



BOARD MINUTES

for the Meeting of the Adelaide Park Lands Authority

Thursday 20 June 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:	
Presiding Member -	The Right Honourable the Lord Mayor, Sandy Verschoor
Board Members -	Ms Allison Bretones Mr Matt Davies Ms Jessica Davies-Huynh, Mr Stephen Forbes, Councillor Alex Hyde, Ms Stephanie Johnston, Mr Craig Wilkins and Mr Ben Willismore.
Apologies –	
Deputy Presiding Member -	Ms Kirsteen Mackay

Acknowledgement of Country

With the opening of the Board Meeting, the Deputy Presiding Member, Ms Kirsteen Mackay stated:

'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.'

Confirmation of Minutes

1. Item 2 – Confirmation of Minutes – 23/5/2019 [APLA]

Moved by Ms Stephanie Johnston,
Seconded by Councillor Alex Hyde -

That the Minutes of the meeting of the Board of the Adelaide Park Lands Authority held on 23 May 2019 be taken as read and be confirmed as an accurate record of proceedings.

Carried

Presiding Member Verbal Report

Nil

Questions on Notice / Motions on Notice

Nil

Questions without Notice / Motions without Notice

Nil

Deputations

2. **Item 6.1 – Deputation – Prof Rob Cheesman AM – Parking Policy for the Park Lands [2018/04055] [APLA]**

The Presiding Member, Lord Mayor Sandy Verschoor, invited Prof Rob Cheesman AM to address the Board.

Prof Rob Cheesman AM addressed the Board to, following on from his recent contribution as a member of the ACC Strategic Design Panel, make a brief presentation in regard to parking policy for the Park Lands and to identify some simple opportunities for and approaches to the provision of parking.

The Presiding Member, Lord Mayor Sandy Verschoor, thanked Prof Rob Cheesman AM for his Deputation.

3. **Item 6.2 – Deputation – Mr Simon Rodger – Car Parking adjacent to sporting and recreation space [2018/04055] [APLA]**

The Presiding Member, Lord Mayor Sandy Verschoor, invited Mr Simon Rodger to address the Board.

Mr Simon Rodger addressed the Board to represent a long term leaseholder and a multitude of other stakeholders and users of the park lands, and present a case for minimalist, sensitive and safe car parking adjacent to sporting and recreation spaces.

The Presiding Member, Lord Mayor Sandy Verschoor, thanked Mr Simon Rodger for his Deputation.

Presentations

4. **Item 7.1 – Presentation - Park Lands Parking Study [APLA]**

Presenter:

Geoffrey Booth, Principal Park Lands Strategy (CoA)

Anna McDonald, Principal Transport Planning (CoA)

Precis of Topic:

Utilising a PowerPoint presentation and tabled maps, to present the findings of an audit of all parking that occurs on and adjacent to the Park Lands.

Discussion ensued in relation to car park usage, accessibility, number of unrestricted parking bays and parking in event areas.

The PowerPoint presentation utilised and tabled maps are attached for reference at the end of the Minutes of this meeting

5. **Item 7.2 – Presentation – Park Lands Building Design Guidelines [APLA]**

Presenter:

Chris Dimond, Architect, Strategy (CoA)

Precis of Topic:

Utilising a PowerPoint presentation to present the findings of an investigation into the current challenges facing building design, location and scale in the Park Lands.

Discussion ensued in relation to other structures within the Park Lands, overall footprint as trend indicator, whole of park approach, building free zones and accessibility.

The PowerPoint presentation utilised is attached for reference at the end of the Minutes of this meeting

Reports for the consideration of the Board

6. **Proposals for multi-year event licences (2019-2024) [2018/02467] [APLA]**

At the request of the Presiding Member, Lord Mayor Sandy Verschoor, Ms Noni Williams, Manager Events, City of Adelaide, addressed the meeting to provide a precis of the matter before the Board.

Discussion ensued.

It was then -

Moved by Ms Stephanie Johnston,

Seconded by Ms Allison Bretones -

THAT THE ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Adelaide Park Lands Authority:

1. Supports the granting of a five-year event licence to:

- 1.1. Adelaide Horse Trials Management Incorporated for the use of Rymill Park/Murlawirrapurka (Park 14), Victoria Park/Pakapakanthi (Park 16) and King Rodney Park/Ityamai-itpina (Park 15) for the Mitsubishi Motors Australian International 3 Day Event from 2019-2023.
- 1.2. Enventive Incorporated for the use of Red Gum Park/Karrawirra (Park 12) and Pinky Flat for Corporate Cup from 2019-2023.
- 1.3. Catholic Church Endowment Society Incorporated for the use of Veale Park/Walyu Yarta (Park 21) for the Marian Procession from 2020-2024.
2. Supports the granting of a three-year event licence to:
 - 2.1 Adelaide Festival Centre Trust for the use of the Barr Smith Walk (Adelaide Riverbank Lawn) for the Lucky Dumpling Market from 2019-2021.
 - 2.2 Cheesefest Australia Pty Ltd for the use of Rymill Park/Murlawirrapurka (Park 14) for Cheesefest&FERMENT from 2019-2021.
 - 2.3 Enventive Incorporated for the use of Peace Park for the Mother's Day Classic from 2020-2022.
 - 2.4 Skating At Pty Ltd for the use of Victoria Square/Tarntanyangga (South) for Skating At Victoria Square from 2020-2022.
 - 2.5 Hutt St Centre for the use of Victoria Park/Pakapakanthi (Park 16) and Peppermint Park/Wita Wirra (Park 18) for Walk a mile in my boots from 2019-2021.
3. Supports the granting of a three-year event licence with a possibility of a two-year extension to:
 - 3.1 L&W Entertainment Productions Pty Ltd for the use of Hindmarsh Square/Mukata for Cirque Africa from 2020-2024.
4. Supports the granting of a five-year event licence to Any Excuse... Pty Ltd for Vegan Festival from 2019-2023 for either Rundle Park/Kadlitpina (Park 13) or Victoria Square/Tarntanyangga (North).
5. Supports the organisers of Glendi Greek Festival's request for the closure of Reconciliation Plaza as part of their event for the remainder of the life of their multi-year event licence.
6. Supports the amendment of the existing multi-year event licence with Adelaide Festival Corporation for the Adelaide Festival Hub to include concerts as part of the Adelaide Festival Hub for the remainder of the life of their multi-year event licence.

Carried

7. World Heritage Nomination Committee - appointments [2018/02875] [APLA]

The Presiding Member, Lord Mayor Sandy Verschoor, called for nominations to the Adelaide Park Lands and City Layout World Heritage Nomination Committee.

Ms Stephanie Johnston nominated Ms Jessica Davies-Huynh who declined the nomination.

