



# BOARD AGENDA & REPORTS

for the Meeting of the Adelaide Park Lands Authority Board

Thursday 19 September 2019  
at 5:30 pm

in the Colonel Light Room,  
Adelaide Town Hall

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 \(SA\)](#)

<b>Membership</b>	The Lord Mayor; and 4 other members appointed by the Council; and 5 members appointed by the Minister.
<b>Quorum</b>	<b>6</b>
<b>Presiding Member</b>	The Right Honourable the Lord Mayor Sandy Verschoor,
<b>Deputy Presiding Member</b>	Ms Kirsteen Mackay,
<b>Board Members</b>	Ms Allison Bretones, Ms Jessica Davies-Huynh, Mr Matt Davis, Mr Stephen Forbes, Councillor Alexander Hyde, Ms Stephanie Johnston, Mr Craig Wilkins and Mr Ben Willsmore.
<b>Proxy Board Members</b>	Councillor Anne Moran (for Councillor Alex Hyde) Professor Emeritus Damien Mugavin (for Ms Stephanie Johnston)

---

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. Apologies

The Right Honourable the Lord Mayor Sandy Verschoor

3. Confirmation of Minutes – 22/8/2019

That the Minutes of the meeting of the Board of the Adelaide Park Lands Authority held on 22 August 2019 be taken as read and be confirmed as an accurate record of proceedings.

4. Presiding Member Reports

5. Questions on Notice / Motions on Notice

Nil

6. Questions without Notice/Motions without Notice

7. Deputations

Granted at time of Agenda Publication – 13/9/2019

Nil

8. Presentations/Workshop

Nil

9. Reports for the consideration of the Board

**9.1** Community Land Management Plan – Rymill Park / Murlawirrapurka (Park 14) [2019/01693]  
[Page 3]

**9.2** Adelaide Park Lands Building Design Guidelines [2019/00951] [Page 58]

**9.3** Sports Lighting in Gladys Elphick Park [2014/04208] [Page 101]

10. Executive Officer Verbal Report

11. Next Meeting – Thursday 24 October 2019

12. Closure

---

# Community Land Management Plan – Rymill Park / Murlawirrapurka (Park 14)

**ITEM 9.1** 19/09/2019  
**Adelaide Park Lands Authority**

2019/01693  
Public

**Program Contact:**  
Shanti Ditter, AD Planning,  
Design & Development 8203  
7756

**Approving Officer:**  
Clinton Devenish, Director Place

## EXECUTIVE SUMMARY

The Authority provided input to inform a master plan for Rymill Park / Murlawirrapurka (Park 14) in April this year. Further work informed a report to Council, with Council adopting a draft Master Plan for consultation in July.

This report seeks the Authority's support to consult about proposed revisions to the Community Land Management Plan (CLMP) to align with the draft Master Plan.

The proposed revision to the CLMP involves creating a new Chapter for Park 14, and consequential amendments to the CLMP with respect to Parks 13 and 15 as well as the General Provisions in Chapter 1. We also propose to undertake consultation for the whole of Park 14 to be a dog on-leash park between 10 am and 6 pm (8 pm during daylight saving) recognising the current use levels of the Park.

Subject to consideration by the Authority, Council and the Minister, this revised Chapter of the CLMP will be released for public consultation alongside the Master Plan for Park 14.

## RECOMMENDATION

### THAT THE ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Adelaide Park Lands Authority:

1. Supports the following revisions to the Adelaide Park Lands Community Land Management Plan to be released for statutory consultation including:
  - 1.1 Creating a new Chapter for Rymill Park / Murlawirrapurka (Park 14) as included as Attachment A to Item 9.1 on the Agenda for the meeting of the Board of the Adelaide Park Lands Authority held on 19 September 2019.
  - 1.2 Consequential amendments to the Chapter Rundle Park / Kadlitpina (Park 13) and King Rodney Park / Ityamai-itpina (Park 15) as included as Attachment B to Item 9.1 on the Agenda for the meeting of the Board of the Adelaide Park Lands Authority held on 19 September 2019.
  - 1.3 Consequential amendments to Chapter 1 (General Provisions) as included as Attachment C to Item 9.1 on the Agenda for the meeting of the Board of the Adelaide Park Lands Authority held on 19 September 2019.

## IMPLICATIONS AND FINANCIALS

Adelaide Park Lands Management Strategy	<p>The proposed revisions align the CLMP for Park 14 with one of the big moves proposed in the APLMS.</p> <p>The draft Master Plan's Inclusive Play Space is proposed a greater distance from the Kiosk than the existing playspace (proposed to be removed). This increase in distance differs with the APLMS proposal for a playspace to be closer to the Kiosk. It is considered appropriate to consult about this proposal noting the nature and size of the inclusive playspace acting as a regional level attractor.</p>
Policy	In planning for the future of the Adelaide Park Lands the strategies, actions and projects implemented will ensure that the Park Lands are: responsive, iconic, inclusive, accessible, enriching, diverse and resilient (Adelaide Park Lands Management Strategy).
Consultation	<p>Subject to Council approval and consultation with the Minister responsible for the <i>Adelaide Park Lands Act 2005</i>, adjoining Councils and relevant State agencies, public consultation will occur for a period of four weeks.</p> <p>The proposed consultation about the CLMP will be as a package of consultation about the Master Plan and inclusive play space.</p>
Resource	Not as a result of this report
Risk / Legal / Legislative	Not as a result of this report
Opportunities	Revising the CLMP for Park 14 assists achieve one of the key aspirations in the APLMS.
19/20 Council Budget Allocation	Revising this CLMP Chapter sits within a broader allocation for Park Lands Planning.
Proposed Council 20/21 Budget Allocation	Not at this stage
Life of Project, Service, Initiative or (Expectancy of) Asset	The City of Adelaide is required to review its Community Land Management Plan for the Adelaide Park Lands at least once in every five years.
19/20 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	Not available

## DISCUSSION

### Draft Master Plan

1. Council, at its meeting on 30 July 2019, resolved as follows: "Approves the Rymill Park / Murlawirrapurka (Park 14) draft Master Plan, Attachment A to Item 4.2 on the Agenda for the meeting of The Committee held on 23 July 2019, for key stakeholder and community consultation, including the vision, principles, actions and overall plan."
2. APLA, at its meeting on 11 April 2019, provided input to inform a draft Master Plan for Park 14. This input along with input from others – including the Access and Inclusion Panel - lead to the draft Master Plan to be released for consultation ( [Link 1](#) ).
3. The existing Adelaide Park Lands CLMP dates from 2013. The CLMP is structured by a number of Chapters. Chapter 1 covers general provisions applicable across the Park Lands. The remaining Chapters provide for individual Parks or groups of Parks. The existing CLMP can be found [here](#) .
4. The development of a Master Plan for Park 14 is to facilitate a large-scale enhancement of the Park including the Quentin Kenihan inclusive play space funded by the State Government.
5. The draft Master Plan and revisions to the CLMP are required to address recent key changes, including:
  - 5.1. Growth of resident and worker populations in the city and inner eastern suburbs, necessitating the continual provision and improvement of quality attractions and facilities within the Park to encourage greater visitation.
  - 5.2. A number of major attractions and facilities within the Park, such as the lake, public toilets, and play space, are nearing the end of their asset life and in need of review and/or upgrade.
  - 5.3. State Government and Council decisions to establish the Quentin Kenihan inclusive play space.
  - 5.4. State Government investments in proximity to the Park, such as the redevelopment of Lot Fourteen and the tram extension along North Terrace, which support increased visitation to the East End and the Park Lands.
  - 5.5. The O-Bahn busway through the north-west of the Park changing the topography, views, circulation paths and vegetation, and the alignment of East Terrace separating the main Park from the pocket park in the south-west corner.

### Proposed Revisions to the Park Lands CLMP

6. The draft Master Plan identifies a series of practical improvements to Park 14. A review of the CLMP has identified the need for revisions to ensure policy alignment. The intent is that the CLMP be revised in line with the Master Plan to enable improvements to Park 14 to occur.
7. In parallel over the next 12 – 18 months, it is intended that the entire CLMP document is progressively updated. Areas of update involve ensuring consistency with the current Adelaide Park Lands Management Strategy, responding to changed circumstances, and updates to reflect current practice.
8. The current CLMP has a single Chapter for Parks 13 – 15. The proposed changes include the creation of a new Chapter for Park 14 (**Attachment A**) and to revise the Chapter sequence for the remaining Parks (**Attachment B**). Consequential revisions to the General Provisions (Chapter 1) are also proposed (**Attachment C**).
9. The proposed CLMP Chapter for Park 14 has the following Objectives:
  - 9.1. Provide for informal outdoor recreational activity, including picnicking, café (kiosk), walking, running, play and other similar uses
  - 9.2. Provide for a range of events
  - 9.3. Retain the significant cultural landscape elements identified in section 3 of this Chapter of the CLMP
  - 9.4. Retain the semi-formal, nature of the Park.
  - 9.5. Enhance the characteristic 1960's landscape setting and elements around the lake, through a contemporary design approach that considers their current and future functions, in particular, the:
    - 9.5.1. Kiosk, including current extent and design
    - 9.5.2. Form and scale of the lake, the island and bridges while investigating options to increase the sustainability of the lake, including as a vegetated wetland
    - 9.5.3. Small boat hire service (as a contributory use) if possible

- 9.5.4. Piccaninny and Alice statues, Rymill Park sign and opening plaque (and seek Local Heritage listing of these items)
- 9.5.5. Adjacent White Cedar and Plane Tree avenues
- 9.5.6. Rose Gardens, associated features and arbor
- 9.5.7. Bridgland Fountain – in its current location (and seek Local Heritage listing of this item)
- 9.5.8. The south-eastern entry feature with its low, Carey Gully stone walling
- 9.6. Investigate opportunities to celebrate the pre-colonial (Kaurana) cultural heritage of the park
- 9.7. Retain open spaces to facilitate use. The exception is the space allocated for the following new playspace.

#### Dog Management

- 10. The current City of Adelaide Dogs by-law apply generally in the Park Lands. This by-law enables a dog to be off leash in the majority of situations and requires a dog to be on leash when:
  - 10.1. in an enclosed playground
  - 10.2. within five metres of a playground equipment in an unenclosed playground
  - 10.3. organised sport is being played.
- 11. The revised CLMP Chapter Park 14 proposes that the whole of Park 14 is a dog on-leash park between 10 am and 6 pm (8 pm during daylight saving). This proposal acknowledges the level of use of the park and the experience of officers associated with monitoring people/dog interactions. This proposal is also cognisant of the growing resident population in the eastern part of the CBD as well as inner eastern suburbs.
- 12. This proposal is intended to be consulted on and for that input to inform Council's decision-making process. Noting that how the park is managed contributes to its popularity, and that the Master Plan's proposed works are envisaged to foster the parks popularity, it is now also appropriate to consult on this proposed management change.

---

## ATTACHMENTS

**Attachment A** – Draft CLMP Chapter Rymill Park / Murlawirrapurka (Park 14)

**Attachment B** – Draft CLMP Chapter Rundle Park / Kadlitpina (Park 13) King Rodney Park / Ityamai-itpina (Park 15)

**Attachment C** – Draft CLMP Chapter 1 General Provisions

---

- END OF REPORT -



## **Community Land Management Plan (CLMP)**

### **Chapter 11 - Rymill Park / Murlawirrapurka (Park 14)**



## CONTENTS

1. *National Heritage Listing context*
2. *Kaurna Cultural Significance*
3. *Historical context for Park 14*
4. *Drivers of Change*
5. *Purpose for which Park 14 is held*
6. *Objectives for the use and management of Park 14*
7. *Policies and proposals for the use and management of Park 14*
8. *Performance Targets and measures – against objectives*
9. *Public use and movement through Park 14*
10. *Policies for granting leases or licences in Park 14*
11. *Circumstances not provided for*
12. *Master Plan*



### Purpose of this CLMP

Chapter 11 outlines how the City of Adelaide (CoA) will manage and develop the landscape, general recreational and sporting activities, events and facilities in Park 14 for the enjoyment and wellbeing of residents, workers and visitors.

Chapter 11 meets the statutory requirements of section 196 of the *Local Government Act 1999* and should be read in conjunction with Chapter 1 (General Provisions) of the Adelaide Park Lands CLMP.

The CLMP is broadly consistent with the 2015 Adelaide Park Lands Management Strategy (APLMS) with the exception that the APLMS envisages moving the existing playspace closer to the kiosk to create an activity hub; and does not envisage any change to the existing lake.



The Park 14 playspace in the 1960s

## 1.0 National Heritage Listing context

The Adelaide Park Lands and City Layout are included on Australia's National Heritage List and possess six gazetted heritage values.

Changes to Park 14 should be monitored to achieve an appropriate balance of use and landscape character that is consistent with the heritage values.

The integrity of the Park Lands must not be diminished by cumulative impacts from changes not related to outdoor recreation or environmental considerations in or near them.

As an integral component of the Park Lands, Park 14 will continue to contribute to the following recognisable elements of the Park Lands and City Layout

- The two major City areas separated by the River Torrens, the encircling Park Lands and six town squares and the grid pattern of major and minor roads;
- The wide streets, public squares and expansive open spaces;
- A city completely enclosed by a defined boundary of Park Lands:
  - containing recreation areas, sports grounds, gardens and public facilities which contribute to the health of the population by providing venues for individual and group activities and events, meetings and passive and active recreation;

- which have significant social value due to the range of important civic, public and cultural assets and institutions they contain
- A city designed to respond to the topography, in particular:
  - northern sections located and angled to take advantage of the rising ground while retaining the River Torrens as a feature within the Park Lands;
  - judicious siting and wide streets, maximised views and vistas through the City and Park Lands and from some locations to the Adelaide Hills; and
  - a hierarchy of road widths, with a wide dimension to principal routes and terraces and alternating narrow and wide streets in the east-west direction.

## 2.0 Kurna Statement of Cultural Significance

*To be finalised in consultation with Kurna Community*

## 3.0 Historical context for Park 14

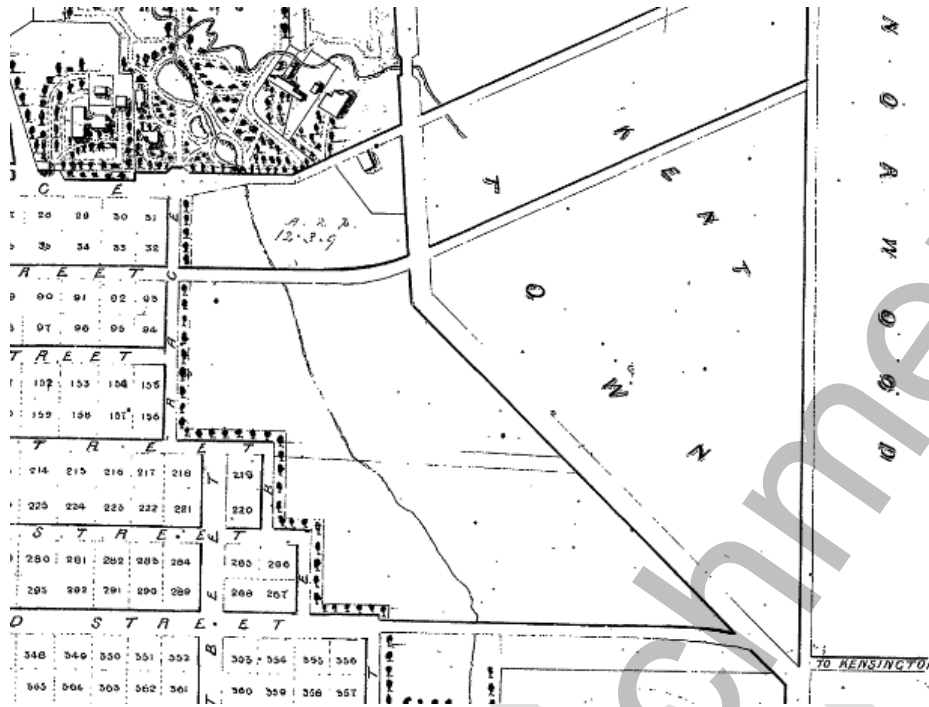
Prior to colonial settlement, the Adelaide Plains were occupied by the Kurna and covered by a variety of vegetation types. What became Park 14 was thought to be originally a blend of Grey Box and Blue Gum woodland.

Park 14 arose out of the 1837 Colonel William Light Plan for the City of Adelaide and Park Lands and, as such, has contributory significance to this plan.

From settlement, the Park Lands were progressively cleared, fenced and grazed with livestock.

Park 14 was created through the opening of Rundle and Bartels Roads. Rundle Road was dedicated as a public road in 1855 and subsequently raised by many metres to eliminate the periodic flooding caused by Botanic Creek. Bartels Rd was opened in 1871.

A water course flowed through this area, as can be seen on this portion of the City Surveyors Map dated 1865. This creek is now known as Botanic Creek and flows into the Kainka Wirra / Main Lake in the Adelaide Botanic Garden.



When the Park 14 lake was created in 1959/60 the creek was diverted underground around the eastern side of the lake from the point of entry under Bartels Rd to re-appear on the northern side of the lake and proceeded from there under Rundle Road.

This photo from 1872 shows Park 14 bounded by Rundle Road on the right-hand side.



Sometime prior to 1907, a horse-drawn tram line to Norwood and Kensington was constructed through Park 14 on a raised embankment.

The tram line was electrified in 1907 but fell into disuse by the late 1950s.

In 1957 the Adelaide Bowling Club was moved from the northern end of Kintore Avenue to Park 14.

1959-60 Town Clerk William Veale commenced a major re-design of the park (south of the tram embankment), naming it after former Lord Mayor Arthur Rymill.



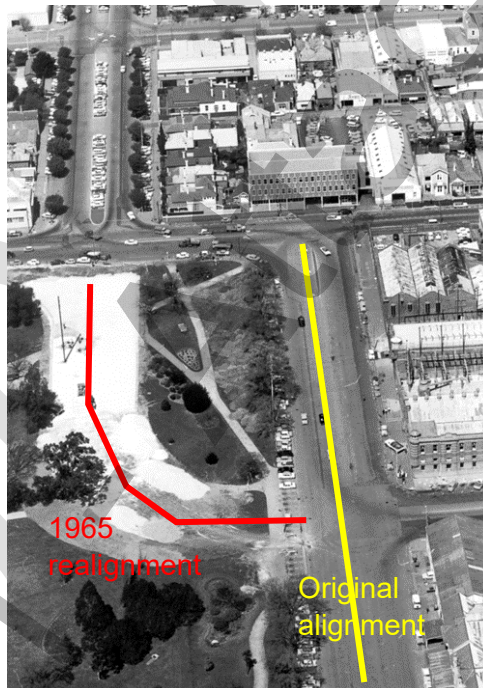
Figure  
Plan of Rymill Park, as constructed and planted, dated 11 July 1962. In comparing this plan to the preceding 1958 plan it will be noted that the Lake has been reduced in size/volume, the 'boat haven' reinvented with a landing and kiosk, pedestrian pathways realigned and repositioned, a new playground was installed to the north-east of the Lake, a different tree clumping strategy was employed and the Tramline Embankment was bushed up with shrubbery. Source: ACC Archives.

