

BOARD AGENDA & REPORTS

for the Meeting of the Adelaide Park Lands Authority Board

Thursday 21 March 2019 at 5:30 pm

in the Colonel Light Room, Adelaide Town Hall





ADELAIDE PARK LANDS AUTHORITY

The Adelaide Park Lands Authority was established by the *Adelaide Park Lands Act 2005 (SA)* as a subsidiary of the City of Adelaide under the provisions of the *Local Government Act 1999 (SA)*.

The Adelaide Park Lands Authority is the principle advisory body to the City of Adelaide and the South Australian State Government on Park Lands matters as part of the Park Lands governance framework; see diagram here. The Authority provides guidance around the use of and improvement to the Adelaide Park Lands through the development of the Adelaide Park Lands Management Strategy 2015 – 2025, which can be found here.

For further information please read the APLA charter and access the Adelaide Park Lands Act 2005

Membership: The Lord Mayor; and

4 other members appointed by the Council; and

5 members appointed by the Minister.

Quorum:

Presiding Member - The Right Honourable the Lord Mayor [Sandy Verschoor],

Deputy Presiding Member - Ms Sally Smith,

Board Members - Ms Anita Allen,

Councillor Helen Donovan, Ms Stephanie Johnston, Ms Kirsteen Mackay, Councillor Philip Martin, Councillor Anne Moran,

Councillor Robert Simms and

Mr Roger Zubrinich.

1. Acknowledgement of Country

At the opening of the Board Meeting, the Board member presiding will state:

'Adelaide Park Lands Authority acknowledges that we are meeting on traditional Country of the Kaurna 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 Kaurna people living today.

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

2. Confirmation of Minutes – 21/2/2019

That the Minutes of the meeting of the Board of the Adelaide Park Lands Authority held on 21 February 2019 be taken as read and be confirmed as an accurate record of proceedings.

- 3. Presiding Member Reports
- 4. Questions on Notice (Nil) / Motions on Notice
 - 4.1 Councillor Robert Simms Motion on Notice Park Lands Foundation [2019/00464] [Page 3]
- 5. Questions without Notice/Motions without Notice
- 6. Deputations

Granted at time of Agenda Publication – 15/3/2019

Nil

7. Presentations/Workshop

Nil

- 8. Report for the consideration of the Board
 - **8.1** Whitmore Square / Iparrityi Master Plan [2017/03690] [Page 5]
- 9. Executive Officer Verbal Report
- 10. Closure

Park Lands Foundation

ITEM 4.1 21/03/2019 Adelaide Park Lands Authority

Board Member

Councillor Robert Simms

2019/00464 Public

Receiving Officer:
Mark Goldstone, Chief Executive
Officer

MOTION ON NOTICE:

Councillor Robert Simms 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 the Executive Officer to explore the feasibility of establishing a Park Lands foundation to secure philanthropic and other funds to support the:

- Research, understanding and purpose of the Park Lands
- Enhancement of the Park Lands

Noting and addressing:

- The requirements and process regarding establishment and achieving tax deductibility status
- Required set-up costs
- The need for a high-profile patron and foundation membership
- Means for generating donations
- The need for continuity and a long-term plan
- What makes a successful Foundation
- The benefit of pursuing a separate foundation and tax-deductibility compared with the available mechanism of the Adelaide Park Lands Fund.

ADMINISTRATION COMMENT:

Investigations regarding the feasibility of establishing a tax-deductible Park Lands Foundation were undertaken in 2012 and reported to the Authority (earlier report can be found here). At the time, the Authority resolved not to pursue the option.

The key findings of the earlier investigation were:

- Foundations can be very successful, for example that established to support the work of Sydney's Centennial Park
- For a Foundation to be able to receive tax deductible donations it must be legally and operationally separate from Council and the State Government
- The existing Adelaide Park Lands Fund (established by the *Adelaide Park Lands Act 2005* and operated by the Authority) does not meet this requirement
- Commonwealth Government mechanisms exist for the creation of a Foundation which allow for tax deductible donations:
 - o Either through the Register of Environmental Organisations
 - Or through a category for cultural institutions which allows for a broader range of purposes
- Setting up such a Foundation can be complex and costs are significant

- Our initial desktop analysis shows that donations to park-based Foundations are low on a per capita basis, with people much more likely to donate to medical research or prominent social causes
- The success of a Foundation depends on the energy and ability of the management committee to drive the fund-raising through strong community and business networks
- The Authority, with its connections to State and Council is well positioned to facilitate the formation of such a Foundation but neither the Authority or Council would be driving or responsible for its work the Foundation would have its own management structure.

A more detailed report which addresses any changed legal or governance arrangements for Foundations can be provided if required.

- END OF REPORT -

Whitmore Square / Iparrityi Master Plan

ITEM 8.1 21/03/2019 Adelaide Park Lands Authority

Program Contact:

Daniel Bennett, AD Strategy & Design 8203 7295

2017/03690 Public

Approving Officer:Beth Davidson-Park, Director Operations

EXECUTIVE SUMMARY:

The preparation of a Master Plan for Whitmore Square / Iparrityi (the Square) is an action of the *Adelaide Park Lands Management Strategy (APLMS) 2015-2025* and the City of Adelaide (CoA) 2017-2018 Integrated Business Plan.

The Whitmore Square / Iparrityi Master Plan (the Master Plan) was developed through a three-stage community engagement process undertaken in 2018.

The Master Plan establishes a new Vision and Principles for the Square, outlines six key Actions and an Overall Plan.

Responses received during the community engagement demonstrated a high level of support for the Master Plan.

This report seeks APLA's support of the Master Plan to set the direction for the future of Whitmore Square / Iparrityi.

RECOMMENDATION:

THAT THE ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Adelaide Park Lands Authority:

- 1. Supports the Whitmore Square / Iparrityi Master Plan (Attachment A to Item 8.1 on the Agenda for the meeting of the Board of the Adelaide Park Lands Authority held on 21 March 2019), including the Vision, Principles, Actions and Overall Plan.
- 2. Notes the quick win lighting improvements being delivered this financial year as part of the City of Adelaide 2018-19 Integrated Business Plan.
- 3. Notes the community engagement feedback received during the Master Plan process.

IMPLICATIONS AND FINANCIALS:

Adelaide Park Lands Management Strategy	Big Move 1: Master Plan the Square and the Key Moves listed under the Square in the APLMS.
Policy	The Community Land Management Plan for the Park Lands (currently under review).
Consultation	Three stage community engagement undertaken in 2018.
Resource	Internal Strategy and Design staff to manage the consultants for the 2017/18 Integrated Business Plan budget of \$200,000.
Risk / Legal / Legislative	Not as a result of this report.
Opportunities	Establishes a new Vision and Principles for the Square, supported by six key actions to achieve a high-quality and multi-functional green community space.
18/19 Council Budget Allocation	\$200,000 for 'quick wins' is underway to improve lighting in the Square.
Proposed Council 19/20 Budget Allocation	A proposed budget allocation will be included following the consideration of the Master Plan by Council.
Life of Project, Service, Initiative or (Expectancy of) Asset	The Master Plan will provide the strategic guidance for the progressive upgrades to the Square in future years.
18/19 Budget Reconsideration (if applicable)	Not as a result of this report.
Ongoing Costs (eg maintenance cost)	Not as a result of this report.
Other Funding Sources	Potential State Government partnerships and grant funding.

