



Living



Green



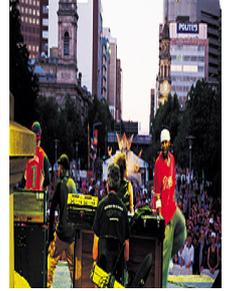
Working



Learning



Inclusive



CAPITAL CITY COMMITTEE ADELAIDE

Annual Report 2007–2008

Capital City Committee Adelaide

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The Role and Composition of the Capital City Committee

The tenth anniversary of the Capital City Committee was reached in 2008. The Parliament of South Australia 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 October 2007, membership of the Capital City Committee altered as a result of the Adelaide City Council election, which saw a change in Adelaide City Council representation. Prior to October 2007 the Capital City 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, the Hon Mike Rann – represented by the Minister for State/Local Government Relations, the Hon Jennifer Rankine, Councillor Judith Brine AM; and Councillor Anne Moran. Councillors Ralph Clarke and Stephen Yarwood replaced Councillors Brine and Moran after the Adelaide City Council election.

Both Councillors Brine and Moran were long standing members of the Capital City Committee and their valuable contribution is noted with sincere gratitude.

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

The Capital City 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 scheduled four meetings in the 2007–2008 financial year.

Capital City Committee Priorities

The priorities for the Capital City Committee for 2007-2008 reflected those for 2006–2007 until March 2008. At the March meeting the Committee agreed that the following items would form the Capital City Committee’s direction for 2008:

1. City Safety
2. River Torrens Precinct
3. Victoria Square
4. Green City Accord
5. North Terrace
6. Affordable Housing
7. Communication with Federal Government

Once again many of these priorities would require the Capital City Committee to either have a “watching brief”; “a role in influencing the outcome of an activity”; or “directly managing an activity”. The governance arrangement under which the Capital City Committee operates necessitates that the majority of its work is in the area of “influencing the outcome of an activity”.

It is therefore critical to the successful operation of the Capital City Committee to have the ongoing cooperation of Adelaide City Council and State Government agencies. The Committee wishes to acknowledge this ongoing cooperation and express its gratitude to these organisations.

Major Activities

1. 3rd International Solar Cities Congress

Adelaide was able to attract the 3rd International Solar Cities Congress as a result of a successful collaboration between the South Australian Government and the Adelaide City Council. The congress was held in February 2008 against a backdrop of South Australia becoming one of the leading jurisdictions in the world for hosting renewable energy technologies.

The Congress was opened by Premier Mike Rann who announced a new scheme for residential energy efficiency in South Australia, an investment in a new solar power station at Coober Pedy and a commitment to reducing the Governments own carbon footprint.

The keynote address was given by Robert Kennedy Jr, President of the Waterkeeper Alliance and Chief Prosecuting Attorney for the Hudson Riverkeeper. Mr Kennedy has been named one of the Time Magazines' "Heroes of the Planet".

In all more than 90 speakers from 23 countries spoke at the Congress. "Technology", "Policy" and "Behaviour Change" streams followed morning plenary sessions by keynote speakers including the Premier of South Australia, the Premier of Manitoba, the Federal Minister for the Environment, Herbert Girardet, South Australia's inaugural Thinker in Residence, Dr Zhengrong Shi and Mr Robert F Kennedy Jnr.

Every 'solar city' (a Federal Government program) in Australia was represented at the Congress. The Australian Government's Department of Climate Change organised a mini solar cities forum for representatives from the solar cities to meet the Minister for the Environment, the Hon Peter Garrett, during the Congress.

Solar city case studies were presented by the cities of Adelaide, Blacktown, Townsville and Perth from Australia; Oxford, UK and Copenhagen, Denmark. Mayors, or their representatives, from the following cities presented their case studies at the Mayoral Forum: Dezhou, China; Daegu, South Korea; San Jose, USA; Alice Springs, Australia; and Santa Monica, USA.