Mr Craig Wilkins nominated Ms Stephanie Johnston who accepted the nomination.

Mr Ben Willsmore nominated Councillor Alex Hyde who accepted the nomination.

Mr Matt Davis nominated Mr Ben Willsmore who declined the nomination.

Mr Craig Wilkins nominated Mr Stephen Forbes who declined the nomination.

Mr Stephen Forbes nominated Ms Allison Bretones who accepted the nomination.

Ms Stephanie Johnston, Councillor Alex Hyde and Ms Allison Bretones disclosed a material conflict of interest in the World Heritage Nomination Committee - appointments, pursuant to Section 4.3 of the Adelaide Park Lands Authority Charter and Sections 73 & 74 of the Local Government Act 1999 (SA), because of remuneration associated with the Committee positions, left the meeting room at 7.18pm and did not participate or contribute to the deliberations of the Adelaide Park Lands Authority on this matter.

It was then -

Moved by Mr Craig Wilkins,
Seconded by Mr Matt Davis -

THAT THE ADELAIDE PARK LANDS AUTHORITY:

1. Appoints 3 Board Members to the Adelaide Park Lands and City Layout World Heritage Nomination Committee.
 - 1.1 Ms Stephanie Johnston
 - 1.2 Councillor Alex Hyde

1.3 Ms Allison Bretones

Carried

Executive Officer Verbal Report

Nil

Next Meeting

Thursday 25 July 2019

Closure

The meeting of the Board closed at 7.20 pm

Lord Mayor, Sandy Verschoor
Presiding Member
Adelaide Park Lands Authority

Documents Attached for Reference

Minute 4 [Item 7.1 – PowerPoint Presentation - Park Lands Parking Study and tabled maps]

Minute 5 [Item 7.2 – PowerPoint Presentation - Park Lands Building Design Guidelines]

Adelaide Park Lands Parking Study Existing Conditions Analysis

Purpose:

To present findings and seek feedback from APLA members on the results of the existing conditions analysis and seek further direction on next steps.

PROGRAM: STRATEGIC DESIGN

AUTHOR: Geoff Booth | WRITING ©: CLIFFER: Clinton Dewar

Adelaide Park Lands Authority - Board Meeting - Minutes - 20 June 2019

APLA Presentation | 20 June 2019

Adelaide Park Lands Management Strategy 2015-2025 (APLMS)

What does the APLMS state, and are these principles still relevant today?

Provide car parking on and adjacent to the Park Lands only where need has been demonstrated and no reasonable alternative exists.

Key directions include:

- **Reduce** car parking on and adjacent to the Park Lands by **5%** by **2025**
- **Review** existing car parking on and adjacent the Park Lands
- **Improve** existing car parking areas in the Park Lands, noting increased demands and activation
- **Require all proposals** for car parking on the Park Lands:
 - Be informed by a **detailed evidence base** substantiating the need for users of the Park Lands
 - Deliver **improved design outcomes** that minimise landscape, visual and heat island impacts and incorporate water sensitive urban design techniques
 - Ensure the **safety** of car park users through application of CPTED (Crime Prevention through Environmental Design) principles



The purpose of this study

To identify opportunities and challenges to:

- **Reduce the impact** of car parking on the Park Lands
- **Optimise the use** of existing on and off-street car parking
- **Improve access** to Park Lands activity hubs and venue facilities on weekdays and weekends
- **Improve the visual and physical impact** of car parks



**Does greater demand for activities and facilities in the Park Lands
= greater demand for car parking?**

Types of car parking

1. On the Park Lands

a. PERMANENT

Off-street car parks

Permit parking

b. TEMPORARY

Event parking

Permit parking

2. Adjacent to the Park Lands

PERMANENT

On-street car parks

Permit parking

1a PERMANENT car parking ON the Park Lands

- Includes **off-street car parks** and **permit parking**
- Approx. **3,800 parks** (from Adelaide Park Lands Car Parking Review 2018)
- Most numbers of car parks are located in: Adelaide Oval Broader Precinct (1185), Park 22 (800), and Bonython Park (523)
- Approx. **100 permit parks** (informal and formalised) for sporting and commercial building leases



1b TEMPORARY car parking ON the Park Lands

- Includes **event** and **permit** parking
- **Approx. 5,500 parks** (from Adelaide Park Lands Car Parking Review 2018)
- Most numbers of car parks are located in: Parks 22, 21W and 21 (1600), Victoria Park & Park 17 (1356), Bonython Park (1200)
- Temporary permits can be issued for maintenance activities / short-term sporting requirements



1a/b Car parking ON the Park Lands

Current challenges include:

- Parking supply does not meet user demand
- Lack of consideration of sporting facility standards
- Proximity of car parking to facilities
- Free parking vs misuse
- Non-compliant parking and challenges to enforce
- Maintenance access gates remaining open
- Low visibility of parking signs
- Environmental impacts
- Lack of accessible parking spaces



2 PERMANENT car parking ADJACENT to the Park Lands



- Includes **on-street** and **permit** parks
- **Approx. 7,400** parks within CoA boundary
- Most numbers of car parks are located in: War Memorial Drive (926), Plane Tree Drive (376), Rundle Road (228)
- Varying car parking controls, time limits, fees and design approaches
- Impacts peak usage time (ie. after work sporting / recreation, weekend use)

2 PERMANENT car parking ADJACENT to the Park Lands

Current challenges include:

- Varying parking controls
- Parking spaces that are unrestricted and not ticketed
- Not all parking controls are for users visiting the Park Lands
- Small proportion of parking spaces are timed on weekends
- Extended peak period 'No Standing Zones'/'Clearways'
- CoA managed vs adjoining Council managed parks
- Safety concerns on key access roads
- Lack of accessible parking spaces



2 PERMANENT car parking ADJACENT to the Park Lands



Unrestricted At All Times (90deg.)
Greenhill Road (City of Unley)



Indented Bay Timed (Parallel)
Bundeys Road



(Peak Period Clearway) – Off-Peak Parking
Greenhill Road (City of Unley)



Timed Ticketed (Angled)
Rundle Road



Ticketed, Times and W&CH Permit
MacKinnon Parade



No Parking
Port Road (City of West Torrens)

