



# **CAPITAL CITY COMMITTEE ADELAIDE**

**Annual Report 2006–2007**



# **Capital City Committee** Adelaide

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## **The Role and Composition of the Capital City Committee**

State Parliament established South Australia's Capital City Committee under the City of Adelaide Act 1998 ('the Act') in recognition that a vital and successful capital city is critical to the overall success of the State. The Committee provides a regular opportunity for the State Government and the Adelaide City Council to consider, debate and ensure implementation of the priorities for the development of the city in a constructive way.

In 2006–2007 the Committee comprised the Minister for the City of Adelaide, the Hon Jane Lomax-Smith (Chair); the Right Honourable the Lord Mayor, Michael Harbison (Deputy Chair); the Minister for Urban Development and Planning, the Hon Paul Holloway; the Premier of South Australia Mike Rann, Councillor Judith Brine AM; and Councillor Anne Moran. The Minister for State/Local Government Relations, the Hon Jennifer Rankine represented the Premier at two of the four meetings.

Where formal decisions are required, they are referred to Cabinet and the Council. A regular report on the outcome of Committee meetings is provided to the Adelaide City Council and an annual report is presented to Adelaide City Council and State Parliament.

The Committee's functions are set out under Section 10(1) of the Act, which states that:

'The Capital City Committee is established as an intergovernmental body to enhance and promote the development of the City of Adelaide as the Capital City of the State and, for that purpose, may

Identify and promote key strategic requirements for the economic, social, physical and environmental development and growth of the City of Adelaide as the primary focus for the cultural, educational, tourism, retail and commercial activities of South Australia.

Promote and assist in the maximisation of opportunities for the effective coordination of public and private resources to meet the key strategic requirements identified by the Committee, and recommend priorities for joint action by the State Government and the Adelaide City Council (within established budget processes and programs).

Monitor the implementation of programs designed to promote the development of the City of Adelaide.

Make provision for the publication (as appropriate) of key strategies, goals and commitments relevant to the development and growth of the City of Adelaide that have been agreed by the parties who are (or will be) required to undertake responsibility for their implementation or delivery.

Collect, analyse and disseminate information about the economic, social, physical and environmental development of the City of Adelaide, with particular emphasis on assessing outcomes and identifying factors that will encourage or facilitate future development within the City of Adelaide.

Take on other tasks incidental to the preceding paragraphs.'

The Committee held four meetings in the financial period 2006–2007.

## **Capital City Committee Priorities**

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The priorities for the Committee for 2006–2007 once again linked the South Australian Strategic Plan with the Adelaide City Council Strategic Management Plan. Activities focussed on the mutual priorities of developing the City as a Living, Learning, Green, Inclusive and Working City.

The Committee signed off on a work program, which covered these priority areas with various classes of involvement. The size and scale of the Committee and its support services necessitate the approach where the Committee would either

- Maintain a watching brief
- Have a role in influencing the outcome of an activity
- Directly manage and activity

This report recognises that other agencies and/or the Adelaide City Council undertake much of the work towards the Capital City Committee's agenda. The Committee is extremely grateful for the ongoing cooperation from within these organisations.

## Capital City Forum

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Under the City of Adelaide Act 1998 the Capital City Committee must convene a Capital City Forum. In particular, clause 10.2 of the City of Adelaide Act, 1998, states that the members of the Forum must be 'determined by the Committee', viz:

*The Committee must convene a forum ("the Capital City Forum") drawn from members of the City of Adelaide community determined by the Committee, and seek advice from, or share information with, the members of the forum.*

The arrangements for the Capital City Forum (the Forum) are not prescribed by the Act, but are to be determined by the Committee.

Forums are intended to be consultative and advisory in nature. The purpose is to ensure that key City stakeholders are involved, informed and provided with an opportunity to contribute to the development of the City. Forums enable the Committee to share information with stakeholders on issues affecting the City and plans for its future development. Forums also are a means for the Committee to receive feedback on its strategies and progress towards development objectives for the City of Adelaide.

The new format for Capital City Forums introduced in 2005/06 proved successful and consequently was continued into the 2006/07 year with another two Forums. This format reflects the Committee's view that Capital City Forums should address major strategic issues in a more substantial way and focus around achieving results. By limiting the number of Forums convened to around two per year a strategic focus can be more effectively maintained. An attempt has also been made to make some of the Forums more topical by taking advantage of opportunities for Forums to be led by high profile speakers that happen to be in Adelaide.

