

# Noise Pollution on O'Connell Street

ITEM 15.1 08/03/2022  
Council

Council Member  
Councillor Couros

Public

Contact Officer:  
Ilia Houridis, Director City  
Shaping

## QUESTION ON NOTICE

Councillor Couros will ask the following Question on Notice:

'Can administration please advise if they have worked with the State Government or if we have conducted our own reports regarding noise pollution on O'Connell Street. If so, can these reports please be provided to Elected Members?'

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## REPLY

1. We understand the intent of this Question on Notice relates primarily to noise from traffic/roadways on O'Connell Street.
2. We respond to requests and complaints from community members regarding noise from a variety of sources (e.g. construction sites, licensed premises etc).
3. Council does not have the regulatory powers to assess vehicles against Australian Design Rules requirements or to administer the Summary Offences Act, which can be applied if a vehicle/motorbike has been modified with a non-standard exhaust.
4. Noting the above, Council nonetheless provided assistance with an investigation regarding motorcycle noise in O'Connell Street in 2017. Temporary trial noise sensors were set up to capture traffic noise near the intersection of O'Connell Street and Brougham Place. This activity was for informal information gathering purposes, not conducted or reviewed by certified acoustic engineers.
5. Our records indicate one customer complaint about noise from traffic along O'Connell Street has been received in the last 12 months.
6. It should be noted that in 2016 the City of Adelaide collaborated with the Environmental Protection Agency (EPA) to undertake noise monitoring in various locations. The majority of locations were CBD-based, with the closest location to O'Connell Street being the corner of King William Road and Victoria Drive, near Adelaide Oval. While not specific to O'Connell Street, the report is available publicly here: [Adelaide CBD strategic noise monitoring \(epa.sa.gov.au\)](https://www.adelaide.gov.au/strategic-noise-monitoring).

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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# Temporary Street Closures in North Adelaide

ITEM 15.2 08/03/2022  
Council

**Council Member**  
Councillor Couros

Public

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

## QUESTION ON NOTICE

### Councillor Couros will ask the following Question on Notice:

Council notes that as part of Reignite 2.0 Council is looking at temporary street closures to support business. Can administration advise what street closures and activations are planned for Melbourne Street and/or Jerningham Street and O'Connell Street as part of the Reignite Adelaide program?

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## REPLY

1. As part of Reignite Adelaide, Council has initiated two new events involving temporary closure of Jerningham Street. These events are:
  - 1.1. A family-friendly street party in collaboration with the Lion Hotel to coincide with the Crows first game of the season on Sunday 20 March 2022.
  - 1.2. A new curated, high-end market event on Saturday 7 May 2022 with a cluster of stalls on Jerningham Street and additional stalls along Melbourne Street to showcase existing businesses.
2. Both events are intended to draw new visitation to Melbourne Street and introduce more vibrancy and creative connections. This action supports the draft Melbourne Street Master Plan vision and objectives (approved by Council on 14 December 2021).
3. Based on stakeholder feedback, road closures of Jerningham Street rather than Melbourne Street are preferred, providing a balanced approach that reduces disruption to vehicle traffic while still presenting opportunities for event-related activity.
4. Council's Place Coordinator will continue to work with all stakeholders in Melbourne Street to identify opportunities for future events, activation, outdoor dining and other opportunities through Reignite Adelaide.
5. Regular updates on the progress of these initiatives and future opportunities will be provided to Council Members.

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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# 88 O'Connell Development – Changes of Use

ITEM 15.3 08/03/2022  
Council

**Council Member**  
Councillor Martin

2018/02324  
Public

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

## QUESTION ON NOTICE

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

'Having regard to the Government Architect's response and comments on the second application (prompted by the legal challenge to the development) for the development at 88 O'Connell Street, dated 16 November, 2021:

- a. Could the Administration advise, specifically, what conversations, if any, have occurred with C and G, contracted by the City of Adelaide to deliver the project, in respect of the following changes to the functions or the concept plans previously approved by Council for the development:

#### **Ground floor**

1. “ .....(Medical) consulting rooms (...in lieu of retail...)...are now proposed in the south west corner, fronting O'Connell and Archer Street ..” which could lead to “ .....potentially compromised public realm activation on the main street frontages .... includes obscured glazing (an anticipated requirement for privacy) and limited operating hours ...”
2. “ ... retail changed to shops/restaurants ...”
3. “ ....studio (wellness) description changed to indoor recreation facility ...”

#### **Level One**

1. “ ... commercial and medical consulting room uses changed to offices ...”

#### **Level 2**

1. “ ... commercial uses changed to offices ...”
2. “ ... club changed to restaurant ...”
3. “ ... day spa changed to public day spa (personal or domestic services establishment)
4. “ ... removal of private dog park ....”

