



BOARD MINUTES

for the Meeting of the Adelaide Park Lands Authority

Thursday 21 February 2019

in the Colonel Light Room,
Adelaide Town Hall

A subsidiary of



Membership: The Lord Mayor; and
4 other members appointed by the Council; and
5 members appointed by the Minister.

Present:

Board Member Presiding - Ms Stephanie Johnston
Board Members - Ms Anita Allen
Councillor Helen Donovan,
Ms Kirsteen Mackay,
Councillor Philip Martin,
Councillor Anne Moran,
Councillor Robert Simms and
Mr Roger Zubrinich.

Apologies –

Presiding Member - The Right Honourable the Lord Mayor [Sandy Verschoor]
Deputy Presiding Member - Ms Sally Smith

Appointment of Board Member to preside

1. Item 1 – Appointment of Board Member to preside – 21/2/2019 [APLA]

Moved by Councillor Anne Moran,
Seconded by Mr Roger Zubrinich -

That Ms Stephanie Johnston preside for the 21 February 2019 meeting of the Board of the Adelaide Park Lands Authority.

Carried

Board Member presiding, Ms Stephanie Johnston opened the meeting at 5.32 pm

Acknowledgement of Country

At the opening of the Board Meeting, the Board Member presiding, Ms Stephanie Johnston stated:

‘Adelaide Park Lands Authority acknowledges that we are meeting on traditional Country of the Kurna people of the Adelaide Plains and pays respect to Elders past and present. We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kurna people living today.

And we also extend that respect to other Aboriginal Language Groups and other First Nations who are present today.’

Confirmation of Minutes

2. Item 3 – Confirmation of Minutes – 24/1/2019 [APLA]

Moved by Councillor Helen Donovan,
Seconded by Mr Roger Zubrinich -

That the Minutes of the meeting of the Board of the Adelaide Park Lands Authority held on 24 January 2019 be taken as read and be confirmed as an accurate record of proceedings.

Carried

Presiding Member Verbal Report

Nil

Questions on Notice (Nil)/ Motions on Notice

3. Item 5.1 – Councillor Phillip Martin – Motion on Notice - Legal Implications arising from the proposed Adelaide Oval Hotel or similar commercial development on the Park Lands (2007/00341) [APLA]

Ms Anita Allen, disclosed a material conflict of interest in Item 5.1, pursuant to Section 4.3 of the *Adelaide Park Lands Authority Charter* and Sections 73 & 74 of the *Local Government Act 1999 (SA)*, arising from having been involved in the matter through the provision of advice in relation to the Adelaide Oval Hotel, left the meeting room at 5.34 pm and did not participate or contribute to the deliberations of the Adelaide Park Lands Authority on this matter.

Ms Kirsteen Mackay disclosed a material conflict of interest in Item 5.1, pursuant to Section 4.3 of the *Adelaide Park Lands Authority Charter* and Sections 73 & 74 of the *Local Government Act 1999 (SA)*, arising from having been involved in the matter through the provision of advice in relation to the Adelaide Oval Hotel, left the meeting room at 5.34 pm and did not participate or contribute to the deliberations of the Adelaide Park Lands Authority on this matter.

It was then -

Moved by Councillor Phillip Martin,
Seconded by Councillor Anne Moran -

That the Adelaide Park Lands Authority requests by the next meeting of the Authority the provision of advice of Senior Counsel about any possible legal implications arising from the construction of the proposed Adelaide Oval Hotel or any future, similar commercial development on the Park Lands, particularly identifying any consequent obligations or responsibilities for the Authority.

Discussion ensued during which, with the consent of the mover, seconder and Board meeting, the motion was varied to read as follows:

‘That the Adelaide Park Lands Authority requests by the next meeting of the Authority the provision of funds by Council, or any other source, to obtain advice of Senior Counsel about any possible legal implications arising from the construction of the proposed Adelaide Oval Hotel or any future, similar commercial development on the Park Lands, particularly identifying any consequent obligations or responsibilities for the Authority.’

The motion, as varied, was then put and carried.

Item 5.1 with Administration Comment distributed separately is attached for information at the end of the Minutes of this Board meeting.

Questions without Notice / Motions without Notice

Nil

Deputations

4. Item 6 – Deputation - Mr Daniel Caon – Adelaide Archery Club Proposal to extend club rooms [2018/02952] [APLA]

The Board Member presiding, Ms Stephanie Johnston, invited Mr Daniel Caon to address the Board.

Mr Daniel Caon, President, Adelaide Archery Club addressed the Board to support and outline the Adelaide Archery Club proposal to expand their community sport building in Bullrush Park/Warnpangga (Park 10).

Discussion ensued during which Mr Daniel Caon responded to questions relating to scale and footprint, purpose-built extension or renovation and preferred Option A (referenced in Item 9.1 on the Agenda).

The Board Member presiding, Ms Stephanie Johnston, thanked Mr Daniel Caon for his Deputation and advised the Board Meeting that Item 9.1 listed on the Agenda to consider the Adelaide Archery Club proposal would be dealt with as the next item of business.