DISCUSSION

1. Project background

- 1.1. Undertaking the Whitmore Square / Iparrityi Master Plan was a commitment of CoA's 2017-18 Integrated Business Plan.
- 1.2. Preparing master plans for the city squares is one of the top 10 actions in the Adelaide Park Lands Management Strategy (APLMS) 2015-2025 and was also highlighted in the 2016-2020 CoA Strategic Plan.
- 1.3. The project is also a response to strong advocacy from local residents for improvements to the Square over the years.
- 1.4. The scope of the Master Plan includes the streets and intersections surrounding the central square.

2. Community engagement

- 2.1. The process of preparing the Master Plan included three phases of community and stakeholder engagement undertaken in mid-2018.
- 2.2. In Phase One, Understanding & Exploring, the project team received community and stakeholder feedback on the types of experiences people want the Square to provide. Phase One also involved analysing and observing the Square dynamics and understanding the context and likely future changes to the precinct.
- 2.3. In Phase Two a draft Vision and six key ideas for how we could improve different parts of the Square were presented for discussion. The six ideas aimed to address the key issues that came out of what the community had reported in Phase One. The project team received lots of valuable insights, perspectives and a wide range of views that strongly influenced the next phase of design thinking.
- 2.4. In Phase Three a draft Master Plan was presented for discussion to identify issues, concerns, area for improvement and to gauge the level of community support or otherwise for the key proposals. The was strong support for many aspects of the draft Master Plan, but the feedback also clearly identified important areas for refinement and consideration in the detailed design. For more information on this feedback please see the Summary Report here.
- 2.5. The centrepiece of the Phase Three engagement was a family day, 'Campfire in the Square', which was attended by approximately 600 people.
- 2.6. 220 survey responses were received over the three phases with around 400 attendees also having input via the face to face meetings and drop-in events.
- 2.7. 46% of respondents had been involved in all three phases of engagement, and 79% said the engagement process had been good or excellent in their view.

3. Key issues and opportunities the master plan addresses

- 3.1. Analysis of the Square in 2018, along with valuable community discussions and feedback, has identified key existing strengths as well as clear challenges to the Square to perform as a high-quality green space.
- 3.2. There are widely recognised aspects of the Square that are working well and are highly valued by the community. The Master Plan aims to reinforce and build upon these strengths, being:
 - 3.2.1. The mature trees, particularly the large specimens such as the fig trees
 - 3.2.2. The green, relaxed and local atmosphere
 - 3.2.3. The basketball half court, which creates activity and social interaction
 - **3.2.4.** The heritage buildings around the Square, which play an important role in the history and character of the Square
 - **3.2.5.** The attractive community verge garden on the north west footpath
 - **3.2.6.** The increasing mix of land uses around the Square edge, now made up of a mix of food and beverage businesses, social institutions and residential homes.

- 3.3. There are aspects of the current Square that aren't working well, impacting its capacity to serve its community, and in turn be well used. Understanding these challenges has been an important part of the project.
- 3.4. The key areas of concern in the Square in 2018 were summarised (following the community engagement) as:
 - 3.4.1. 'Tired and worn out'
 - 3.4.2. Road safety for pedestrian and cyclists
 - 3.4.3. Concern about the chance of anti-social behaviour
 - 3.4.4. Shade coverage is currently 'hit and miss'
 - **3.4.5.** Limited seating options (location and type)
 - 3.4.6. Limited activities.
- 3.5. The issue of pedestrian and cyclist experience around the Square was raised, particularly as the number of pedestrians in the area grows with the recent increase in local residents and the redevelopment of the historic Whitmore Hotel as a micro-brewery venue.
 - **3.5.1.** The northern intersections of Morphett and Wright Street east in particular are recommended as priorities for upgrades to address safety concerns for all users (people walking, cycling and driving) and provide an appropriate experience for pedestrians of all mobility levels
 - **3.5.2.** There are currently a number of complex pedestrian and vehicle movements at this northern part of the Square, combined with a higher than average incidence of vehicle crashes (15 crashes in the last 5 years) and high number of pedestrian complaints to CoA regarding safety concerns
 - **3.5.3.** The close proximity of the three northern intersections, along with the ongoing increase in pedestrians using these crossings, warrants a comprehensive redesign of these intersections (refer to Action One in the Master Plan).
- 3.6. Community feedback highlighted concerns with the chance of experiencing anti-social behaviour in the Square, particularly after sunset, and that this was impacting the number of people enjoying the Square.
 - **3.6.1.** Anti-social behaviour is often an outcome of complex issues, particularly for vulnerable people in our community who might be experiencing homelessness or problems with alcohol and other drugs
 - **3.6.2.** CoA acknowledges the complexity of issues, and the initiatives that contribute to supporting the vulnerable people in our city, and actively works in partnership with state government and not-for-profit social services sector on a number of initiatives. Refer to the social services fact sheet prepared for the project for more information here
 - **3.6.3.** The south west of the city has a long proud history of being a key location for organisations that support vulnerable members of our community
 - **3.6.4.** CoA recognises the importance of creating public spaces where everyone feels welcome and able to access the support of appropriately resourced and best practice models of social services that assist vulnerable people
 - **3.6.5.** The Master Plan will focus on how changes to the physical Square and streets can help encourage respectful behaviour, encourage more people to use the Square and look out for each other, and improve people's sense of personal safety through good design and upgraded infrastructure, such as lighting.

4. Master Plan overview

- 4.1. The Master Plan establishes a new Vision for the Square. The Master Plan consists of the Vision, Principles, six Actions and the Overall Plan, as included in **Attachment A.**
- 4.2. The Vision outlines is the 'big picture' statement of what we want the future Square to be like and the role we want it to play in the south west community
- 4.3. The Principles expand on the Vision and describe people experience the Square, as well as the Square's 'look and feel' and it role in performing for its community

- 4.4. The six Actions are the core ideas that together generate the overall Master Plan. Each is a fundamental design approach identified to work with the specifics of the Square to contribute to achieving the vision. Each of these key ideas for improving the square have been integrated together to reinforce each other, creating the Overall Plan
- 4.5. The Overall Plan depicts the overall spatial layout that bring together the six actions, much like an 'artist impression'. The specific details of the plan will be developed in the future stages.
- 4.6. 80% of respondents supported the draft Vision presented in Phase Three and 70% of respondents said that overall they supported the draft Master Plan
- 4.7. The respondent's feedback also included important considerations for improving each of the above elements. This feedback has informed the refined Master Plan and will also be an important input to the brief for the next stages of detailed design.
- 4.8. The six Actions of the Master Plan are:

4.8.1. Create a green and pedestrian friendly edge

- 4.8.1.1. Upgrade all intersections and realigning the southern roadways to improve pedestrian safety, supported by consistent greening extending the park character right to the property edges
- 4.8.1.2. 83% support indicated for greening the edges and 58% support for the approach to movement in the engagement responses.

4.8.2. Shape a variety of spaces for all

- 4.8.2.1. Adjust the path layout to create a greater variety of spaces to spend time relaxing with trees, gardens and a wide range of seating options
- 4.8.2.2. 63% support indicated in the engagement responses.

4.8.3. Provide a central hub of activity and social connections

- 4.8.3.1. create an enticing social space around an upgraded half court, recreation facilities and amenities building to encourage more people to use the square, looking out for each other, which in turn helps everyone feel safer
- 4.8.3.2.71% support indicated in the engagement responses.

