

# Councillor Couros - QoN - Operating outdoor dining without a valid permit

Tuesday, 23 April 2024  
**Council**

**Council Member**  
Councillor Mary Couros

Public

**Contact Officer:**  
Ilia Houridis, Director City Shaping

## QUESTION ON NOTICE

**Councillor Mary Couros will ask the following Question on Notice:**

'Will the Council issue a warning letter before implementing a \$210 fine for operating outdoor dining without a valid permit? Additionally will the council verify the status of the business before assuming they no longer wish to operate outdoor dining?'

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## REPLY

1. Council endorsed the reinstatement of outdoor dining fees as part of the 2023/24 Annual Business Plan & Budget.
2. Notification emails regarding the reinstatement of fees were sent to permit holders in July/August 2023, with physical letters distributed as Officers conducted on-site audits during August and September 2023.
3. In September 2023, 530 permit holders received permit renewal notices, which included an invoice for fees.
4. 80% of permit holders have completed the renewal process and paid all fees. The remaining 20% (approximately) remain outstanding, either due to unpaid fees or incomplete documentation.
5. Reminder notices were sent in October 2023 and again in November 2023.
6. In March 2024, further communication was issued, which included notification that permits would be terminated if no action was made.
7. Specifically, the communication advised that if a permit is not renewed or paid by 12 April 2024, Council will assume the business no longer wishes to operate an outdoor dining area.
8. The communication outlined that any business continuing to use outdoor dining without a valid permit beyond this date, risks receiving an expiation.
9. Administration will shortly be advising Consumer and Business Services (CBS) of any permits that are no longer valid, which is likely to void any related liquor licenses. Administration will advise relevant businesses that we have notified CBS about the expiry of their permit.
10. Administration does not intend to send any additional written communication to permit holders before further action is taken.
11. If a business is continuing to use outdoor dining without a valid permit and/or payment of fees, they risk being expiated.

- 12. Expiations will only be issued if an Authorised Officer observes a business actively operating outdoor dining without a valid permit.
- 13. Communication to permit holders has highlighted that if a business is facing financial difficulties and unable to pay the full amount, they can contact Council to discuss payment options.
- 14. This option remains available to any business that contacts Council.

Staff time in receiving and preparing this reply	To prepare this reply in response to the question on notice took approximately 5.5 hours
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# Councillor Couros - QoN - Council Rates

Tuesday, 23 April 2024  
Council

**Council Member**  
Councillor Mary Couros

Public

**Contact Officer:**  
Anthony Spartalis, Acting Chief  
Operating Officer

## QUESTION ON NOTICE

**Councillor Mary Couros will ask the following Question on Notice:**

'Can administration advise

1. Advise what the percentage of "new" rates did the City of Adelaide incurred for the years 2014 – 2024?
2. Please provide information on the percentage increase in rates from 2014 – 2024. Additionally, could clarification be provided on which of these years valuations was not used as a method to assess rates.
3. What is the percentage split of rates between each ward and/or postcodes within the CoA?
4. The percentage of rates attribute to residential and commercial properties within the CoA?
5. In light of recent reports that approximately \$1billion worth of residential buildings are presently under construction within the CoA how does the administration anticipate this contributing to an increase in "new" rate revenue?'

## REPLY

	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
<b>Percentage "new" rates from total</b>	14.1%	3.2%	1.0%	1.9%	2.3%	1.7%	1.3%	1.6%	1.0%	1.2%
<b>Total rate revenue increase (inc. growth)</b>	3.2%	4.7%	2.1%	3.0%	4.3%	6.2%	2.5%	2.4%	3.0%	8.1%

1. "New" rates are defined as rates revenue arising from new developments, and alterations and modifications to existing buildings. Yearly increase in rates revenue from this source outlined in the table above.
2. The annual increase in total rates revenue is outlined in the table above.

Valuations are used every year to derive individual council rates. Valuations were put on hold for existing properties from 2020/21 to 2022/23 (ie. rates for existing unchanged properties did not increase).

3. Rates revenue (2014-15 – 2023-24) by postcode is summarised below:

Rates revenue	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
5000 postcode	86.5%	86.9%	87.3%	87.3%	87.5%	88.2%	88.5%	88.7%	89.0%	88.9%
5006 postcode	13.5%	13.1%	12.7%	12.7%	12.5%	11.8%	11.5%	11.3%	11.0%	11.1%

4. 25% of rates are attributed to residential property and 75% to commercial property.