The Congress was made accessible to a wide-ranging audience including schools and universities. The final attendance number for the Congress over the three days was 801 participants with 415 of these being full fee paying. A total of 35 countries were represented.

A post-Congress survey provided positive feedback on the event and the venue.

There was strong representation at the Congress from local government representatives and particular attention was paid to the civic leaders by the Lord Mayor of Adelaide and his office.

Significant amounts of work went into attracting sponsors early to ensure that the program could be delivered. Sponsorship totalling \$175,500 (inclusive of Adelaide City Council and the Department of the Premier and Cabinet) was raised. Without this support, the Congress would not have been as expansive and successful as it was.

The Congress attracted publicity both nationally and internationally.

Two related activities were staged in concurrence with the Congress to ensure the broadest audience possible would be achieved.

- **Green City Festival**

The Capital City Committee sponsored the inaugural Green City Festival which raised an additional \$34,500 in sponsorship. The festival was designed to bring families into the city for a free event where sustainable activities were available. The organisers plan to run the festival again, possibly in spring 2009.

- **International Solar Schools Competition**

The Department of Premier and Cabinet and the Department of Education and Children's Services ran an international solar schools competition for students. Schools from around the world participated and prizes included a trip for two to Adelaide to attend the 3rd International Solar Cities Congress for the overall winner, accommodation for nine students from India who came to Adelaide for the Congress, a BP Solar 1kW solar installation for the Australian winner (Pimlico State High School, Townsville) and an installed Kyocera solar outdoor light for the Junior School winner (Cowandilla Primary School) plus many other smaller prizes.

Both of these activities attracted a high level of volunteer time. Members of the Australian/New Zealand Solar Energy Society, Alternative Technology Association and 55 public servants volunteered to assist at the Green City Festival. At the corporate level Mario Andreatchio of the Adelaide Motion Picture Company and Deb Lavis from Ginger Gecko worked for many hours with the five South Australian schools to assist the students develop high quality DVD entries to the competition.

2. Building Tune Ups

In 2003, the Capital City Committee identified the need for commercial buildings in the Adelaide CBD to be sustainable and subsequently established the Adelaide Building Tune-Ups Project (BTUP). The BTUP was a joint pilot initiative of Department of the Premier and Cabinet, Energy SA, the former Department of Administrative and Information Services and Adelaide City Council to test options for improving the performance of commercial office buildings.

Ten commercial office buildings in the CBD participated in the project, which achieved annual reductions of 2,883 tonnes of CO₂. Water consumption was reduced by 27,160kL each year and the payback period across the 10 projects was on average less than three years.

This pilot project was completed successfully in 2007. At its December 2007 meeting, the Committee agreed to support an expansion of the concept.

Based on the original Building Tune Ups program the State Government announced \$2.4 million in the 2008-09 State Government budget for a four year Building Tune Ups Project (BTU-2012). The project is based on lifting the operational performance for energy, in eligible commercial buildings in the CBD.

The BTU-2012 project will provide funding for eligible buildings as a contribution to sustainable refurbishment design that maximises green rating gain. It will be grant based and allocated on a case-by-case basis according to identified green rating gain. The BTU-2012 is linked to a Sector Agreement with the property sector, which will be signed by the Property Council of Australia (SA).

The Adelaide City Council has joined the national 'CitySwitch' program that will work with commercial building tenants in the CBDs of Adelaide, Sydney, Melbourne and Perth. This program focuses on achieving energy efficiency improvements for CBD commercial office buildings.

3. City Safety Research

In December 2007, the Capital City Committee established the Capital City Safety Strategy Group (CCSSG) to coordinate and develop strategies aimed at reducing antisocial behaviour and crimes against persons in the Adelaide CBD. A rapidly growing student population in the west end area along with the proximity to our best hotels means that good research is needed to ensure that the west end of the city shows its best face to residents and visitors alike.

The CCSSG commissioned an evidence based research study on the behaviour and activities of visitors and residents of Hindley Street and its immediate surrounds. The research outputs covered a broad range of options for action, including, licensing, urban planning/street environment, policing and dispersal and business mix strategies. A key objective is to create a precinct that is exciting as well as safe.