4.8.4. Cultivate trees and gardens as the key features:

- 4.8.4.1. Improve the aesthetics and function of the Square with carefully curated trees and gardens that reinforce the edge, paths and recreation opportunities
- 4.8.4.2.78% support indicated in the engagement responses.

4.8.5. Foster inclusiveness through art and play:

- 4.8.5.1. Celebrate the Square's unique history and community through art and play elements that enthral the young and delight all ages, contributing to a high quality and well-loved park destination
- 4.8.5.2.74% support indicated in the engagement responses.

4.8.6. Integrated lighting for evening beauty and activity:

- 4.8.6.1. Generate an attractive night lighting character that makes the Square feel special, as well as functional to use and walk through to encourage more activity and people looking out for each other in the evenings
- 4.8.6.2. 74% support indicated in the engagement responses.

5. Current works in the Square

- 5.1. As part of the 2018-19 CoA Integrated Business Plan, \$200,000 was allocated to delivering quick win improvements to the Square identified as part of the community engagement for the Master Plan
- 5.2. The quick win project will deliver pedestrian lighting to the popular diagonal path route to the Central Market precinct and pilot creative lighting of several tree canopies

- 5.3. Localised programmed asset renewal works are also occurring for sections of roadway line-marking, and to address disability access issues at the central pedestrian refuge at the northern Morphett Street intersection
- 5.4. Administration is also working to identify potential localised quick win adjustments to the northern intersection to align with the increased pedestrian activity associated with opening of Sparkke at the Whitmore (Hotel).

6. Next Steps

- 6.1. Subject to support of the Master Plan by APLA, and adoption by Council, the following steps will be undertaken by administration:
 - **6.1.1.** Inclusion of a budget bid for the draft 2019-20 CoA Integrated Business Plan to progress the Master Plan, for Council's consideration
 - **6.1.2.** Update participants of the community engagement on the APLA and Council decisions and next steps
 - **6.1.3.** The Master Plan and its background research will also inform the review of the Community Land Management Plan (CLMP) for the square as part of the overall Park Lands wide CLMP's review which is currently underway.
- 6.2. The implementation of the quick wins lighting improvements is in progress and on track to be delivered before July 2019.

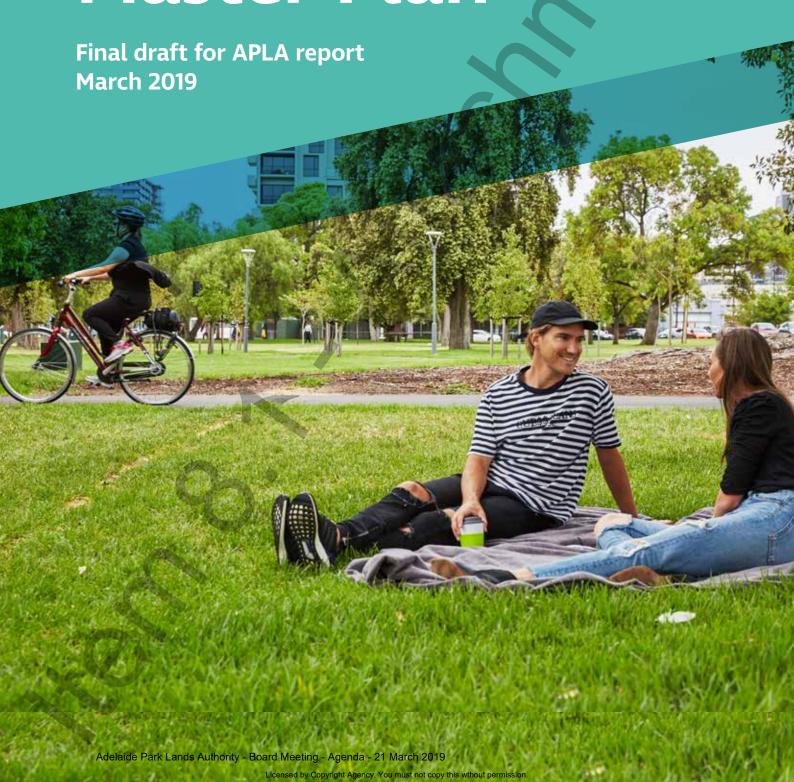
ATTACHMENTS

Attachment A - Whitmore Square/ Iparrityi Master Plan (final draft for support)

- END OF REPORT -



Whitmore Square / Iparrityi Master Plan

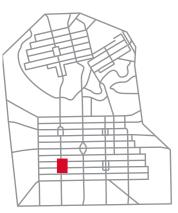


Draft Master PlanShort Guide

The Master Plan sets a clear vision for the future of the square, with principles and actions to create a cohesive, high quality square.

The south-west community, with its growing number of residents living in apartments, now more than ever needs a high quality green space. This place needs to provide a connection to nature, relaxation and creation for all ages and walks of life. The square has clear strengths as a green space, but equally, key issues that mean the square is under-performing for its community.

The Whitmore Square / Iparrityi Master Plan establishes an overall new framework for the square that contributes towards the quality and function of the square.





Vision

The green, welcoming and safe heart of the southwest community.

A place for all ages and walks of life to relax, be active and enjoy the neighbourhood.

Principles

The Master Plan sets three overarching principles to guide the future direction of the square.

- Safe, inclusive and welcoming
- Enduring green and attractive legacy
- Local community vitality day and evening



Proposed artist impression



Proposed artist impression



Proposed artist impression

Actions

Create a green and pedestrian friendly edge

- Improve the safety of the northern tri-intersections
- Improve the safety of the southern roadway and intersections
- Improve the aesthetics and usability of the square's edge
- Improve general street aesthetics and safety

2 Shape a variety of spaces for all

- Create functional and flexible spaces by adjusting paths
- Create open lawn areas in a range of sizes
- Encourage social activity with spaces of various configurations

Provide a hub for activity and social connections

- Create an attractive social heart for the square
- Facilitate increased use of the basketball half court
- Facilitate activities with a sensitively designed amenities building
- Support local activities and events with smart infrastructure

4 Cultivate trees and gardens as key features

- Preserve and cherish the historic figs
- Improve the aesthetics and function of the square with trees and gardens
- Reinforce and shade entries and paths with plants
- Define and green the edges of the square

5 Foster inclusiveness through art, interpretation and play

- Develop a holistic art strategy that places the experience of art, interpretation and play as fundamental to the square
- Deliver art that encourages interaction and play for all ages
- Add surprise and delight through art
- Integrate existing artwork

Integrate lighting for evening beauty and activity

- Employ lighting to delight and activate, as well as for function
- Integrate accent lighting for character and way-finding
- Ensure flexible functional lighting that works for everyday activity and events

Whitmore Square / Iparrityi **Draft Master Plan**Short Guide

Overall Master Plan



- (A) Intersection safety upgrades
- **B** Perimeter path with trees and gardens
- **C** Footpath greening
- (D) Central lawns
- E Central hub of facilities around a multi-purpose court
- **F** Amenities building and event infrastructure
- **G** Garden seating/picnic areas
- (H) Entry Gardens
- Sculptural play focus
- Realign southern roadways



Proposed artist impression



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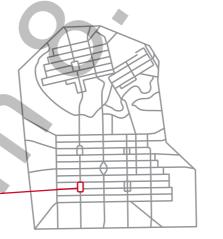
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Proposed artist impression





Whitmore Square / Iparrityi



Whitmore Square, Iparrityi

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Project Credits

Master Plan development and engagement process undertaken by Oxigen Landscape Architects in partnership with City of Adelaide

Thanks to all the organisations, groups and individuals of the South West Community who generously contributed to the process.