5. *The Advertiser* on 23 March 2024 reported that residential buildings worth \$1bn are currently under construction in Adelaide's CBD, equating to approximately 1,000 new residences. These properties don't yet exist and are, therefore, not able to be valued. However, assuming the current average rate per residential property in the City of Adelaide (\$2,213), approximately \$2.2 million in additional rates revenue could be expected annually from these developments.

Staff time in receiving and preparing this reply	To prepare this reply in response to the question on notice took approximately 4 hours.
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# Councillor Couros - QoN - Costs associated with renewal projects

Tuesday, 23 April 2024  
Council

**Council Member**  
Councillor Mary Couros

Public

**Contact Officer:**  
Tom McCready, Director City Services

## QUESTION ON NOTICE

**Councillor Mary Couros will ask the following Question on Notice:**

'Can the administration:

Provide the financial allocation associated with the renewal for the following streets below, as well as the corresponding financial year(s) in which these renewals were allocated?

Hindley Street  
Gouger Street  
Hutt Street  
O'Connell Street  
Melbourne Street

Also, could the administration provide details on which financial year(s) the renewal is scheduled for the following thoroughfares?

King William Street (from North Terrace to South Terrace)  
Grenfell Street  
Currie Street  
North Terrace West'

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## REPLY

1. Council's draft Asset Management Plans (AMPs) outline the asset renewal activities and associated funding requirements recommended for inclusion into the Long-Term Financial Plan (LTFP) to achieve our asset performance targets (levels of service).
2. The suite of six draft AMPs are scheduled to be presented to Council for adoption by 30 June 2024, with subsequent updates made to the LTFP to reflect these financial commitments.
3. Through the development of the draft AMPs, asset renewal requirements have been aligned with the Main Street Revitalisation Projects. All assets with renewal requirements forecast within the next 5 years (based on renewal intervention levels and forecast deterioration rates) have been scheduled to align with Main Street project timings outlined within the 27 June 2023 Council Decision.
4. This results in each Main Street project having an upgrade funding source (as per Council Decision) and a renewal funding source (as per the AMPs).
5. It is important to note that as the Main Street Revitalisation Project scopes are finalised through design development in consultation with Council and the community, asset renewal forecasts will be reviewed to ensure alignment with the finalised extent of the project scope. At this stage renewal forecasts have been assessed along the full length of the street, however if the final design has a lesser footprint, renewal funding allocations for the project will be adjusted/reduced.

6. When considering the asset renewal forecasts within the AMPs, it is important to understand that Year 1 is considered as a detailed budget for delivery purposes, Years 2 to 4 are considered estimated forecasts that will be refined through further project planning and design development and years 5 to 10 are considered as financial projections that are generally subject to change through ongoing reviews and updates to AMPs.
7. A summary of the asset renewal forecasts within our draft AMPs for the Streets outlined within the Question on Notice is summarised below:

Street	Renewal Forecast Cost	Renewal Forecast Timing
Hindley Street	\$11.6 million	Forecast across 2024-25 and 2025-26
Gouger Street	\$6.3 million	Forecast across 2025-26 and 2026-27
Hutt Street	\$10.4 million	Forecast across 2025-26 and 2026-27
O'Connell Street	\$8.2 million	Forecast across 2026-27 and 2027-28
Melbourne Street	\$6.9 million	Forecast across 2026-27 and 2027-28
King William Street (North)	\$2.5 million	Forecast across 10 year planning period
King William Street (South)	\$12.4 million	Forecast across 10 year planning period
Grenfell Street	\$27.6 million	Forecast across 10 year planning period
Currie Street	\$17.0 million	Forecast across 10 year planning period
North Terrace (West)	\$7.3 million	Forecast across 10 year planning period

Staff time in receiving and preparing this reply	To prepare this reply in response to the question on notice took approximately 5.5 hours.
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# Councillor Noon - QoN - Costs associated with commissioning and installation of Art in Public Realm in previous Council term

Tuesday, 23 April 2024  
Council

**Council Member**  
Councillor Carmel Noon

Public

**Contact Officer:**  
Ilia Houridis, Director City Shaping

## QUESTION ON NOTICE

**Councillor Carmel Noon will ask the following Question on Notice:**

'That Council:

1. Request Administration advise Council what the costs were for the commissioning and installation of Council public art projects in the public realm, in Council owned buildings and any public art projects that Council funded between the Council term of November 2018 to November 2022, including but not limited to;
  - 1.1 The Gawler Place Hanging Gardens (art component)
  - 1.2 The Pigeon bronze statue in Rundle Mall
  - 1.3 Illuminate Public Art
  - 1.4 Bentham Street.'