In August 2006 a Forum was convened on the 'Green City' theme. Its format was modified to create a higher public profile for the event aimed at enabling greater exposure and take-up for the topic. This Forum ("Feeling Hot, Hot, Hot!") leveraged off the Capital City Committee's sponsorship of Professor Stephen Schneider as an 'Adelaide Thinker in Residence' and featured a 'Denton-like' interview of Professor Schneider by comedian Rachel Berger.

The Forum closed with Professor Schneider answering questions from the audience. The Forum was convened by invitation and advertisement as a public event. It drew a large proportion of its audience of around 300 attendees from the community (including school age children) as well as people from government, business and peak organisations. The feedback from participants of the Forum has been highly positive, indicating that combining facts with fun effectively communicates serious messages to a diverse audience.

The second Capital City Forum for the 2006/07 year was convened on 28 March 2007. The theme for this Forum was student accommodation in the City. The Forum's theme reflected the Committee's concern that not having the right mix and amount of housing could become a crucial factor in students choosing to study in South Australia and result in reduced growth. Constraints to growth arising from an inadequate supply of housing appropriate for student accommodation are likely to have significant economic implications for the State.

The response to this Capital City Forum was strong with this successful event attracting 73 participants, including property developers, builders, architects, realty leasing agencies, financial services. Student facility managers along with the City's Universities, student Colleges, Adelaide City Council, and State Government agencies also attended.

# Major Activities

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## University City

### New Universities in the City

The Capital City Committee has consistently supported the development of Adelaide as a University City.

In May 2006, two schools of the Carnegie Mellon University were established in Adelaide:

- the H. John Heinz III School of Public Policy and Management (Heinz School) located in the Torrens Building in Victoria Square, and
- the Entertainment Technology Centre, based near Adelaide TAFE on Currie Street.

Three masters degrees are presently being offered - information technology, public policy and management and the Master of Entertainment Technology. The inaugural May 2006 intake comprised 71 students including local students and international students from Cambodia, the United States, Sri Lanka and Africa.

This activity supports efforts to position Adelaide as a world class University City. In recognition of this success, the government established the University City Project Team in the Department of Premier and Cabinet to undertake a pre-feasibility study aimed at examining how the State could build on the strengths of South Australia's higher education sector and develop the State as a leading centre for education, research and innovation.

During the 2006/07 year the Premier announced that Britain's top defence industry institution, Cranfield University, is to establish a branch in Adelaide, offering special courses in defence education. This will be only the second overseas university to establish anywhere in Australia. Cranfield University, like Carnegie Mellon, will be located in the Torrens Building in Victoria Square and will commence teaching specialist defence-related masters degrees as well as providing a wide range of executive short courses, dual post-graduate degrees with existing SA universities.

### Student Housing Forum and Outcomes

The Australian Bureau of Statistics valued South Australia's international education export industry at \$553 million in 2005-06. It is the State's fourth largest export, employing over 2,850 persons and generating in excess of 77,000 tourism bed nights. Based on the most recent figures available, the industry continues to grow at over 14 per cent.

Significant and ongoing growth in international student numbers suggests that the South Australian Strategic Plan (SASP) target of 40,000 international students in South Australia by 2014 will be achieved earlier than the target date. Constraints to this growth arising from an inadequate supply of student accommodation stock are likely to have significant economic implications for the State.

The increase in the number of students choosing to reside in the CBD is a key driver of the City's population growth. Data for 2006 indicates that around 3,864 international students lived in the City of Adelaide while they were studying in South Australia. This number equated to roughly 27% of the City's total population of 14,725 of permanent residents at that time.

Current expectations are that approximately 22,311 international students will study in South Australia by the end of 2007 and that around 4,217 of these students will choose to reside in the Adelaide CBD in 2007. By 2010, it is anticipated that this figure will climb to 5,745.

The growth in student numbers, especially overseas student numbers, is outpacing investment in suitable housing.

The Capital City Forum directly canvassed the intentions of the development sector and education industry in regards to need to develop additional student accommodation in the City of Adelaide over the next 5-10 years. The Forum also sought to influence development sector decisions by providing up-to-date information on likely future demand for student accommodation, changing patterns of student preferences and the availability of current stock.

The student accommodation Forum has led to the establishment of a "Partnership Group" with membership from Adelaide City Council, the Department of Trade and Economic Development, Education Adelaide, the Property Council of Australia (SA), the University of South Australia, the University of Adelaide, Flinders University and the Department of Premier and Cabinet. The role of the Partnership Group is to develop an action plan for the Capital City Committee that will facilitate and/or stimulate the timely development of adequate and appropriate student accommodation and related amenity.