City of Adelaide | 2019

Overview

The Master Plan

Vision

The green, welcoming and safe heart of the south west community. A place for all ages and walks of life to relax, be active and enjoy the neighbourhood.

The south west community, with its growing number of residents living in apartments, now more than ever needs a high quality green space. This place needs to provide a connection to nature, relaxation and creation for all ages and walks of life. The square has clear strengths as a green space, but equally, key issues that mean the square is under-performing for its community.

The Whitmore Square / Iparrityi Master Plan establishes an overall new framework for the square that contributes towards the quality and function of the square.

Principles

The Master Plan sets three overarching principles to guide the future direction of the square.

- Safe, inclusive and welcoming
- Enduring green and attractive legacy
- Local community vitality day and evening

Actions

- Create a green and pedestrian friendly edge
- 2 Shape a variety of attractive spaces for all
- 3 Provide a hub for activity and social connections
- 4 Cultivate trees and gardens as key features
- **5** Foster inclusiveness through art, interpretation and play
- 6 Integrate lighting for evening beauty and activity

Overall Plan



- (A) Intersection safety upgrades
- **B** Perimeter path with trees and gardens
- **C** Footpath greening
- (D) Central lawns
- E Central hub of facilities around a multi-purpose court
- Amenities building & event infrastructure
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- **H** Entry Gardens
- Sculptural play focus
- **J** Realign southern roadways

Part one

Context and Consultation

Project Background

Whitmore Square/Iparrityi is one of six squares within the City of Adelaide. The squares are a key part of the broader Adelaide Park Lands, which are defining features of the nationally heritage listed city plan by Colonel William Light. Whitmore Square/Iparrityi is 2.4ha of consolidated green space located in the heart of the city's south-west at the junctions of Morphett, Sturt and Wright Streets.

The square, along with the wider city, is located on the traditional lands of the Kaurna people. Kaurna heritage, living beliefs and relationship with the land are intrinsic parts of the unique cultural heritage of the Adelaide Plains.

The Kaurna naming of the square, Iparrityi, is after a prominent Kaurna elder said to have been the last speaker of the Kaurna language.

The Adelaide Park Lands Management Strategy 2015–2025 (APLMS) sets an exciting new vision for the future of the Adelaide Park Lands, which includes the six squares. The APLMS plans for the Park Lands to continue to provide recreational and sporting opportunities, enhance wellbeing and cement Adelaide's place as one of the world's most liveable cities.

One of ten big moves identified in the APLMS is to prepare master plans for the city's squares, including Whitmore Square / Iparrityi. The master plans will guide and prioritise enhancements that respond to growth in the city and adapt to the changing needs of users.

Increasing visitation while protecting and enhancing the unique character and features of the Park Lands are central to the City of Adelaide's wider Strategic Plan for the city. For more information on the strategic context of this project refer to the City of Adelaide Strategic Plan 2016–2020.

Context and Consultation Context and Consultation

The Community

Understanding who makes up the local south west community is essential to plan for the future of the square. People of all ages and walks of life call the city's south-west home, as this snapshot illustrates.

Local residents:

- Over 4,000 live within a five minutes walk of the square
- 50% were born overseas
- 70% speak two or more languages
- Over 60% are under 35
- Over 30% walk to work

Homes:

- Residents live in stand alone character houses, town-houses, and mid-rise and tall apartment buildings
- The majority of local residents live in an apartment with limited private green space
- Over 40% of households are car-free

Businesses and groups:

- 1,000 businesses are within a five minute walk of the square
- Over 3,000 people work in the area
- Non-profit organisations are a long standing valued part of the community
- Small and medium businesses and organisations are the bedrock of the south-west







A Growing Area

The City of Adelaide and State Government share the objective of city population growth and work strategically to welcome new residents to increase the rate of growth.

Based on current growth projections outlined in the State Government's '30 Year Plan for Greater Adelaide', an extra 2,000 residents can be anticipated in the square's neighbourhood in the next 10 years. If the overall targets of the 30 year plan are met, the neighbourhood population is expected to track towards 8,000.

It is anticipated that a significant amount of new apartment housing will be built in areas surrounding the square to accommodate the new residents, with this expanding residential community attracted to the city's lifestyle opportunities.

This growing community needs the square to:

- Provide something for everyone
- Provide opportunities to be active
- Be high quality and durable
- Be designed to provide the essential service of a central neighbourhood park







Context and Consultation Context and Consultation

Engagement Process

Understanding and listening to the diverse community has shaped the outcomes of the Master Plan.

Community engagement for this project was undertaken in three phases to provide opportunity for input and discussion.

Refer to the Engagement Summary Report for all background information and feedback received.

Engagement

Over 220 survey submissions

Over **400** attendees input at meetings or events

70% of respondents live in the city

2,700 Your Say web page visits

Support from respondents

70% overall supported draft master plan

79% said the engagement process has been Good or Excellent

46% were involved in all three phases



Engagement Phases

PHASE 1

Understanding and exploring

The initial phase focused on gathering and distilling information from local residents, community groups, businesses and social service organisations that surround the square. Feedback was received from participants from all walks of life, including social service clients and students living in university accommodation.

The community shared information about their relationship with the square and what types of experiences they would like the square to provide in future.

The community provided their views on key experiences under the themes of

- Moving around the square
- Enjoying a green square
- Activities in the square

PHASE 2

Conceiving the Vision and discussing ideas

The feedback and analysis of Phase 1 enabled draft ideas and a Vision statement. These were discussed with the community in Phase 2.

Six ideas for improvement were presented for discussion:

- 1. A central plaza
- 2. Open Lawn
- 3. Green Edges
- 4. Gathering Spaces
- 5. Play, Art and History
- 6. Intersections and Entries

The community feedback to the Vision and ideas provided insights, perspectives and a wide range of views that strongly influenced the next stage of the project.

PHASE 3

Developing the draft Master Plan

A draft Master Plan was developed from the Phase 2 ideas and feedback. The plan was presented to the community for feedback to identify issues, concerns and areas for improvement.

The draft Master Plan focused on three key moves to improve the overall layout, and three other themes.

Key Moves:

- 1. Green Edges
- 2. Big and Small Spaces
- 3. Central Hub

Draft Themes:

- 1. Trees, Lawns and Greening
- 2. Lighting, Art and Play
- 3. Movement pedestrians, cyclists, car and public transport

Phase 3 included a family event in the square featuring the draft master plan and opportunities for discussion.

Overall there was strong support for the draft master plan. In addition, refer to the Engagement Summary Report for further details.

Drawing on History

Appreciation of the square's history has been key to inform a Master Plan that respects the past, while establishing a contemporary square that serves its community. The south west neighbourhood has a rich history of many cultures and significant events.

Community

Since colonisation, the area has always been a melting pot of people from many walks of life, with many waves of migrants making new homes and businesses in the area. The south west has long hosted people arriving from the country, including northern Aboriginal communities, visiting the city.