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## REPLY

1. The below summary outlines the total costs for the commissioning and installation of Council public art projects in the public realm, in Council-owned buildings and any public art projects that Council funded during the Council term of November 2018 to November 2022.
2. Permanent public art projects commissioned for the public realm during the last term of Council included:
  - 2.1. Gawler Place Artworks
    - 2.1.1. *Flow*, a large stainless sculpture integrated into a green arbour (\$115,000), created by Laura Wills and Will Cheesman working with Exhibition Studios.
    - 2.1.2. *Ripples*, integrated artwork and functional furniture including seating, bike racks and traffic delineators spanning across Gawler Place (\$104,000), created by Stephen Roy working with metal fabricator Tom Golin.
    - 2.1.3. *Pigeon*, a striking sculpture and instant Adelaide icon (\$174,000), created by artist, Paul Sloan, working with Iguana Creative.
  - 2.2. Market to Riverbank Artworks
    - 2.2.1. *Motional*, a series of integrated artwork display units designed to present artworks throughout the Bentham Street (\$114,000) by Karl Meyer and Exhibition Studios.
    - 2.2.2. *Geological armatures*, and sculptural artworks on display in the Motional display units in Bentham Street (\$14,200) by Tom Borgas.

- 2.2.3. *Golden Rhombohedron (Obtuse)*, a light-based artwork (\$215,000) by Jason Sims installed in 2021 in Grote Street. This artwork was also Council's public art commission for the inaugural Illuminate Adelaide event.
- 2.2.4. *Geode*, an integrated artwork found across urban elements such as drainage grates and granite seating (\$58,000) by Amy Joy Watson installed in Topham Mall in 2018 and extends across the Market to Riverbank Link.
- 2.2.5. *The Riverbank is a Kaurna Market*, a sandblasted and painted artwork across concrete seating (\$40,000) by Paul Herzich installed in 2018 in Topham Mall.
- 2.3. Produce Lane (off Hindley Street) Gallery includes lightboxes and projections (\$50,000) and a changing display of art works.
- 2.4. Welcoming Space for Young People *Ngaru mularta | Chalk Sticks*, integrated artwork and functional furniture (\$25,000) by Dave Court installed in 2021 in Victoria Square / Tarntanyangga.
- 2.5. Quentin Kenihan Inclusive Playspace artwork *sQuiggle* (\$40,000) by Karl Meyer with Exhibition Studios installed in 2021 in Rymill Park / Murlawirrapurka.
- 2.6. Paxton's Walk Streetscape Revitalisation Project artwork *Fear* (\$50,000), an etched artwork integrated across paving and seating, by Greg Mitchell installed in 2023 in Paxton's Walk.
- 2.7. Adelaide City of Music Laneways (\$104,380)
  - 2.7.1. City of Music Mural - Dave Court (2019)
  - 2.7.2. She Imagined Buttons City of Music Laneway - Sia Furler Mural – Jasmine Crisp (2020)
  - 2.7.3. Cold Chisel Lane City of Music Laneway – James Dodd (2021)
  - 2.7.4. No Fixed Address Lane City of Music Laneway - Elizabeth Yanyi Close, Shane Mankitya Cook and Thomas Readett (2022)
  - 2.7.5. Street of Love City of Music Laneway Paul Kelly Lane – Heidi Kenyon (2022).
- 2.8. Major Memorials
  - 2.8.1. *Guiding Light*, the Vietnamese Boat People Monument, by Tony Rosella, Ash Badios, Judith Rolevink and Tim Thomson, was donated to the City of Adelaide and installed in 2021 on Victoria Drive / Karrawirra Park 12. City of Adelaide contribution included \$20,000 for landscaping and a bench.
  - 2.8.2. Place of Reflection, *Empty Arms*, (\$150,000) and seating nestled into new landscaping in Murlawirrapurka / Rymill Park (Park 14). Created by Ngarrindjeri Elder and artist Aunty Yvonne Koolmatrie, in collaboration with artist/designer Karl Meyer, supported by Exhibition Studios, *Empty Arms* was installed in 2023.
3. City of Adelaide Owned Buildings
  - 3.1. Honouring Women in Leadership Portraits in the Adelaide Town Hall of Wendy Chapman AM by Tsering Hannaford and Dame Roma Mitchell AC, DBE, CVO, QC by Kate Kuruc (\$24,000).
4. There are a number of additional and/or temporary artworks commissioned and installed by the City of Adelaide in the public realm, in some cases undertaken in partnership. These are in Council owned and leased buildings, and include public art projects, such as electrical box wraps, street banners, murals, and initiatives that are ephemeral.
5. There is a significant list of deliverables that have been enabled through more minor levels of funding. Further time is required to provide a comprehensive list of these items between 2018/2019 and 2022/2023. If requested, a report can be provided via E-News which outlines the expenditure on all public art partnerships, Council-led commissioning and purchasing of temporary, permanent, and enduring Public Art. Examples include the wraps of service boxes, installations, murals, mosaics, projections and lighting, soundscapes, multi-media and unique street design and furniture elements created by an artist to add value to public realm projects such as paving, ornamental wall inserts, windows, gates, grates, light fittings, bollards, water features and the like.