Report for the consideration of the Board

5. Item 9.1 – Adelaide Archery Club Community Building Extension [2019/00211] [APLA]

Councillor Anne Moran left the Colonel Light Room at 6.05 pm

At the request of the Board Member presiding, Ms Stephanie Johnston, Ms Amy Pokoney, Manager Wellbeing and Resilience, City of Adelaide, addressed the meeting to provide a precis of the matter before the Board.

Discussion ensued during which Councillor Anne Moran re-entered the Colonel Light Room at 6.07 pm.

It was then -

Moved by Ms Anita Allen,
Seconded by Mr Roger Zubrinich -

THAT THE ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Adelaide Park Lands Authority:

1. Supports an extension of the community building leased by the Adelaide Archery Club in Bullrush Park/Warnpangga (Park 10), to incorporate additional storage and upgraded amenities including an accessible toilet as per option B shown in Attachment A to Item 9.1 on the Agenda of the Adelaide Park Lands Authority meeting held on 21 February 2019.
2. Supports Administration working with Adelaide Archery Club to ensure that the aesthetics of the existing facility are enhanced as part of the project.

Discussion continued during which, with the consent of the mover, seconder and Board meeting, the motion was varied to read as follows:

'THAT THE ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Adelaide Park Lands Authority:

1. Supports an extension of the community building leased by the Adelaide Archery Club in Bullrush Park/Warnpangga (Park 10), to incorporate additional storage and upgraded amenities including an accessible toilet as per option B shown in Attachment A to Item 9.1 on the Agenda of the Adelaide Park Lands Authority meeting held on 21 February 2019.
2. Supports Administration working with Adelaide Archery Club to ensure that the appearance and functionality of the existing facility are enhanced as part of the project. '

The motion, as varied, was then put and carried

Presentation

6. Item 8.1 – Presentation – Lot 14 – former RAH site – Master Plan [APLA]

Ms Anita Allen, disclosed a material conflict of interest in Item 5.1, pursuant to Section 4.3 of the *Adelaide Park Lands Authority Charter* and Sections 73 & 74 of the *Local Government Act 1999 (SA)*, arising from having been involved in the matter through the provision of advice in relation to LOT Fourteen North Terrace, Adelaide, left the meeting room at 6.27 pm and did not participate or contribute to the deliberations of the Adelaide Park Lands Authority on this matter.

Ms Kirsteen Mackay disclosed a material conflict of interest in Item 5.1, pursuant to Section 4.3 of the *Adelaide Park Lands Authority Charter* and Sections 73 & 74 of the *Local Government Act 1999 (SA)*, arising from having been involved in the matter through the provision of advice in relation to LOT Fourteen North Terrace, Adelaide, left the meeting room at 6.27 pm and did not participate or contribute to the deliberations of the Adelaide Park Lands Authority on this matter.

The Board Member presiding, Ms Stephanie Johnston, welcomed and invited Acting Chief Executive Mr Mark Devine and Project Director, Mr Daniel Redden (Renewal SA) and Mr James Hayter (Oxigen, Landscape and Urban Planners) to address the Board.

Mr Mark Devine, Mr Daniel Redden and Mr James Hayter, utilising a PowerPoint presentation, addressed the Board in relation to LOT Fourteen, North Terrace, Adelaide to outline:

- Strategic initiatives informing the project's vision and innovation framework.
- 10 key moves.
- Lot Fourteen Master Plan.

During the presentation Councillor Anne Moran left the Colonel Light Room at 6.36 pm and re-entered at 6.43 pm

Discussion ensued in relation to:

- Alienation of Park Lands and return of alienated land to Park Lands.
- Public realm and open space.
- Research & commercialism.
- Open space and activation.

The Board Member presiding, Ms Stephanie Johnston thanked Mr Mark Devine, Mr Daniel Redden and Mr James Hayter for their presentation and participating in discussion to respond to questions with members of the Board.

The PowerPoint presentation referenced in the address is attached for information at the end of the Minutes of this Board meeting.

Councillor Robert Simms left the Colonel Light Room at 6.50 pm

Ms Anita Allen and Ms Kirsteen Mackay re-entered the Colonel Light Room at 6.50 pm

Report for the consideration of the Board

7. Item 9.2 – Tainmuntilla Riparian Restoration Project – Woody Weed Removal [2017/03056] [APLA]

At the request of the Board Member presiding, Ms Stephanie Johnston, Ms Michelle English, Associate Director Sustainability, City of Adelaide, addressed the meeting utilising a PowerPoint presentation to provide a precis of the matter before the Board.

Discussion ensued

It was then -

Moved by Councillor Anne Moran,
Seconded by Councillor Phillip Martin -

That the Adelaide Park Lands Authority defers the item to the next meeting of APLA for Administration to provide a report that identifies the history of the matter.

Discussion continued

The motion was then put and carried

The PowerPoint presentation referenced in the precis is attached for information at the end of the Minutes of this Board meeting.

Ms Anita Allen left the Colonel Light Room at 7.16 pm

Executive Officer Verbal Report

The Executive Officer Mr Martin Cook gave notice of his intention to seek to provide a verbal report in confidence in relation to commercial in confidence information associated with a strategic property matter.