## Major Projects in the City

**North Terrace** – Stage 2 of the North Terrace redevelopment has been underway and the majority of works are due for completion in September 2007. The second stage of works extends on the successful redevelopment from Pulteney Street to Frome Road. This phase provides high quality pavements, lighting, landscaping, public art, signage and street furniture. It is improving the area's amenity and pedestrian access to the universities and Royal Adelaide Hospital. The Terrace's significant heritage buildings are being enhanced and the project will complete the 'cultural precinct' section of North Terrace.

**Riverbank** – Improvements have been made along the Riverbank to allow for major activities to take place. An event space has been created in front of the Convention Centre car park. Works included smoothing out the area and installing electricity and plumbing. The event space can now be serviced by the Convention Centre kitchens and is available for events where marquees and large flat areas are required such as the World Police and Fire Games.

**Tram extension** – A new tram corridor is being laid between Victoria Square and the UniSA City West campus on North Terrace. The 1.6 kilometre tramline extension will provide workers, shoppers and tourists with a convenient hop-on-hop-off light rail service through the city centre connecting for the first time (since the 1950's) the northern end of the CBD with the southern end. It will link the North Terrace precinct and importantly the Adelaide Railway Station with Rundle

Mall, the Central Market, Gouger Street and South Terrace. Three of five stages of major works were completed this year including excavation, track laying and road resurfacing works in King William Street and North Terrace.

**City Entry Points** – the Capital City Committee, due to frequent concerns, discussed the Keswick Railway Terminal's poor image for arrivals from interstate by train. This resulted in the formation of a working group comprising Great Southern Railways (GSR), Tourism SA, Planning SA and the CCC Project Team. A master plan was developed and budget committed to a major upgrade of the facility.

As at June 2007 the work on the arrival and departure halls is almost complete. The second stage will commence by the end of 2007. This stage includes the refurbishment of the hospitality and wet areas as well as landscaping of the grounds and new signage.

Transport SA also fixed new directional signage on the main connector roads into the City to the rail terminal and the airport.

The Adelaide Airport solar panel project was managed out of the CCC office because of its importance to not only Adelaide's image as a green city but also the opportunity to capture the imagination of the 6 million arrivals into Adelaide. The aim of the project is to leave visitors with the impression that they have arrived in a City, which is serious about its future as a modern, creative and environmentally responsible place. Adelaide Airport Limited are reviewing a number of concepts with a view to meeting the grant agreement conditions which require the final design concept to be agreed by 30<sup>th</sup> October 2007.

## **Workers in the City**

### **Government workers in the City**

The State Government is generally supportive of concentrating employees into CBD office accommodation. Such a concentration directly supports two South Australian Strategic Plan targets – 'increased use of public transport' and 'reducing our ecological footprint'. It indirectly supports a number of other targets as well.

A Workforce Information Analysis Report, dated 3 April 2007 details the number of State Government employees by location (metro/CBD). This data, provided by the Workforce Evaluation area of the Public Sector Workforce Division, Department of Premier and Cabinet, shows that the number of State Government employees – both administrative and health - located at CBD work locations was 24,562 as at June 2006 compared to 24,106 as at June 2005 – an overall gain of 456 Government workers to the CBD.

Construction of the SA Water headquarters on the Tram Barn site in Victoria Square is underway. SA Water's occupation of the building by the end of 2008 will add around 400 new employees to the City's population.

The proposed move of the Transport SA site from Walkerville to the City was deferred and will be reviewed in twelve months.

## Adelaide a Solar City

Adelaide was announced as the first solar city under the Federal Government's solar cities programme. A consortia led by Origin Energy is delivering the Adelaide Solar City project which will include three iconic 50kW solar PV installations on buildings in the CBD. One of those systems will be prominently installed on the new bus terminal and will be used to power an electric bus. The system will completely meet the energy requirements of the bus and will educate the community on renewable energy and its varied applications. The bus will have no combustion engine and will operate as a zero emission vehicle.

**Congress** – Planning and initial marketing of the 3<sup>rd</sup> International Solar Cities Congress to be held in February 2008 commenced. A stimulating speaker program includes Robert Kennedy Jr, senior attorney for the Natural Resources Defense Council and named one of Time magazines "Heroes of the Planet"; Dr Rajendra Pachauri, Chairman of the Intergovernmental Panel on Climate Change and Dr. Zhengrong Shi, Founder and Chief Executive Officer of Suntech Power Holdings Co., and Prof. Anne Grete Hestnes Dean of the Faculty of Architecture and Fine Art at the Norwegian University of Science and Technology. The congress has been marketed extensively to a national and international audience and is expected to be a highlight for Adelaide in 2008.

**Schools Competition** – An International Solar Schools Competition is being held in conjunction with the congress. The competition, open to primary and secondary students around the world, invites students to produce a design for the redevelopment of an existing city or neighbourhood to demonstrate how more sustainable human settlements can be achieved.