This new landscape was superimposed on an existing layout largely created by August Pelzer (City Gardener 1899 to 1934), based on an earlier 1880 design by J. E Brown.

Up until this time a large rubbish dump existed just north of Bartels Rd, as shown in red on this 1935 aerial photo.



In 1965, East Terrace was realigned as shown in the following photo, creating a new, separate 'pocket park'.



In 2017, during the O-Bahn extension project through Park 14, East Terrace was again realigned as shown in the following aerial photo.



### Post-settlement cultural landscape significance

The Cultural Landscape Assessment for the Adelaide Park Lands provides the following statement of significance for Park 14.

*... is a significant example of the re-crafting of the Adelaide Park Lands by William Pengilly and August Pelzer from an informal mixed species landscape into a semi-formal Gardenesque park characterised by tree-lined axial pedestrian pathways and feature memorials. More importantly, it is one of two major park facilities created in the 1950s-60s under Town Clerk Veale to serve as major recreational venue for Adelaideans. It still retains much of this 1870s-1930s structure and character although it was significantly renovated in the 1950s-60s to create a major park landscape with a feature lake.*

The Cultural Landscape Assessment identifies the following significant features:

- Remnants of a (late 1800s) White Cedar avenue running from the south western corner of the park in a north easterly direction. Originally this avenue ran through to the north-east corner of the park but is no longer discernible beyond the lake.
- A (late 1800s) White Cedar avenue running from the north-western corner of the Park, terminating at the Lake.
- A more recent (possibly early 1900s) avenue of Plane trees running from the south-eastern corner of the Park towards the lake.
- Holm Oak in the north-eastern corner of the Park.



- Conybeare’s Cypress located adjacent to the vehicle entrance off Bartels Rd.



- The collection of Lemon-scented Gums and Elm trees in the western portion of the Park.
- The Adelaide Bowling Club clubhouse and gates.



- The characteristic 1960s Carey Gully stone-faced kiosk and toilet block.





Other specific items of cultural significance:

- Low Carey Gully stone entrance walling – south-western corner
- Rose Garden Opening plaque and White Granite Sundial
- Rymill Park Naming plaque and stone
- Piccaninny Statue by John Dowie
- Rymill Park lake, island and bridges
- Alice in Wonderland statue by John Dowie
- Bridgland Fountain (now relocated to the main (western) portion of Park 14.
- Catholic Community First Mass Memorial



The current layout of Park 14

## 4.0 Drivers of Change

An increasing population in the eastern part of the City, Kent Town and Norwood is likely to lead to greater use levels of Park 14 and demand for a greater diversity of experiences.

The O-Bahn tunnel through Park 14 along the old tram embankment has not had a significant impact on the park's characteristics and utilisation. However, the O-Bahn portal at

the western end of the Park has created a significant disconnect in the landscape and hinders the north-south pedestrian and cyclist movement as well as the use of that portion of the Park for events and casual recreation. The portal is a visual intrusion on the green landscape and the noise emanating from bus movement also likely discourages use of that portion of the Park.

Major event holders find the open semi-formal, welcoming landscapes of the Park attractive and this drives event activity, particularly being adjacent to the activity of the East End.

Climate change will affect the Park Lands, requiring adaptive changes which mitigate the impacts and contribute to the comfort of users.

## **5.0 Purpose for which Park 14 'is held'**

Park 14 is a contributory element of the Adelaide Park Lands and City Layout, which is included on Australia's National Heritage List (as shown below).

The Park Lands were set aside in 1837 to provide for the recreational purposes of the citizens of the new colony, to improve land values in the City and to provide for limited Government domains.

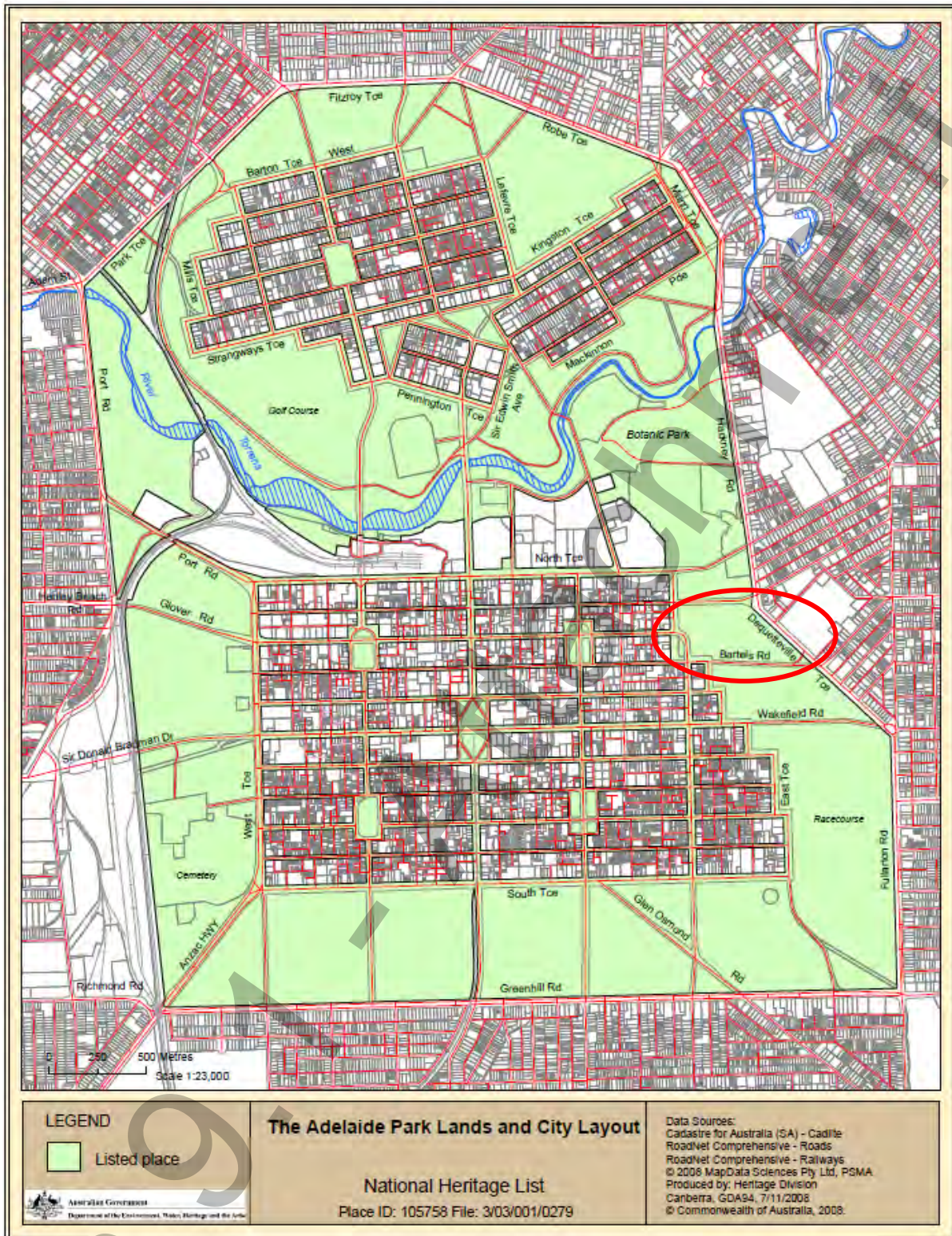
Park 14 by virtue of its semi-formal, green landscape, shady picnic spaces and large central lake has a purpose as a popular picnic and event location.

Park 14 serves local and visitor outdoor recreational purposes including walking, running, picnicking, relaxing and events (both major and minor).

Park 14 is a key connection for pedestrians and cyclists between the city and the eastern suburbs.

Park 14 provides visual and physical relief (particularly the large lake and surrounds) from the urban environment and serves as a landscape setting and entrance statement for the City.

A part of Park 14's purpose is to host the Adelaide Bowling Club, which is a valued local sporting institution.



## 6.0 Objectives for the use and management of Park 14

The following (in no particular order of priority) constitute the objectives for Park 14:

- Provide for informal outdoor recreational activity, including picnicking, café (kiosk), walking, running, play and other similar uses.

- Provide for a range of events
- Retain the significant cultural landscape elements identified in section 3 of this Chapter of the CLMP
- Retain the semi-formal, nature of the Park.
- Preserve and enhance the characteristic 1960's landscape setting and elements around the lake, through a contemporary design approach that considers their current and future functions, in particular, the:
  - Kiosk, including current extent, design and relationship with the lake
  - Form and scale of the lake, the island and bridges while investigating options to increase the sustainability of the lake, including as a vegetated wetland
  - Small boat hire service (as a contributory use) if possible
  - Piccaninny and Alice statues, Rymill Park sign and opening plaque
    - Seek Local Heritage Listing of these items
  - Adjacent White Cedar and Plane Tree avenues
  - Rose Gardens, associated features and arbor
  - Bridgland Fountain – in its current location
    - Seek Local Heritage Listing of this item
  - The south-eastern entry feature with its low, Carey Gully stone walling
  - Investigate opportunities to celebrate the pre-colonial (Kaurana) cultural heritage of the park.
- Retain open spaces to facilitate use. The exception is the space allocated for the following new playspace.

### **Note**

**The Master Plan for Park 14, as adopted by the City of Adelaide on 30 July 2019 for consultation purposes, also includes an option to convert the current lake to a vegetated wetland which harvests and treats stormwater from adjacent, eastern areas of the City. Such a development could involve a substantial change to the character of the existing lake but may enhance the long-term sustainability of the water body, contributing to the health and wellbeing of the environment and community. The future of the two options will be resolved through the consultation process, the provision of further advice from the Adelaide Park Lands Authority and the decision of Council.**

## **7.0 Policies and proposals for the use and management of Park 14**

### **Plantings**

The combination of high quality native and exotic, large shady trees is vital to the character and value of Park 14 and should be carefully curated with fine specimens. Poor and declining specimens should be replaced.

### **Playspace**

Create a new inclusive playspace in the north-eastern corner of the Park and name it after Quentin Kenihan in recognition of his contribution to the contemporary life of Adelaide.

Ensure access to the playspace meets the needs of all.

Creation of the playspace will involve the removal of the current toilet block and the construction of a new facility which meets the specific needs of visitors to the playspace.

Fencing is essential to the success of this inclusive playspace however the fencing could be minimised by utilising the existing Adelaide Bowling Club fence.

Remove the existing playspace and return to open space.

### **Lake and Island**

The water quality of the lake should be improved with consideration for its long-term aesthetic qualities as well as its environmental sustainability, capital and lifecycle costs.

Explore the option of harvesting, cleaning and recycling stormwater from the city's eastern catchment area in accordance with contemporary best practice in Water Sensitive Urban Design. This design would include native vegetation, increase biodiversity and mitigate the negative effects of pollutants entering the Torrens Lake and connecting water courses.

The island in the lake should be enhanced with a more attractive surface, landscaping and shelter that better facilitates events.

### **Power Cables**

Underground any over-head power cables throughout the Park.

### **Adelaide Bowling Club**

Contain the Adelaide Bowling Club to its existing footprint and preserve its character as an outdoor bowling green. Upgrade internal and external contributory facilities and retain and improve the grass playing surfaces. Improve the interface of the facility with the Park.

### **Public Car Park, parking and access**

Contain the existing public car park adjacent the Bowling Club to its current footprint and improve its aesthetics (including integration with the surrounding Park) and water sensitive design.

Manage competing use of the car park by:

- Preventing use by commuters, shoppers and other uses not related to use of the Park.
- Providing a limited permit system for the Adelaide Bowling Club and kiosk operators.
- Incorporating adequate accessible parking for playspace visitors.

Manage surrounding parking to support visitation to the park including a higher level of disabled parking space provision (in addition to the existing car park)

Allow an indented bus drop-off/loading zone off Dequetteville Terrace to support large groups visiting the inclusive playspace and bowling club.

Provide a hierarchy of paths with an accessible path network that connects key aspects of the park to the inclusive playspace.

Ensure the main (sealed) paths in the Park are adequately lit.

Persons must have written permission to drive vehicles into the park or park on any non-parking designated areas.

## Recreation

Permit low impact recreation activities on open spaces including the lake providing they do not exclude general community access, for example non-motorised model boats, row boats, exercise classes, Personal Trainer sessions.

Given it is a popular picnic park, do not permit the use of unmanned aerial vehicles, eg drones, model aircraft.

Picnicking is an important activity throughout the Park Lands and picnickers should be provided with comfortable, modern (including recycling) facilities.

## Events

Events are a valued contribution to the cultural life of the Adelaide Park Lands. The Adelaide Park Lands Events Management Plan 2016-2020 categorises Park 14 as a 'Premium' park which is suitable for a broad range of events including arts and culture, live music, community events and events of iconic international or national significance. Medium and large-scale events are encouraged in Park 14 where they:

- Do not have a long-term impact on the trees and turf of the Park
- Include tree protection zones
- Provide a diverse offering
- Provide a welcoming, inclusive, healthy and safe environment for event patrons and staff, adhering for national standards and legislative requirements:
- Undertake practices that limit the amount of damage to the event site, and take responsibility for restoring the site to the pre-event condition through the remediation process
- Where fencing is required, use visually permeable and aesthetically pleasing material as much as possible
- Limit the impact on general public use and access as much as possible
- Are inclusive of the kiosk operator

Upgrade event infrastructure as required but ensure it is sensitively designed and sympathetic to the semi-formal, ornamental nature of the Park.

Further detail regarding the conduct of events can be found in the Adelaide Park Lands Events Management Plan.



Gluttony – a popular Fringe event in Park 14

### **Public Art and Memorials**

Provide opportunities for the development of permanent and temporary public artworks and memorials across the Park, as unique attractions that encourage exploration and creative engagement.

### **Interpretation**

Interpret both Kaurna and non-Kaurna cultural heritage of the Park through signage and other means, particularly the Piccaninny and Alice statues as well as the Park naming sign.

### **Kiosk**

Activate the kiosk and provide adjacent toilet facilities. The kiosk should retain its small-scale character and intimate relation with the lake. Create a deck out into the lake from the kiosk frontage.

Lease the kiosk to an operator able to provide a distinctive, original or imaginative offering and a high level of service, both in terms of quality and duration of service, suitable to the activity levels of the Park.

### **Pocket Park**

Protect and enhance the western pocket park as follows:

- There should be no further encroachment on the green space of this pocket park
- As a focal point, create a 'Place of Reflection' that meets the needs of the Stolen Generation, their families and friends
- Manage the parking area to the north (which serves the adjacent Tandanya National Aboriginal Cultural Institute and Electranet headquarters / power transformer) through a regulated permit system and prevention of unauthorised use.

### Remnant water courses in the Park.

The feasibility of restoring the natural flow environment of Botanic Creek south of the O-Bahn tunnel should be explored. Enhance the small section of Botanic Creek between the O-Bahn tunnel and Rundle Road to create a more natural setting.

### Views

Where they exist, views to the City and Hills should be preserved.

### Park Lands Trail

Retain the Park Lands Trail and ensure it is adequately signed and connected to adjacent sections of the Trail.

### Native vegetation and wildlife

There is no remnant native vegetation in Park 14. The park has been cultivated using a mixture of native Australian and exotic plantings and turf.

Native wildlife does occur in the Park in the form of possums, common birds and (probably) bats, and should be nurtured and protected. Wildlife species which may be found in Park 14 are included as **Attachment A**.

### Dog Management

Dogs and their owners are welcome in Park 14. To create a safe and comfortable environment for all visitors to the park, dogs must be on leash at certain times:

- Between 10am and 6pm during non-daylight savings time
- Between 10am and 8pm during day light savings time
- At all times within the playground
- At all times when organised sport is being played

Outside of these times dog may be exercised off-leash and under effective control. Dogs must be cleaned-up after at all times.

A dog on-leash means:

- The person is controlling the dog by means of a chain, cord or leash that does not exceed 2 metres in length; or
- The person is controlling the dog by tethering it to a fixed object by means of a chain, cord or leash that does not exceed 2 metres in length.

Effective Control Means:

- The person is controlling the dog by command and the dog is in close proximity to the person and the person is able to see the dog at all times.

### City of Adelaide Horticultural Hub

This facility at the western end of public car park services Parks 13, 14 and 15 and should be retained within one of these parks as an integral component of their maintenance. The location of the hub may be reviewed to facilitate better connectivity between the Adelaide Bowling Club and the park.



## 8.0 Performance Targets and measures – against Objectives

### Performance Targets

The following are the performance targets taken from the management objectives which the City of Adelaide intends to measure:

The preservation of the National Heritage Listing Values for the Adelaide Park Lands and City Layout (with Park 14 as a contributory element).

The ongoing recognition of Kaurna cultural significance as specifically measured through feedback from the Kaurna community

Implementation of the Place of Reflection, as specifically measured through feedback from those who's needs it is intended to meet.

Preservation and enhancement of post-settlement cultural significance, in particular:

- 1960s designed lake, kiosk and setting
  - Kiosk, including current extent, design and relationship with the lake
  - Form and scale of the lake, the island and bridges, while investigating options to increase the sustainability of the lake, including as a vegetated wetland
  - Small boat hire service (as a contributory use) if possible
- Remnants of the 19<sup>th</sup> century White Cedar Avenue
- Plane Tree Avenue
- Piccaninny and Alice statues, Rymill Park sign and opening plaque
- Rose Gardens, associated features and arbor
- Bridgland Fountain – in its current location
- The south-eastern entry feature with its low, Carey Gully stone walling
- Holm Oak in the north-eastern corner of the Park
- Conybeare's Cypress located adjacent to the vehicle entrance off Bartels Rd
- The collection of Lemon-scented Gums and Elm trees in the western portion of the Park
- The Adelaide Bowling Club clubhouse and gates.

Maintenance and improvement of the semi-formal landscape and large, shady tree stock comprised of native and exotic species with an emphasis on specimen plantings.

Management of car parking:

- In the public car park by achieving a balance between the requirements of general park users, Adelaide Bowling Club and playspace users
- In the small car park adjacent the western pocket park by regulating the permits required for Electranet and the Tandanya Institute and prevention of unauthorised uses

Quality and level of service provided by the kiosk operator.

Implement the new playspace and other detail provided in the Master Plan included in this Chapter of the CLMP.

Annual review of events held in Park 14 through the annual review of the Adelaide Park Lands Events Management Plan 2016-2020.

## Measurement

These performance targets are subject to funding allocations through the City of Adelaide's annual Integrated Business Plan process.

These performance targets will be reviewed annually through structured reports to the:

- Adelaide Park Lands Authority's Annual Community Forum – which includes an opportunity for feedback on all Park Lands matters from the Authority's Board Members and members of the public
- City of Adelaide's internal cross-divisional Park Lands coordination group.

## 9.0 Public use and Movement

Restrictions on public use may, or will, occur as follows:

- Permanent restrictions across the O-Bahn tunnel portal
- Access to the Adelaide Bowling Club is generally by invitation only
- Event holders may require ticketed access
- During the Adelaide 500 event, the provisions of the *SA Motor Sport Act 1984* may restrict access to the southern portion of the Park

Manage activities/events to maintain access to the fenced children's inclusive playspace, Bowling Club, kiosk and lake.

## 10.0 Policies for the granting of leases or licences

Leases and Licences may be granted only where they support outdoor recreational activity.