Exclusion of the Public

8. Executive Officer Verbal Report – Strategic Property Matter - Exclusion of the Public from the Board Meeting to Consider [2018/04291] [APLA]

Order to Exclude:

Moved by Councillor Helen Donovan,
Seconded by Ms Kirsteen Mackay -

THAT THE ADELAIDE PARK LANDS AUTHORITY:

1. Having taken into account the relevant considerations referenced in Section 4.5.19 & 4.5.24 of the *Adelaide Park Lands Authority Charter* and contained in s 90(3) (b) and 90(4) & (7) of the *Local Government Act 1999 (SA)*, this meeting of the Board of the Adelaide Park Lands Authority dated 21/2/2019 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 10 [Executive Officer Verbal Report - Strategic Property Matter] in a meeting open to the public would on balance be contrary to the public interest.

Grounds and Basis

Disclosure of the funding strategies and associated information could reasonably prejudice the commercial position of Council in its negotiations with its funding partners, which, on balance, would be contrary to the public interest as it would likely implicate the optimisation of funding opportunities council may be able to secure through its funding negotiations.

Public Interest

The Board is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances given that information release of such information may confer a commercial advantage on a third party and severely prejudice the Council's ability to influence proposals for the benefit of the Council and the community in this matter.

2. Pursuant to Section 4.5.19 of the *Adelaide Park Lands Authority Charter* this meeting of the Board of the Adelaide Park Lands Authority dated 21/2/2019 orders that the public (with the exception of members of Council staff and any person permitted to remain) be excluded from this meeting to enable the Board to

consider in confidence Item 10 [Executive Officer Verbal Report - Strategic Property Matter] listed in the Agenda, as the matter is of a kind referred to in s 90(3) (b) of the *Local Government Act 1999 (SA)*.

Carried

There were no members of the public or staff not directly involved with the Executive Officer Verbal Report – Strategic Property Matter to leave the Colonel Light Room at 7.17 pm.

Item Considered in Confidence

Item 10 – Executive Officer Verbal Report – Strategic Property Matter [APLA]

Section 4.5.24 of the *Adelaide Park Lands Authority Charter*

Section 90(3) (b) of the *Local Government Act 1999 (SA)*

Pages 6 to 13

The Board meeting re-opened to the public at 7.24 pm

Confidentiality Order

Minute 9 – Item 10 – Executive Officer Verbal Report - Strategic Property Matter [APLA]

Confidentiality Order

That the Adelaide Park Lands Authority having considered Item 10 [Executive Officer Verbal Report - Strategic Property Matter] at the meeting of the Board of the Adelaide Park Lands Authority held on 21 February 2019 in confidence pursuant to Section 4.5.24 of the Adelaide Park Lands Authority Charter and Section 90 (3) (b) of the *Local Government Act 1999 (SA)*, orders that the resolution, the report, the discussion and any other associated information submitted to this meeting of the Board and the Minutes of this meeting in relation to the matter remain confidential and not available for public inspection until 31 December 2026 or until the matter is released by the City of Adelaide Chief Executive Officer.

Closure

The meeting of the Board closed at 7.25 pm

Ms Stephanie Johnston
Board Member Presiding
Adelaide Park Lands Authority

Documents Attached for Reference

Minute 3 [Administration Comment for Item 5.1 – Councillor Phillip Martin – Motion on Notice - Legal Implications arising from the proposed Adelaide Oval Hotel or similar commercial development on the Park Lands]

Minute 6 [Item 8.1 – PowerPoint Presentation – Lot 14 – former RAH site – Master Plan]

Minute 7 [Item 9.2 – PowerPoint Presentation - Tainmuntilla Riparian Restoration Project – Woody Weed Removal]

Legal Implications arising from the proposed Adelaide Oval Hotel or similar commercial development on the Park Lands

ITEM 5.1 21/02/2019
Adelaide Park Lands Authority

Board Member
Councillor Phillip Martin

Receiving Officer:
Mark Goldstone, Chief Executive Officer

2007/00341
Public

MOTION ON NOTICE:

Councillor Phillip Martin will move a motion and seek a seconder for the matter shown below to facilitate consideration by the Authority:

‘That the Adelaide Park Lands Authority requests by the next meeting of the Authority the provision of advice of Senior Counsel about any possible legal implications arising from the construction of the proposed Adelaide Oval Hotel or any future, similar commercial development on the Park Lands, particularly identifying any consequent obligations or responsibilities for the Authority.’

ADMINISTRATION COMMENT:

1. The Authority’s role is defined by the *Adelaide Park Lands Act 2005* and is principally advisory.
2. Adelaide Oval is managed through unique legislation which has no application elsewhere in the Park Lands.
3. In regard to seeking the advice of Senior Counsel:
 - 3.1. The Authority’s budget for legal advice will not cover the expected costs of engaging a Senior Counsel in this matter.
 - 3.2. The Authority would therefore firstly need to seek such funds.