The Kaurna people have an ancient and ongoing connection to the Adelaide Plains. Well-known Kaurna families have strong relationships with community institutions such as St Lukes Church, the Sturt Street School and Baptist West Care.

The renowned Afghan Cameleers have a long association with this part of the city, funding the construction of the first Mosque in Australia in 1889.

Since the 1850s this area has always home to organisations supporting people in need, a proud history that continues today.

Layout of the Square

The physical footprint of the square as a single consolidated green space remains intact from Light's Plan, compared to the other city squares.

There are scant details on the layout of the square before the 1880s. Early photographs taken from the GPO tower in 1870 show only an open area with sapling trees.

There are five known versions of path layouts between the 1850s and 1930s, with different styles of perimeter fencing. By 1880 the path layout had moved away from Light's 1837 Sketch of sweeping paths to a more angular network.

The layout of the paths, roadways and tree plantings has changed over the decades, particularly during the introduction and then removal of the Adelaide tram network. Successive city gardener's trialled and renewed tree species and plantings over time.

The evolution of the square's landscaping design over its history, reflects the evolution of the city neighbourhood surrounding it.



The Adelaide Plains were inhabited by the Kaurna tribe before European settlement. Adelaide now stands on 'Tarndanya', which translates as 'male red kangaroo rock'.



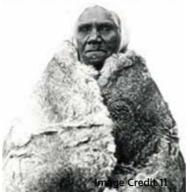
856

St Luke's Church was the fourth church to be built in Adelaide.



1890s

The Salvo's Bushmen's Club provided accommodation and refuge from city temptations for visiting country workers.



1928

Famous photo taken of Iparrityi, after which the square is co-named, in her fur skin cloak. Iparrityi is a revered Kaurna figure who's name means 'gentle, misty rain'.



1940

During the Second World War air raid trenches were installed for training in the square and in other places in the city.



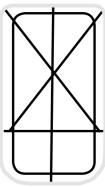
2000s

Basketball court and public artwork, 'Voyagers', installed.



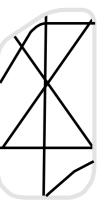
1837

The original sketch of the square from Colonel Light's Adelaide Plan.



1880

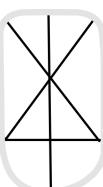
The first known implemented formal plan – including a perimeter path and internal path network.



1920's

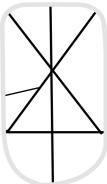
Reconfigured plan to cater for the 1900s

Adelaide tram network.



1970s

From the late 1950s to the 2000 the intersecting path layout stayed fairly consistent.



2018

Additional minor elements introduced including, new signal crossing, path and basketball courts.

Strengths and Issues

The master plan aims to build upon valued aspects of the square today, while also addressing its shortcomings.

Analysis and community feedback identified how the square has been performing recently. By identifying the square's strengths and issues, this highlights clear areas of reinforcement and improvement.

Strengths



Nature: Mature trees provide shade and contribute to the character/identity of the square



Function: Green, relaxed and local atmosphere



Activity: Community activity with the basketball half court and verge gardens



Community: Great mix of residents, businesses and buildings with rich history

Issues



Function: Some areas feel worn out, with barren edge footpath areas and some sub-optimal trees



Function: Limited variety of spaces, well-positioned shade and few seating options



Activity: Limited activities and lack of infrastructure for local events



Safety: Concerns for safety crossing roads and chance of antisocial behaviour

Part two Adelaide Park Lands Authority - Board Meeting - Agenda - 21 March 2019 Whitmore Square / Iparrityi Final Draft Master Plan

The Master Plan

A Master Plan establishes an overall new framework for the square with four equally important parts.

Vision

A vision statement is the 'big picture' statement of what we want the future square to be.

Principles

The principles expand on the vision and further describe how the square will perform.

Actions

The actions are the core ideas that make the vision and principles a reality and each includes a set of key initiatives.

Overall Plan

The overall plan illustrates all actions in a proposed layout. The layout is like an 'artist impression', illustrating key moves, with specific details will be developed at a later stage.

Together these four parts generate the overall Master Plan.

Our Future Square

Our Future Square

Vision

The green, welcoming and safe heart of the southwest community. A place for all ages and walks of life to relax, be active and enjoy the neighbourhood.

Principles

Safe, inclusive and welcoming

- A space where everyone feels welcome
- All ages and walks of life feel comfortable
- Reflects, acknowledges and welcomes the diverse cultures that shape the south-west

Enduring green and attractive legacy

- The beauty and comfort of living green trees and plants is the 'headline act' now and in the future
- Quality, durable and well cared for space capable of supporting high intensity of use
- Enriched by the neighbourhood's history and community celebrations

Local community vitality day and evening

- Encourages people of all ages to be active, play and enjoy greenery
- Used each day from dawn to late
- A place humming with community where neighbours can bump into each other
- The place of choice for holding local community events







Create a green and pedestrian friendly edge

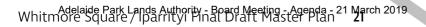
2 Shape a variety of attractive spaces for all

Provide a hub for activity and social connections



5 Foster inclusiveness through art, interpretation and play

6 Integrate lighting for evening beauty and activity

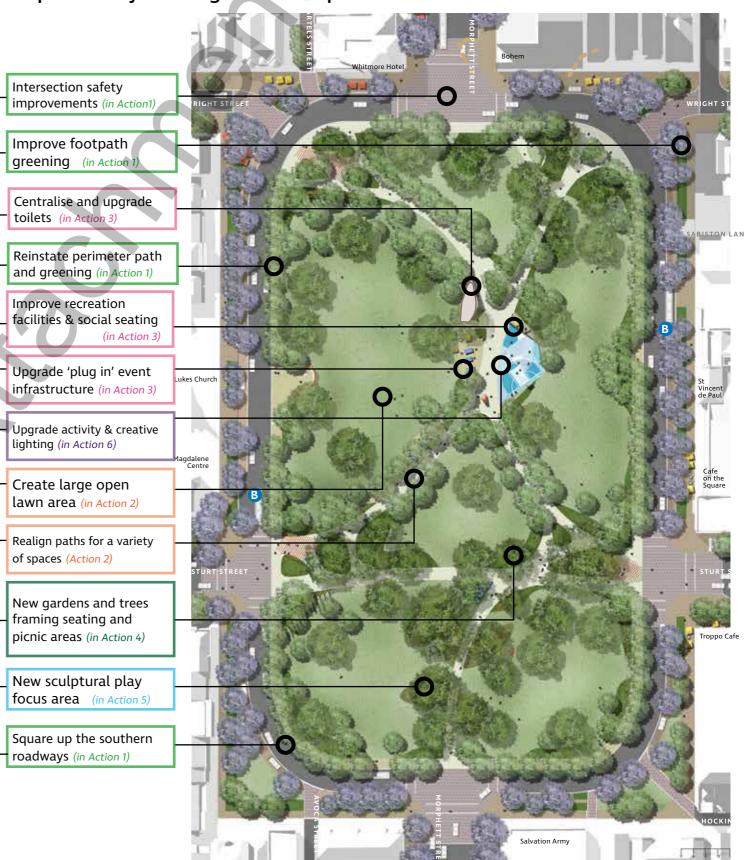


Overall Plan

The square today

Safety concerns crossing roads Sections of barren outer footpath Current toilets are at one end of the Edge lawn unused as feel exposed to traffic Limited seating options Upgrade 'plug in' event infrastructure Some paths & the half court unlit Create large open lawn area Not many quiet spaces away from Lack of attractive gardens or seating near big figs Lack of attractions for young children Safety concerns crossing the roads