More detailed provisions can be found in the City of Adelaide's "Adelaide Park Lands Leasing and Licensing Policy and Guidelines".

The Adelaide Bowling Club and Kiosk operator may be considered for leases longer than 5 years.

Event holders may be granted temporary leases and/or licences.

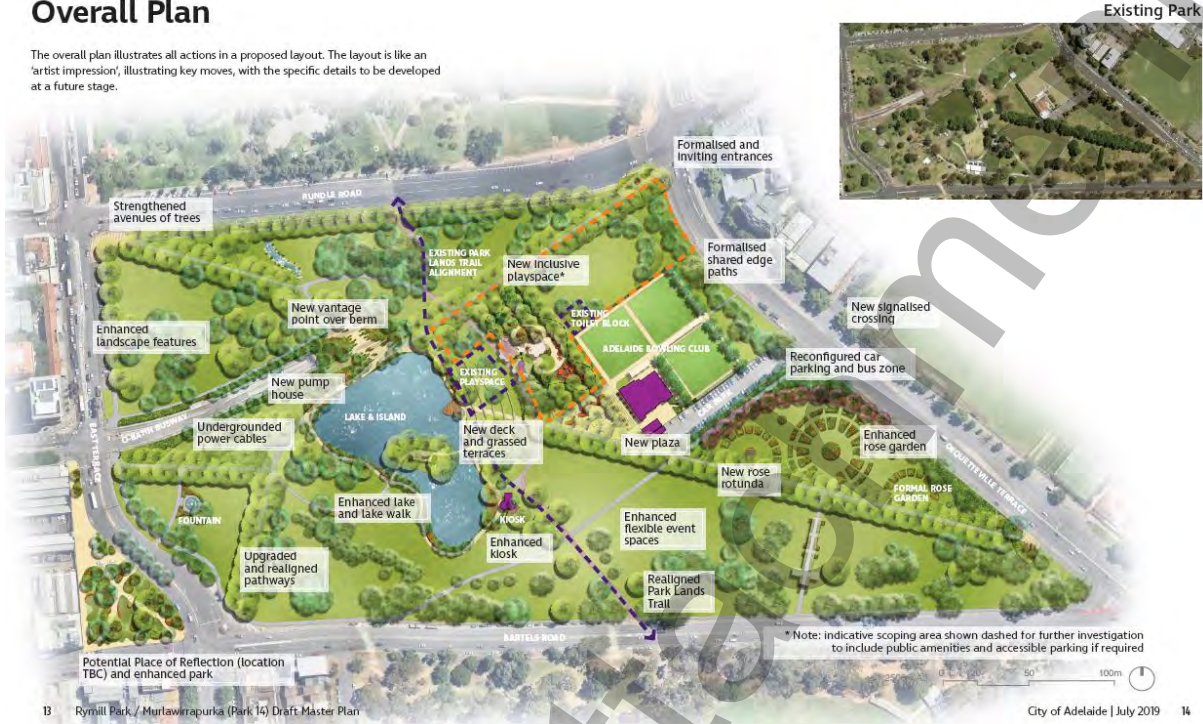
## 11.0 Circumstances not provided for

This CLMP recognises that not all proposals for the management and enhancement of Park 14 can be foreseen. Any significant change not provided for here should be considered within the broader planning framework provided by the Adelaide Park Lands Management Strategy and considered as an amendment to this CLMP.

# 12.0 Master Plan

## Overall Plan

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



Attach complete Master Plan

Attachment A – an indicative list of native wildlife which may be found in Park 14.

Native Birds	
Adelaide Rosella	<i>Platycercus elegans adalaidae</i>
Australian Magpie	<i>Cracticus tibicen</i>
Australian White Ibis	<i>Threskiornis molucca</i>
Australian Wood duck	<i>Chenonetta jubata</i>
Crested Pigeon	<i>Ocyphaps lophotes</i>
Crimson Rosella	<i>Platycercus elegans</i>
Dusky Moorhen	<i>Gallinula tenebrosa</i>
Eastern Rosella	<i>Platycercus eximius</i>
Eurasian Coot	<i>Fulica atra</i>
Galah	<i>Eolophus roseicapillus</i>
Little Corella	<i>Cacatua sanguinea</i>
Little Raven	<i>Coryvus mellori</i>
Long-billed Corella	<i>Cacatua tenuirostris</i>
Magpie-lark	<i>Grallina cyanoleuca</i>
Musk Lorikeet	<i>Glossopsitta concinna</i>
Noisy Miner	<i>Manorina melanocephala</i>
Rainbow Lorikeet	<i>Trichoglossus haematodus</i>
Red Wattlebird	<i>Anthochaera carunculata</i>
Straited Pardalote	<i>Pardalotus striatus</i>
Sulphur-crested Cockatoo	<i>Cacatua galerita</i>
Welcome swallow	<i>Hirundo neoxena</i>
Black duck	<i>Anas superciliosa</i>
Red-rumped parrot	<i>Psephotus haematonotus</i>
White-eyed duck	<i>Aythya australis</i>
Little grebe	<i>Tachybaptus novaehollandiae</i>
Grey teal	<i>Anas gracilis</i>
Silver gull	<i>Chroicocephalus novaehollandiae</i>
Laughing Kookaburra	<i>Dacelo novaeguineae</i>

## Adelaide Park Lands – Community Land Management Plan

Fork-tailed swift	<i>Apus pacificus</i>
Mammals	
Common Brushtail Possum	<i>Trichosurus vulpecula</i>
Common Ringtail Possum	<i>Pseudocheirus peregrinus</i>
Koala	<i>Phascolarctos cinereus</i>
Southern Freetail Bat	<i>Mormopterus sp.</i>
Grey-headed Flying-fox	<i>Pteropus poliocephalus</i>
Reptiles	
Marbled gecko	<i>Christinus marmoratus</i>

Note: This document is the 2013 CLMP Chapter for Parks 13 – 15 with consequential revisions necessary to enable a new Chapter for Park 14 marked distinctly (**additions blue**, **deletions red**). September 2019



---

## COMMUNITY LAND MANAGEMENT PLAN

---



---

### Chapter 14

Rundle Park / Kadlitpina (**Park 13**)

~~Rymill Park / Murlawirrapurka~~

Ityamai-itpina (Park 15)

[adelaideparklands.com.au](http://adelaideparklands.com.au)



## **Rundle Park/Kadlitpina (Park 13) , Rymill Park/Murlawirrapurka and Ityamai-itpina (Park 15)**

### Introduction

#### 1.0 Directions

- 1.1 Desired Future Character Statement
- 1.2 Challenges/Opportunities
- 1.3 Management Directions

#### 2.0 Background

##### 2.1 Heritage

- 2.1.1 Kurna Heritage
- 2.1.2 Kurna Naming
- 2.1.3 European Significance
- 2.1.4 Heritage Listing

##### 2.2 Landscape

- 2.3 Recreation  
Lease and Licence Areas Map

##### 2.4 Natural Systems

## Introduction: The Community Land Management Plan

This document is Chapter 14 of the Community Land Management Plan for the Park Lands (the CLMP). It should be read together with Chapter 1, which is the CLMP Framework. Chapter 1 explains the requirements for the CLMP, the legislative and planning context, the CLMP Statutory Principles, and the CLMP Framework.

Rundle Park/Kadlitpina, ~~Rymill Park/Murlawirrapurka~~ and Ityamai-itpina (Park 15) are grouped together ~~in this chapter~~ because of similarities in landscape character and use. The key to each Chapter is the Management Directions which represent the application of existing strategies and policies in each Park area.

## 1.0 Directions for Rundle Park/Kadlitpina (Park 13), ~~Rymill Park/Murlawirrapurka~~ and Ityamai-itpina (Park

### 15) 1.1 Desired Future Character Statement

*The picnic and event spaces of Rundle Park/Kadlitpina ~~and Rymill Park/Murlawirrapurka~~ provide urban parks with unique characteristics, ~~such as the 1960s design of Rymill Park,~~ contrasted with the more natural and sporting uses of Ityamai-itpina (Park 15).*

### 1.2 Challenges/Opportunities

- Strengthening the *quality and appeal* of the Park Lands to attract park users.
- Contributing to the *open space needs and expectations* of the growing residential communities in and around the City.
- Minimising *impacts on the parks* associated with high usage and a wide range of events.
- Maintaining and enhancing the *formal garden settings* in Rundle Park/Kadlitpina ~~and Rymill Park/Ityamai-itpina.~~
- Improving the *biodiversity values* of Ityamai-itpina (Park 15) whilst maintaining turfed and shaded areas for recreation and sport
- Maintaining important *views and vistas* across the Adelaide Plains to the Adelaide Hills.
- Ensuring *tree avenues* are conserved and strengthened.
- Meeting *demand for improved pedestrian and cyclist access* for recreation and commuter purposes.
- Managing *flood mitigation measures* in the Parks.



### 1.3 Management Directions

1.3.1 Enable **appropriate activities and events** in the Parks (RS2 & 6) allowing spaces to respond to their context to accommodate both events and informal recreation, ensuring access to facilities such as **kiosk**, playground and **lake** during events, and enhancing **event venues** within Rundle Park/Kadlitpina and Rymill Park/Murlawirrapurka while maintaining their existing semi-formal character (LMP p.65).

1.3.2 Conserve, enhance and interpret the identified **cultural heritage landscape** and its contributory features such as exotic species, avenues and corridors (HS3 & 4):

1. Aleppo Pine stand
2. White Cedar Avenue
3. Camphor Laurel Circle
4. Northern Rose Garden
5. Southern Rose Garden
6. Oriental Plane Tree Avenue
7. White Cedar Avenues
8. Olive Grove
9. SA Blue Gum Avenue
10. Pepper Tree Avenue

1.3.3 Retain, conserve and pursue Local Heritage Listing of:

- a. the white cedar avenue in Rundle Park.
- b. Valve House
- c. Alice in Wonderland statue
- d. "Picanniny" statue
- e. The 1961 landscape design of Rymill Park including the lake, footbridges, sign, rose gardens and sundial
- f. former tramline embankment
- g. East Terrace Ityamai-itpina (Park 15) Glover Playground including shelter shed, sign and original as trees

1.3.4 Manage the War memorial horse trough and obelisk in recognition of its status as a **Local heritage Place (City Significance)**.

1.3.5 Retain existing **spatial layout and pathway alignments** which are part of the cultural heritage values of the Parks (HS3).

1.3.6 Strengthen the outer and City edges of the parks through **large tree species plantings** and enhance the Park's character consistent with the Open Woodland/Sports Zone and the Civic, Cultural and Urban Parks Zone and manage landscape consistent with the planting directions in 2.2 below. (L13)

~~1.3.7 Manage and support improvements to playground, kiosk, picnic areas and lake in Rymill Park/Murlawirrapurka as an activity hub for informal recreation (R9).~~

1.3.8 Manage **Park Lands Trail**, strengthening connections to adjoining parks, and other paths for residents and visitors (particularly perimeter paths) linking with City and suburban walking and cycle networks where appropriate (RP10, RP11).

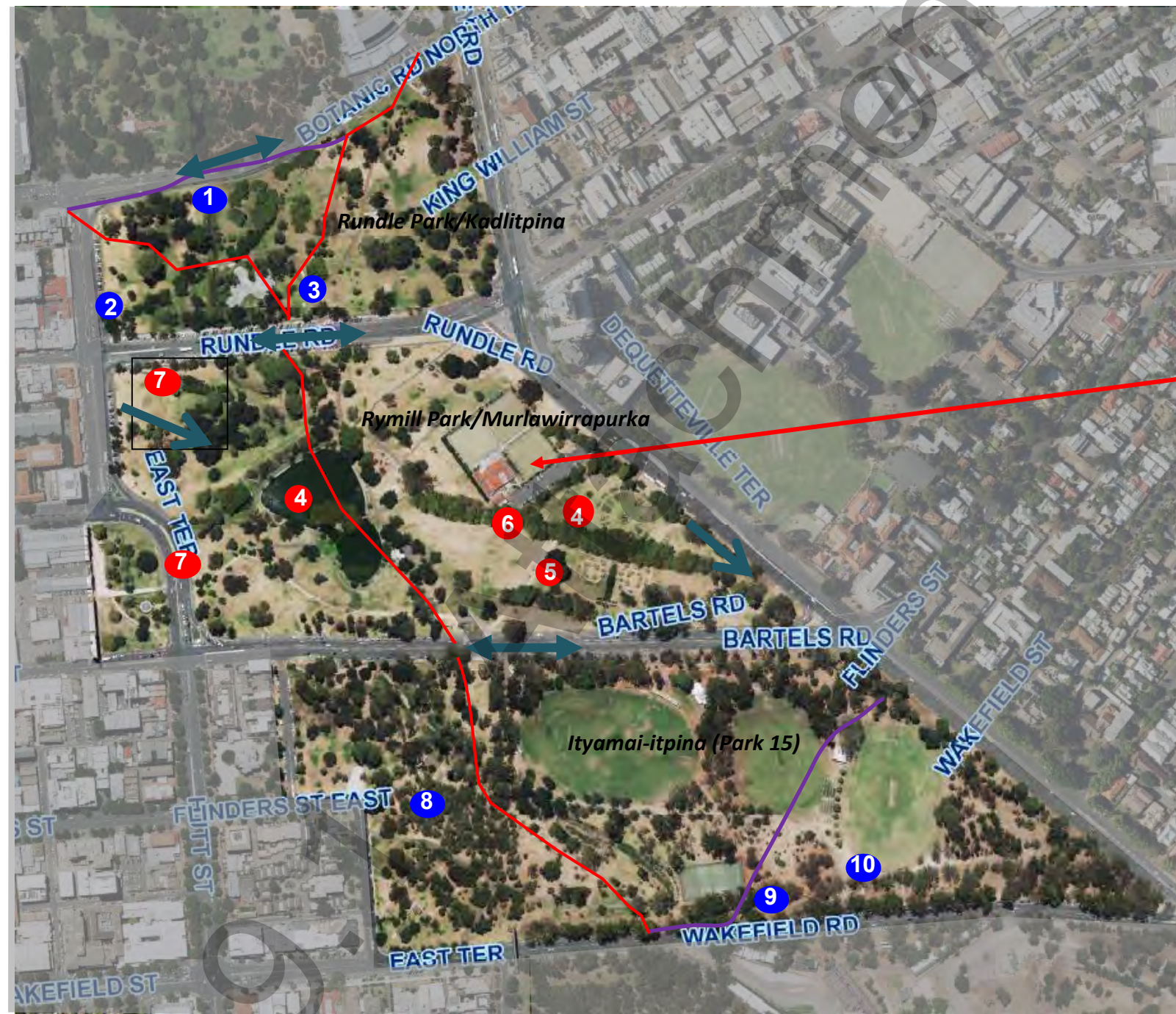
Park Lands Trail is shown as: █  
 Priority proposed/upgrade shared path: █

1.3.9 **Lighting** should support the safe movement of pedestrians throughout the Park. (R9)

1.3.10 Ensure that **CPTED principles** are taken into consideration, whereby sightlines are supported through vegetation management. (R9)

#### DESIRED FUTURE CHARACTER

*"The picnic and event spaces of Rundle Park/Kadlitpina (Park 13) and Rymill Park/Murlawirrapurka provide urban parks with unique characteristics, such as the 1960s design of Rymill Park, contrasted with the more natural and sporting uses of Ityamai-itpina (Park 15)."*



**Rundle Park/Kadlitpina (Park 13) Rymill Park/Murlawirrapurka and Ityamai-itpina (Park 15)**

~~1.3.11 Manage the area in the western part of Rymill Park/Murlawirrapurka near East Terrace (former road reserve) as Park Lands allowing very limited vehicular access, loading and parking according to a permit system in favour of the Aboriginal Land Trust (Tarrandanya).~~

1.3.12 Provide **supporting infrastructure** for paths such as signage, lighting, path upgrades and supporting facilities (PLPP3).

1.3.13 Maintain and enhance **views and vistas to the skyline and the Adelaide Hills** through carefully planned tree planting and spatial arrangements. Views illustrated as:



1.3.14 Protect **revegetation areas** in Ityamai-itpina (Park 15) and implement a selective mowing regime where appropriate.

1.3.15 Maximise **programmed usage** of the lease and licence areas and foster community access in Ityamai-itpina (Park 15).

1.3.16 Manage **car parking availability** for general park visitors (PLP14) ~~including the public car park adjacent the Adelaide Bowling Club.~~

~~1.3.17 Support improved landscaping and fencing interface between the Park and the Adelaide Bowling Club.~~

~~1.3.18 Improve waste management associated with kiosk.~~

1.3.19 Improve **water quality and management** of Botanic Creek by introducing appropriate vegetation in suitable locations and flood mitigation.

1.3.20 Support the **rationalisation of buildings** and upgrade of **regional sports areas courts** in Ityamai-itpina (Park 15) (MP4.3 and R17).

1.3.21 Manage the **playground in Ityamai-itpina (Park 15)** for the use of residents and nearby schools recognising its heritage value embodied in remnant plantings and the shelter shed, and seeking opportunities to better integrate the playground with the Park.

1.3.22 Support **improved use and access to courts** in Ityamai-itpina (Park 15).

1.3.23 Permit leases and licences as shown on **Lease and Licence Areas Map 2.3** and in accordance with Chapter One Framework.

#### References to Adelaide Park Lands Management Strategy:

- |                      |   |
|----------------------|---|
| R - Recreation       | PLP - Park Lands Priority                           |
| H - Heritage         | S - Strategy  |
| L - Landscape        | MP - Management Principles and Strategies           |
| NS - Natural Systems | 2 - Number refers to relevant strategy or principle |

Example: H.S.3&4 refers to Heritage Strategies 3 & 4

## 2.0 Background

Rundle Park/Kadlitpina (Park 13), Rymill Park/Murlawirrapurka and Ityamai-itpina (Park 15) form an important gateway statement for the eastern entrance to the City.

Rundle Park/Kadlitpina and Rymill Park/Murlawirrapurka are predominantly a formal landscape with a mixture of native and exotic trees. The parks provide a range of informal recreation facilities and also host a variety of events. ~~The 1961 design of Rymill Park/Murlawirrapurka lend it a unique style characterised by the lake and stone features. Ityamai-itpina (Park 15) is predominantly a semi-natural landscape with well-maintained sports fields and tennis courts and high-utilised playground.~~

The [Adelaide Park Lands Landscape Master Plan](#) identifies four landscape zones in the Park Lands – Rundle Park/Kadlitpina and Rymill Park/Murlawirrapurka are is located in the **Civic, Cultural and Urban Parks Zone (3)** characterised by structured and highly utilised parks. ~~These two Parks~~ This Park will respond more positively to the adjacent entertainment, retail and commercial precincts and be redeveloped to provide greater opportunities for city residents, workers, shoppers and visitors to enjoy a range of landscape settings befitting a contemporary city environment.

Ityamai-itpina (Park 15) is located within the **Open Woodland/Sports Zone (1)** characterised by large open grassed spaces semi-enclosed by predominantly native groves of trees, the open spaces are generally used for sporting activities. Significant areas of native vegetation and revegetation exist in this zone.