The research complements a number of initiatives aimed at ensuring the integration of social activities for visitors and living requirements for residents.

The final research report will be received and reviewed by the Capital City Committee in late 2008.

4. World Youth Day Planting

Forum Coordination for this project was undertaken in the 2007-08 financial year by the Capital City Committee Project Team in conjunction with the Catholic Archdiocese of Adelaide and Adelaide City Council. To celebrate World Youth Day, approximately 6000 native seedlings will be planted over three days, from 8 to 10 July 2008, in the South Park lands Park 21, Walyo Yerta.

Up to 1000 pilgrims were expected to visit Adelaide and participate in the planting, one of the largest of its kind to be undertaken in Adelaide. The young people will come from Poland, Germany, Italy, USA, India, East Timor, Vietnam, Nigeria, Ghana, Cameroon, Guatemala, Malta, Vanuatu, Angola and the Philippines. The multi-faith community in Adelaide will also participate in the World Youth Day planting.

5. Government Employees in the City

In January 2006, the Capital City Committee agreed that the Adelaide Central Business District (CBD) should be the preferred location for the accommodation of State Government employees. This priority has remained a standing item on the Committee's agenda since that time.

The State Government is supportive of concentrating employees into CBD offices as this would directly support two *South Australian Strategic Plan* targets – 'increased use of public transport' and 'reducing our ecological footprint'. It also aligns with the Adelaide City Council's 2004-2007 Strategic Management Plan target of achieving a workforce of at least 111,000 located in Adelaide City by 2010.

In June 2005 the number of State Government employees – both administrative and health - located at CBD work locations was 24,106. By June 2006, the number had grown to 24,562 – an overall gain of 456.

Construction of VS1 – the SA Water headquarters on the Tram Barn site in Victoria Square is nearing completion. SA Water's occupation of the building by the end of 2008 will add around 400 new employees to the City's working population.

6. North Terrace Development - Stages 1 & 2

The majority of works for Stage 2 of the North Terrace redevelopment are complete. This stage included high quality pavements, lighting, landscaping, public art, signage and street furniture. It is improving the area's amenity and pedestrian access to the cultural institutions, the universities and the Royal Adelaide Hospital.

7. Student Housing

The Capital City Committee convened a Capital City Forum on student accommodation in the city in March 2007.

The Forum directly canvassed the intentions of the property and education sectors about the need to develop additional student accommodation in the City of Adelaide over the next 5-10 years to underpin the significant growth in student numbers – recent years and the growth expected for the future.

In June 2007, the Capital City Project Team convened a 'Partnership Group' comprising representatives from the universities, Department of the Premier and Cabinet, Department of Trade and Economic Development, Adelaide City Council, Education Adelaide and the Property Council of Australia. The role of the group was to discuss the findings from the forum and consider possible action to facilitate the timely development of adequate and appropriate student accommodation. The partnership group met three times between April and September 2007. During this period, the partners undertook the following actions:

- Continued work by Adelaide City Council to identify appropriate sites with development potential for student accommodation.
- Prepared a draft Information Memorandum (IM) to provide potential developers and landowners with a single message from the key stakeholders to inform the market and highlight the opportunities in Adelaide's student accommodation market.
- Commissioned a study on models of low cost student housing that could deliver rents in the range of \$100-170 per week.
- Agreed the importance of establishing a minimum set of requirements for student accommodation that would include: on-site management of accommodation, common facilities, safety and security, pastoral care and preferable locations.

The main consideration reached from these deliberations was that priority needed to be given to providing the investment market with quality information on future demand and supply projections in the belief that the market would respond accordingly.

More than 970 student beds were added to the City's stock of student accommodation between 2001 and 2007. Since the capital City Forum in March 2007, the Adelaide City Council assisted nine new firm proposals.