- END OF REPORT -

LOT Fourteen

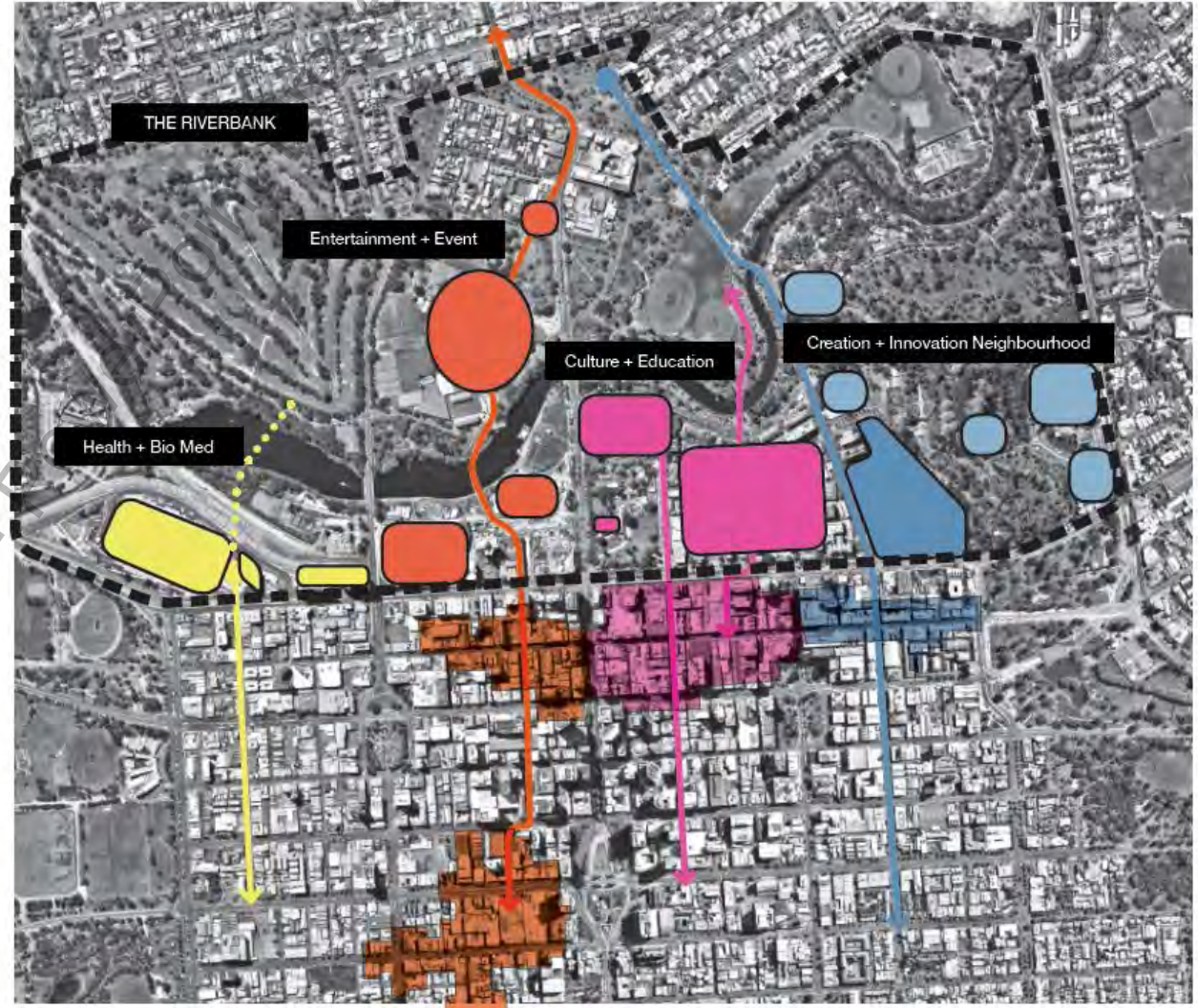
North Terrace Adelaide



Strategic Framework

Strategic initiatives informing the project's vision and innovation framework:

- Greater Riverbank Precinct Implementation Plan (GRPIP) (Woods Bagot 2013)
- Final Outline Business Case for old RAH site (Pilkington and SGS Economics 2015)
- 'Make it Yours' Adelaide (Deloitte 2017)
- Innovation Framework – Former RAH site (Deloitte Access Economics 2018)
- Former Royal Adelaide Hospital site master plan (Woods Bagot, Oculus, Right Angle Studio, MacroPlan Dimasi 2018)
- Lot Fourteen Public Realm Design (Oxigen, Warren Mahoney, Tridente Architects, StudioGram & WSP Engineers 2018)
- Investment Strategy (Deloitte Access Economics December 2018)
- Development Strategy (Aurecon January 2019)



Innovation Framework - Flagship for SA's economic transition

Adelaide's economy is shifting from traditional manufacturing to service based industries.

Aligned where South Australia has a competitive advantage at a global level -

- Digital technology
- Creative Industries
- International education, and
- Tourism.

And also aligned with industries where South Australia has room to grow -

- Defence industries

Major cultural investment to anchor complementary economic uses that could include a boutique hotel, retail and commercial activity.



Lot Fourteen forms part of the Adelaide Riverbank precinct, one of the State's most important public places in terms of social, economic and cultural value.