## 2.1 Heritage

### 2.1.1 Kurna significance:

The [Adelaide Park Lands](#) are part of the Red Kangaroo Dreaming Place, an important place for the Kurna people long before Adelaide was established.

**Rundle Park/Kadlitpina, (Park 13), Rymill Park/Murlawirrapurka and Ityamai-itpina (Park 15)** were part of a major camping area (1840s-1900) for Kurna people. This area would once have been an area of swamp leading into the waterhole in the Botanic Gardens. It would have provided a wealth of foods and other resources for the Aboriginal people of the area.

### 2.1.2 Kurna Naming:

As part of the Adelaide City Council's commitment to reconciliation with Aboriginal communities, places within the City have been given [Kurna names](#).

- Rundle Park is known as Kadlitpina which loosely translates as 'Captain Jack'.
- ~~Rymill Park is known as 'Murlawirrapurka' which loosely translates as 'King John'.~~
- Park 15 is known as 'Ityamai-itpina' which loosely translates as 'King Rodney'.

### 2.1.3 European significance:

Overall **Rundle Park/Kadlitpina, Rymill Park/Murlawirrapurka and Ityamai-itpina (Park 15)** retain their original shape and form as devised by Colonel William Light<sup>1</sup>, and have evidence of substantial tree planting that accords with the general spatial and species intent of John Ednie Brown<sup>2</sup>, August Pelzer<sup>3</sup> and Pengilly<sup>4</sup> such as pathway alignments and species plantings which reinforce a semi-formal Victorian style.

A cross-axial pathway lined with white cedars dissects the **Rundle Park/Kadlitpina** and has been evident since the 1870s. The path constitutes an important aesthetic and design element in the Park. In the 1980s a part of the Park was created with the removal of the Kent Town Waterworks, with a predominantly native vegetation character and later dedicated as the "Peace and Friendship Garden". The former Valve House from the waterworks remains in the Park but was relocated and substantially rebuilt within the north-east corner.

~~Two cross-axial pathways lined with Oriental Planes and White Cedars dissect Rymill Park/Murlawirrapurka that historically has been evident since the 1870s. Both constitute~~

<sup>1</sup> Surveyor General of Adelaide

<sup>2</sup> John Ednie Brown, Council's Supervisor of the Plantations, engaged to prepare a Report on a *System of Planting the Adelaide Park Lands* (1880)

<sup>3</sup> August Pelzer, City Gardener 1899-1934

<sup>4</sup> William Pengilly, City Gardener 1867-1883

~~important aesthetic and design elements in the Park. In the 1950s-60s, the Park was transformed to accommodate a lake, picnic and recreation grounds, as well as a large rose garden resulting in much of the present character and planting strategy. Road alignment changes in the 1960s resulted in the south-western corner of the Park being excised as a separate garden portion with little logical connection to either the Park or adjacent city streets. It is important that this area is managed as part of the Park, with no car parking permitted, so that it is seen and used as part of the Park Lands rather than disused land, making most of its attractive fountain focal point.~~

**Ityamai-itpina (Park 15)** has evidence of some tree planting that was undertaken during the Pengilly and Pelzer administrations that sought to create a semi-formal Victorian gardenesque style however this was never realised. Two short avenues of Pepper Trees (*Schinus aerea* var *molle*) and South Australian Blue Gums (*Eucalyptus leucoxylon*), combined with the Olive (*Olea europaea*) grove create interesting visual features and constitute important aesthetic and design elements in the Park.

**Rundle Park/Kadlitpina** contains the following vegetation and natural elements of heritage value:

- Botanic Creek watercourse
- White Cedar (*Melia azedarach* var *australiana*) avenue that dissects the Park, dating from the mid 1870s.
- Camphor Laurel (*Camphora cinnamomum*) circle planted by the Lions Club, in the south-eastern corner of the Garden, dating from the mid 1990s.
- Aleppo Pine (*Pinus halepensis*) stand of trees along the southern edge of Botanic Road that provides strong visual definition to the road scape and the northern flank of the Park, dating from the 1880s.

~~**Rymill Park/Murlawirrapurka** contains the following vegetation and natural elements of heritage value:~~

- ~~• Botanic Creek watercourse~~
- ~~• White Cedar (*Melia azedarach* var *australiana*) avenue running from the south-western corner of the Park to the Dequetteville Terrace & Rundle Street East intersection~~
- ~~• White Cedar (*Melia azedarach* var *australiana*) avenue running from the north-western corner of the Park into the Lake precinct~~
- ~~• Oriental Plane (*Platanus orientalis*) avenue running from the south-eastern corner of the Park into the Lake precinct~~
- ~~• Original English Elm (*Ulmus procera*) street tree plantings in the western portion of Rymill Park~~

**Ityamai-itpina (Park 15)** contains the following vegetation and natural elements of heritage value:

- Botanic Creek watercourse
- Olive (*Olea europaea*) grove in the western portion of the Park
- SA Blue Gums (*Eucalyptus leucoxylon*) along the Wakefield Road frontage and in the centre of the Park

- Pepper Tree (*Schinus aerea var molle*) avenue in the centre of the Park

There are additional (individual) trees of heritage value identified in the (Dr David Jones) the [Adelaide Park Lands and Squares Cultural Landscape Assessment Study](#) for Rundle Park/Kadlitpina, Rymill Park/Murlawirrapurka and Ityamai-itpina (Park 15). Only the avenues, boulevards and groupings of trees are identified in this Plan.

#### 2.1.4 Heritage Listing:

**Rundle Park/Kadlitpina (Park 13), Rymill Park/Murlawirrapurka and Ityamai-itpina (Park 15)** are part of the [Adelaide Park Lands and City Layout](#) which are on the National Heritage List. See Part 1, in the CLMP Planning Framework, at 1.3.1 for further information.

**Rundle Park/Kadlitpina** contains the War Horse Memorial Trough and Obelisk which is a Local Heritage Place (City Significance). This Park also contains the Valve House which was moved and rebuilt in the eastern end of the Park which is the last remaining structure from the Kent Town Waterworks, which was demolished in the 1980s. This building is not heritage listed but is an important feature considered to be of cultural and historic importance.

~~Rymill Park/Murlawirrapurka and Ityamai-itpina (Park 15) do not contain any State or local Heritage Places identified within the Adelaide (City) Development Plan. However, the Alice in Wonderland statue and the Picanniny statue in Rymill Park/Murlawirrapurka are considered to be of cultural and historic importance and are potential Local heritage places. The Rymill Park 1961 design features including the lake, footbridges (although replaced), sign, rose gardens and sundial, are also considered to be of cultural and historic importance. The former tramline embankment through Rymill Park/Murlawirrapurka also tells a story about its former use and layout, as well as providing a topographical feature adding interest to the Park.~~

**Ityamai-itpina (Park 15)** features a playground which still retains some features of its historic background, including the shelter shed, some remnant plantings and signage. The shelter shed is important to be retained.

#### 2.1.5 Landscape

The [Adelaide Park Lands Landscape Master Plan](#) identifies four landscape zones in the Park Lands. Rundle Park/Kadlitpina, Rymill Park/Murlawirrapurka and Ityamai-itpina (Park 15) are located within two zones.

**Rundle Park/Kadlitpina and Rymill Park/Murlawirrapurka** are located in the Civic, Cultural and Urban Parks Zone (Zone 3) which is characterised by structured and intensively-used Parks. Its vision is:

*“This zone, building on the Torrens River and the array of cultural and tourist activities along the northern edge of the city, is the major destination within Adelaide for local residents and visitors alike. Urban gardens and plazas, waterside parks and intensively used recreation hubs and event spaces create a unique sequence of parks which are a defining feature of the city and its lifestyle”.*

Applicable key planting directions from the **Adelaide Park Lands Landscape Master Plan: Civic, Cultural and Urban Parks Zone (3)** are:

- Structure planting to support a wide variety of intensively used spaces.
- Mix exotic and native species to provide spatial definition, shade and wind protection for adjacent spaces.
- Plantings to be more architectural in their patterning and layout, although some areas in the eastern parts of **Rundle Park/Kadlitpina** and **Rymill Park/Murlawirrapurka** may have a more informal character.
- Characterise the existing planting structure with a strong delineation between mown exotic grass and adjacent enclosing tree plantings.
- Use low plantings to reinforce walkway edges and avenue plantings.
- Grass or terrace slopes along the River and in other areas, use terraced gardens to showcase low water-use vegetation which add colour and texture to the park environment.

**Ityamai-itpina (Park 15)** is located in the Open Woodland/Sports Zone (Zone 1) which is characterised by large open grassed spaces semi-enclosed by predominantly native groves of trees, the open spaces generally used for sporting activities. Its vision is:

*“A broad open landscape with long vistas. This is the defining landscape of the Park Lands; home to a vast urban woodland of native trees, this zone is a reminder of the Adelaide landscape prior to 1836. It is also a place for people to recreate in both sporting and informal activities and enjoy the manicured gardens and avenues nestled within.”*

Applicable key planting directions from the **Adelaide Park Lands Landscape Master Plan: Open Woodland/Sports Zone (1)** are:

- enhance areas of high biodiversity particularly key remnant vegetation sites. Restore and reinforce an open woodland character generally across the Zone.
- Dominant tree species should be native/indigenous, informally planted, and interspersed with open grassland.
- Increase tree planting where spatial structure of open spaces needs enhancement.
- Limit understorey planting to areas that screen out unwanted elements such as vehicular traffic, and areas where natural landscapes for increased biodiversity are proposed, balanced with the general ‘open’ character of this zone, providing long views where appropriate.
- Plant exotic grasslands for sports fields and active recreation, and native grasslands in other areas to reinforce the natural character.

- Retain exotic species around designated facilities and gardens and in culturally significant avenues.
- Conserve and
- Allow for food-bearing plants in suitable locations.

~~Rundle Park/Kadlitpina and Rymill Park/Murlawirrapurka~~ are is a predominantly recreational landscapes while Ityamai-itpina (Park 15) has predominantly natural landscapes containing significant areas of native vegetation. **Ityamai-itpina (Park 15)** is a site for the state government Million Tree Program which aims to recreate the original woodland environment and protect remnant grasses. The Park has considerable variation in topography which adds visual interest.

Important supporting material to the development of the CLMP is the [Adelaide Park Lands and Squares Cultural Landscape Assessment Study](#) October 2007 by Dr David Jones which provides detailed information about the cultural landscape features of **Rundle Park/Kadlitpina (Park 13)**, ~~Rymill Park/Murlawirrapurka~~ and **Ityamai-itpina (Park 15)**.

## 2.3 Recreation

**Rundle Park/Kadlitpina (Park 13)**, ~~Rymill Park/Murlawirrapurka~~ and **Ityamai-itpina (Park 15)** make an important contribution to the recreation facilities of Zone 1, the Open Woodland/Sports Zone indicated by the [Adelaide Park Lands Landscape Master Plan](#).

**Rundle Park/Kadlitpina (Park 13)**, ~~Rymill Park/Murlawirrapurka~~ and **Ityamai-itpina (Park 15)** serve as a recreation precinct for a number of licence holders as well as serving the community through the provision of facilities including:

- Picnic facilities
- Pentanque Pisté
- ~~Playground in Rymill Park/Murlawirrapurka~~
- ~~Bowling Club~~
- ~~Kiosk~~
- Sports fields and associated change rooms
- Tennis courts
- Cricket pitches

Leased and licensed facilities are shown on the **Lease and Licence Areas Map** below. Facilities are available for use by other users outside of licensees' hours of use.

Cycle and pedestrian routes through the Park Lands are used for both commuter and recreation purposes, with proposed upgrades of existing paths, or proposed new paths as determined in the [Smart Move Strategy](#), shown in 1.3.

## Lease and Licence Areas Map

The Adelaide Bowling Club is the leased area within its fence (marked as 1 below). The sports fields and tennis courts (marked as 2, 3, 4 & 5) are licensed.



Legend	
<i>Adelaide Bowling Club</i>	
1.	Sports field(licensed) (plus change rooms which are leased)
2.	Sports field
3.	Sports field(plus change rooms which are leased)
4.	Tennis Courts

## 2.4 Natural Systems

A number of remnant native grasses are present in **Rundle Park/Kadlitpina (Park 13)**, **Rymill Park/Murlawirrapurka** and **Ityamai-itpina (Park 15)**. The [Adelaide Park Lands Management Strategy](#) (APLMS) Landscape Character map (page 22) identifies Biodiversity Conservation Areas (of importance) in the Park Lands. There are no areas of importance located in **Rundle Park/Kadlitpina (Park 13)**, **Rymill Park/Murlawirrapurka** and **Ityamai-itpina (Park 15)**.

[The Biodiversity and Water Quality Action Plan 2011-2016](#) has been adopted by Council and represents the additional research conducted in the development of the 'Key Biodiversity Areas' within the Park Lands. There are no key biodiversity areas in **Rundle Park/Kadlitpina (Park 13)**, **Rymill Park/Murlawirrapurka** and **Ityamai-itpina (Park 15)**.



---

## Relevant Links:

Adelaide Park Lands Management Strategy

<http://www.adelaidecitycouncil.com/environment/plans-and-policies/park-lands-management-strategy.html>

Cultural Landscape Study

<http://www.adelaidecitycouncil.com/environment/park-lands/park-lands-heritage/cultural-landscape-study.html>

Landscape Master Plan

<http://www.adelaidecitycouncil.com/environment/park-lands/park-lands-heritage/cultural-landscape-study.html>

Kaurna naming

<http://www.adelaidecitycouncil.com/environment/park-lands/park-lands-heritage.html>

Cultural Landscape Study - general

<http://www.adelaidecitycouncil.com/environment/park-lands/park-lands-heritage/cultural-landscape-study.html>

Cultural Landscape Study – Reports and Assessments on Padipadinyilla (Park 2), Kandarilla (Park 3), Kangattilla (Park 4) and Ngampa Yerta (Park 5))

<http://www.adelaidecitycouncil.com/environment/park-lands/heritage1/cultural-landscape-study/>

Adelaide City Council Biodiversity and Water Quality Action Plan

<http://www.adelaidecitycouncil.com/environment/biodiversity.html>

Smart Move Strategy

<http://intranet.adelaide.sa.gov.au/knowledge/Pages/Smart-Move-Strategy.aspx>

Park Lands Building Design Guidelines

<http://intranet.adelaide.sa.gov.au/knowledge/Pages/ParkLandsBuildingDesignGuidelines.aspx>

Note: This document is the 2013 CLMP Chapter for Parks 13 – 15 with consequential revisions necessary to enable a new Chapter for Park 14. Revisions marked distinctly (additions blue, deletions red).  
September 2019



# COMMUNITY LAND MANAGEMENT PLAN

## Chapter 1

### General, Framework

Note: branding/web to be updated

# CONTENTS

THE ADELAIDE PARK LANDS	Page 03
MANAGING THE PARK LANDS	Page 04
PARK LANDS PLANNING FRAMEWORK	Page 04
COMMUNITY LAND MANAGEMENT PLAN FRAMEWORK	Page 05
CLMP CHAPTERS	Page 05
<b>RELEVANT LINKS</b>	Page 06
<b>APPENDICES</b>	
<b>APPENDIX A – FLOWCHART – PARK LANDS LEGISLATIVE AND PLANNING FRAMEWORK</b>	Page 07
<b>APPENDIX B - LEGISLATIVE CONTEXT</b>	Page 08
o Adelaide Park Lands Act 2005 -Adelaide Park Lands Plan	
o Local Government Act 1999	
o Adelaide (City) Development Plan	
<b>APPENDIX C – PLANNING CONTEXT</b>	Page 11
o National Heritage List	
o The 30 Year Plan for Greater Adelaide	
o Creating Our Future, City of Adelaide Strategic Plan 2008-2012	
o Adelaide Park Lands Management Strategy: Towards 2020	
o Adelaide Park Lands Landscape Master Plan	
o Council Strategies, Policies and Plan related to the Park Lands	
-City of Adelaide Development Plan	
-Active City Policy	
-Biodiversity and Water Quality Action Plan	
-Events in the Park Lands Policy	
-On-Street Parking Policy	
-Adelaide Park Lands Building Design Guidelines	

# THE ADELAIDE PARK LANDS

Adelaide is the only Australian city to be completely enclosed by parks.

The Adelaide Park Lands are based on Colonel William Light's 1837 plan for the City of Adelaide (see Figure 2 below).

Comprising over 760 hectares, the Park Lands are a defining element of the City and are registered on the National Heritage List.

Characterised by a figure-eight ring of parks encircling the City and North Adelaide, including six Squares, the Adelaide Park Lands were an innovative design which still endures today.

Vision for the Park Lands is established in the Adelaide Park Lands Management Strategy:

***"The Adelaide Park Lands will provide inspiring and distinctive landscapes with rich recreational experiences; be sustainable, with strong natural ecosystems; communicate a rich heritage through conservation and interpretation; and be freely enjoyed by all."***

Adelaide Park Lands Management Strategy: Towards 2020:

## THE QUALITIES SOUGHT

The Adelaide Park Lands will...

- be a highly significant place valued for its natural and cultural landscape.
- continue to encircle the City of Adelaide as the 'City in the Park'
- be recognised for their distinctive landscape character with diverse settings
- have a strong sense of unification
- have effective physical and visual connections across the Park Lands
- incorporate equitable access to diverse and quality places and a strong focus on outdoor recreation
- be built on enduring and sustainable landscapes, where water and other environmental initiatives will be achieved
- recognise and celebrate Aboriginal, European and multicultural heritage
- incorporate well-managed, high quality recreational, cultural and semi-natural settings and facilities for current and future generations.

The Adelaide Park Lands are based on Colonel William Light's 1837 plan for the City of Adelaide (see Figure 2 below).

Figure 2: Colonel William Light's Plan for City of Adelaide 1837



Adelaide Park Lands 2011





Managing the Park Lands

The Adelaide City Council and the State Government of South Australia and committed to protecting, managing and enhancing the Adelaide Park Lands for the benefit of all South Australians.

Park Lands Planning Framework

The Park Lands Planning Framework is made up of all of the documents which inform the planning, management and decision making for the Park Lands.

All the documents (acts, policies, strategies and plans) have different roles, which are explained opposite and in the Appendices to this document.

**It is important to note that the CLMP forms only one part of the Park Lands Planning Framework.**

**Each document in the Park Lands Planning Framework is explained further in the Appendices to this document (Chapter 1).**

The CLMPs have been developed with reference to, and are consistent with, all documents in the Planning Framework, however they do not contain or repeat all of the information in the other documents.

When reading the CLMP it is important to be aware of, and refer to when necessary, the other documents which make up the Park Lands Planning Framework.

What is the Community Land Management Plan?

The Park Lands Community Land Management Plan ("CLMP") provides management direction for the Adelaide Park Lands, as required by the Adelaide Park Lands Act 2005 and the Local Government Act 1999.

This document covers those parts managed by the Council.

The State Government is also preparing management plans for the areas of the Park Lands that it manages.

What is the Community Land Management Plan used for?

To provide information for the community about the use of the Park Lands.

To inform the decision making of the Adelaide Park Lands Authority, Adelaide City Council (Elected Members and staff) and other government agencies with respect to management and improvement (enhancement) of the Park Lands.

PLANNING CONTEXT  
Park Lands Planning Framework

Further details in Appendices.

