was 10 days before our planned reopening when the Prime Minister announced every hotel in the country would immediately be closed for an indefinite period due to Covid. Given we were at the top of our debt with no income for the foreseeable future, this caused immediate financial stress.

As business slowly returned to normal (not withstanding further State Government lockdowns and restrictions that led to loss making months), the biggest challenge our business faced was our reliance on office workers, CBD events and tourists. All were sadly missing until mid-2022.

With our debt levels exposed and cash flow compromised this has placed great pressure on the business.

The current financial year has seen a pleasing recovery, but we are still chasing past losses.

GENERAL HOSPITALITY BACKGROUND

It is largely conceded hospitality was the sector most impacted by Covid. Furthermore, it was the CBD hospitality businesses throughout Australia and beyond that bore the greatest brunt of the Covid downturn. Adelaide was no exception.

As we move into the post Covid phase, the recovery in the CBD has been slower than in metropolitan areas and indeed the regions. This is due to the work from home culture that disproportionately discriminates against CBD venues.

There has been an increase in reported hospitality venues closing down post Covid. This is a legacy of the financial stress caused during Covid and can be attributed to:

- 1) An Ernst Young study in 2022 found debt in the hospitality sector grew by 15% during Covid. With rising interest rates, this has caused a breaking point.
- 2) Other hospitality operators were forced to erode heavily into their savings, leaving little or nothing for 'a rainy day'.
- 3) Many operators survived merely on the cash flow provided by support from the various tiers of government. That has now been withdrawn.
- 4) Banks, governments, landlords and others provided deferred payment schemes during Covid. The playing of catch up has proven most difficult for many.

CONCERNS MY BUSINESS HAS TO DRAFT BUDGET

RATE RISES

Like all hotels, my business is experiencing major operating cost increases. Foremost in these costs are power, insurance, cost of food items and security. I will expand on security further in my submission.

I fully appreciate Council also has experienced many cost increases. My concern is the timing and extent of the proposed rate rises and the effect they will have on our post Covid recovery, along with the inevitable inflationary effects.

No business wants to experience cost increases, but we understand they are inevitable.

I would respectfully ask Council to review the magnitude of the proposed rises. In the current trading environment, it will not be possible to pass on these increases to our customers.

There are many proposed financial and capital outlays in the Council budget that do appear to be best reserved for another time when CBD ratepayers are in a better position to fund.

On page 4 of your plan, you refer to a desire to develop a city plan that provided economic benefit to the city, increased investment and supports an increased city workforce.

I respectfully believe this plan is not a model for economic growth, and businesses will be reviewing their workforce with a view to decrease rather than increase numbers.

This review of workforce numbers would be done in the knowledge sales are declining whilst costs are rising. This draft budget adds to that concern.

There does appear to be a lack of investment in stimulating business growth in the CBD.

The Adelaide Economic Development Agency (AEDA) has been an initiative that brought real growth to the city. Its activities during Covid were incredibly important to my business, providing much needed customers during a very dark period.

Rather than build on AEDA's ability to achieve the Council's declared goal to provide increased economic investment for the city this budget appears to indicate the first signs of reducing AEDA'S impact. My business resents paying increased Council rates yet sees a critical growth agency like AEDA decline.

INCREASED PARKING FEES

The increased parking fees appear to directly fly in the face of a desire to grow the city and attract more economic activity.

It will also have yet another negative impact on attracting staff to work in my business.

The most common question asked in a job interview by a potential candidate is 'Where can I park and how much will it cost'.

This initiative does nothing to support an increase in the City's workforce.

RE-INTRODICTION OF OUTDOOR DINING FEES.

My hotel takes a keen interest in this, as we were the first venue in the city to be licensed for footpath dining, back in 1974.

To maintain our outdoor dining has come at a huge cost in increased security given the current anti-social behaviour on North Terrace (See below). I note my two neighbours, Parlamento Restaurant and Sean's Kitchen have withdrawn outdoor dining for this reason.

It is universally agreed outdoor dining adds an important component to the vibrancy of the city. The reintroducing of the fee in the current commercial and anti-social environment will see more venues follow the lead of Sean's Kitchen and Parlamento.

ANTI-SOCIAL BEHAVIOUR

I have been working on North Terrace for 41 years and have never experienced anything approaching the levels of anti-social behaviour which has escalated rapidly since early February. This anti-social behaviour is on the streets and not to be confused with in-venue behaviour.

Despite the best efforts of SAPOL, the Liquor Licensing Commissioner, DHS and others, the problem is as severe now as when it escalated.