Adelaide Park Lands Act Principles – Lot Fourteen Project Alignment

Lot Fourteen will reflect and **support the diverse range of environmental, cultural, recreational and social values that already exist in the Park Lands** with the following committed elements:

- Adaptive reuse of six State Heritage buildings for a curated entrepreneurial ecosystem of 650 work spaces;
- An International Centre for Tourism, Hospitality and Food Studies;
- Integration with the Adelaide Botanic Garden, the East End and adjacent universities;
- New commercial buildings to accommodate industries of the future;
- Australian National Aboriginal Art and Culture Gallery as well as a contemporary art space;
- Short-stay temporary accommodation for visiting entrepreneurs, researchers and scientists.

The redeveloped hospital site will become another **defining feature to the City of Adelaide** and **contribute to the economic and social wellbeing of the City** by being transformed into a global innovation neighbourhood.

Global Innovation Neighbourhood



10 Key Moves



01 ADAPTIVE REUSE OF HERITAGE BUILDINGS



02 SITE BENCHING TERRACE STEPS



03 NORTH TERRACE + FROME ROAD



04 ABC INTERFACE



05 VEHICLE CIRCULATION



06 MAJOR TREE AVENUES



07 DEVELOPMENT ZONES



08 RETAIL STREET



09 CENTRAL HUB



10 PAVILION LABS

Lot Fourteen's public realm will be arranged around a number of 'key moves' which **recognise the site's natural and cultural heritage and reinforce the connections to surrounding assets** such as the East End and North Terrace's role as Adelaide's premier cultural boulevard.

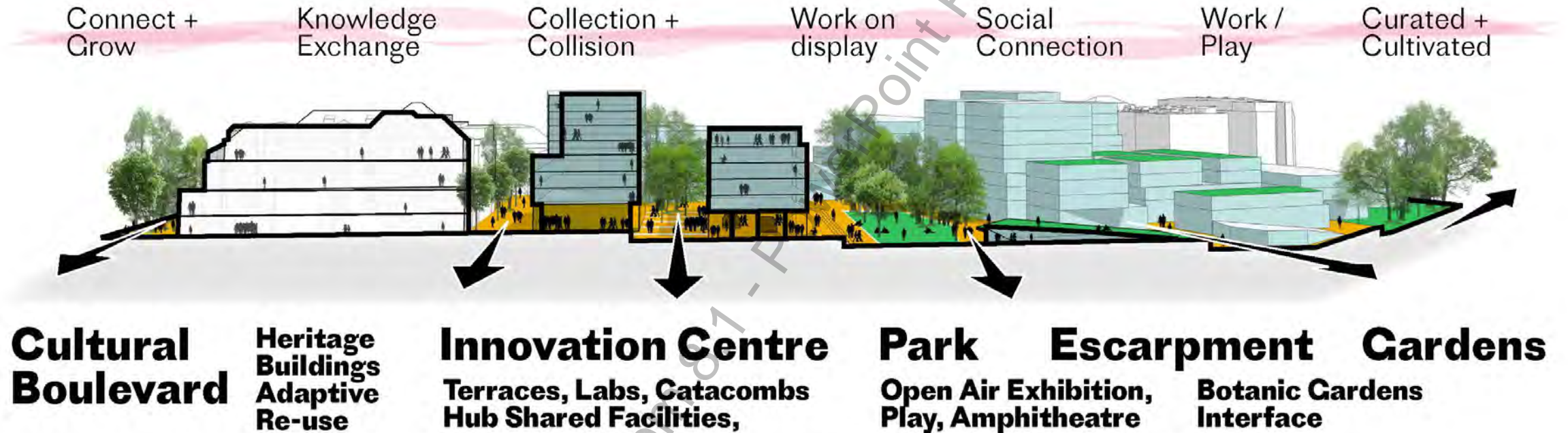


Lot Fourteen Master Plan

- 1 Adelaide Botanic High School
- 2 Frome Park
- 3 Retail Street
- 4 Park
- 5 Adelaide Botanic Gardens gate
- 6 Central Hub
- 7 Frome Road
- 8 North Terrace
- 9 (Future) Adelaide Contemporary
- 10 Adelaide Botanic Gardens