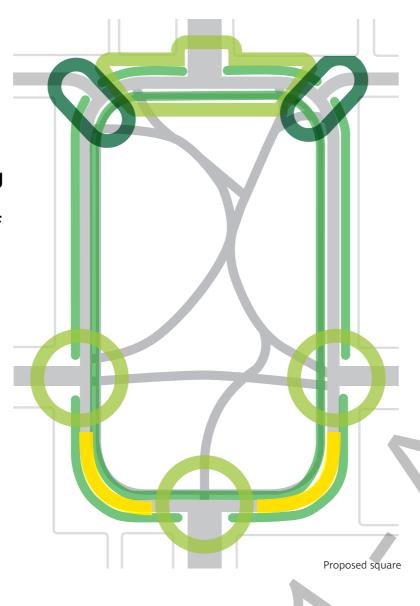
Proposed major changes to the square



ACTION 1

Create a green and pedestrian friendly edge

to transform the surrounding street and intersections and extend the leafy character of the square out to its edges.



Existing square

Action 1 addresses:

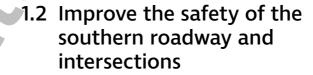
- Safety: People walking and cycling often feel unsafe crossing the roadways, especially people with mobility challenges.
- Safety: The roadway feels like a roundabout that is dominated by vehicles with some drivers traveling too fast.
- Nature: While the north west edge with the community verge garden is attractive, other sections of the outer footpath feel tired and barren.

Key initiatives of Action 1 include to:



1.1 Improve the safety of the Northern tri-intersections

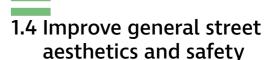
- Upgrade the Morphett Street (North)
 intersection, including traffic signals, in a
 cohesive integrated way with the two Wright
 Street side intersections to improve pedestrian
 safety and respond to growing activation by
 adjacent food & beverage businesses.
- Configure crossing points and the perimeter path to accommodate people cycling along Wright Street in a westerly direction



- Realign and tighten up the curves of the southern roadway to slow driver speeds and increase the size of the square
- Upgrade and signalise the Morphett Street (South) and Sturt Street (West) intersections to improve overall road safety and universal access for pedestrians
- Ensure roadway upgrades consider retention of local access and on-street parking while maintaining a green frontage to the southern properties
- Relocate St Luke's pedestrian traffic lights to the reconfigured Sturt Street intersection

1.3 Improve the aesthetics and usability of the square's edge

- Reinstate the historical perimeter path to provide flexibility for how people can use the square
- Use structured plantings and low landscape structures to give greater definition to the edge of the square and a sense of separation from the roadway
- Ensure all paths meet disability access requirements and exercise needs
- Ensure the new edge is softened with greening

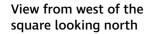


- Pursue new intersection configurations that improve cyclists' experiences and utilise an integrated traffic signals network to achieve efficient traffic flow and safety
- Explore alternative roadway treatments at intersections to reinforce 'street in a park' character
- Create shady treed avenues and garden beds right around the square to signify a pedestrianfriendly environment and encourage drivers to travel slower
- Reduce the width and visual dominance of the road by providing paved parking areas with roll-over kerbs, while maintaining two existing traffic lanes and bus stops

ACTION 1

Create a green and pedestrian friendly edge







Existing



Proposed artist impression



View from east of the square looking south

Existing

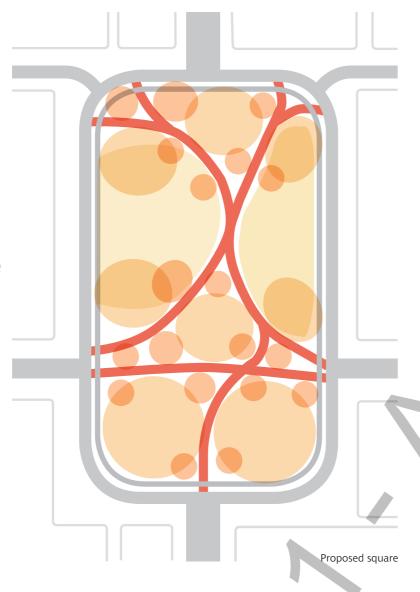


Proposed artist impression

ACTION 2

Shape a variety of attractive spaces for all

to create a wide variety of spaces for all ages to relax, be social, be active and come together for local events.



Existing square

Action 2 addresses:

- Function: The barrel straight paths divide up the space, resulting in limited open lawn area for recreation away from through
- Function: Many people just pass through the square but are not enticed to stay in the space
- Function: The feeling of the square is monotonous with limited variety of space to accommodate different activities and numbers of people

Key initiatives of Action 2 include to:

2.1 Create functional and flexible spaces by adjusting paths

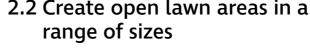
- · Adjust the path layout to create a variety of spaces and an enjoyable and intuitive journey
- Establish several tiers of paths shared paths, primary walking paths and smaller supporting path connections to support desired routes
- Celebrate path entries and junctions to create attractive spaces while also creating a pleasant journey through the square

2.2 Create open lawn areas in a

- Create two central open lawn areas to provide flexibility for people to be active, hold local events, and enjoy the winter sun
- Define the areas of open lawn with trees, gardens and seating to maximise the attractiveness, shade options and year round usability

2.3 Encourage social activity with spaces of various configurations

- Create spaces of different shapes, sizes and outlook for people to use in small and larger
- Utilise garden beds to define attractive spots away from the main activities
- Design spaces and a range of seating to suit use by people of all mobilities, ages and cultures



ACTION 2 Shape a variety of attractive spaces for all



View from central lawn looking south-east



Existing



Proposed artist impression



View from small garden space looking south-east



Existing

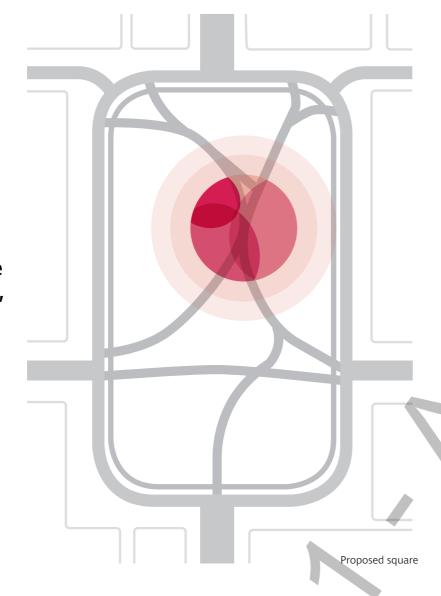


Proposed artist impression

ACTION 3

Provide a central hub for activity and social connections

to create a heart within the square to meet neighbours, relax and be active.