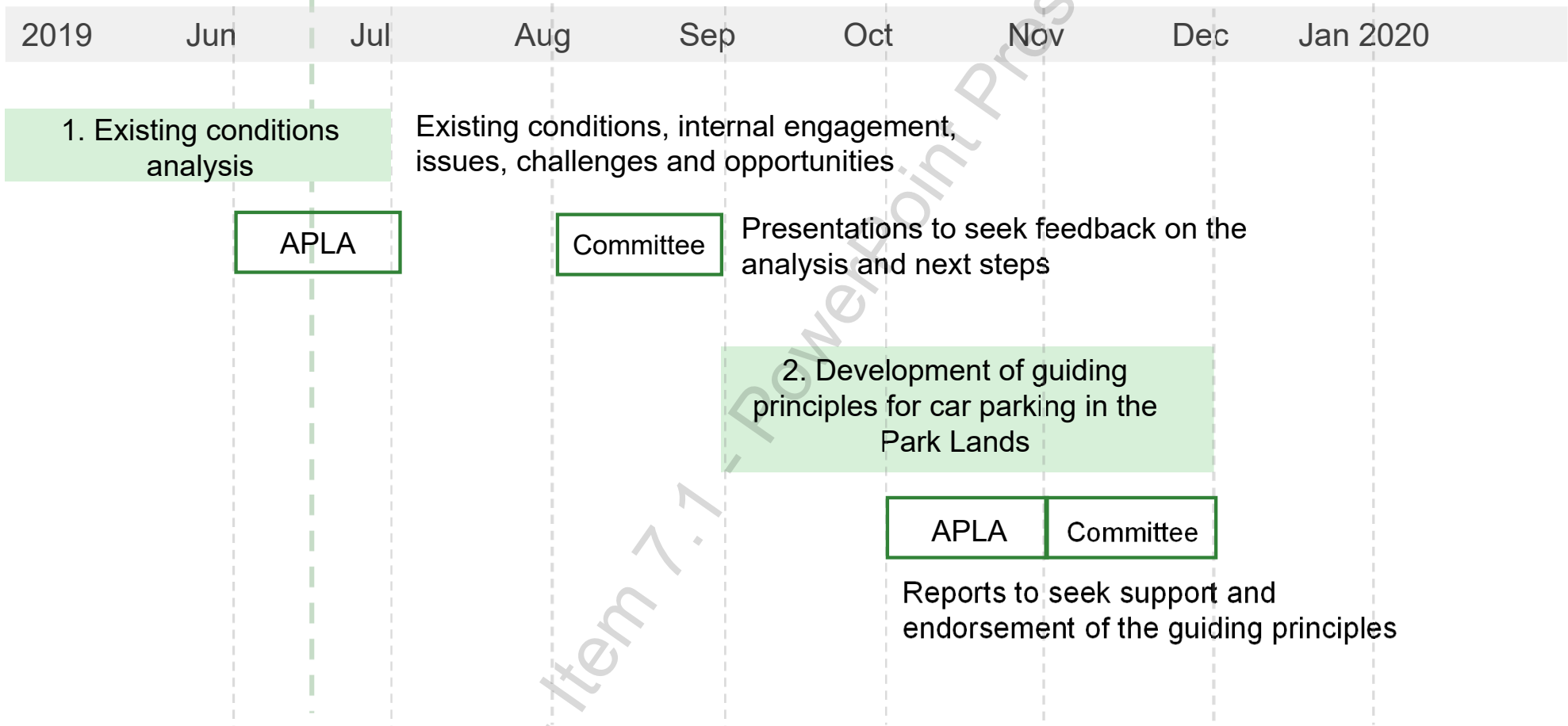
Current/ongoing parking improvements

- Progressive reduction of unrestricted parking on Park Lands roads
- Increased installation of accessible parking spaces next to major activity hubs / venues



Next Steps

We are here



Parking on the Park Lands



Parking adjacent to the Park Lands



Adelaide Park Lands

Building Design Guidelines

Purpose:

To introduce and to seek feedback from APLA on the updated Guidelines (currently under development), including the project background, and draft design principles.

PROGRAM: STRATEGY + DESIGN

AUTHOR: Chris Dimond | APPROVING OFFICER: Klinton Devenish
Adelaide Park Lands Authority - Board Meeting - Minutes - 20 June 2019

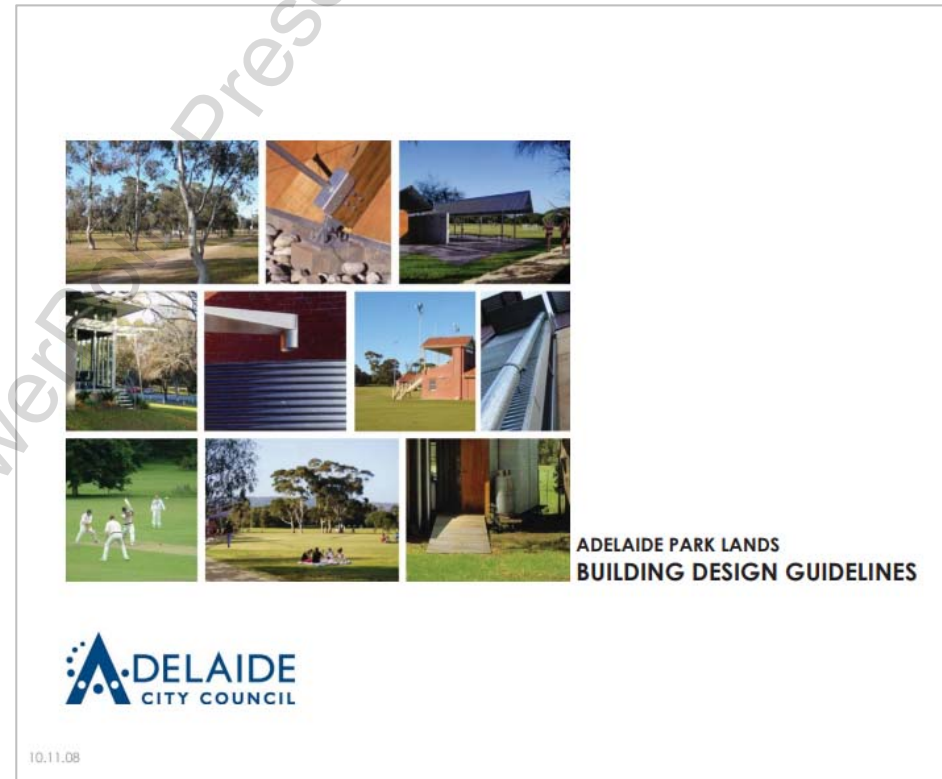
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Presentation to APLA | 20 June 2019

Purpose of the 2008 Guidelines

The current Adelaide Park Lands Building Design Guidelines (**the 2008 Guidelines**), which are in use today, were developed to:

- Provide clear **design direction** on building projects in the Park Lands
- Inform proponents and designers of the **City of Adelaide's expectations** for building design
- **Inform consistent decision** making by APLA, Council and the Administration for the assessment of building designs for provision of **landlord approval**
- Guide proponents through the typical **Council approval process**