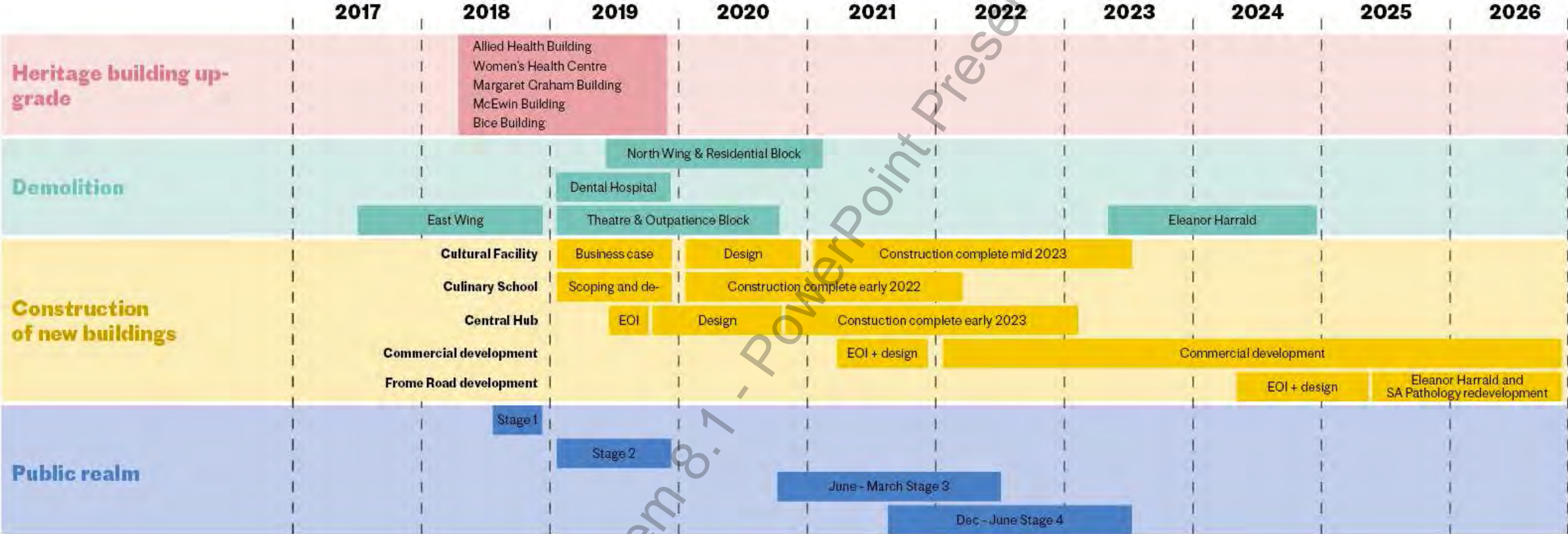


Lot Fourteen Ecosystem



Program timeline

March 2018
Renewal SA
take ownership



LOT FOURTEEN INNOVATION CENTRE

**LOT
Fourteen**
North Terrace Adelaide

VISION

THE GOVERNMENT OF SOUTH AUSTRALIA, IN PARTNERSHIP WITH PRIVATE INVESTORS AND STAKEHOLDERS, WILL CREATE A DYNAMIC, ENTERPRISING ENVIRONMENT THAT ENABLES THE TRANSLATION OF RESEARCH OUTCOMES INTO INTERNATIONALLY SIGNIFICANT TECHNOLOGIES. THIS IS THE INNOVATION CENTRE AT LOT FOURTEEN.

“AT THE HEART OF LOT FOURTEEN, THE INNOVATION CENTRE WILL ENABLE SEAMLESS INDUSTRY AND RESEARCH COLLABORATION IN FUTURE INDUSTRIES”

“Lot FOURTEEN is COMMITTED TO HELPING COMPANIES GROW AND SUCCEED IN ADELAIDE”



SITE AREA
3000m²

NORTH TERRACE

Strategic Sites – Innovation Centre

“SMART TECHNOLOGY WILL BE INTEGRATED THROUGHOUT THE HUB PRECINCT AND BUILDING, INCLUDING DIGITAL INFRASTRUCTURE, SMART LIGHTING AND SAFETY CONTROLS”



Central Hub



Strategic sites – Major Cultural Investment

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LOT
Fourteen
North Terrace Adelaide

- Deloitte identified that a major cultural investment could anchor the economic uses of the site and provide a major global attractor for international tourism.

Adelaide Contemporary Design Competition Winner \$180-\$250m



Adelaide Park Lands Authority - Board Meeting - Minutes - 21 February 2019



Strategic Sites - International Culinary, Hospitality and Tourism Centre

- A purpose designed facility to attract International Student Growth
- Working with TAFE, Le Cordon Bleu and International College of Hotel Management to develop detailed requirements brief
- Feasibility considering options to maximise the site and financial return by incorporating other complementary uses such as a retail street
- Subject to approval of the preferred location and delivery model



North Terrace





Frome Road



- Frome Road cycleway installed.
- Widened footpaths on both sides of road.
- Upgraded furniture and lighting.
- North Terrace Boulevard extended.
- New street trees, pavements and furniture.

Adelaide Botanic Gardens Interface



- Boundary between the Adelaide Botanic Gardens and Lot Fourteen is defined and secured. The landscape character extends between the two.
- New entry gate connects a direct route between the Botanic Gardens, Lot Fourteen and the universities.
- Escarpment eliminates free-standing fences.
- Retail, service and event spaces accommodated within the escarpment.