Existing square

Action 3 addresses:

- Activity: Build on the success of the basketball half court and respond to requests to provide lighting for evening use
- Activity: Significant logistics are required for a local event that needs a range of services
- Activity: Current activity equipment disconnected and limited in flexibility
- Function: Existing amenities are not centrally located

Key initiatives of Action 3 include to:



3.1 Create an attractive social heart for the square

- Craft an enticing social space at the junction of the central paths, basketball half court, garden bed and trees
- Integrate art, play elements and a sculptural community bulletin board
- Thoughtfully place picnic facilities, table tennis tables and other appropriate recreation infrastructure to form a cohesive space
- Include a durable, flexible area for local groups and businesses to hold activities or pop-ups



3.2 Facilitate increased use of the basketball half court

- Deliver an upgraded basketball half court with lighting for active use into the evening
- Design the area to ensure sufficient buffer space between the court and any nearby paths or seating to avoid conflict between activities
- Strengthen the court's role in neighbourly interaction with tiered seating that encourages people to stay, watch and join in



3.3 Facilitate activities with a sensitively designed amenities building

- Sensitively position a new compact and high quality building to provide public toilets and essential infrastructure for local events.
- Design the building to complement rather than dominate the heart and the wider green character of the square
- Ensure the facility includes best practice universal design principles, including a changing facility
- Consider incorporating a small community storage area for movable equipment to support increased activity in the square
- Employ Crime Prevention Through Environmental Design (CPTED) principles in the position and design of the building.



3.4 Support local activities and events with smart infrastructure

- Integrate event services access and infrastructure to make use by local groups and businesses highly attractive
- Investigate incorporation of elements that support sustainability practices for apartment residents
- Investigate the provision of wifi access in the central hub

ACTION 3

Provide a central hub for activity and social connections



View from the basketball half court



Existing



Proposed artist impression



Inspiration for a new amenities building





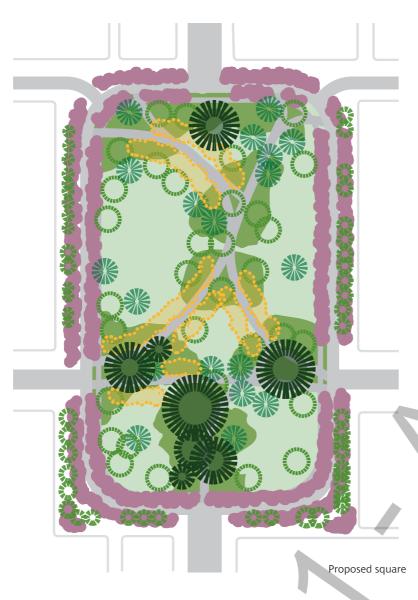




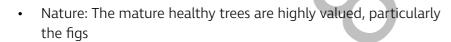
ACTION 4

Cultivate trees and gardens as key features

to nurture the magnificent trees and attractive plantings as the heroes that define the square's character.



Action 4 addresses:

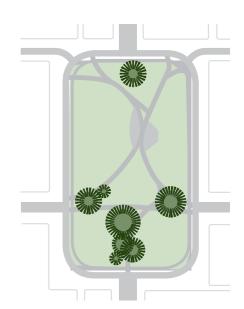


- Function: Need to strike a better balance between open lawn, well-positioned shade in summer and sunny spots in winter
- Function: There are limited opportunities for seating under shady trees
- Nature: Some existing older trees cause allergies or are in sub-optimal condition

Key initiatives of Action 4 include to:

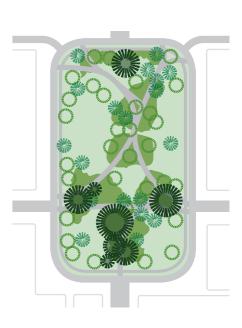
4.1 Preserve and cherish the historic figs

- Retain, protect and enhance the established fig specimens and existing succession plantings to maximise their health and longevity
- Showcase the magnificent scale of the figs both in the day and evening



4.2 Improve aesthetics and function of square with trees and gardens

- Utilise appropriate existing mature trees as features to frame the open lawns or as centrepieces of smaller spaces
- Introduce the next generation of big 'hero trees' by selecting and locating long lived species that will be nurtured to reach full scale
- Create feature garden beds of low but colourful plants to frame the Central Hub, picnic spots and smaller relaxation spaces
- Plan the staged removal of trees that are inappropriate species, under performing or are reaching end of life





ACTION 4 Cultivate trees and gardens as key features

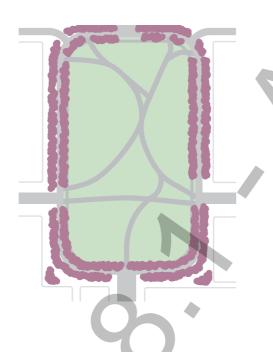
4.3 Reinforce and shade entries and paths with plants

- Carefully select species (typically deciduous) and positions for mid-size trees to edge and shade paths
- Utilise garden beds to create welcoming and green arrival points and park character

4.2 Define and green the edges of the square

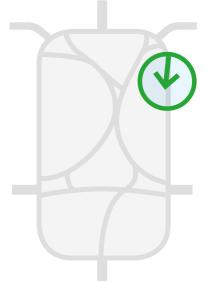
- Achieve a strong avenue of trees around the edge of the square, incorporating Jacarandas to complement the existing Morphett Street plantings
- Utilise low living borders of plant to define the edges of the square
- Build on the existing admired community verge gardens by extending regular garden beds around the outer verges of the square to extend the green character of the square right out to its edges







ACTION 4 Cultivate trees and gardens as key features



View from here edge of square



Existing



Proposed artist impression



Inspiration







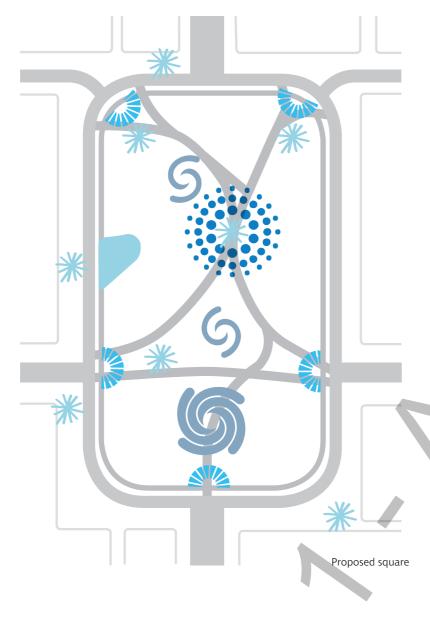






Foster inclusiveness through art, interpretation and play

to celebrate what is unique about the square through surprising, engaging and delightful art and playful elements.



Existing square

Action 5 addresses:

- Activity: Little to engage young children but this was much desired by many
- Nature: Desire for high quality and beautiful features to elevate the experience
- Activity: Community interest including new elements that encourage exercise
- Community: Great opportunity to further celebrate the rich history and local community

Key initiatives of Action 5 include to:



5.1 Develop a holistic art strategy that places the experience of art, interpretation and play as fundamental to the square

- Place art at the centre of design development of the master plan
- Develop integrated art concepts that celebrate and reflect the specifics of this place, histories and communities, including Iparrityi, the Kaurna co-name for the square.
- Work from the three identified themes (refer to appendix for more information).