National Heritage List

The Park Lands are included on the National Heritage List. It is important to recognise the importance of views and vistas through, into and out of the Park.

The 30 Year Plan for Greater Adelaide

Reinforces the role of the Park Lands as a major recreational, sporting, natural and open-space asset servicing metropolitan Adelaide.

Creating Our Future, City of Adelaide Strategic Plan 2008-2012

Recognises the importance of activating the City's Park Lands and Squares.

Adelaide Park Lands Management Strategy: Towards 2020

Sets the Vision and Qualities Sought for the Park Lands, and identifies strategies and projects which contribute to the achievement of these. Strategies and Projects are grouped under the themes of Recreation, Landscape, Natural Systems and Heritage.

Park Lands 10 Year Action Plan

Prioritises the staged implementation of the initiatives arising from the Adelaide Park Lands Management Strategy. The Action Plan is used to set long-term and annual budgets, and to record, assess and rank new Park Lands project proposals as they arise.

Adelaide Park Lands Landscape Master Plan

Guides the reinforcement, enhancement, recognition and interpretation of the Park Lands heritage and cultural landscape.

Council Policies and Strategies related to the Park Lands

- City of Adelaide Development Plan
- Active City Policy
- Biodiversity and Water Quality Action Plan
- Events in the Park Lands Policy
- On-Street Parking Policy
- Adelaide Park Lands Building Design Guidelines

Park Lands Community Land Management Plan

Chapter 1 - The Park Land Planning Framework is the introductory section to a series of chapters which deal separately with different Parks, parts of Parks or groups of Parks (depending on factors such as size and complexity of issues).

The Planning Framework provides the introductory, contextual and background information about the Community Land Management Plan for the Adelaide Park Lands.

Each of the subsequent Chapters (Chapters 2 – 16) details the:

- Desired Future Character
- Management Directions
- additional background information for each Park or group of Parks.

Environment Protection and Biodiversity Conservation Act 1999  
An Act to provide for planning and regulate development in the State; to regulate the use and management of land and buildings, and the design and construction of buildings; to make provision for the maintenance and conservation of land and buildings where appropriate; and for other purposes.

Adelaide Park Lands Act 2005  
An Act to provide for local government; and for other purposes.

Local Government Act 1999  
An Act to establish a legislative framework that promotes the special status, attributes and character of the Adelaide Park Lands; to provide for the protection of those park lands and for their management as a world-class asset to be preserved as an urban park for the benefit of present and future generations.

Development Act 1993  
An Act relating to the protection of the environment and the conservation of biodiversity, and for related purposes.

Environment Protection and Biodiversity Conservation Act 1999



Acts

- Environment Protection and Biodiversity Conservation Act 1999
- Adelaide Park Lands Act 2005
- Local Government Act 1999
- Development Act 1993

The 30-Year Plan for Greater Adelaide

A Volume of the South Australian Planning Strategy

Creating our Future City of Adelaide

Strategic Plan 2008-2012

Adelaide Park Lands Management Strategy

Towards 2020'

Adelaide Park Lands Landscape Master Plan  
ACC/Taylor Cullity Lethlean 7 November 2011

Council Policies and Strategies Related to the Park Lands

Community Land Management Plan  
Chapter 1

Community Land Management Plan  
Chapters 2-16



## RELEVANT LINKS

The Adelaide Park Lands Act 2005 can be found at:

<http://www.legislation.sa.gov.au/LZ/C/A/ADELAIDE%20PARK%20LANDS%20ACT%202005/CURRENT/2005.69.UN.PDF>

The Local Government Act 1999 can be found at:

<http://www.legislation.sa.gov.au/LZ/C/A/LOCAL%20GOVERNMENT%20ACT%201999/CURRENT/1999.62.UN.PDF>

Adelaide City Council's Strategic Plan can be found at:

[http://www.adelaidecitycouncil.com/adccwr/publications/reports\\_plans/creating\\_our\\_future\\_strategic\\_plan\\_2008-2012.pdf](http://www.adelaidecitycouncil.com/adccwr/publications/reports_plans/creating_our_future_strategic_plan_2008-2012.pdf)

The Adelaide Park Lands Management Strategy 2010: Towards 2020 and Council's website:

<http://www.adelaidecitycouncil.com/development/heritage/national-listing.html>

Link for Park Lands Events Policy:

[http://www.adelaidecitycouncil.com/adccwr/publications/policies\\_strategies/events\\_park\\_lands\\_policy.pdf](http://www.adelaidecitycouncil.com/adccwr/publications/policies_strategies/events_park_lands_policy.pdf)

Link for On-street Parking Policy:

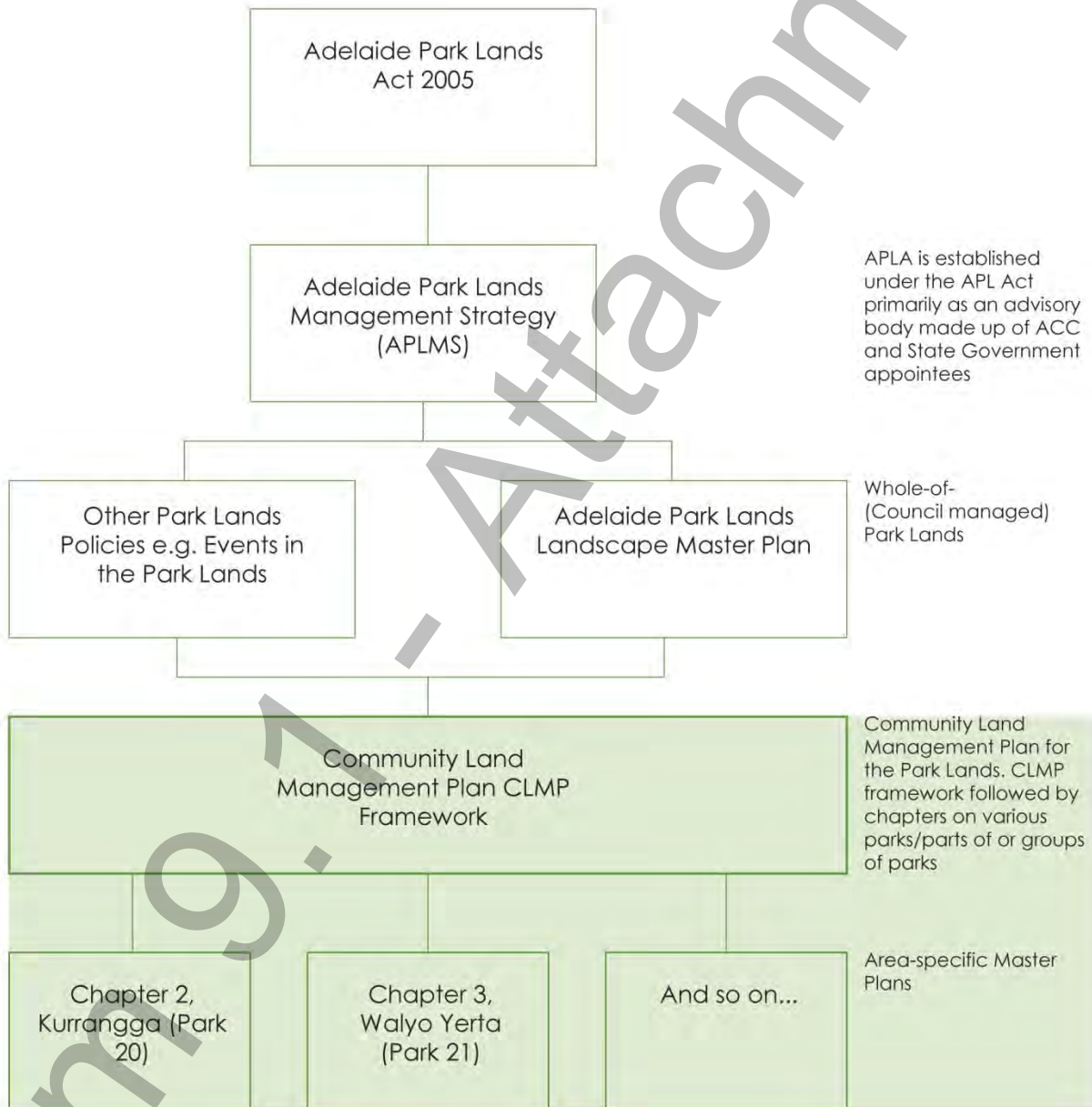
[http://www.adelaidecitycouncil.com/adccwr/publications/policies\\_strategies/on\\_street\\_parking\\_policy.pdf](http://www.adelaidecitycouncil.com/adccwr/publications/policies_strategies/on_street_parking_policy.pdf)

Link for Park Lands Building Design Guidelines:

[http://www.adelaidecitycouncil.com/adccwr/publications/policies\\_strategies/adelaide-park-lands-building-design-guidelines.pdf](http://www.adelaidecitycouncil.com/adccwr/publications/policies_strategies/adelaide-park-lands-building-design-guidelines.pdf)

APPENDICES

APPENDIX A – FLOWCHART: PARK LANDS  
LEGISLATIVE AND PLANNING FRAMEWORK



## APPENDIX B – LEGISLATIVE CONTEXT

The requirements for a community land management plan for the Park Lands are established in the *Adelaide Park Lands Act 2005* and the *Local Government Act 1999*. These are explained below.

### The Adelaide Park Lands

The *Adelaide Park Lands Act 2005* establishes the Adelaide Park Lands Authority (“**APLA**”) to provide policy advice to Council on Park Lands issues. APLA has a responsibility to prepare and maintain the [Adelaide Park Lands Management Strategy](#) (“**the APLMS**”) for the Park Lands.

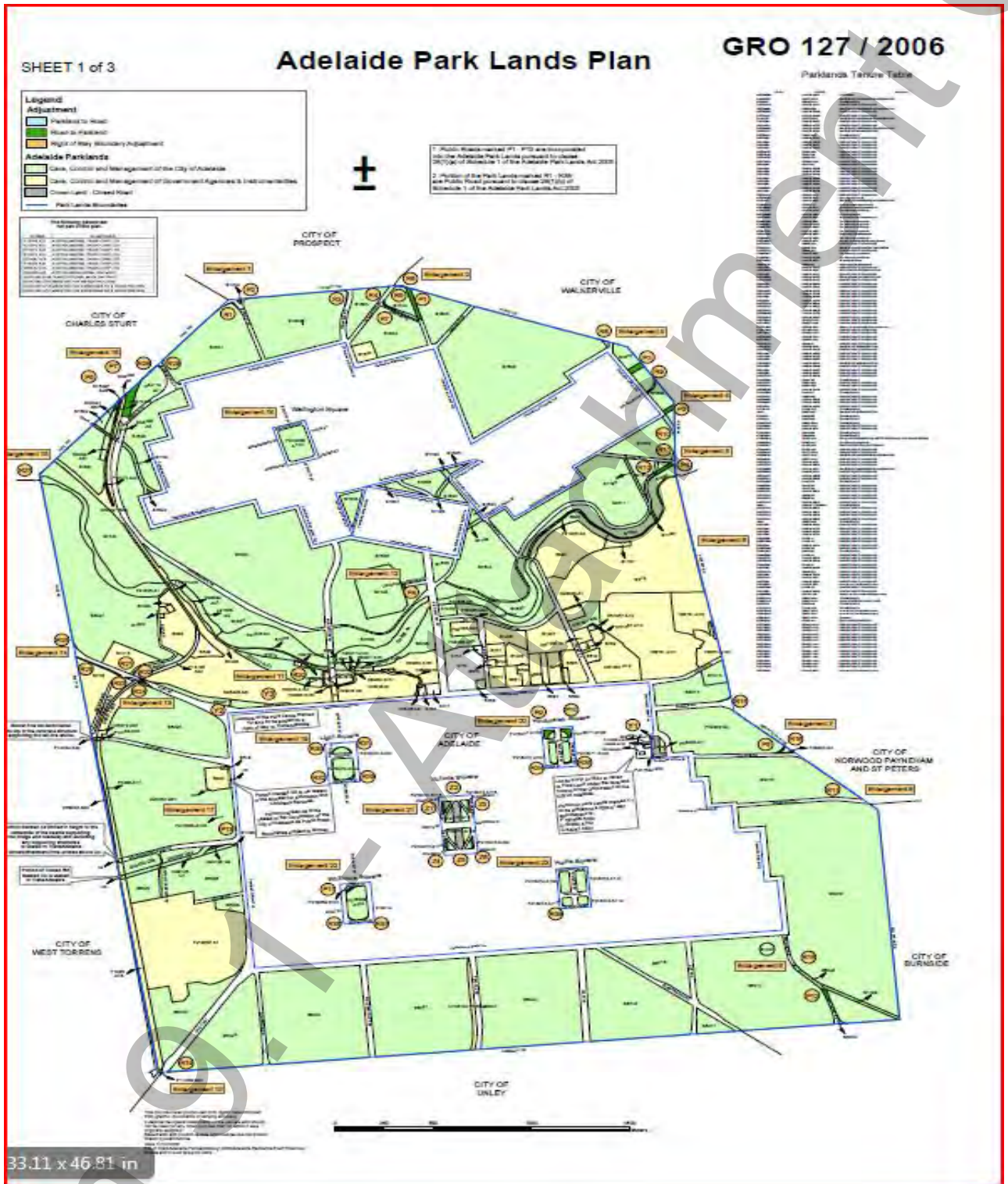
It is Council’s responsibility to ensure that its Community Land Management Plan for the Park Lands is consistent with the APLMS. The Act provides direction for the Park Lands through its statutory principles (provided below at 1.4.1) and also defines the extent of the Park Lands with the Adelaide Park Lands Plan (see **Figure 2 below**).

In preparing each Chapter of the Park Lands CLMP, Council had regard to, and has sought to apply, the Statutory principles established in the *Adelaide Park Lands Act 2005* (section 4), as follows:

- (a) *The land comprising the Adelaide Park Lands should, as far as is reasonably appropriate, correspond to the general intentions of Colonel William Light in establishing the first Plan of Adelaide in 1837;*
- (b) *The Adelaide Park Lands should be held for the public benefit of the people of South Australia, and should be generally available to them for their use and enjoyment (recognising that certain uses of the Park Lands may restrict or prevent access to particular parts of the Park Lands);*
- (c) *The Adelaide Park Lands reflect and support a diverse range of environmental, cultural, recreational and social values and activities that should be protected and enhanced;*
- (d) *The Adelaide Park Lands provide a defining feature for the City of Adelaide and contribute to the economic and social well-being of the City in a manner that should be recognised and enhanced;*
- (e) *The contribution that the Adelaide Park Lands make to the natural heritage of the Adelaide Plains should be recognised, and consideration given to the extent to which initiatives involving the Park Lands can improve the biodiversity and sustainability of the Adelaide Plains;*
- (f) *The State Government, State agencies and authorities, and the Adelaide City Council, should actively seek to co-operate and collaborate with each other in order to protect and enhance the Adelaide Park Lands;*
- (g) *The interests of the South Australian community in ensuring the preservation of the Adelaide Park Lands are to be recognised, and activities that may affect the Park Lands should be consistent with maintaining or enhancing the environmental, cultural, recreational and social heritage status of the Park Lands for the benefit of the State.*



Figure 2: Adelaide Park Lands Plan



## Local Government Act

**Council must manage its community land (the Adelaide Park Lands) in accordance with its management plan for the land** (s. 199 of the *Local Government Act 1999*).

As well as the requirements under the *Adelaide Park Lands Act 2005*, the *Local Government Act 1999* establishes certain requirements for Council's management plan for the Adelaide Park Lands (s.196).

According to the *Local Government Act 1999* (s.196(3)), community land management plans must:

**1 Identify the land covered by the CLMP.**

See **Figure 2**, the Adelaide Park Lands Plan (s. 196(9)).

**2 Purpose that the land is held.**

The Adelaide Park Lands are managed for the benefit or enjoyment of the community. See [individual chapters for each Park or group of Parks](#).

**3 Objectives, Policies and Proposals for the management of the land.**

See individual chapters for each Park or group of Parks.

**4 Performance targets and measures** (for the CLMP as a whole. See [individual chapters for each Park or group of Parks](#)):

- Annual reviews of Council staff and the public
- Monitoring of Council decision-making processes
- Monitoring of complaints to Council
- Reviews of Park Lands Ten Year Action Plan and actions completed will be undertaken to ensure the CLMP is effective and adhered to.

**5 Arrangements or restrictions on public use / movement.**

See individual chapters for each Park or group of Parks [and 1.2.2.6 below](#).

[City of Adelaide Dogs By-Law](#) applies in the Park Lands. This By-Law enables a dog to be off leash and requires a dog to be on leash when:

- in an enclosed playground
- within five metres of a playground equipment in an unenclosed playground
- organised sport is being played, or
- in Rymill Park/Murlawirrapurka (Park 14).

**6 Specific information on Council's policies for the granting of leases / licences.**

A lease or licence in the Park Lands must be consistent with this CLMP (s. 202(6)).

Council may grant a lease or licence over community land following Council's [Public Communication and Consultation Policy](#) (s.202(2)).

Consultation is not required if the grant of the lease or licence is authorised in the CLMP and the term of the lease or licence is 5 years or less (s. 202(3)).

**Events in the Park Lands**

The Park Lands may be subject to leases and licences for events where the use is:

- consistent with the objectives of management of the Park
- provides community benefit and
- supports the outdoor recreational use of the Park Lands,

consistent with the *Adelaide Park Lands Management Strategy* and subject to the provisions outlined above.

Events in the Park Lands are managed according to Council's [Events in the Park Lands Policy](#).

See individual chapters for each Park or group of Parks about events in that Park or group of Parks.

### **Sporting leases and licences**

The Park Lands may be subject to sporting leases and licences where the use:

- is consistent with the objectives of management of the Park
- provides community benefit and
- supports the outdoor recreational use of the Park Lands,

consistent with the *Adelaide Park Lands Management Strategy* and subject to the provisions outlined above.

Areas currently used for sporting leases and licences are shown on the *Lease and Licence Area maps* in each Chapter of the CLMP.

### **Leases for commercial facilities**

The Park Lands may be subject to leases and licences for commercial services (such as restaurants, cafes, hire services etc.) where the use:

- is consistent with the objectives of management of the Park
- provides community benefit and
- supports outdoor recreational use of the Park Lands,

consistent with the *Adelaide Park Lands Management Strategy* and subject to the provisions outlined above.

Areas currently used for commercial facilities are shown on the *Lease and Licence Area maps* in each Chapter of the CLMP.

The Park Lands are exempt from the application of the *Retail and Commercial Leases Act 1995*.

### **Temporary Works and Compounds**

The Park Lands may be subject to leases and licences for temporary works and compounds where the use is:

- required for a period of one year or less
- restricted in the extent of exclusion of the public (area of one hectare or less)
- for the purpose of constructing, improving or maintaining infrastructure on or adjacent to Park Lands and
- for the purposes of Council or Government instrumentalities or contractors acting on their behalf.