Below is a table listing student accommodation developments in the City that are currently under construction, or for which a development application has been lodged and/or approved by the Adelaide City Council. Should all these translate to completed developments, then an additional 2,557 beds will be added to the City's stock of accommodation, providing a combined yield of 3,533 student beds constructed since 2001.

Proposal	No of Beds	Status
Octagon, 88 Hindley St.	430	Under construction
301-306 Waymouth Street	220	Under construction
Kathleen Lumley College	17	Under construction
140 North Terrace	462	DA approved
235 Pirie Street	96	DA approved
191-207 Gouger St.	260	DA approved
Balfours development	150	Approved
Renaissance Arcade	560	DA lodged
15,17 -19 Synagogue Pl.	140	DA lodged
98 Angas Street	222	DA lodged
Sub Total	2,557	
Beds completed since 2001	976	
Total	3,533	

8. Geographic Area Land Use Assessment

In 2006, the Capital City Committee identified as a priority the need to prepare an inventory of surplus, under-utilised and/or unused State Government and Adelaide City Council land holdings in the City of Adelaide. The aim was to provide an overview of opportunities for collaborative strategic action and/or development.

Surplus and under-utilised property that has strategic significance can be identified through mechanisms such as Geographical Area Land Use Assessments (GALUA), which are targeted reviews for selected geographic areas.

In 2006, the Office of Major Projects and Infrastructure proposed a Geographical Area Land Use Assessment (GALUA) for the north-western corner of the Adelaide CBD. The proposal for the GALUA for this area of the city clearly meets the priority set by the Capital City Committee and will provide the information sought by the Committee.

Subsequently the Capital City Project Team with Adelaide City Council and Office of Major Projects and Infrastructure have agreed to have an annual GALUA for the square mile of Adelaide.

9. Marjorie Jackson Nelson Steering Committee

The State Government announced the development of a new hospital - to be called the Marjorie Jackson-Nelson Hospital (MJNH) – as part of the 2007-2008 State Budget. The MJNH will replace the Royal Adelaide Hospital (RAH) – becoming the single largest hospital development of its kind in Australia. It will deliver a combination of the current RAH services and selected acute services as part of the South Australian Health Plan.

The Capital City Committee has been represented on the Master Planning Working Group for the MJNH since October 2007. A full master planning exercise commenced in April 2008.

The location of the new hospital in the north-western part of the CBD will bring with it opportunities for other development, including research and education. The large workforce required by the hospital will generate business opportunities for the area. The new hospital will have optimal links to pedestrian, road, rail and tram services and the roadway upgrades to North Terrace, West Terrace and Port Road. These upgrades should support other development in that sector of the city. The project will return usable Park lands to the west-end of this new hospital site and link the West Park lands with the River Torrens Linear Park.

10. Glenelg Water ReUse

The Capital City Committee has had an interest in the Glenelg to Adelaide Recycled Water Project since 2004.

On 13 August 2007, Cabinet approved in-principle funding of \$30.15million for the project. On 22 October 2007, the Federal Government formally announced approval of \$30.15million funding for project, allowing the project to proceed in all respects. This landmark project is a Water Proofing Adelaide initiative that is being delivered by a 'public-private consortium' - the CityGreen Alliance – comprising SA Water, United Water, Leed Engineering and Construction, Leighton Services and Guidera O'Connor.

This project has been granted funding approval on an equal share basis between State Government and Federal Government under the National Water Initiative. The scope of the project consists of a tertiary treatment facility at the Glenelg Waste Water Treatment Plant (WWTP), balancing storage tanks, pump stations, and a transmission/reticulation system from Glenelg to the City, and a ring main around the Park Lands (both CBD and North Adelaide), with design allowance for future lateral mains into Adelaide's CBD.

The project proposes to treat and transport Class 'A' recycled water from the Glenelg Waste Water Treatment Plant primarily to irrigate the Adelaide City Park lands whilst recognising the opportunity to extend use to new dual reticulation schemes for future property developments or other industries, landscape watering and commercial users. There is also an opportunity to reduce the stress on the existing water supply systems including potable, River Torrens and the local groundwater system with the potential to provide water for environmental flows.