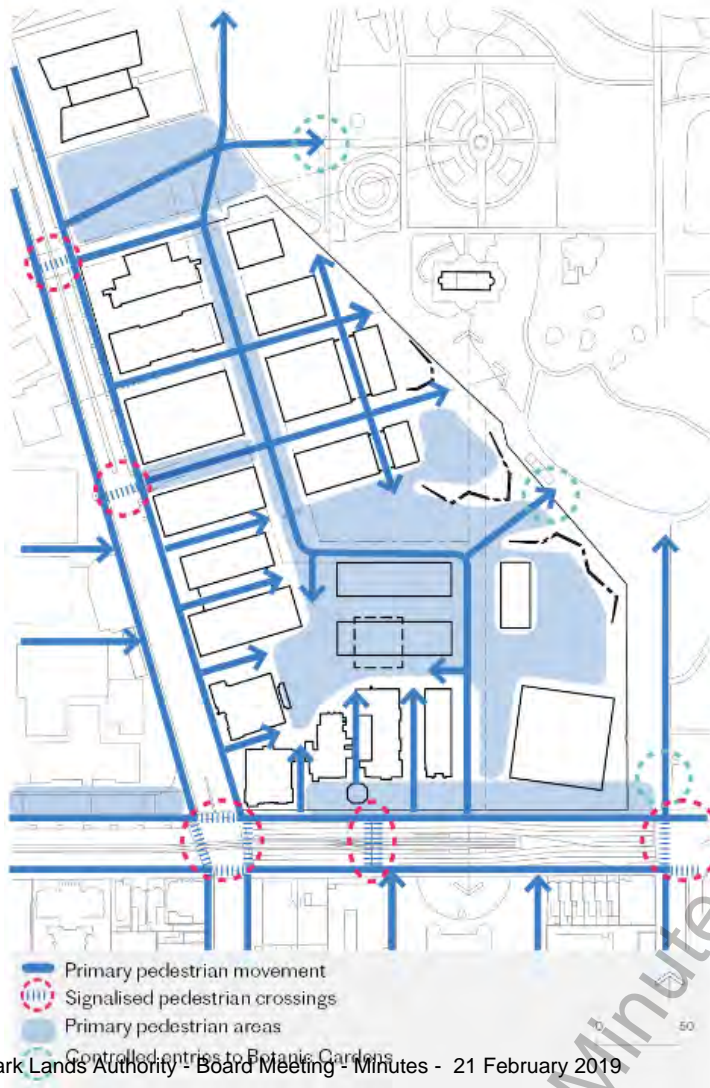
Central Hub



- Focus for shared services, facilities and functions.
- Social spaces for site users and visitors to Lot Fourteen.
- Cutting edge digital technology and knowledge sharing.

Adelaide Park Lands Act Principles – Lot Fourteen Project Alignment

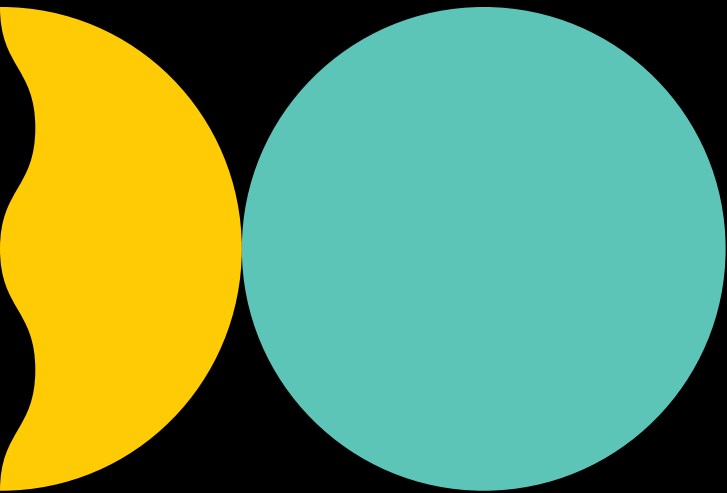
Pedestrian Movement



Cycle Movement

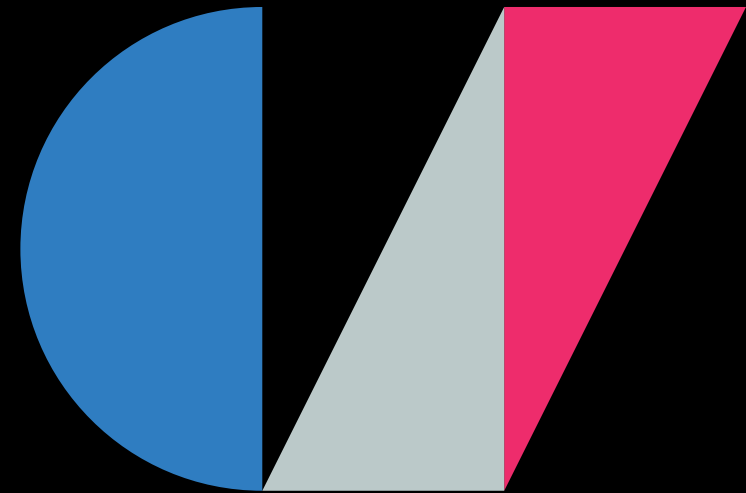


- Lot Fourteen will be a pedestrian friendly precinct which supports access by cycling, walking and public transport.
- Strong north-south and east-west connections will be established to link the site with the surrounding Park Lands.