This has resulted in:

- 1) A huge increase in our security costs. We are currently spending almost \$75,000pa extra on extra security along with a further \$22,000 on one-off security upgrades.
There is also a continual need to repair broken glass etc.
- 2) Less customers in our outdoor dining space due to the anti-social behaviour on the streets
- 3) A further difficulty in retaining staff and attracting new staff, as our employees do not feel safe walking on North Terrace.

There appears to be nothing in the draft budget for the Council to play a role in addressing this issue. The reputational damage to the city is real, and local businesses (including mine) and our employees are confronting this with almost no Council support. Council cannot continue to be innocent by-standers in this current situation.

SUMMARY

Taking into account the post Covid recovery period, our rise in costs, the tightening of customer spending and the cost and difficulties associated with the current anti-social behaviour on North Terrace, I request Council:

- a) review the extent of its rate and car parking increases.
- b) defer the re-introduction of outdoor dining fees.
- c) prioritise the funding of AEDA over other projects.
- d) address the anti-social behaviour on North Terrace.

Thank you for your consideration.

Yours Sincerely



David Basheer








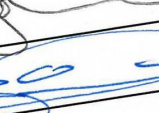





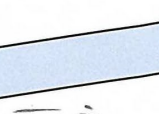






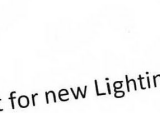
Managing Director

Strathmore Hotel

PETITION RECEIVED

Petition to the City of Adelaide

We, the undersigned, urge Council to include funding in the 2023/24 Budget for new Lighting Infrastructure at Park 27b

Name	Signature	Phone
Anthony Kalogerinis		0438 511275
CHRISTOPHER DURESEVICH		0409 891 083
PATRICK KAYS		0403319462
MARIA RASPE		0404 369 518
JASON RASPE		0400030186
Brad Ayres		0497 493 820
George Tsangari		0424 472 318
Katrina Georgiadis		0419805847
Kosta Georgiadis		042630007
HARRY FLORENTZOU		0455661457
CHRISTOS TSONIS		0409 698536
Stevie Banelis		0465810123
Lukas Tsimopoulos		0422302111
Jordan Tsimopoulos		041153986
Michelle Tsimopoulos		0422302111
John Tsimopoulos		0422302111
Marie Banelis		0417 896177
Dimitri Economou		0411 575805
Harry Stamopoulos		0419101481
ULIA SOTIROPOULOS		0417 822 892
Rhonda Brown		0414774499








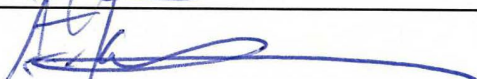
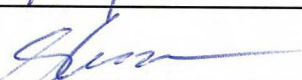
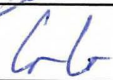



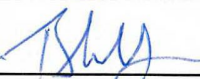




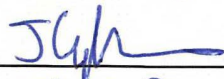


Petition to the City of Adelaide

We, the undersigned, urge Council to include funding in the 2023/24 Budget for new Lighting Infrastructure
at Park 27b

Name	Signature	Phone
SAMUEL		0413001511
Chheda Lama		0425891616
NICK KORDAUS		0423350759
Peter kalantzis		0411697507
JOHN TSIANO		0402358879
George KARGIOTIS		0426593729
MARIA KARGIOTIS		0423008344
PETER PALIOS		0411766500.
VICKI PALIOS		82123566
Triantzes Giannou		0481214745
ANTHONY MEZIO		0417820407
Renee Giannacopoulos		0401033827
Kosta Giannacopoulos		0413682919
Anna Murgala		0405594102
Mary Petimeris		0490341008
TOULA GEORGIADIS	M GEORGIADIS	0433334954
TINA GEORGIADIS		(08)81115665
George Vlahos		0412101968
Dana Housos		0406774050
Tom Giannacopoulos		0408893781.
NICK KIRKOROV		0409704143

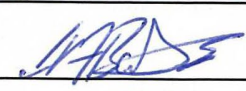

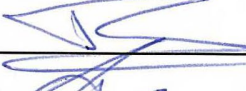


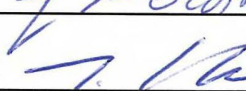
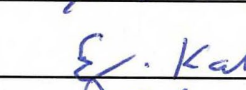



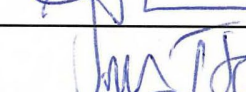
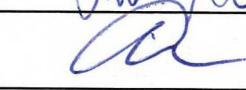

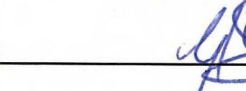
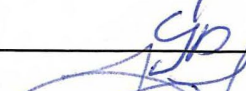






Petition to the City of Adelaide

We, the undersigned, urge Council to include funding in the 2023/24 Budget for new Lighting Infrastructure
at Park 27b