Simultaneously, and in order to engage with the general public, a **Green City Festival** is being supported and organized to lead into the Congress. This is a collaborative venture with the Australia/New Zealand Solar Energy Society, the Alternative Technology Association, the Adelaide City Council and the Government of South Australia.

## Creating a Green City

**Trial of renewable energy technologies** – five SWIFT mini wind turbines are have been installed. The turbines are located on three Government buildings in the City, on the Central Market tower and one is pole mounted at the Environment Centre at Mawson Lakes.

The turbines are 1.5kW machines and subject to the structural condition of a building are easily mounted due to their light weight and ease of connectivity to the electricity grid. These characteristics, and the quietness of operation, made them the technology of choice for this trial.

The turbines are to be upgraded from MarkI machines to MarkII machines later in the year. At this point output of each of the turbines will be monitored against climatic conditions to better understand the value of this type of technology in a built up environment.

**Return of land to Parklands** – in December 2007 the Premier announced that the 5-6 hectare site, which currently houses the SA Water Depot on the fringe of the western parklands, would be rehabilitated, planted and returned to parklands for the community.

The concept is to create an informal, contemporary woodland park using primarily indigenous species and sustainable landscape principles, which will provide a variety of habitats for local native fauna. Where possible amenities will be powered by renewable energy and all water will be collected and reused on site. The link will connect the existing linear park cycling and walking trail with the Glenelg trail.

The project will commence immediately after SA Water relocate to their new 6 star Green Star complex in Victoria Square late in 2008.

**Building Tune Ups Project** – this three-year project came to a conclusion this year. The ten participating commercial office buildings are realising a total savings of \$341,955 from energy bills and \$27,790 from water bills each year. In greenhouse terms, the project has achieved annual reductions of 2,883 tonnes of CO<sub>2</sub>. Water consumption had reduced by 27,160kL each year.

The project has demonstrated to building owners that there are a number of low cost options to significantly improve energy and water efficiencies in a building. An investment in these options both reduces the environmental impact of the building and saves money for the building owner.

Information gained from the Building Tune Ups project will be used in the design of a Sustainable Building Accord.

**Sustainable Building Accord** – The State Government, Adelaide City Council and the Green Building Council of Australia wish to work with the owners of C & D grade buildings in the Adelaide CBD to develop an 'Australia first' framework for sustainable buildings in the commercial sector.

The aim is for South Australia to be the first State to enter into a comprehensive framework for reducing building greenhouse gas emissions from existing building stock through a series of practical actions.

The framework will take the form of an Accord (The Adelaide Sustainable Building Accord), which will commit all partners to collaborate in delivering practical actions to promote the sustainable operation of existing commercial buildings.

The Accord is being developed as a partnership between the State Government, Adelaide City Council and the Green Building Council of Australia.

**Film Friendly Adelaide** – as competition between States to host feature film production continues to intensify the Capital City Committee worked closely with the SA Film Corporation in the establishment of a policy framework which would set Adelaide apart in the race for attention.

Utilising the system established by the Adelaide City Council a standardised process for film makers to access locations, obtain permits for traffic movements, street closures etc. has been put in place. All of the metropolitan mayors agreed to trial this simplified process, which will be used by the SAFC to market SA as the easiest, and therefore the most cost effective, place in which to make films.

## **Governance Structure**

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The Capital City Committee is a facilitation and coordination body with no executive authority to bind either the State Government or the Adelaide City Council through its decisions. It is supported in its endeavours to coordinate key strategic directions for the City through a Steering Committee.

During 2006-2007 this group comprised the Deputy Chief Executive, Department of Premier and Cabinet, Director of the Capital City Committee, the Chief Executive Officer of the Adelaide City Council, the Manager of the Office of the Chief Executive and Lord Mayor.

The Capital City Project Team provided executive support to the Steering Committee and the Capital City Committee.

### **Project Team**

From June 2006 through to 30 June 2007 the staff comprised

Beatrix Smith	Director, Capital City Committee
John Mercer	Project Manager, Capital City Committee
Alison Dwyer	Project Manager, Green City Program (commenced maternity leave 7/6/2007)
Susan Howard	Office Manager (takes up new position on 2/7/2007)

In April 2007 the project team moved into Chesser House. This move was designed to consolidate divisions as a result of the Department of Premier and Cabinet realignment and make financial savings in rental and shared services.

The office manager position was expanded to cover administrative support for the new Sustainability and Climate Change Division and in turn the support of a marketing and communications officer was provided from within this Division to the Capital City Project Team. The result is a functional and extended available skill set within the team.