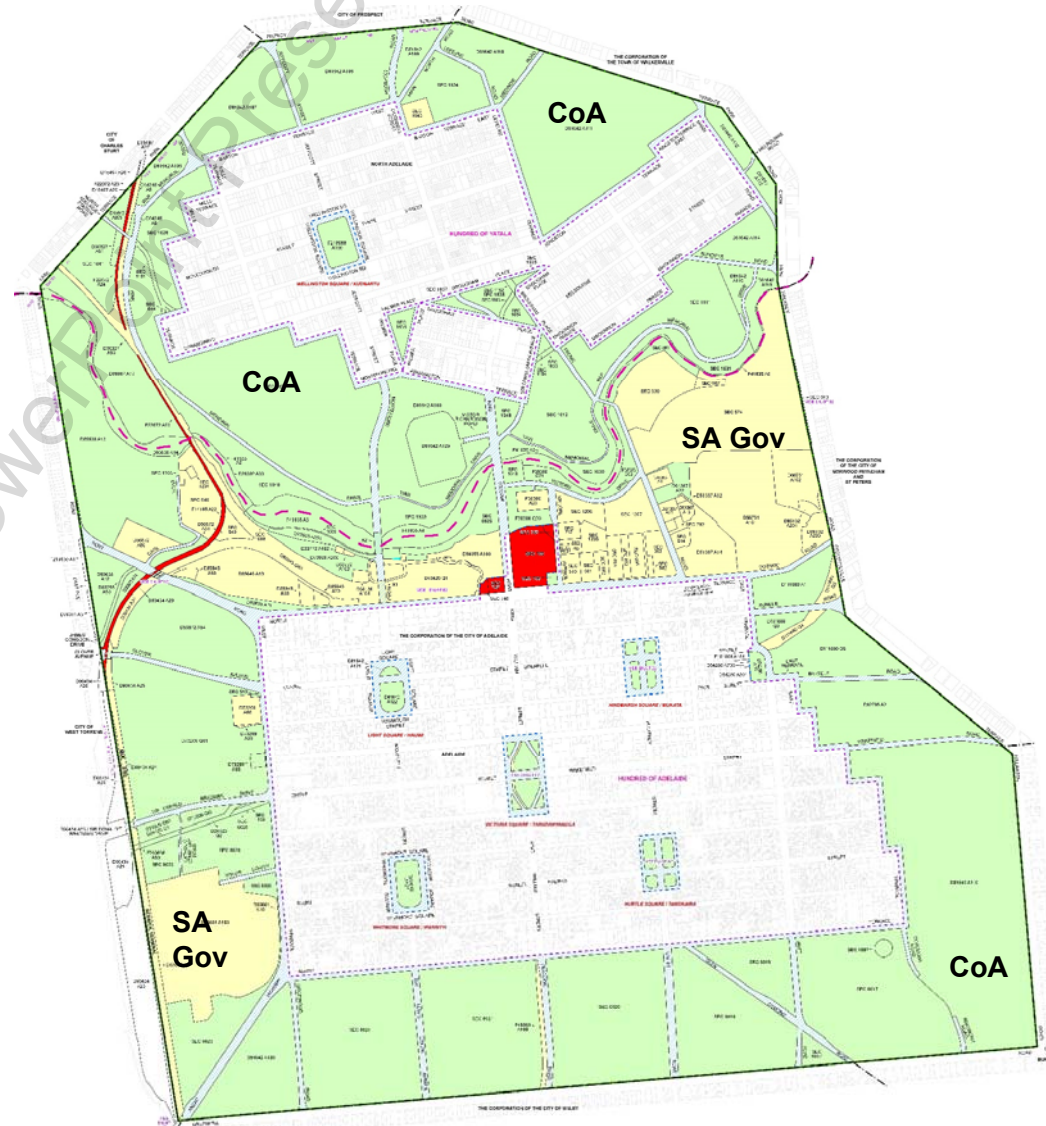
Scope of the 2008 Guidelines

Inclusions

- Design **principles, objectives**, specific **requirements** and **recommendations**
- A **design response** to unique characteristics of the Park Lands, including the qualities that make the Park Lands a unique and recognisable place
- Direction on new or altered **buildings delivered, owned and managed by CoA**
- An approach to **contemporary building design**, that advocates for site specific, environmentally sustainable and economically viable designs

Exclusions

- State and Local **heritage** buildings
- Public **amenities** buildings
- **Internal fit outs**
- **Buildings delivered, owned and maintained by others** (such as SA Government)
- **Major developments**



Why is an update required?

An update to the 2008 Guidelines is an **action of the Adelaide Park Lands Management Strategy 2015-25** (APLMS), to:

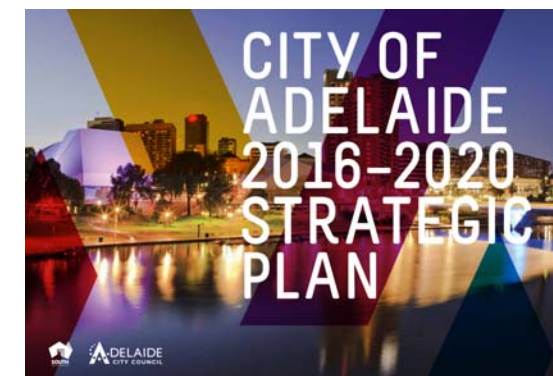
Move towards **simpler** and **more user-friendly** Guidelines

Align with additional key CoA strategies and policies, such as:

- City of Adelaide 2016-2020 Strategic Plan
- City of Adelaide Development Plan
- Adelaide Design Manual (ADM)
- Carbon Neutral Adelaide
- Active City Strategy 2013-2023
- Sporting Infrastructure Master Plan (SIMP)
- Community Land Management Plans (CLMP), (currently under review)

Support increased visitation and diversity of user groups to the Park Lands, to:

- Provide fit-for-purpose buildings that can accommodate more users as the city and metropolitan population continues to increase
- Balancing building development with preservation of the qualities of the Park Lands
- Provide design parameters to successfully achieve buildings of higher design integrity, flexible use, wider community benefit, and greater sustainability



Why is an update required?