Name	Signature	Phone
KOSTA BARKOUKIS		0413045785
Dina Klonomous		0418892298
ANDREA GEORGIKOPOULOU		0439852439
Adam Adams		0409328571
Bill Karulaki		0420982990
Nichal Chantou		0420446713
ANDREW KATHARIS		0412448336
FELIX KATHARIS		0431056270
SOTIRI GOUNAS		0403328669
Gina Gounas		0418680998
IRAKLI GOUNAS		0422372269
Dimi Georgiadis		0452048336
George Georgiadis		0434792328
NIKOS PANTAZIS		0407714446
SOMER PANTAZIS		0489714446
Miranda Bauer		0411808027
Chris Lazaridis		041155865
Ahmed Elhayes		0487282182
Jordan Giannopoulos		0468337298
Irene Batis		0402086779
George Batis		0412053414

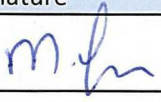














Petition to the City of Adelaide

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at Park 27b

Name	Signature	Phone
Adriana Ratas		041091677991
Nick Rattos		0402986779
Tref Koutas		0435604131
Fiona Koutas		0449579295
Adriana Ratas		040966778
Jacqui Fomakis		0419839114
Theo Kaldis		0402445683
EFFIE KALDIS		0412747048
Rocco Lagana		0434354187
Dora Lagana		0411014449
Roxanne Hanson		0404092796
Amanda Guiddin		0466484805
Jim Iselim		0431-165-800
Kostas Petrill		0405929590
Christian Kuna		0491029139
George Skouroumounis		0449718846
CAMPBELL BROWN		0414774499
Julian Jimenez		0451900006
Kyle Healey		040720415
Vincent Healey		0431529873
Jarrod Dedeckel		0419801708






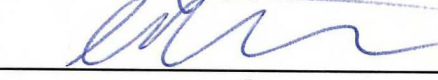
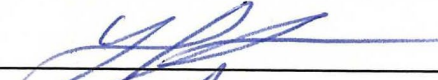

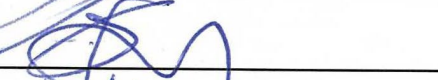
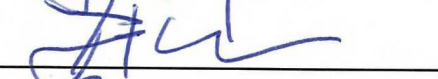


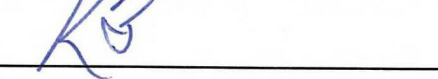




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at Park 27b

Name	Signature	Phone
Mehmet Malcin		0481188795
Georgia Gannacopoulos	G.G	046834 0262
Eleni Loukas		0404294110
Stratos Loukas	SL	0413716995
Michael Loukas	ML	0451371195
Ralli Papottas		0412669958
Dake Loukas		0409281932
Sharro Siyani		0424025014
Kaylan Flores-Stokes		0426709040
Jamie Angel		0410982890
Symeon Eftimiou		0420900379
Stratos Eftimiou	SE	0414 265 473
Rosslyn Eftimiou		0414 644563
Jim Sibonis		0402347588
James McLane		0402113174
Nicholas McLane	NM	0405180542
Con Bour		0418824696
Chris papottas		0403 044 911
Stere Sibonis		0402049185
christian Sibonis	CS	0434 228 175
Yianni Tellis		0499 711 969


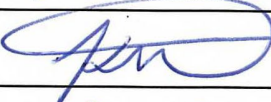
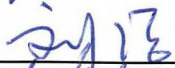


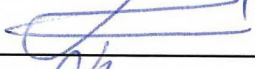






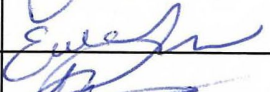








Petition to the City of Adelaide

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Name	Signature	Phone
Fotos Kargiotis		0457093578
Alexander McLance	Alex	0433951084
Aris Tellis	AT	0481002073
Dimitrios Tolios		0410518557
CHRIS VASSILOPOULOS		0402217878
Michael Triantafylakis		0401916773
Emilia Triantafylakis		0422735809
Caroline McLudden		0478671917
Yanni Koutiris		0401430012
Yanni Kehedri		0401432711
Jesse Papargiris		0401423149
Jim Paspo		0433173410
Bill Papps		0431100198
Peter Gklamolski		0466471740
Kevin Brooks		0400930090
Ellie Kalantzis		0478411338
Dimitrios Perpenidis		0408569503
Sophia Tav	STAV	0494543552
Paul Tav	P Tav	
Peter Panatsos		0421673397
Debra Panatsos		0401276408




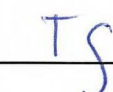
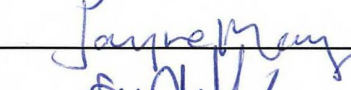