- b. Could the Administration advise whether such changes are at variance with either the original Guiding Principles endorsed by Council, following public consultations, or the commercial terms of the contract between City of Adelaide and C and G?’
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# REPLY

1. In relation to part (a), we were advised by Commercial & General that a second planning application was to be lodged with the State Commission Assessment Panel (SCAP) which was prompted by the legal challenge to the development.
2. As part of this notification, we were advised that some changes in terminology were to be applied in the planning application to reflect land use definitions contained in the Planning, Development, and Infrastructure (PDI) Act and subordinate Regulations.
3. In addition to the above, the application also comprised a change of use from retail to consulting room at ground level (on the corner of Archer and O’Connell Street). The proposed land use mix within the development is the responsibility of Commercial & General.
4. In relation to part (b), the changes as listed above are not considered to be at variance with the Guiding Principles.
5. Furthermore, while the Land Facilitation Agreement remains a confidential agreement between the City of Adelaide and Commercial & General, we can advise that the matters noted above do not require a decision of Council.

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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# Asset Sustainability Ratios

ITEM 15.4 08/03/2022  
Council

Council Member  
Councillor Martin

Public

Contact Officer:  
Amanda McIlroy, Chief  
Operating Officer

## QUESTION ON NOTICE

Councillor Martin will ask the following Question on Notice:

'Could the Administration advise the following:

1. The Asset Sustainability Ratio achieved by the City of Adelaide for each of the financial years 2018/19, 2019/20 and 2020/21? and
2. The estimated Asset Sustainability Ratio likely to be achieved for the current financial year?'

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## REPLY

1. The Asset Sustainability Ratio is calculated as the net asset renewals (capital expenditure incurred on the renewal or replacement of existing assets), as a percentage of the Infrastructure and Asset Management Plan required expenditure. The Ratio achieved for the previous 3 financial years is as follows:
  - 1.1. 2018-2019: 76%
  - 1.2. 2019-2020: 40%
  - 1.3. 2020-2021: 72%
2. The 2021-2022 ratio adopted through the Business Plan and Budget process was 60%.
3. The current estimated 2021-2022 ratio adopted by Council in Budget Review 2 on the 8<sup>th</sup> February 2022 is 77%, based on total capital expenditure on asset renewals of \$39.135m, including non-infrastructure assets such as Plant & Fleet.
4. The ratio increased by 17% as a result of the finalisation of the 2020-2021 Financial Statements with projects and infrastructure works continuing into 2021-2022, as well as additional projects that have secured external funding.
5. A revised Asset Sustainability Ratio will be presented to Council through Budget Review 3.

Staff time in receiving and preparing this reply	To prepare this reply in response to the question on notice took approximately 4.5 hours.
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# 88 O'Connell Development Construction Commencement

ITEM 15.5 08/03/2022  
Council

Council Member  
Councillor Martin

Public

Contact Officer:  
Tom McCready, Director City Services

## QUESTION ON NOTICE

Councillor Martin will ask the following Question on Notice:

'Could the Administration confirm that consistent with social media advertisements by the development's residential sale agent, urging investors to quickly make decisions about purchasing apartments, construction of the development the City of Adelaide contracted Commercial and General to complete will begin next month or is it possible construction will begin at a later date?'

## REPLY

1. Commercial & General have advised that they propose to commence construction in early April 2022.
2. As at the time of writing, we are not able to provide an exact start date. However, taking into consideration the complexity of the development there is likely to be site establishment works which will precede official commencement of construction.

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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# Facial Recognition CCTV Cameras

ITEM 15.7 08/03/2022  
Council

Council Member  
Councillor Martin

Public

Contact Officer:  
Amanda McIlroy, Chief  
Operating Officer

## QUESTION ON NOTICE

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

'Having regard to the decision of Council concerning the purchase of new CCTV Cameras, at its meeting on 9 November 2021, for the administration to "... seek a formal undertaking from SAPOL that it will not use camera facial recognition technology unless and until the Parliament in South Australia adopts legislation consistent with biometric surveillance, facial and privacy recommendations of the Australian Human Rights Commission and the Law Council", can the Administration advise if the formal undertaking was sought, and, if so, what is the outcome?'

## REPLY

1. Following Council's decision of 9 November 2021, a letter was sent from the Acting Chief Executive Officer on 2 December 2021 to the South Australia Police (SAPOL) advising of Council's request, and seeking SAPOL's consideration to the request "*that SAPOL provide a formal undertaking that it will not use camera facial recognition technology unless and until the parliament in South Australia adopts legislation consistent with biometric surveillance, facial and privacy recommendations of the Australian Human Rights Commission and the Law Council*".
2. As of March 7 2022, we have not received a formal response from SAPOL.

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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**Council Member**  
Councillor Martin

Public

**Contact Officer:**  
Clare Mockler, Chief Executive  
Officer

## QUESTION ON NOTICE

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

'Could the Lord Mayor advise when the Governor of South Australia, Her Excellency the Honourable Frances Adamson AC, who was appointed 5 months ago will be formally welcomed to the Town Hall and the City of Adelaide?'

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

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## REPLY

1. The Lord Mayor's Office maintains regular contact with Government House and a welcome to Town Hall at an appropriate time has been raised by the Lord Mayor with Her Excellency since her appointment as Governor of South Australia.
2. With the gradual easing of health and safety restrictions in South Australia implemented 26 December 2021 to contain the spread of the Omicron COVID-19 variant, we look forward to formally, and safely, welcoming Her Excellency and Mr Bunten to the Town Hall and the City of Adelaide. Councillors will be advised of event details in due course.

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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