To **align** the Guidelines with **current and developing planning policies**, noting:

- The current Development Plan for the Park Lands Zone has largely not been updated for many years; and is inconsistent with the 2008 Guidelines and other CoA policies
- SA Government are currently undertaking a planning reform process to transition from the Development Plan to the Planning & Design Code (PDC)
- CoA is currently coordinating a list of Development Plan Amendments (DPA's) for Council and Ministerial consideration, which could include the Park Lands Zone

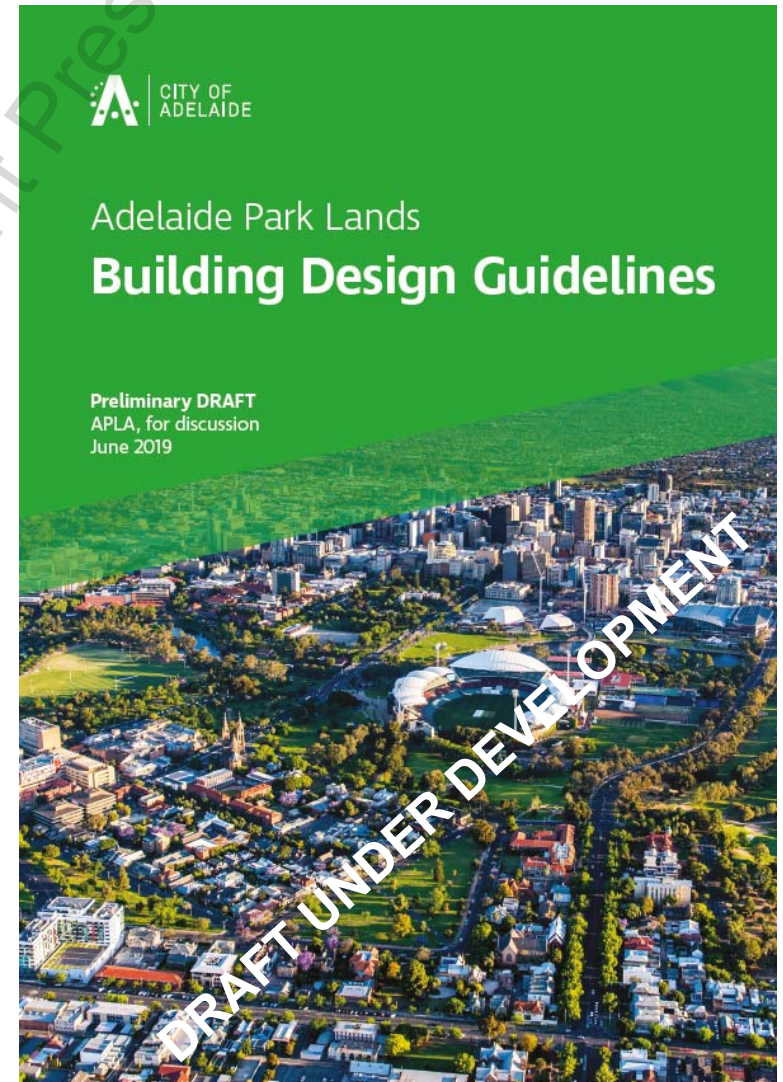
To **increase the scope and influence** of the updated Guidelines, to include:

- **All buildings** within the Park Lands
- Heritage buildings, public amenities, and internal fit-outs
- Building developments delivered, owned and managed by CoA and others, and
- Major developments



Who is the intended audience?

- APLA
- Council
- Building proponents
- Design teams
- City of Adelaide Administration
- Other decision makers
- Interested members of our community (e.g. APPA)

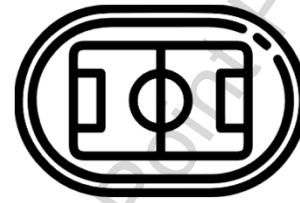


Current building statistics

In the Park Lands, we have



140 buildings
(excluding Institutional Zones)



50 sports buildings



21 heritage buildings



20 public amenities

Many existing buildings are in fair to reasonable condition. However, few are **fit-for-purpose**

Of the approximately **9** building projects currently under CoA's consideration, **7** are sports buildings

Examples of existing buildings

There are a variety of buildings from different eras including: **significant heritage structures**; **mid-century buildings** of aesthetic merit and cultural importance; **contemporary buildings** of design excellence with high user numbers and **ageing sports buildings** with poor facilities and amenity.



Adelaide Pétanque Club
Blue Gum Park/ Kurangga (Park 20)



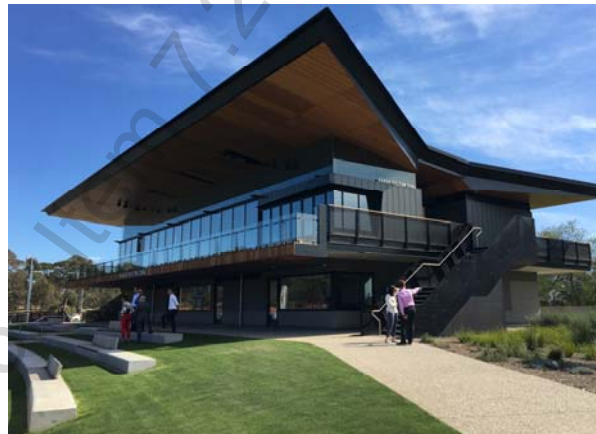
Council building
GS Kingston Park / Wirraninthe (Park 23)



Kiosk
Bonython Park / Tulya Wardli (Park 27)



Adelaide Aquatic Centre
Denise Norton Park / Pardipardinyilla (Park 2)



SACA Pavillion
Gladys Elphick Park / Narnungga (Park 25)