Intentionally left blank

Item 9.1 - Attachment C

## APPENDIX C - PLANNING CONTEXT

### National Heritage List

The National Heritage List is the nation's highest heritage honour and is managed by the federal government according to the *Environmental Protection and Biodiversity Act 1999 (Cth)*. The [Adelaide Park Lands and City Layout](#) was recognised in November 2008. It is the overall layout of the City and surrounding Park Lands, the layout of the two city areas separated by the River Torrens, the six town squares and the grid of major and minor roads that are listed for their historic value.

For the purposes of the CLMP, it is important to recognise the importance of views and vistas through, into and out of the Park.

The Development Plan also identifies state and local heritage places in the Park Lands which are managed subject to the heritage provisions of the *Development Act 1993* and the [Adelaide \(City\) Development Plan](#). These places are identified in each chapter of the CLMP.

### The 30 Year Plan for Greater Adelaide

*The 30 Year Plan for Greater Adelaide* is the State Government's strategic plan for the vision of Adelaide over the next thirty years. It addresses the open space needs and expectations of the growing residential communities of the City of Adelaide and adjacent local government areas, such as Unley, Norwood, Payneham and St Peters, Burnside, Prospect, Walkerville and Charles Sturt. *The 30 Year Plan for Greater Adelaide* reinforces the role of the Park Lands as a major recreational, sporting, natural and open-space asset servicing metropolitan Adelaide.

The 30 Year Plan highlights the following considerations which specifically relate to the CLMP:

- increased population
- ageing population and
- increased rate of obesity.

Further analysis is provided here of how the 30 Year Plan relates to the CLMP and issues which are considered as the chapters are developed dealing with various Parks, groups of Parks or parts of Parks.

- Includes the following policies relating to the Adelaide City Centre (p.85):
  5. strengthen built-form edge of the City facing the Park Lands
  6. frame the outer edge of the Park Lands
  9. regenerate Victoria Square
  10. reinforce role of the Park Lands as a major recreational, sporting, natural and open-space asset servicing metropolitan Adelaide
  11. activate the Park Lands to increase appeal and safety through increased passive surveillance. Encourage events which are sited and managed to minimise impact on the Park Lands.
- Includes the following policies relating to Open Space, Sport and Recreation (p.130):
  - Provides a network of walking, cycling and horse riding trails
  - Introduces 'greenways'

- Recognises importance of integrated sporting facilities accessible by all communities.
- Includes the following policies relating to Greater Adelaide Open Space System (p.132):
  - provide for Greater Adelaide Open Space framework that builds on MOSS
  - ensure open space is accessible by all
  - protect and improve the amenity, accessibility and useability of the National Heritage-listed Park Lands to ensure they function as a highly valued green belt for the City of Adelaide and as a focal point for community activity.
- Includes the following policies relating to Greenways (p.135):
  - connect the Park Lands by paths and trails for walking and cycling.

### Creating Our Future, City of Adelaide Strategic Plan 2008-2012

[The City of Adelaide Strategic Plan 2012-2016](#) establishes the strategic context for the CLMP and incorporates the following outcome statement:

*City of Great Places - The Park Lands and River Torrens are treasured landscapes and places of diverse outdoor activities and events, used by residents and visitors alike*

*Accessible City - A City of well-connected places that's easy to get to and around*

*Liveable City - Diverse recreational opportunities and green spaces support the wellbeing of residents and visitors*

*Environmentally Sustainable City - Ecological systems and habitats that thrive and enrich the City*

and the following strategic directions to:

*Protect and activate the City's built heritage and Park Lands*

*Improve accessibility and connectivity into and within the City and Park Lands*

*Create, facilitate and grow recreation and sport programs and facilities that support all people to be active*

*Protect and improve the ecological values of watercourses and the Park Lands*

### Adelaide Park Lands Management Strategy: Towards 2020

Development of the [Adelaide Park Lands Management Strategy](#) ("*the APLMS*") by the Adelaide Park Lands Authority was a requirement of the *Adelaide Park Lands Act 2005*. The Act requires that the CLMP be developed and that it be consistent with the APLMS.

The Strategy establishes detailed principles on:

- Management
- Landscape
- Recreation
- Natural Systems
- Heritage.

Refer to the Overview section above re the Vision for the Park Lands and Qualities Sought for the Park Lands.

## Adelaide Park Lands Landscape Master Plan

The [Adelaide Park Lands Landscape Master Plan](#) (*the Landscape Master Plan*) was developed as a recommendation from the APLMS.

The Landscape Master Plan builds on the landscape direction in the APLMS, being:

- Reinforcement of the 'City in a Park' concept;
- Recognition and interpretation of the Park Lands heritage and cultural landscape significance;
- A strong and distinctive cultural landscape character with unique and diverse features;
- A unified Park Lands with strong linkages within and beyond, and community appreciation of them; and
- A reinvigorated and enhanced River Torrens/Karrawirra Parri landscape.

The Landscape Master Plan provides a landscape vision for the Park Lands:

*...."to develop the diverse landscapes of the Park Lands to provide rest and respite, places for active recreation and sports, greater biodiversity and support for the evolving contemporary urban lifestyle of Adelaideans."*

Four different zones within the Park Lands form the basis for landscape direction in the Park Lands (*see Figure 3 below*). \

**Figure 3** - The Landscape Master Plan was adopted by Council in April 2011.



## Council Policies, Strategies & Plans related to the Park Lands

Council Policies which apply across the Park Lands are explained below:

### The Adelaide (City) Development Plan:

The [Adelaide \(City\) Development Plan](#) establishes the legislative requirements for development in the City including the Park Lands under the *Development Act 1993* and comes into effect should development be proposed. It contains Objectives to achieve the Desired Character and Principles of Development Control for the Park Lands Zone and should be read in conjunction with the Park Lands CLMP. The Development recognises the various uses and functions of the Park Lands and the need to balance these issues.

The desired character for the Zone is comprised of:

- (a) a unique open space system which is the most valued characteristic of the historic layout of the City providing a distinctive image for the City;
- (b) conservation and enhancement for the relaxation, enjoyment and leisure of the City's workers, residents and students, the metropolitan population and visitors;
- (c) open publicly accessible landscaped park setting for the built-form of South Adelaide and North Adelaide, which separates the built areas of the City from the surrounding suburban areas;
- (d) a balance of both formal and informal recreational activities including sporting clubs, walking and cycling trails, formal gardens and passive recreation areas as well as providing a setting for a variety of special events such as festivals and sporting events; and
- (e) enhancement of the Park Lands through the reduction in building floor areas, fenced and hard paved areas.

### Events in the Park Lands Policy:

- *Council will:*
  - *Attract and support a culturally diverse range of events to activate the Park Lands;*
  - *Respect the needs of the community and ensure they are not unduly affected by events; and*
  - *Provide well serviced, managed and maintained event venues.*

### Water Security Action Plan

- *Encourage and support Council lease holders to connect to GAP.*

### Park Lands 10 Year Action Plan

- *The objectives of the 10 Year Action Plan are to:*
  - *Prioritise the planning and delivery of projects arising from the Adelaide Park Lands Management Strategy*
  - *Support a co-ordinated and whole of Park Lands (system) based approach to project prioritisation and delivery*
  - *Inform Council's annual Business Plan and Budget process in order to prioritise projects in the context of available resources*
  - *Balance the delivery of new assets (enhancement) with the requirement to renew and maintain the existing (asset renewal)*
  - *Support the development of project based partnerships with State Government, neighbouring Councils and other stakeholders.*



### [Adelaide City Council Biodiversity and Water Quality Action Plan](#)

- *Protect remnant vegetation, reinstate and link vegetation, and manage fauna habitat.*
- *Improve the management of water courses with a focus on the improvement of water quality.*
- *Facilitate partnerships, improve volunteer engagement and support environmental education and activities.*

### [Active City Policy](#)

- *Maximum Participation*
- *Health and Wellbeing for ALL*
- *The Best of the Best*
- *Working with Partners*
- *Economic Sustainability*
- *An Informed and Educated Community*

### [Adelaide Park Lands Building Design Guidelines](#)

The Guidelines establish the characteristics of desirable buildings in the Park Lands and provide specific recommendations and techniques for achieving appropriate buildings in the Park Lands.

### [Tardanyungga Kurna Yerta: A Report on the Indigenous Significance of the Adelaide Park Lands](#)

- *Recognises the indigenous significance of the Park Lands.*
- *Notes that the Adelaide Park Lands are part of the Red Kangaroo Dreaming Place, an important place for the Kurna people long before Adelaide was established.*

### [Park Lands Asset Management Plans](#)

- *Reinforce that the Park Lands are managed to supply the public with outcomes which include Quality, Reliability, Sustainability, Safety and Accessibility at an affordable cost. These criteria represent a level of service that is determined by Corporate Strategy and Budgets. Change of use or future development will impact on the ability to maintain the current Level of Service.*

### [Smart Move Strategy – The City of Adelaide’s Transport and Movement Strategy 2012-22](#)

The Strategy outlines Council’s transport and movement outcomes for the City and sets the direction for achieving an Accessible City, particularly outlining the pedestrian, cyclist and vehicle parking within the Park Lands and Squares. In order to achieve an Accessible City, the existing networks will be strengthened and expanded to facilitate movement.

Key relevant strategic directions of this policy are:

- ***Easy Walking***

*Improved pedestrian access to the Park Lands and Squares, including upgrading existing paths and providing new paths to key facilities, ensuring the Park Lands are safe, well maintained and well-lit for day and night-time access, and completion of the Park Lands Trail.*

- **Safe cycling**

*Improved cyclist accessibility to the City and Park Lands, including improved cyclist information and navigation, taking into account the needs of pedestrians, cyclists, public transport users, vehicle drivers and the visually impaired.*

- **Smart Parking**

*Appropriate car parking uses in the Park Lands, including on-street and off-street parking for users of the Park Lands, particularly in the evenings and at weekends.*

*On roads adjacent to the Park Lands, priority for on-street parking will be given to short-term parking (under four hours) for users of the Park Lands.*

*In the longer term, all-day free parking in and around the Park Lands will be removed.*

*With the support of the beneficiary clubs and organisations, Council will seek to reduce the total area of the Park Lands used for parking by improving the distribution and layout of existing car parks.*

*Council will continue to provide fee-based temporary parking for events, while protecting vegetation.*

# Adelaide Park Lands Building Design Guidelines

**ITEM 9.2** 19/09/2019  
**Adelaide Park Lands Authority**

**Program Contact:**  
Shanti Ditter, AD Planning,  
Design & Development 8203  
7756

2019/00951  
Public

**Approving Officer:**  
Clinton Devenish, Director Place

## EXECUTIVE SUMMARY

Successful buildings will draw people to the Park Lands, enabling them to participate in the activities they are seeking – both passive and active. These buildings will facilitate greater community participation and optimise the immense potential of the Park Lands as a major city destination.

The Adelaide Park Lands Management Strategy 2015-2025 (APLMS) identifies a review of the 2008 Park Lands Building Design Guidelines (2008 Guidelines) as a key action. An assessment of the 2008 Guidelines has been undertaken, with extensive internal stakeholder consultation.

On 20 June 2019 the Adelaide Park Lands Authority (APLA) were advised that the 2008 Guidelines were to be updated and on 6 August 2019 a presentation to Committee broadly indicated support for the development of the updated Adelaide Park Lands Building Design Guidelines.

The purpose of this report is to present the draft Adelaide Park Lands Building Design Guidelines (the draft Guidelines) for approval and support to proceed to community consultation.

## RECOMMENDATION

### THAT THE ADELAIDE PARK LANDS AUTHORITY:

1. Notes the Adelaide Park Lands Management Strategy 2015-2025 (APLMS) Strategy 1.4, Action 2. Identifies a *'review [of] ... the Park Lands Building Design Guidelines to optimise design and functional outcomes from Park Lands buildings and structures whilst managing impacts on the Park Lands.'*
2. Endorses the content provided in the draft Guidelines (Attachment A to Item 9.2 on the Agenda for the meeting of the Board of the Adelaide Park Lands Authority held on 19 September 2019), including the Principles, Site Planning Requirements and Building Design Requirements.
3. Supports the next steps to undertake community consultation.

## IMPLICATIONS AND FINANCIALS

Adelaide Park Lands Management Strategy	<p>This proposal supports:</p> <p>Strategy 1.4: <i>'Support activation of the Park Lands by upgrading and enhancing buildings and structures responsive to their park setting'</i></p> <p>Specifically, Action 2:</p> <p><i>'Review the Development Plan provisions and Park Lands Building Design Guidelines to optimise design and functional outcomes from Park Lands buildings and structures whilst managing impacts on the Park Lands'.</i></p>
Policy	The draft Guidelines will supersede the previous 2008 Guidelines and align with the Adelaide Design Manual (ADM), City of Adelaide 2016-2020 Strategic Plan, Adelaide Park Lands Management Strategy and Community Land Management Plans.
Consultation	<p>Internal engagement within the Council included: Planning, Assets, Culture &amp; Lifelong Learning, Wellbeing &amp; Resilience, Participation &amp; Inclusion, Sustainability, Engage, Property, Strategy &amp; Design, and Procurement.</p> <p>Presentation to the Strategic Design Panel on 14 January 2019.</p> <p>This report seeks to proceed with community consultation.</p>
Resource	Not as a result of this report.
Risk / Legal / Legislative	Not as a result of this report.
Opportunities	To continue to improve the quality of buildings in the Park Lands, and to align with Council's Adelaide Park Lands Management Strategy (APLMS) and Sports Infrastructure Master Plan (SIMP).
19/20 Council Budget Allocation	Not as a result of this report.
Proposed Council 20/21 Budget Allocation	Not as a result of this report.
Life of Project, Service, Initiative or (Expectancy of) Asset	Not as a result of this report.
19/20 Budget Reconsideration (if applicable)	Not as a result of this report.
Ongoing Costs (eg maintenance cost)	The draft Guidelines will require resourcing to develop a web-friendly version. Future updates to the draft Guidelines will require resourcing.
Other Funding Sources	Not as a result of this report.

## DISCUSSION

### Background

1. There are approximately 140 buildings in the Park Lands comprising sports buildings, heritage listed buildings, public amenity buildings and infrastructure buildings.
2. Many of the non-heritage buildings are ageing, unsightly and are no longer fit-for-purpose. They do not meet current building code standards; disability access and circulation standards; and do not provide facilities for women in sport.
3. The design of buildings in the Park Lands has generally been guided by city-wide Planning and Urban Design documentation through the 1980s and 1990s. In 2008, the first Park Land specific building design guidelines were developed by Troppo Architects and Oxigen Landscape Architects. This was a comprehensive document, however it excluded heritage buildings, public amenities buildings, internal fit-outs, major developments and buildings owned and maintained by others eg state government.

### Adelaide Park Lands Management Strategy 2015-2025 (APLMS)

4. The APLMS identifies the need for an update to the 2008 Guidelines. In particular, Strategy 1.4 of the Dynamic, Active and Tranquil Places outcome states: "Support activation of the Park Lands by upgrading and enhancing buildings and structures responsive to their park setting".
5. A specific outcome from the APLMS is to "Review the Development Plan provisions and Park Lands Building Design Guidelines to optimise design and functional outcomes from Park Land buildings and structures whilst managing impacts on the Park Lands".
6. The City of Adelaide is currently coordinating a list of Development Plan Amendments (DPAs) for Council and Ministerial consideration, which will include the Park Lands Zone.

### The updated Adelaide Park Lands Building Design Guidelines

7. The updated Guidelines (**Attachment A**) present comprehensive design guidance in a simple and user-friendly format.
8. The process to develop these Guidelines involved research to understand global trends and best practice, bench-marking with other Capital City Council documents and internal stakeholder engagement.
  - 8.1. The key considerations of the updated Guidelines include: Optimisation of building use:
    - 8.1.1. Facilities that support the growth of women in sport
    - 8.1.2. Facilities that are fit-for-purpose
    - 8.1.3. Universal access as a standard
    - 8.1.4. Facilities that provide for non-sporting users
    - 8.1.5. Facilities that cater for varied user groups – non-exclusive use
    - 8.1.6. Community and clubroom facilities
    - 8.1.7. Flexible spaces over wide hours of use
    - 8.1.8. Safety for all ages and genders
    - 8.1.9. Invite and welcome the community at the street edge
  - 8.2. Physical appearance of buildings:
    - 8.2.1. Achieve building consolidation
    - 8.2.2. Location and configuration of buildings within parks
    - 8.2.3. Form, scale, height, bulk, articulation, materiality
    - 8.2.4. Successful integration into surrounding park context
    - 8.2.5. Deliver beautiful buildings that are respectful of their Park Land context.

- 8.3. Sustainability:
  - 8.3.1. Environmental – high performing buildings that align with Council's carbon neutral actions
  - 8.3.2. Social - contribute to health and wellbeing of the community
  - 8.3.3. Economic – consider initial capital cost and lifecycle cost in the design of a building.
- 8.4. Enriching culture, heritage and place
  - 8.4.1. Respond to Kaurna cultural heritage and connections in the Park Lands
  - 8.4.2. Align to the Stretch Reconciliation Action Plan
  - 8.4.3. Respond to natural environmental history, post-colonial history and contemporary culture
  - 8.4.4. Strengthen the Adelaide Park Lands “brand”
  - 8.4.5. Advocate for design quality and consistency to enhance the image of the Park Lands
  - 8.4.6. Advocate for an integrated building design and site-specific planning approach.
9. The draft Guidelines (when finalised) will be a key document for achieving APLA and Council support for a building proposal. The guidelines will provide direction to various design disciplines and levels of government to support the design process. It provides a guide for all building development in the Park Lands and establishes a set of expectations for the standard and quality of design.
10. The draft Guidelines comprise three parts:
  - 10.1. Part 1: Introduction
 

This section provides context and background to the draft Guidelines.
  - 10.2. Part 2: Principles, Objectives and Building Types
 

This section provides overarching design principles with related objectives and building types. An understanding of the Part 2 is required before progressing to Part 3.
  - 10.3. Part 3: Requirements
 

This section provides the “tools” to achieve the principles and objective, which are used to assess each building during the design and approval processes.

These “tools” include General requirements for site planning and building design, and detail requirements for specific building types.
11. Adelaide is one of the world’s most liveable cities. Its Park Lands, which encircle the city, are key to Colonel Light’s 1837 plan of Adelaide. They are also a significant contributor to the city’s green space, active lifestyle and cultural identity. This extensive open space provides habitat for flora and fauna and also provides facilities that will increase participation through outdoor recreation and relaxation.
12. The draft Guidelines will deliver buildings that enhance our Park Lands. Architecture is an expression of values, and any new building or site improvement proposed for the Adelaide Park Lands is an opportunity for us to demonstrate how much we value these green spaces.