Theme 1: Woven threads of many journeys

Theme 2: Seeking welcome, offering a welcoming embrace

Theme 3: Local and personal memories, characters and storytelling



5.2 Deliver art that encourages interaction and play for all ages

- Include elements that combine the art themes with informal imaginative play opportunities for young children
- Thoughtfully position these elements away from roadways and busier paths to cluster play and exploratory experiences
- Investigate the potential to include sculptural elements that can also be used for adult exercise such as body weight workouts



5.3 Add surprise and delight through art

- Include artistic elements at the smaller human scale to add interest to different spaces within the square
- Investigate inclusion of an interactive water feature in a suitable location that contributes to a high quality urban park experience
- Ensure all works consider their approach to night lighting



5.4 Integrate existing artwork

- Sensitively integrate the existing Voyagers artwork celebrating the Afghan Cameleers into the perimeter green edge design
- Provide opportunities for people to stay and enjoy the artwork and understand its significance

ACTION 5

Foster inclusiveness through art, interpretation and play



eastern path

Existing



Proposed artist impression



Inspiration







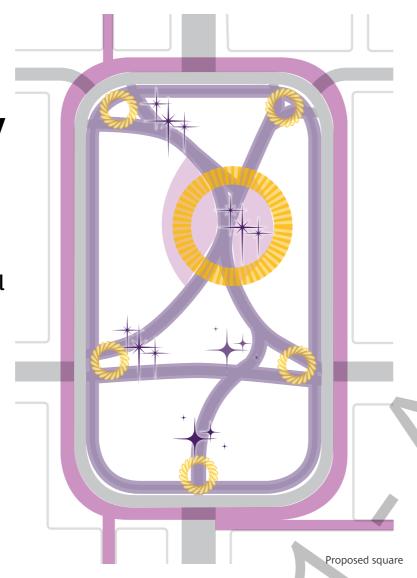




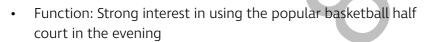
ACTION 6

Integrate lighting for evening beauty and activity

to generate an attractive character at night that makes the square feel special and encourages more activity after dark.



Action 6 addresses:



- Safety: Current perceptions that the square is not a comfortable place to use or walk through after dark, which in turn reduces casual surveillance of the space
- Activity: Community appreciation of the existing summer festive lighting and desire for more lighting that improves the atmosphere

Key initiatives of Action 6 include to:



6.1 Employ lighting to delight and activate, as well as for function

 Employ an integrated approach to lighting outlined in the new Lighting Strategy (under development) where accent and creative lighting also contributes to functional light levels



6.2 Integrate accent lighting for character and way-finding

 Integrate accent and creative lighting into landscape, furniture and art elements to contribute to a welcoming space at night



3 Encure f

6.3 Ensure flexible functional lighting that works for everyday activity and events

- Maximise the functionality and flexibility of all lighting to paths and spaces to support greater activity
- Utilise smart technology such as user-initiated timers to reflect that the use of square and to reduce energy consumption





Existing square

ACTION 6 Integrate lighting for evening beauty and activity



View from central hub





Proposed artist impression of community event







Inspiration









Implementation

Factors Influencing Implementation

There are a number of considerations that influence how this Master Plan is progressed. These will inform decision makers in determining future commitments to the next stages of delivering the master plan.

Design Stages

A number of structured design stages are undertaken to progress from high level master plan to major construction works:

- 1. Detailed Survey and Services Investigations
- 2. Detailed Design and Cost Estimate
- 3. Documentation ready for Tender
- 4. Finalising Documentation for Construction and awarding the construction works

The stages require an appropriate level of funding to ensure the appropriate level of investigations and due diligence is undertaken. Typically this process occurs over two financial years to provide sufficient time for preparation of documents and cost estimates before a commitment to funding.

If the master plan receives funding commitments in stages, it is anticipated take three and five years before the full master plan is completed on the ground.

Staging Considerations

The timing and magnitude of capital fund commitments will inform staging.

Other considerations that inform staging:

- Logistics in each stage, particularly regarding movement of pedestrians, cyclists and drivers
- Achieving economy of scale and cost effectiveness
- Minimising disruption during construction
- Identifying small improvements that could be delivered as part of 'business as usual' program
- Delivering benefits for the community early stages

Opportunity to Align with Growth

Significant investment is needed to realise the vision and master plan intent for the square. There is a strong case for pro-actively investing in a high quality square to ensure the south west attracts new residents and provides a great lifestyle for its growing community.

Ten year residential growth projections for the area close to the squares estimate additional revenue generated will be:

- \$140m in private development
- \$1.8m in City of Adelaide annual rates revenue
- Around \$8m in State Government Open Space Levy contributions (in 2019 dollars)

Delivery Delivery

Funding Decision Making

The City of Adelaide's annual Integrated Business Planning approves the operational and financial planning for the services and projects in the upcoming financial year. Inclusion of funding to progress the Master Plan will be considered as part of the draft 2019–2020 Integrated Business Plan.

Where possible, upcoming asset renewal planning and budget will be aligned to relevant aspects of the Master Plan.

Quick Wins

Consideration has been made to delivering benefits to the community as quickly as possible. The 2018/2019 'Quick Wins' includes improvements to some lighting will be delivered in June 2019. Improved pedestrian path lighting will address a issue raised frequently by many community members. In addition, some creative lighting will be piloted to create interest and help test ideas to inform the overall Master Plan.

Future Community Engagement

Community members have an opportunity to provide feedback into the draft 2019–2020 City of Adelaide Integrated Business Plan.

Once funding is committed for detailed design of the next stage, there will be opportunities for interested community members to be informed about how the detailed design is progressing and provide feedback.

The City of Adelaide keeps the community informed on any upcoming construction work across the city, particularly where it may directly affect business, resident access or operations.

Proposed Next Steps

Subject to Council adoption of this Master Plan, Administration would:

- Liaise with state government regarding potential funding partnership
- Recommend Council commit funding for Detailed Design and Due Diligence Investigations as part of draft 2019–2020 Integrated Business Plan.



Appendices

- 1. Image Credits
- 2. Community Engagement Report
- 3. Public Art Themes
- 4. Movement Background Information



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Image Credits

All images not individually listed are credited to City of Adelaide

1 to 7 Oxigen Landscape Architects

8 CoA Archives painting by A Schramm 1854 Aboriginal camp near foothills

9 St Lukes Church State Library SA

10 Salvation Army Staff 1917 State Library SA

11 1928 Photograph Iparrityi State Library SA

12 1942 photograph volunteers digging air raid shelters in the city State Library SA

14 -18 Oxigen Landscape Architects

19 H2O Architects, Pavillions, Lagravère Park Colombes.

20 Melbourne M Pavillion by Carme Pinos

21 BKSK Architects, Washington Square Park House, NYC

22 schleifer & milczanowski architekci, gdansk, poland

23 Vector Architects, Riverside Park Pavillion, Kunshan, China

24 Oxigen landscape Architects

25 Rittenhouse Square, Philiadelphia USA

26 Piet Oudolf Graflicher Park, Germany

27 Field Operations, Tongva Park, Santa Monica, USA

28 Kings Park, Perth

29 Spackman Moss Michaels Landscape Architects, St Roch Park, New

30 Field Operations, Tongva Park, Santa Monica, USA

31 Oxigen Landscape Architects

32 Emilia Storm, Docklands Point Park, Vic

33 Fiona Fey & Urban Art Projects, Redfern Park, City of Sydney

34 Giant willow nest, pinterest

35 Lend Lease, Graceful Park Akilmbo Beach, WA

36 Arterra Design, Mungerie House Playground, Rouse Hill, NSW

37 Fluidity Design, Klyde Warren Park, Dallas USA

38 Michel Suk and TU/e, "Transformation", Glow Light Festival, Eindhoven 2011.

39 AF Lighting, Ishoj Station, Copenhagen