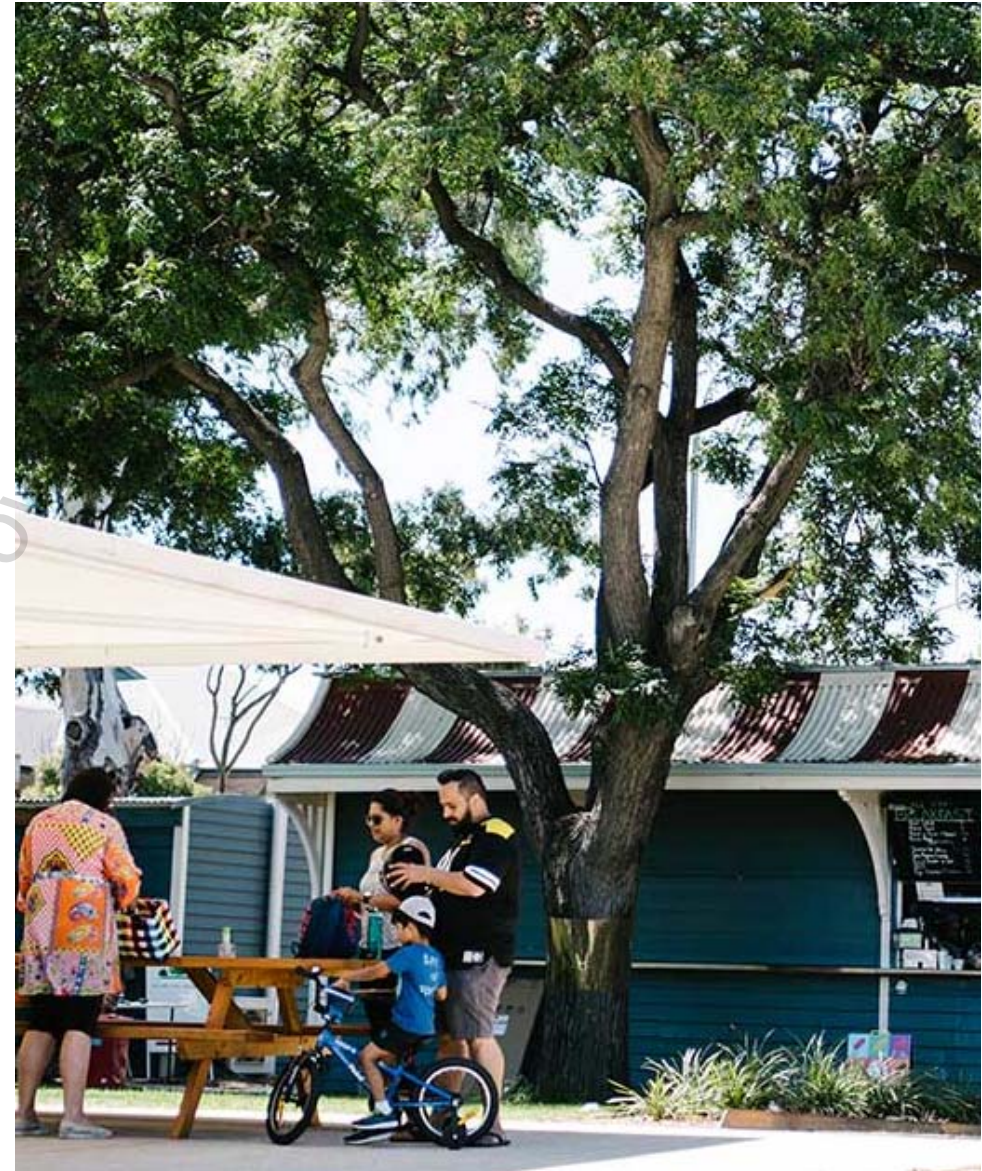


Heritage Grandstand
Victoria Park / Pakapakanthi (Park 16)

What do buildings need to address today?

Key considerations include:

1. Optimisation of building use
2. Physical appearance of buildings
3. Sustainability, leading by example
4. Enriching culture, heritage and place



1. Optimisation of building use

To be inclusive to a wider community

- Support growth of women in sport
- Provide fit-for-purpose facilities
- Universal access as standard
- Provide for non-sporting users
- Design for projected demand
- Safe and accessible buildings

To address trends in recent building proposals require

- Increased size due to increased user numbers
- Facilities to cater for varied user groups
- Community and clubroom facilities
- Co-located buildings / amenities

How to provide wider community benefit

- Flexible spaces and hours of use
- Safety for all ages and genders
- Invite community at the street edge



2. Physical appearance of buildings

Size and location

- Building consolidation
- Building location and configuration within the park
- Footprint and floor area
- Single-storey vs multi-storey – footprint, scale, bulk
- Fit-for-purpose now, and into the future

Under crofts

- On ground vs below ground
- Opportunities and constraints

Relative building mass

- Form and scale
- Articulation of design
- Materials
- Integration into the surrounding context



3. Sustainability, leading by example

Environmental

- Minimum 6 Green Star rating for (some) buildings
- Water sensitive urban design

Social

- Connecting the off-field benefits of sports participation to the community - mental health and physical wellbeing

Economic

- The business case for green buildings, initial capital cost vs lifecycle cost, according to the Green Building Council of Australia:



'Meet the needs of the current generation without compromising the ability of future generations to meet their own needs'



26% less energy use
33% fewer emissions



2% increase upfront cost =
20% lifecycle savings

4. Enriching culture, heritage and place

Respond to Kaurna cultural heritage and connections in the Park Lands

- Alignment to the Stretch Reconciliation Action Plan

Respond to other cultures

- Natural environmental history
- Post-colonial history (European or otherwise)
- Contemporary culture and recent history

Strengthen the Adelaide Park Lands identity

- Pursue design quality and consistency to enhance the image of the Park Lands
- Advocate for an integrated building design and site specific planning approach that considers the whole of park
- Visitation to the City / Attraction to events



Building types to be covered by the updated Guidelines



Community Sports Buildings



Cafés and Restaurants



Maintenance Buildings



Amenity Buildings



Arbours and Pavilions



Heritage Buildings



Removeable / Temporary Buildings

Draft Principles and Objectives



Principle 1

Celebrate the quality, identity and cultural heritage of the Park Lands

Objective 1.1

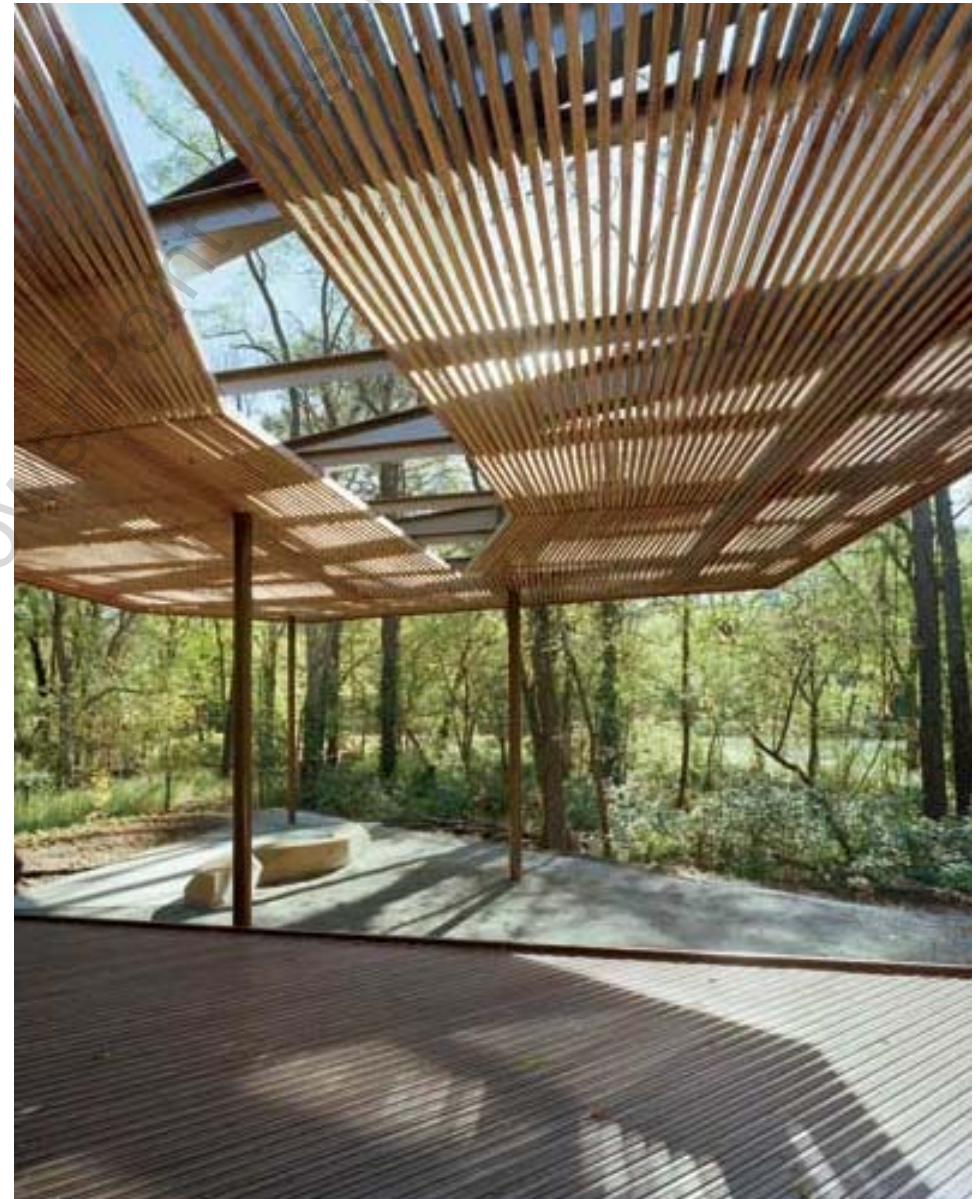
Contribute positively to and respect the cultural importance of the National Heritage Listed Park Lands