Staff time in receiving and preparing this reply

To prepare this reply in response to the question on notice took approximately 5.5 hours.



# Councillor Noon - QoN - Gawler Place Upgrade

Tuesday, 23 April 2024  
Council

**Council Member**  
Councillor Carmel Noon

Public

**Contact Officer:**  
Tom McCready, Director City Services

## QUESTION ON NOTICE

**Councillor Carmel Noon will ask the following Question on Notice:**

'Administration to advise:

1. What were the original costings for the Gawler Place upgrade between North Terrace and Rundle Mall and between Rundle Mall and Grenfell Street?
2. What was the final cost to complete the project?'

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## REPLY

1. The City of Adelaide 2016-17 Integrated Business Plan first presented the Gawler Place Redevelopment with a budget of \$7.85 million across 2016-17 and 2017-18.
2. Through further investigations and design development, it was identified that this budget was insufficient to deliver the intended outcomes of the project.
3. The final cost to complete the project was \$17.8 million. These costs included investigative works, external design costs, external project management costs, construction costs and relocation of third-party infrastructure. Council approval of the revised project budget was provided through Council decisions on 15 September 2018 and 13 August 2019.

Staff time in receiving and preparing this reply	To prepare this reply in response to the question on notice took approximately 4 hours.
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# Councillor Martin - QoN - Festoon Lighting North Adelaide

Tuesday, 23 April 2024  
Council

**Council Member**  
Councillor Phillip Martin

Public

**Contact Officer:**  
Iliia Houridis, Director City Shaping

## QUESTION ON NOTICE

### Councillor Phillip Martin will ask the following Question on Notice:

'Noting the response to the Council Meeting of April 9, 2024, could the Administration advise;

1. Which meeting/s of the O'Connell Street Mainstreet Roundtable discussed the installation of festoon lights to enhance the businesses between Lombard and Gover Streets and were the discussions referenced in the minutes
2. Were any other locations on O'Connell Street formally proposed for similar festoon lighting
3. Why was there no report to Council in 2021 or 2022 to seek approval for the \$90,000 project
4. If Council did not need to approve the project, was there any communication with any elected member to advise that the project would be undertaken/commenced and, if so, to whom, by what means and on what dates
5. Was there an E News or any communication to any elected member/s to alert them to the conclusion of the project and, if so, on what date/s and
6. Could the Administration provide an estimate, based on the number and the output of the festoon lights and the unit cost of electricity purchased at the relevant times, the annual cost to ratepayers to power the lighting, based on financial year 23/24 electricity contract prices, together with any maintenance costs since their installation?'

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## REPLY

1. Discussion for the aspiration to install ambient shopfront lighting is reflected in the minutes of the May 2021 Lord Mayor Roundtable meeting ([Link 1](#)).
2. No other locations in O'Connell Street were formally proposed at the time for this particular festoon lighting. The festoon lighting project was designed to add warmth, atmosphere and safety to improve the city experience around the cluster of dining businesses on O'Connell Street.
3. Similar festoon lighting had previously been installed in the community land between Lombard Street and O'Connell Street and this had proved successful in deterring anti-social behaviour and creating a more inviting and safer space for the community.
4. On 28 May 2019, Council requested that the Administration investigate options for atmospheric lighting for O'Connell Street and Melbourne Street in North Adelaide, with prioritisation given to solar options. An undertaking was given to ensure that the atmospheric lighting would be complementary to the Splash Adelaide program.

- 4.1. On 10 March 2020 Council received a report and approved atmospheric lighting in O'Connell Street and Melbourne Street ([Link 2](#)).
- 4.2. The festoon project aligned with the March 2020 decision of Council and was delivered within existing budgets and delegations.
5. An update to Elected Members regarding O'Connell Street lighting was circulated via E-News on [21 July 2022](#).
6. The annual cost to power the festoon lighting is estimated to be \$1,971. There have been no maintenance costs incurred since the installation.

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