Major construction work started in September 2008 beginning with pipeline work at the Adelaide airport and the eastern parklands. It is planned that recycled water will be available for use in the Park lands by mid 2010.

11. SA Water Depot at Thebarton.

Following an announcement in December 2006, planning is underway for the return of the 5.4 hectare Thebarton Depot site to Park lands. As required under section 23 of the *Adelaide Park Lands Act 2005*, a report on the site has been released to the Parliament of South Australia and Adelaide City Council. It is expected that the majority of SA Water staff will vacate the site by the end of 2008 and the few remaining staff will vacate in late 2009. Decommissioning of the site will progressively occur over this period. The site will then be developed into an urban forest for parkland purposes. The project is expected to be completed by mid 2010.

12. Airport solar installation

The Adelaide Airport Limited received a grant of \$950,000 from the Government of South Australia to install solar panels as part of the State's initiative to position Adelaide as the leader in the uptake of renewable energy systems. This added further value to the work being undertaken by the Capital City Committee in making Adelaide the first solar city in Australia and the work undertaken to make the 'gateways' to the CBD reflect the image

and character of the city. The airport solar plant is the second largest commercial solar installation in South Australia and the third largest of its kind in the country.

The panels measure approximately 130 metres long by 9 metres across (1170 square metres). The solar system is estimated to reduce emissions by approximately 160 tonnes a year. The 760 individual solar photovoltaic panels will generate 160 megawatt hours of renewable electricity annually.

An interpretive display, to complement the system, has been designed and is operating from the Adelaide Airport Departures Hall.

13. Green City Tours

In 2004 the Capital City Committee set a goal for Adelaide to be an internationally recognised Green City by 2010. This year the project team has led tours of sustainable initiatives within the City for Public Sector Week, Michigan State University, the 3rd International Solar Cities Congress, the University of Adelaide and a Parliamentary delegation from Lithuania. Due to demand a private tour operator is now offering this service.

14. Planning for Long Term Urban Sustainability Network (PLUS Network)

The PLUS Network is an international peer learning network of cities, towns and regions. Members share experiences, expertise and programmes to undertake long term planning for urban sustainability through on-line dialogue, teleconferences, email exchange and introductions between network members, as well as a biennial conference.

The Capital City Committee has been a member of the PLUS Network for four years.

The Network has been a valuable source of information for the Capital City Committee Project Team particularly in the areas of student housing, city safety, affordable housing and sustainability initiatives generally. It assisted the Capital City Committee to gain attention worldwide for the 3rd International Solar Cities Congress and arranged for the President of the PLUS Network as well as members from Sri Lanka and Africa to attend the Congress. From a project team perspective, membership of the PLUS Network has been worthwhile and is a ready source of international comparison for issues under review by the Capital City Committee

The PLUS Network was formed out of the UN Habitat Forum and is headquartered in Vancouver, Canada.

15. Keswick Rail Terminal

With assistance and support from the Capital City Committee, the redeveloped Adelaide Park lands Rail Terminal is to be opened on 5 August 2008. The \$3 million redevelopment resulted from a master plan developed collaboratively by Great Southern Railways, Planning SA, Tourism SA and the Capital City Committee Project Team.

Capital City Forum

No forum was organised in 2007/08 but one is planned for early 2009.

Governance Structure

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 by a Steering Committee in its endeavours to coordinate key strategic directions for the City.

During 2007-2008 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 and the Manager of the Office of the Lord Mayor.

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

Project Team

From 30 June 2007 through to 30 June 2008 the staff comprised

Beatrix Smith	Director, Capital City Committee
John Mercer	Project Manager, Capital City Committee
Carla Zub	Project Manager, Capital City Committee (12 month replacement for A. Dwyer on maternity leave)
Alison Dwyer	Project Manager, Capital City Committee (commenced maternity leave 7/6/2007 returned 31/3/08 3 days per week)
Zoe King	Office Manager (took up position on 2/7/2007)