Objective 1.2

Celebrate the unique identity of each park

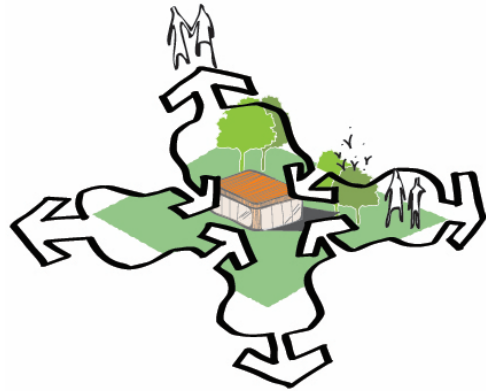
Objective 1.3

Connect to Kaurna heritage



Ruth Lily Visitors Pavilion by Marlon Blackwell Architects

Draft Principles and Objectives



Principle 2

Apply a “whole of park” approach

Objective 2.1

Consider the entire park when designing

Objective 2.2

Sit comfortably within and be enhanced by its landscape setting

Objective 2.3

Protect and restore the existing trees and surrounding biodiversity

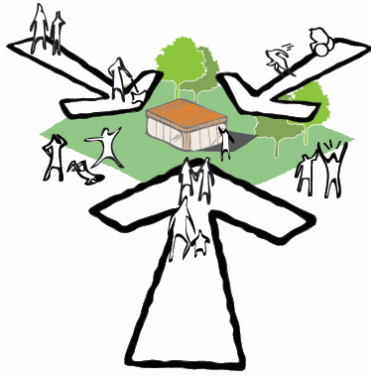
Objective 2.4

Optimise service infrastructure and prioritise integration of blue and green systems



Bungarabee Superpark by JMD Design/Shelters by Stanic Harding Architects

Draft Principles and Objectives



Principle 3

Activate the Park Lands

Objective 3.1

Promote and enhance active uses

Objective 3.2

Be welcoming and inclusive public destinations

Objective 3.3

Be well-connected and easily identifiable

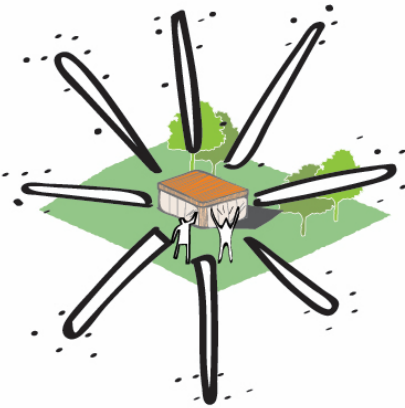
Objective 3.4

Promote formal and informal recreation



MPavilion by OMA

Draft Principles and Objectives



Principle 4

Be design exemplars

Objective 4.1

Demonstrate exceptional contemporary design

Objective 4.2

Be beautifully detailed using well-considered materials that complement the Park Lands