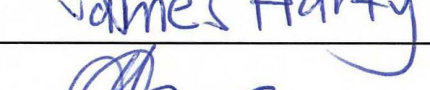
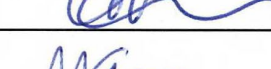
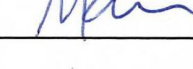





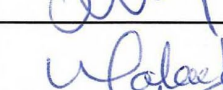
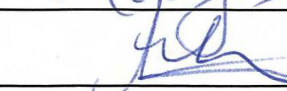
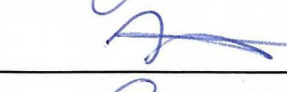


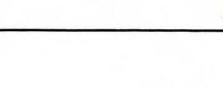

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at Park 27b

Name	Signature	Phone
Nectarios Kleovousis		0417858046
PERI. KARKATSALIS		0412900801
Jie Liu		0451565188
Soti Kokoti		0403536411
Brooke Kenny		0415920706
LAURO MARTINE		0402330295
David Maiolo		0905595778
MAGDA PEARCE		0437532229
Rosemary Glikos		0421505665
Edger Noviero		0410711088
Courtney Gamma		0402337258
Sarah Bleeze		0430301148
Eula Sotriopoulos		0437778233
John Darianoj		0403883971
Peter Keratin		0417 262441
Elsha Tsoutsikos		0422327514
Gianni Kartsonis		0431481857
MATTHEW LITTLESWORTH		0402691288
Dimitris Sarantopoulos		0413326993
George Georgopoulos		0421133191
Tamara Shereni		0405967922




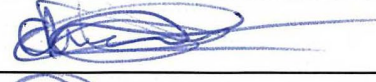

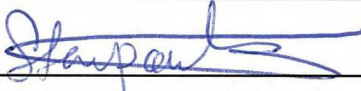




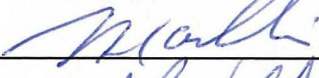


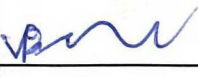
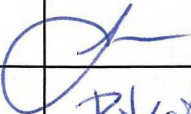

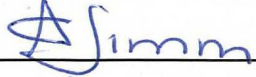

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at Park 27b

Name	Signature	Phone
Donna Pledger		0490 042 325
Anh Thu Ho		0402480098
Michelle Mackrell		0409272402
Tom Sullivan		0409272462
Jayne May		0412020909
Samantha Nicholls		0438886857
James Harty		0448687446
John Tsoutsikas		04991088772
Mario Gamma		0417322822
Nemaa Rinen		0434002780
Martin Lee		041169622
Joanne Reid		0466148638
Sarah Iredale		0437812047
Feda Ali		0410655967
Ben Kelly		0412322913
Will Paleologos		0409188118
AN ZOYRAS		0426011006
Nikkoletta Tatmihal's		0411865204
Alex Trimarchi		041369482
Lydia Hamuy		0431297517
John Charal's		0422223005











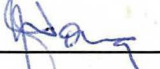









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Name	Signature	Phone
DESPINA PASTRIKOS		0413905552
Chris Argyriou		
Harry Argyriou		
Charalampos Argyriou		
Eleni Argyriou		
Agathangelos Argyriou		
Andreas Argyriou		
Sophie Tavo oxopoulos		0434540552
STELLA WELBURN		0400761866
Georege Saleh		0412023889
Elba Saleh		
Nick Domanic		0417817478
Steve Hamblin		0412258711
NATHAN WIRSVEN		0400556023
Ana filipa Quintela		0435722723
Vasili Banelis		0466475256
Joanne Williams		0422555590
Poppy Kartsonis		0434136701
Cameron Simm	C Simm	0431703654
Alexis Simm		0413656988
Nicholas Pastrikos		0413246132

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Name	Signature	Phone
Natalie Kalkanis		0422 441 929
CHRISTIAN D'ALESSIO	Christian	0478 769 0141
JOHN D'ALESSIO		040101892
ALESSANDRO D'ALESSIO		0432036478
Carolina Rencelobis		0720982992
John Kalkanis		0422 441 929
Craig Mullen		0403338628
Brooke Annan		0459522288
Kane Janutis		0417800759
PETER GRAYSONBURY		0448700210
LAURA ENTWISTLE		0448494499
JACQUIE WONG		0479160806
Jrene Otthelios		0902281935
DIMITRI KORDAKIS		
Irakli Gounas		0422372269
Rahim Ssentongo		0706292886
Thomas' Giannou		0432558074
Stratos Loulas		0413716995
Shahab Rahman		0413860931
Yonas Ghebreab		0469752770
Peter Makris		0413380141