LOT Fourteen

North Terrace Adelaide



RenewalSA



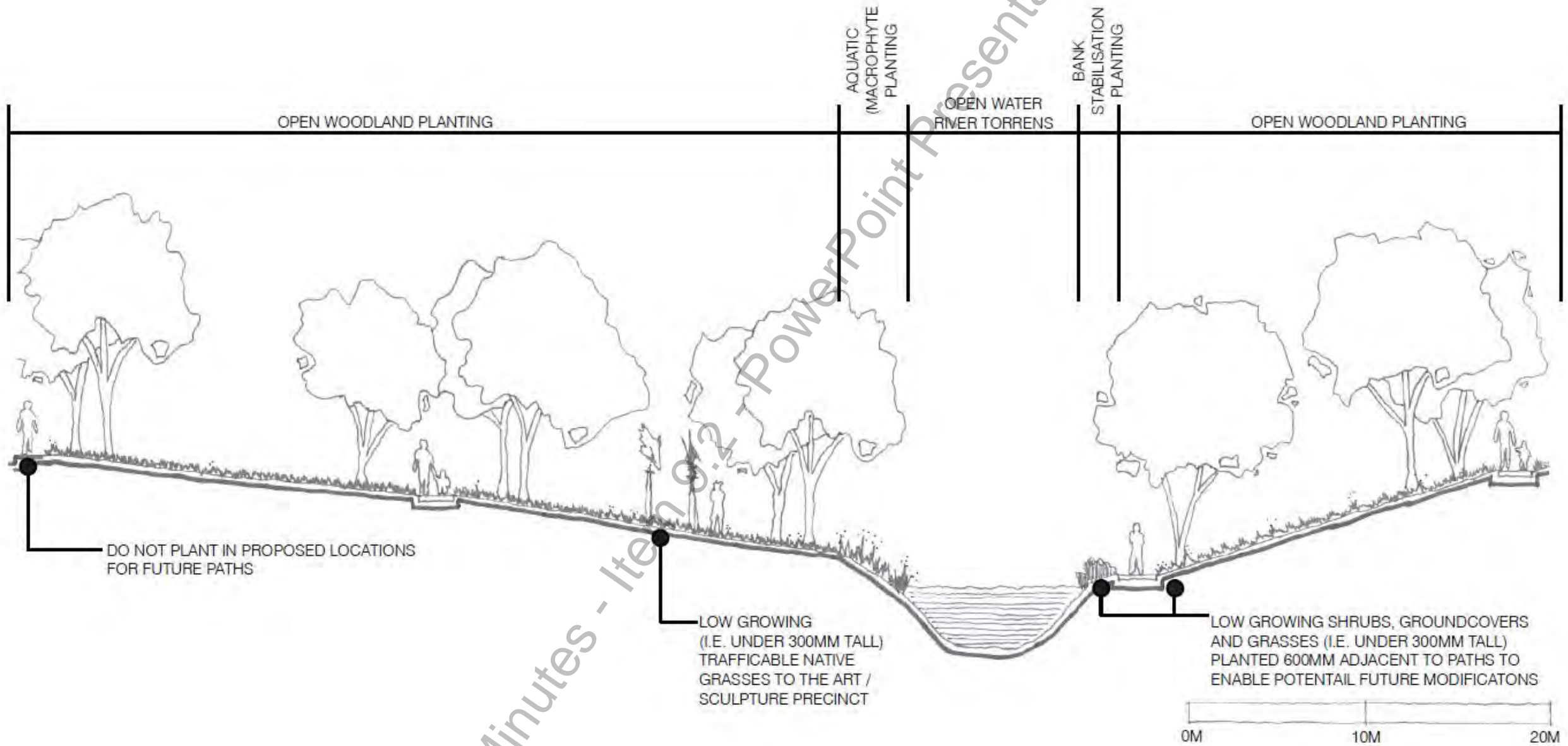
Tainmuntilla Riparian Restoration Project

Woody Weed Removal 2019

- *Community Land Management Plan* (Chapter 11)
- *Tainmuntilla (Park 11) Riparian Revegetation Concept Plan 2008*
- *Adelaide Park Lands Management Strategy 2015-2025*
- *City of Adelaide Strategic Plan 2016-2020*
- *Integrated Biodiversity Management Plan 2018–2023*

These documents support the vision of the park as a native River Red Gum Woodland.

Planned typical section of Woodland in Park 11





Before



After

Swamp Oak suckers block sight lines and smother ground



Swamp Oak suckers

Improved sight lines. Surrounding Eucalypts able to grow. Plan to plant with woodland species



Swamp Oak

Tree proposed for removal

Desert Ash choking river bend and mid-storey – seed dispersal hazard



Under-storey now clear to plant with woodland species to retain bank integrity



***Casuarina Glauca* (Swamp Oak)**

- Native to Queensland
- Declared plant under *Natural Resource Management Act 2004*
- Invades native riparian vegetation
- Forms dense colonies by suckering
- CoA is obligated to control



Phoenix Dactylifera (Date Palm)

- Exotic species
- Usually an ornamental plant in APL
- Seeds dispersed with fruit (animal or river)
- Potential safety risk
- Not a species of a River Red Gum Woodland





Swamp Oak

Trees proposed for removal

Date Palm – Swamp Oak





Woodland understorey revegetation



Succession planning

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