Objective 4.3

Empower its users



Quintessa Pavillions by Walker Warner Architects

Draft Principles and Objectives



Principle 5

Balance the visual impact of built form within the Park Lands

Objective 5.1

Minimal footprint balanced with fit-for-purpose

Objective 5.2

Be an appropriate height and form within their landscape context

Objective 5.3

Maximise opportunities for integration of indoor-outdoor spaces and greening



St. Elizabeth's East Gateway Pavilion by Davis Brody Bond

Draft Principles and Objectives



Principle 6

Design with sustainability and longevity in mind

Objective 6.1

Be well-designed for the local climate

Objective 6.2

Use robust and consciously sourced materials

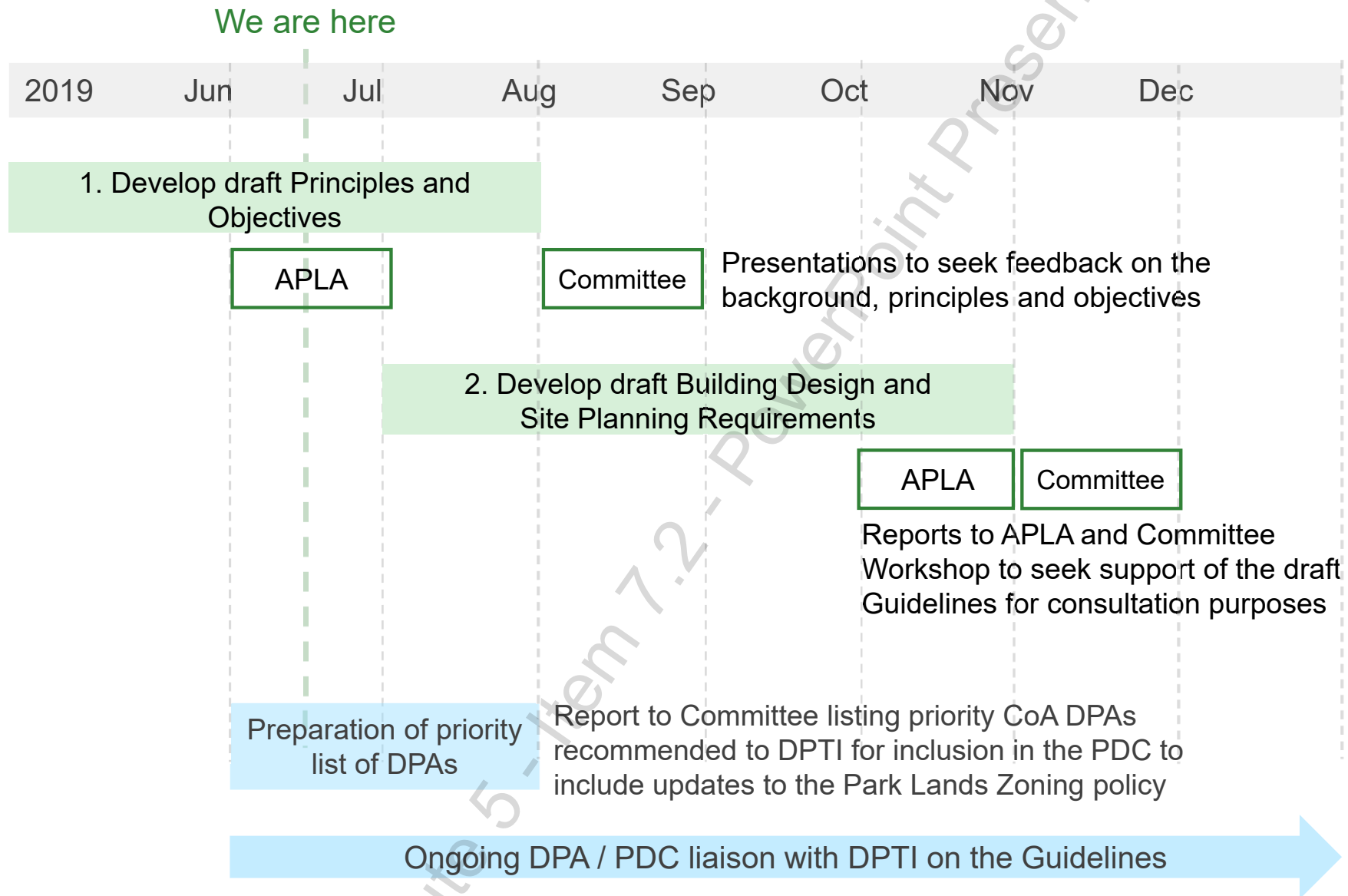
Objective 6.3

Operate optimally

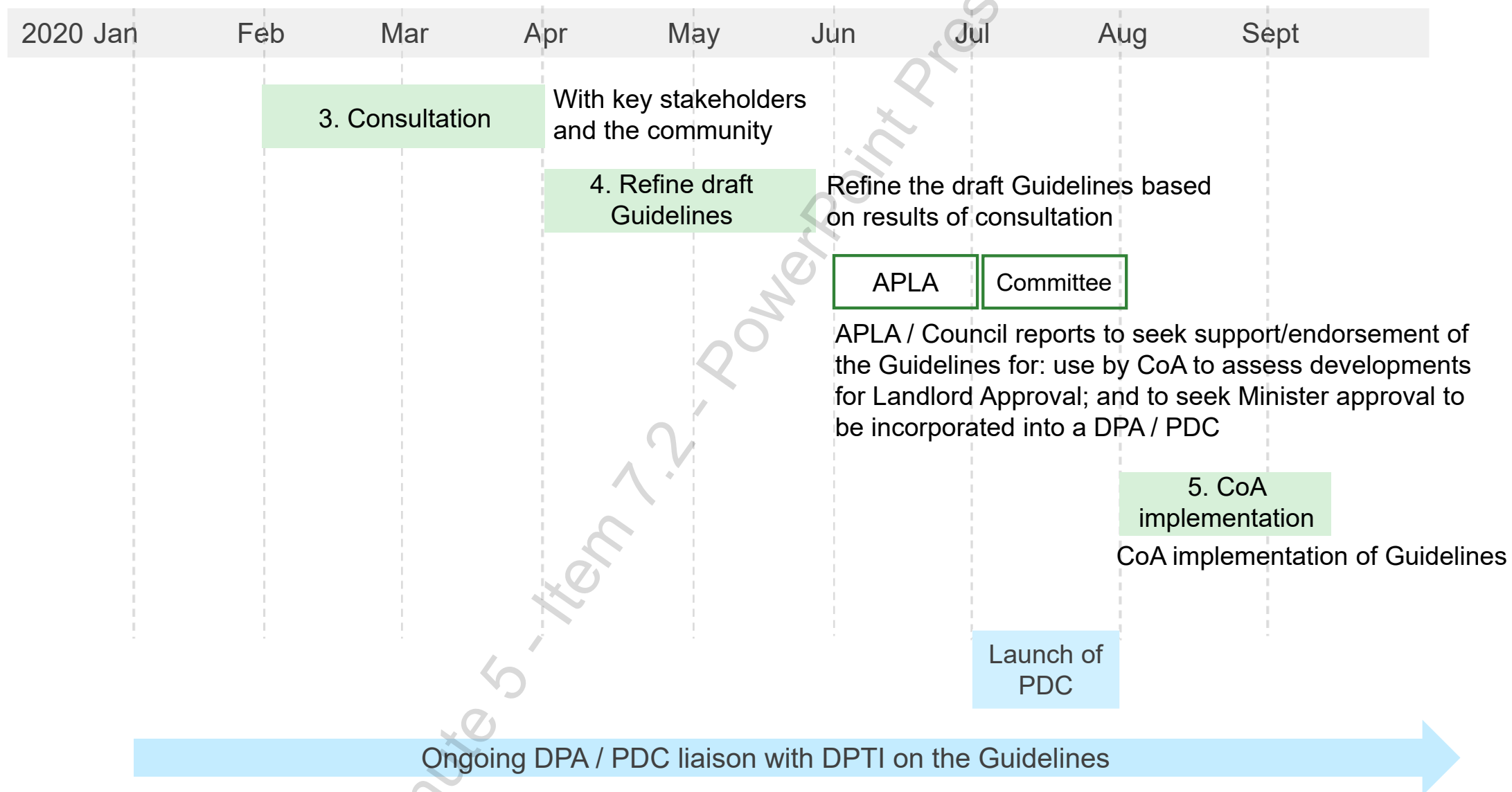


Sportplaza Mercator by VenhoevenCS

Indicative programme



Indicative programme



Discussion and Questions



1. Do APLA Members support the scope and proposed influence of the updated Guidelines?
2. Are APLA Members supportive of a minimum green star rating system for buildings, and if so, which building types should it be applied and to what standard?
3. Is a Park Lands identity appropriate for buildings?
4. Any further feedback?

Joint Presentation