---

## ATTACHMENTS

### **Attachment A** – The draft Adelaide Park Lands Building Design Guidelines

---

- END OF REPORT -

# Adelaide Park Lands Building Design Guidelines

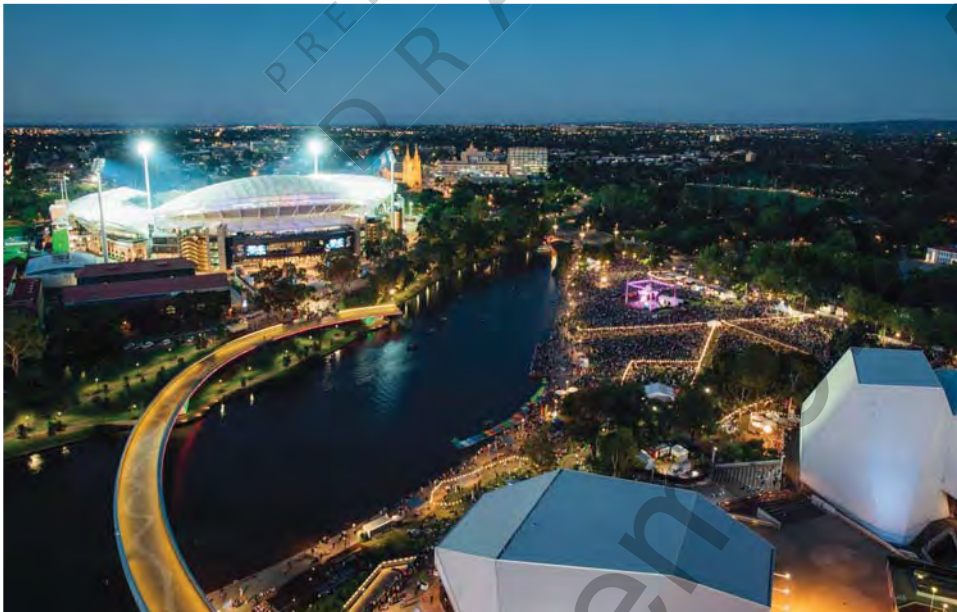
Preliminary DRAFT  
September 2019



### Acknowledgement to Country

City of Adelaide tampinhi, ngadlu Kaurna yartangka panpapanpalyaminthi (inparrinhi). Kaurna miyurna yaitya mathanya Wama Tarntanyaku. Parnaku yaitya, parnaku tapa purruna, parnaku yarta ngadlu tampinhi. Yalaka Kaurna miyurna itu yaitya, tapa purruna, yarta kuma puru martinhi, puru warri-apinhi, puru tangka martulayinhi.

City of Adelaide acknowledges the 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.



## Contents

	Page
<b>1. Introduction</b>	<b>4</b>
Successful buildings in the Park Lands...	6
Why do we need the Guidelines?	8
What are the Guidelines?	9
How to use the Guidelines?	10
<b>2. Principles, Objectives &amp; Building Types</b>	<b>12</b>
The Six Principles	14
Principle 1 & Objectives	16
Principle 2 & Objectives	17
Principle 3 & Objectives	18
Principle 4 & Objectives	19
Principle 5 & Objectives	20
Principle 6 & Objectives	21
Building Types	22
<b>3. Requirements</b>	<b>26</b>
Why do we need this part?	28
General site planning requirements	29
General building design requirements	43
Specific building types requirements	58



Part one

# Introduction

Successful buildings in the Park Lands ...

---

Why do we need the Guidelines?

---

What are the Guidelines?

---

How to use the Guidelines?

---



## Successful buildings in the Park Lands ...

... are essential to foster greater success.

High-quality, well-considered buildings assist the Adelaide Park Lands (the Park Lands) to achieve greater visitor numbers and increased public participation in recreational and sporting activities, as well as passive recreation. A building that engages the community ensures its broader appreciation, and extends the purpose and life of the building. Good design is paramount to buildings being successful, accepted and contributing value to the Park Lands.

... support its key functions and increased visitation.

Successful buildings enhance the key functions of the Park Lands to their community, including:

- Supporting active outdoor recreation and passive relaxation to improve health and wellbeing of the community.
- Accommodating arts and music festivals, major sporting and cultural events.
- Respecting and celebrating its unique landscapes of biodiversity, historical and cultural significance.

... enhance its iconic historic layout.

The Park Lands provide the green, open spaces which encircle the city, and are one of the most valued features of Colonel Light's 1837 Plan of Adelaide. The Park Lands contribute significantly to Adelaide's status as one of the world's most liveable cities. The historical layout of the Park Lands remains clear, and its legibility, such as its designed views and vistas, continues to be a defining feature of the city's cultural identity today.

... respect its cultural significance.

The Kurna people are the Traditional Owners and Custodians of the Adelaide Plains, which include the Park Lands. Their continuing cultural and spiritual obligations to their lands, are inextricably linked with the natural ecology of the region. The layout of the Park Lands is a significant example of early colonial planning ideals, valuing the provision of public green space for its aesthetic qualities, opportunity for recreation and contribution to improved public health. The Park Lands continue to be highly valued by South Australians who regard them as fundamental to the character and ambience of the city.

... respect its particular park environment.

The Park Lands consist of culturally and environmentally distinct landscape typologies, from "woodland" areas which embrace the grassland aesthetic of the original Adelaide Plains landscapes, to "sport and recreation" areas typically consisting of large areas of irrigated turf. Successful buildings:

- Fit comfortably into each particular landscape setting.
- Belong to a suite of Park Lands buildings that are of exceptionally high quality.
- Support the active and sustainable use of the Park Lands.

... promote an integrated approach to site planning and building design.

Successful buildings demonstrate a thorough understanding and a considered relationship with their environment. These buildings are valuable additions to the landscape, underpinned by an integrated and balanced approach to the process of site planning and building design. A thorough evaluation of local context will underpin the design of all Park Lands buildings. This will enable a comprehensive understanding of the surroundings and capture design opportunities on a broader Park Lands scale.

... are sustainable for the life of the building.

Successful buildings are well-designed for the local climate. They reduce the dependence on artificial lighting, heating and cooling, thereby conserving resources. They are designed to last, yet flexible to change and are derived from best-practice, sustainable design principles to deliver continuing ecological and social benefits.

... are resilient to a changing climate.

The Park Lands act as the "lungs of the city". In this age of climate change, they play an important role in regulating temperature by cooling the air before it moves through the city, capturing rainfall to replenish ground water and enabling the preservation and enrichment of areas of ecological significance. Climate change will impact a wide range of aspects of the lives of people who live in and use the city. Successful buildings are robust and adaptable to a hotter and drier climate. The increased risk of extreme weather events impacts the way the public interacts with green, open space and community facilities.

... are universally accessible and inclusive.

Community buildings provide important gathering and focal points for activity and social interaction. Buildings must promote equity of access and inclusion to all people, to engender a sense of civic pride and connectedness.

Successful buildings:

- Are underpinned by the principles of the Disability Discrimination Act.
- Achieve or exceed best practice in accessibility including universal design.
- Promote safety and security of all users through adherence to Crime Prevention Through Environmental Design (CPTED) principles.



MPavilion, Melbourne by Estudio Carme Pinos

Adelaide Park Lands Authority - Board Meeting - Agenda - 19 September 2019

## Why do we need the Guidelines?

### Purpose

The Adelaide Park Lands Building Design Guidelines (the Guidelines) provide a “toolkit” to achieve high performing buildings that are respectful of their context, while also providing outstanding facilities for greater community participation. It provides a guide for all building development in the Park Lands and establishes a set of expectations for the standard of design quality.

### Targeted Audience

The Guidelines provide direction to various design disciplines and levels of government to support the design process. It is useful to the following groups:

- Consultants and Council staff involved in designing and assessing buildings in the Park Lands to meet Council policies and requirements.
- Adelaide Park Lands Authority (APLA) and Council, in determining the suitability of building proposals.
- The general public, in understanding the intent of Council's vision for buildings.

### It is an evolution

#### Goals

- It addresses and balances the increasing current demands for new and renovated buildings, particularly for sporting clubs, and diverse user groups, with the desire to conserve the existing qualities of the Park Lands.
- Ensure that the design of new buildings address current Council strategies and policies.
- Capture the recent developments in smart building technology.
- Consistently achieve a high level of sustainability.

The Guidelines expand on and supersede the “Adelaide Park Lands Building Design Guidelines 2008”, prepared by Troppo Architects and Oxigen.



© Simon Wood

Bungarribee Superpark, New South Wales by JMD Design / Shelters by Stanic Harding Architects

## What are the Guidelines?

### Definition of a “building”

For the purposes of this document, “buildings” are defined by the following types:

- Community Sports Buildings
- Cafés and Restaurants
- Maintenance Buildings
- Amenity Buildings
- Arbours and Pavilions
- Heritage Buildings
- Removable / Temporary Buildings.

The Guidelines apply to new buildings and alterations to existing buildings in the Park Lands and the city squares.

### Strategic Alignment

The Guidelines support and align with City of Adelaide policies, studies and strategies including:

- [City of Adelaide Strategic Plan](#)
- [Adelaide Design Manual \(ADM\)](#)
- [Adelaide Park Lands Management Strategy \(APLMS\)](#)
- Sports Infrastructure Master Plan
- [Adelaide Park Lands Event Management Plan](#)
- [Community Land Management Plans \(CLMP\)](#) (currently under review)
- [Integrated Biodiversity Management Plan](#)

### Codes and Standards

The Guidelines must be used in parallel or by exceeding the requirements of relevant codes and standards including:

- Disability Discrimination Act, Australian Standards (DDA)
- National Construction Code (NCC) and Building Code of Australia (BCA)
- Crime Prevention Through Environmental Design (CPTED)



© Joe Fletcher

Tehama 1 House, United States by Studio Schicketzanz

## How to use the Guidelines?

### Application

The Guidelines is a key document for achieving APLA and Council support for a building proposal.

The Guidelines is intended to be utilised right throughout the life cycle of a proposal – from the initial idea and discussions with Council administration, through to site selection, concept design and formal “Land Lord” approval.

It is key for Council in providing advice on, and evaluation of, any and all proposals for building activity in the Park Lands under the care and control of the City of Adelaide. This includes extensions and renovations of existing buildings as well as proposal for new buildings, regardless of whether the proponent of the project is a existing licensee, community organisation, school, Council itself or another party.

It will also be utilised by Council and APLA to provide advice on any buildings on areas of the Park Lands under the care and control of other authorities. The utilisation of the Guidelines by all parties involved in delivering buildings throughout the Park Lands is encouraged.

As the Guidelines are employed early in the project proposal process, the application of the Guidelines precedes the later statutory Planning Assessment process.

### Structure of the Guidelines

The Guidelines comprise of three parts:

#### Part 1. Introduction

This section provides context and background to the Guidelines.

#### Part 2. Principles, Objectives & Building Types

This section provides six overarching design principles with related objectives and building types. This structure forms the rationale behind the ensuing requirements. An understanding of the principles and objectives is critical before progressing to Part 3.

#### Part 3. Requirements

This section provides the “tools” to achieve the principles and objectives, which are used to assess each building during the design and approval processes. These “tools” include:

- General requirements for site planning and building design.
- Detail requirements for specific building types.

Site planning requirements must be followed to achieve a comprehensive appreciation of the broader park setting and respectful site planning, before proceeding to building design.

Building design requirements must be followed to achieve design excellence, consistency and sustainability.

For each building type, specific requirements are described with precedent images.



## Part two

# Principles, Objectives & Building Types

### The Six Principles

---

Principle 1 & Objectives

---

Principle 2 & Objectives

---

Principle 3 & Objectives

---

Principle 4 & Objectives

---

Principle 5 & Objectives

---

Principle 6 & Objectives

### Building Types

---



# The Six Principles

The following six principles present the overarching integrated approach to designing successful buildings within the Park Lands, to ensure that building designs are informed by their particular park setting. Details of each principle, with their associated objectives, are provided in subsequent pages.

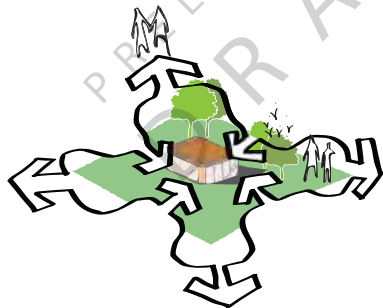
1

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



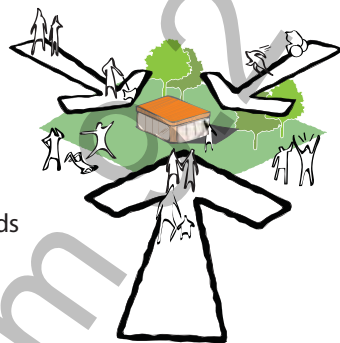
2

Apply a "whole of park" approach



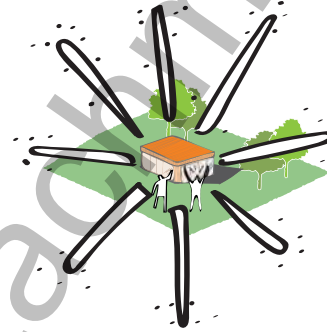
3

Activate the Park Lands



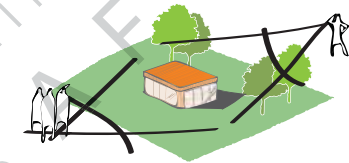
4

Be design exemplars



5

Balance the visual impact of built form within the Park Lands



6

Design with sustainability and longevity in mind



# Principle 1

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

Building must respect and enhance the desirable and particular qualities of the culture, heritage, experiences, uniqueness and stories of each park.



**Objective 1.1**  
Contribute positively to and respect the cultural importance and heritage values of the National Heritage Listed Park Lands

- Buildings and associated landscapes must be planned and designed to protect and enhance the iconic layout of the Park Lands, through preserving and enhancing views and vistas, green park edges and significant landscape features.
- If determined appropriate through research and consultation, buildings and associated landscapes must acknowledge and celebrate important Kaurna, European and multi-cultural historic and cultural qualities through appropriate artistic expression and design.

**Objective 1.2**  
Embrace and celebrate the unique identity of each park

- The Park Lands are made up of a diverse range of individual parks (and squares, excluded from the Guidelines), each of which portraying unique qualities and cultural merit. Buildings must be located and designed to sit comfortably within the particular park in which they reside, while celebrating each park's unique characteristics.

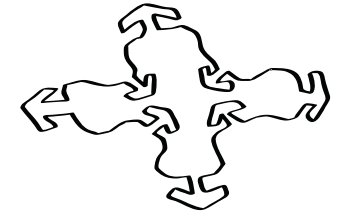
**Objective 1.3**  
Connect to Kaurna heritage

- Respect, celebrate and consult with the Kaurna people as the Traditional Owners and Custodians of the Adelaide Plains, which include the Park Lands.

# Principle 2

Apply a “whole of park” approach

Buildings must enhance the broader experience of a park through an integrated approach to designing within the landscape setting.



**Objective 2.1**  
Consider the entire park when designing buildings

**Objective 2.2**  
Sit comfortably within and be enhanced by their landscape setting

- The Park Lands consist of a variety of landscape characters including: naturalistic settings with mature, native and indigenous vegetation, creeks and water courses, irrigated sports fields and courts, and formal ornamental gardens. Buildings must be designed with regard to the particular landscape character of its park setting.
- Building designs must respond to the site and context as primary determining factors, to enable the development to sit comfortably within and enhance the broader experience of its park setting.

**Objective 2.3**  
Protect and restore the surrounding biodiversity

- Buildings must respect their park setting, protect ecologically sensitive areas, and support restoration of areas of high biodiversity significance. These may include remnant native vegetation, mature trees and watercourses that provide food and habitat for birds, animals and insects.

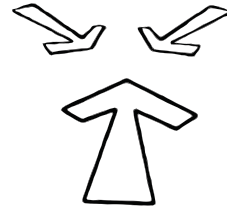
**Objective 2.4**  
Optimise service infrastructure and prioritise integration of blue and green systems

- Buildings must be planned and designed for efficient and sustainable use of services and prioritise integration of living infrastructure, including Water Sensitive Urban Design plantings, water storage and recycling, green walls and roofs, and integration of solar energy technology.

# Principle 3

## Activate the Park Lands

Buildings must provide modern, fit-for-purpose facilities while offering civic destinations for wider community gatherings and enjoyment of the Park Lands.



**Objective 3.1**  
Promote and enhance active uses

- Buildings and associated landscapes must enable wider participation in sporting and active recreational activities, to support the growth and development of organised sport for the health and wellbeing of the community.

**Objective 3.2**  
Be welcoming public destinations that are inclusive to all

- Buildings and associated landscapes must be designed to clearly invite community participation, including providing opportunities to celebrate arts and culture.
- Buildings must be welcoming to a diverse community and be accessible to all through universal design.
- Buildings must cater for a diverse range of activities, including passive recreation, such as picnicking and family gatherings.

**Objective 3.3**  
Be well-connected and easily identifiable

- Buildings must ensure that convenient access and connectivity to various modes of travel are provided.
- Buildings must address the street and be in proximity to existing or proposed access points, pathways and parking (if required).

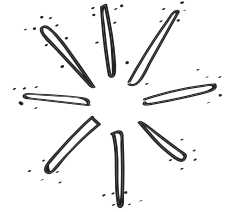
**Objective 3.4**  
Promote formal and informal recreation

- Buildings must allow for both active uses and informal passive recreation and relaxation.

# Principle 4

## Be design exemplars

Buildings must be outstanding precedents that are beautifully integrated into the Park Lands setting, fit-for-purpose, high quality and highly resolved.



**Objective 4.1**  
Demonstrate exceptional contemporary design

- Buildings must be high quality, contemporary designs that demonstrate appropriate engagement with its park setting, including through consideration of form, bulk, scale, material selection and detailing.
- Building designs must consider other factors that will impact on architectural quality, such as the articulation of functional requirements, environmental sustainability, proportion, transparency, materiality, colour and lighting.

**Objective 4.2**  
Preserve heritage and cultural values

- Buildings must respect, preserve and celebrate important heritage and cultural values of existing heritage buildings.

**Objective 4.3**  
Be beautifully detailed using well-considered materials that compliment the Park Lands

- Building detailing and materials must speak to the Park Lands context and enhance the building's appearance, including heritage considerations that may influence its colour and materials palette.
- Buildings must have integrated, meaningful and functional detailing without any superfluous ornamentation.

**Objective 4.4**  
Empower its users

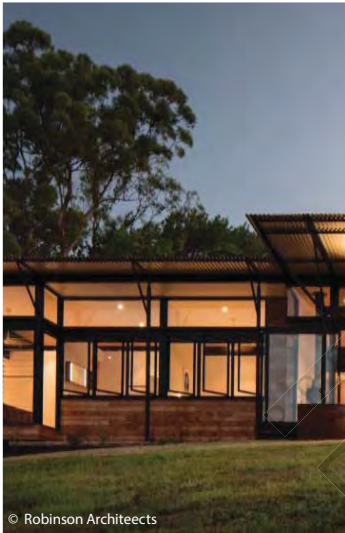
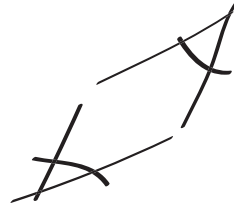
- Buildings must be designed to make their users feel empowered, important and excited to be in the place they are inhabiting.
- Buildings must be accessible and inclusive of all users and champion principles of universal design and CPTED (Crime Prevention Through Environmental Design).



# Principle 5

Balance the visual impact of built form within the Park Lands

Building uses must be consolidated to create an efficient footprint that minimises visual and physical impacts on the Park Lands, while maximising opportunities to “green” the building.



© Robinson Architects



© Simon Whitbread

## Objective 5.1 Balance a minimal footprint with fit-for-purpose needs

- The footprint and floor area of a proposed building must be clearly justified by its function and users. Buildings must be designed for the expected average user numbers (current and future), not maximum numbers.

## Objective 5.2 Be an appropriate height and form within their landscape context

- Heights and forms of buildings must be informed by their context, which may include a consideration of topography, vegetation, tree canopy, sight lines to adjacent heritage and built forms, balanced with a building's intended use.

## Objective 5.3 Maximise opportunities for integration of indoor-outdoor spaces and greening

- Buildings must enhance and optimise their location within a park setting, in consideration of Adelaide's Mediterranean climate. This may be through enhancing transitions between, or merging of, indoor and outdoor spaces.
- Greening and landscaped areas, appropriate to context, must be incorporated to enhance usability, aesthetics and sustainability. Integrated greening approaches include green roofs, green walls, arbour structures, and appropriate planting (such as deciduous or shade trees and wind breaks), to improve year-round building performance.

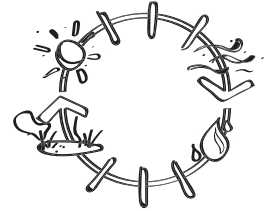
## Objective 5.4 Preserve views and vistas throughout the Park Lands

- Key views and vistas throughout the Park Lands, other heritage buildings and significant landmarks must all be preserved.

# Principle 6

Design with sustainability and longevity in mind

Buildings must be robust and designed to last, to integrate best-practice sustainable design principles that will deliver ecological, social and economic benefits.



© Robinson Architects



© Steven Evans

## Objective 6.1 Be well-designed for the local climate

- Buildings must be designed for the local climate to reduce their dependence on artificial lighting, heating and cooling, thereby conserving resources.
- Building designs must consider: siting, orientation, fenestration, natural ventilation, daylight and opportunities for integrated greening.

## Objective 6.2 Use robust and consciously sourced materials

- Materials must be ethically sourced and produced, environmentally responsible and durable.
- Where possible, locally or site-sourced materials must be favoured to support the local economy and reduce carbon footprint.
- Material selections must consider sustainability over the life of the building (which may include potential for materials to be recycled or reused).

## Objective 6.3 Operate optimally

- Buildings must optimise the operation and management of facilities through efficient spatial arrangement, functionality and use of robust materials.
- Buildings must consider integration of smart technology and energy and water efficient systems that will enhance building efficiency and environmental responsibility.

# Building Types

The following building types are currently required in the Park Lands, serving specific functions.

## Community Sports Buildings

Community sports buildings are required to activate sporting precincts within the Park Lands, offering purpose-designed, safe and accessible facilities for participation in a wide variety of sports, while also providing multi-function spaces for flexible use by the wider community.



## Heritage Buildings

Many heritage buildings are currently used for functions and services that did not exist when they were built. They must be conserved and celebrated, provide the opportunity to reveal and interpret their history, while also providing sustainable long-term uses.



## Major Projects

Buildings delivered by the State Government and Crown developments are assessed by the State Commission Assessment Panel. These buildings are multi-functional, cater to a large number of users and can become iconic landmarks in the Park Lands.



## Cafés and Restaurants

Cafés and restaurants provide opportunities for refreshment, socialising, relaxation and engagement with the outdoors. They also facilitate usage of, and attract users to, the Park Lands.



### Amenity Buildings

With increased utilisation of the Park Lands, amenity buildings provide contemporary, safe and accessible services to all users. They may be stand-alone facilities or consolidated as part of a larger building.



### Maintenance Buildings

The ongoing management of the Park Lands necessitates maintenance and infrastructure buildings that are conveniently located, such as horticulture hubs and pump sheds. Some of these are Council facilities, whilst others will be lease-held.



### Arbours and Pavilions

Arbours and pavilions provide shelter and shade for spectating, formal and informal events and social gatherings, and may provide additional greenery.



### Removable / Temporary Buildings

Temporary buildings facilitate short-term events or ideas that require appropriate planning and design, for successful integration into the Park Lands.



Part three

# Requirements

Why do we need this part?

---

General requirements

---

Site planning

---

Building planning

---

Specific requirements

---

Building types

---



Item 9.2 Athletics

## Why do we need this part?

This part provides the requirements to achieve the principles and objectives set out in Section 2, which are used to assess each building during the design and approval processes.

### Design excellence

Design excellence<sup>1</sup> can sometimes be seen as a costly “optional extra”, but it is actually a cost-effective necessity. When done well, design enhances the experience of building users, builds in resilience, safety and security, ensures longevity of investment, reduced operating costs, and provides an increased perception of value in the wider precinct. It has a positive impact on reputation and brand, and therefore on the ability to attract visitors to spaces.

The perception that design is expensive can be easily dispelled with an understanding of whole-life costs. Over the lifetime of a building, the construction costs are unlikely to be more than 2-3% of total cost; but operating costs will constitute 85% of the total. On the same scale, the design costs are likely to be 0.3-0.5% of the whole life cost, and yet it is through the design process that the largest impact can be made on the overall figure<sup>2</sup>.

The benefits of design excellence run deep, well beyond functionality and aesthetics. Great design enhances our lifestyle and personal health, as well as our productivity and enjoyment.

### Structure

This section comprises of three components:

	Page
General site planning requirements	29
General building design requirements	43
Specific building types requirements	35

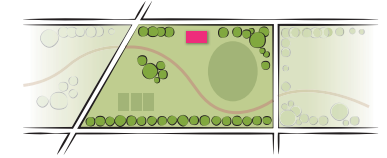
The first two components are general requirements which must be applied to all buildings in the Park Lands, regardless of building type.

The third component contains requirements that are distinct to specific building types, to be read in conjunction with the other two components.

## General site planning requirements

### What is it?

The “general site planning requirements” are critical to the building’s interaction with the rest of the park and its siting within the wider park context.



Requirement	Page
<b>Theme 1: Interaction with the park</b>	
Consolidation of existing buildings and proposed building use	30
Park context and building siting	31
Site materiality	32
Street interface and building entrance	33
Connectivity, circulation and car parking	34
Services and infrastructure	35
Site wayfinding	36
Recycling and waste	37

Requirement	Page
<b>Theme 2: Landscape features</b>	
Landscape character	38
Site ecology and remediation	39
Water sensitive urban design (WSUD)	40
<b>Theme 3: Cultural heritage</b>	
Cultural significance, artistic expression and interpretation	41



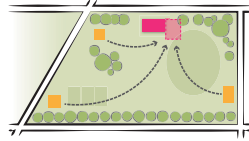
© Simon Whitbread  
Lizard Log Amenities, by CHROFI

<sup>1</sup> Better Placed, Government of New South Wales, p43

<sup>2</sup> Improving Standards of Design in the Procurement of Public Buildings, Office of Government Commercials and CABE, October 2006, p6.

Theme 1: Interaction with the park

## Consolidation of existing buildings and proposed building use



Many of the existing buildings in the Park Lands are due for replacement. Some are poorly sited, no longer comply to current standards, and no longer fit-for-purpose.

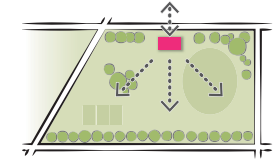
The replacement buildings will provide new, modern facilities that assist in increasing and activating Park Lands usage. This will ensure that the placement of the new facility has considered wider park projects (either current or future), and aligns with Council endorsed strategies.

The Park Lands enjoy high user numbers throughout the year for formal and informal recreation. New buildings will offer the modern facilities required to encourage even greater sporting and recreational participation. Sporting and recreational buildings require many facilities, including change rooms, toilets, first aid and umpire facilities, storage areas and multi-functional indoor clubroom facilities. These spatial requirements will impact both footprint and floor area, and need to be thoroughly tested and justified.

Outcome	How to achieve this?
Buildings that are flexible and inclusive of all	<ul style="list-style-type: none"> <li><input type="checkbox"/> Buildings must demonstrate a genuine ability to accommodate social and cultural groups, the elderly, or children's activities.</li> <li><input type="checkbox"/> Buildings must invite and include non-sporting community use.</li> <li><input type="checkbox"/> Buildings must have indoor and outdoor spaces that can be used by multiple groups simultaneously.</li> <li><input type="checkbox"/> Buildings must be designed to activate park edges and encourage maximum participation from the wider public.</li> </ul>
Buildings that are integrated and consolidated	<ul style="list-style-type: none"> <li><input type="checkbox"/> Small-scale buildings must be aggregated and positively integrated where possible into a single development, to function both visually and practically.</li> </ul>
Buildings that are justified	<ul style="list-style-type: none"> <li><input type="checkbox"/> Buildings must be designed for average user numbers, not peak numbers, as well as facilitate the widest playing hours for sporting schedules.</li> <li><input type="checkbox"/> Building proposals must review wider park projects (current and proposed) to ensure that the location and facilities are justified.</li> <li><input type="checkbox"/> Buildings must have clear area schedules on drawings showing existing and proposed footprint and floor area, with thorough testing and review of user requirements.</li> </ul>

Theme 1: Interaction with the park


## Park context and building siting



Context is a primary determining factor in the design of buildings. A building that integrates well with the site will enable development to sit comfortably within its Park Lands setting.

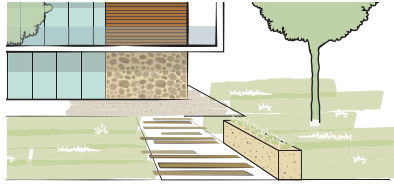
Every building must integrate successfully into the Park Lands; this is achieved through considered treatment of the spaces immediately adjacent the new building.

Outcome	How to achieve this?
Buildings that complement the park in which it is located	<ul style="list-style-type: none"> <li><input type="checkbox"/> Buildings must be carefully placed in the park, to further enhance their roles as activation hubs.</li> </ul>
Buildings that accommodate all users	<ul style="list-style-type: none"> <li><input type="checkbox"/> Buildings must not address a single outdoor recreational space or particular playing field, unless there is only one.</li> <li><input type="checkbox"/> Buildings must plan for outdoor spaces to accommodate portable facilities and temporary structures for peak or alternative use.</li> </ul>
Buildings that respond to site conditions	<ul style="list-style-type: none"> <li><input type="checkbox"/> Buildings must be designed for the natural topography, and seize opportunities to use existing levels to create spaces for performance and community gatherings (eg. amphitheatre).</li> <li><input type="checkbox"/> Buildings must retain and/or enhance existing landscaping and vegetation to assist in screening the building.</li> <li><input type="checkbox"/> Buildings must be set back from street edges and intersections to reinforce the green edge of the Park Lands.</li> <li><input type="checkbox"/> Buildings must avoid surface flows.</li> </ul>
Buildings that offer views and vistas across the park	<ul style="list-style-type: none"> <li><input type="checkbox"/> Buildings must be situated to respect and enhance views into, from and through the Park Lands, including significant landscape features, natural systems, watercourses, vegetation, adjacent playing fields and community spaces.</li> </ul>
Buildings that are safe	<ul style="list-style-type: none"> <li><input type="checkbox"/> Buildings must implement CPTED principles regarding their placement in the park.</li> <li><input type="checkbox"/> Buildings must not be placed below existing trees due to risk of limb drop caused by an increasingly hot climate.</li> <li><input type="checkbox"/> Buildings and site levels must be designed to prevent localised flooding during extreme weather events, plan for 1 in 10 year storm events and the pending impacts of climate change.</li> </ul>
Buildings that maximise environmental performance	<ul style="list-style-type: none"> <li><input type="checkbox"/> The surroundings of buildings must be designed to effectively aid in cooling and heating.</li> </ul>

 Recommended reading  
"Community Land Management Plans" by City of Adelaide

Theme 1: Interaction with the park

## Site materiality



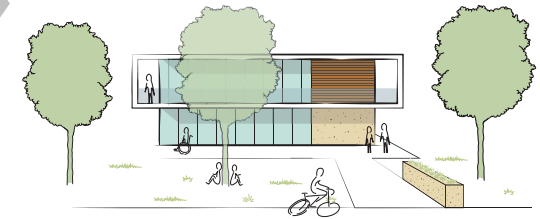
A contemporary and well-considered architectural design will reinforce how highly we value the Park Lands. These are unique projects, and appropriate material selection will determine how successfully the building integrates into the Park Lands.

A cohesive palette of materials, textures and finishes, selected for best environmental practice and reduced life-cycle costing, will reinforce an appropriate sense of place for these buildings.

Outcome	How to achieve this?
Site materials that are environmentally responsible	<ul style="list-style-type: none"> <li><input type="checkbox"/> Site materials must be locally sourced and/or can be recycled where possible. If imported, materials must be from the region, rather than from distant sources.</li> <li><input type="checkbox"/> Building sites must not use rocks, pebbles and other materials harvested from sensitive landscapes.</li> <li><input type="checkbox"/> Building sites must use permeable paving and ground treatments that will replenish the watertable. Always.</li> <li><input type="checkbox"/> Building sites must not use heat absorbing materials in car parks (roads and pavements) to help regulate and cool the Park Lands and the city.</li> </ul>
Site materials that are safe	<ul style="list-style-type: none"> <li><input type="checkbox"/> Building sites must use materials that provide safe access and egress for all users.</li> </ul>
Site materials that have longevity	<ul style="list-style-type: none"> <li><input type="checkbox"/> Site materials must be naturally durable and selected to age gracefully.</li> <li><input type="checkbox"/> Where timber is required, durable hardwood timber must be selected, including for framing, cladding and decking.</li> <li><input type="checkbox"/> Do not rely on paint finishes for material durability. Where solid painting is desirable, colours must respond to the building's site context.</li> <li><input type="checkbox"/> Site materials must incorporate anti-graffiti coatings and materials that resist vandalism.</li> </ul>
Site materials that reflect their context	<ul style="list-style-type: none"> <li><input type="checkbox"/> Site materials should complement the building's materials and the street interface materials.</li> </ul>

Theme 1: Interaction with the park

## Street interface and building entrance



A clear and inviting street interface is critical to advise the general community of the building's existence, and to invite them to participate in its facilities. This can enable greater user numbers and increased public benefit.

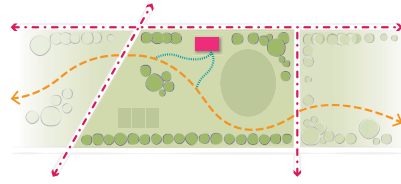
The street interface will act as a plaza space and allow for people to congregate, securely park their bicycles, take shelter or shade under trees and wait safely day or night.

A well designed street interface is required to successfully integrate the building into its park setting. This space can then successfully link into adjacent playspaces, transport options, public amenities, kiosks and the street edge.

Outcome	How to achieve this?
Buildings that have a street identity and presence	<ul style="list-style-type: none"> <li><input type="checkbox"/> Building signage must acknowledge the indigenous park name.</li> <li><input type="checkbox"/> Buildings must have street edge signage.</li> </ul>
Buildings that promote safety	<ul style="list-style-type: none"> <li><input type="checkbox"/> Buildings must have considered lighting that interacts with the street edge.</li> <li><input type="checkbox"/> Buildings must provide adequate and functional lighting.</li> <li><input type="checkbox"/> Buildings must be designed to benefit from passive surveillance at all times by implementing CPTED principles.</li> <li><input type="checkbox"/> Bicycle parking must be contained and secure at all times, and must not clutter the space.</li> </ul>
Buildings that provide good amenities	<ul style="list-style-type: none"> <li><input type="checkbox"/> Buildings should provide outdoor seating to ensure comfort for all users at all times.</li> <li><input type="checkbox"/> Buildings must provide Council-endorsed furniture from the Adelaide Park Lands Furniture Suite, where possible.</li> <li><input type="checkbox"/> Buildings must provide paths of travel and amenities that ensure universal access.</li> </ul>

Theme 1: Interaction with the park


## Connectivity, circulation and car parking



Buildings must be designed with knowledge of how people will access them, and how people will move around and throughout them. Sustainable buildings require links to public transport, and pedestrian and cycling pathways.

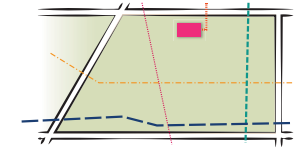
Successful placement of a building within a park will result in a seamless transition from the urban zone into the Park Lands realm.

Outcome	How to achieve this?
Buildings that are well connected	<ul style="list-style-type: none"> <li><input type="checkbox"/> Buildings must be positioned to connect easily into adjacent existing path networks, pedestrian routes and cycle trails in the park, including the Adelaide Park Lands Trail.</li> <li><input type="checkbox"/> Buildings must be positioned to be in proximity to public transport options, where possible.</li> </ul>
Buildings that have good circulation and access	<ul style="list-style-type: none"> <li><input type="checkbox"/> Buildings must be designed to comply with equal access requirements, standards and the DDA.</li> <li><input type="checkbox"/> Pathways must be designed to ensure a smooth, continuous surface level without steps, allowing safe movement for the elderly and providing universal access.</li> <li><input type="checkbox"/> Shared paths (for pedestrians and cyclists) widths must be limited to 2.4m maximum.</li> <li><input type="checkbox"/> Pathways to buildings must be sufficiently lit.</li> <li><input type="checkbox"/> Buildings must be designed to allow for access by emergency and maintenance vehicles and machinery. Paving and ground treatments in these areas must offer adequate load bearing capacity.</li> </ul>
Buildings that are compliant with car parking principles	<ul style="list-style-type: none"> <li><input type="checkbox"/> Buildings must only provide additional car parking space where justified, according to the building's functionality and projected average user numbers, as additional car parking in the Park Lands is generally discouraged.</li> <li><input type="checkbox"/> Driveway widths must be limited to 3m maximum.</li> </ul>

 Recommended reading  
"Access & Inclusion Strategy" by City of Adelaide

Theme 1: Interaction with the park

## Services and infrastructure



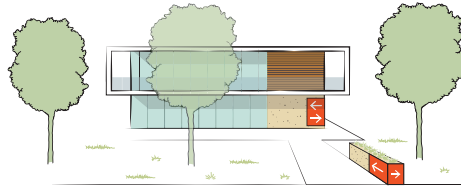
The placement of Park Lands buildings must avoid all infrastructure. Detailed survey and site analysis will identify all known above and below ground infrastructure at the earliest stage of the project, ensuring there are no conflicts.

Thorough site planning will ensure convenient links to required building services. Thoughtful building design will then ensure efficient use of those services.

Outcome	How to achieve this?
Buildings that function well	<ul style="list-style-type: none"> <li><input type="checkbox"/> Existing service and access requirements must be investigated prior to any building proposals or projects, to ensure that there are no clashes with underground services.</li> <li><input type="checkbox"/> Compatible fittings on underground tanks and water infrastructure must be provided for access of Emergency Fire Service vehicles, in the event that the building's water resource is required to fight a structure or grass fire. This may also be required if a building is beyond the minimum distance from the nearest fire water hydrant.</li> <li><input type="checkbox"/> Service access must be smartly located to minimise disruption to the park and surrounding landscape.</li> <li><input type="checkbox"/> Buildings must not be located over underground services and infrastructure.</li> </ul>



Theme 1: Interaction with the park  
Site wayfinding



Well designed signs help users with building and park information, and connect them to adjacent destinations, facilities and public transport.

Site wayfinding is important to assist users in orientating themselves within spaces, or to travel from place to place. Signage will extend and develop the Park Lands wayfinding signage theme.

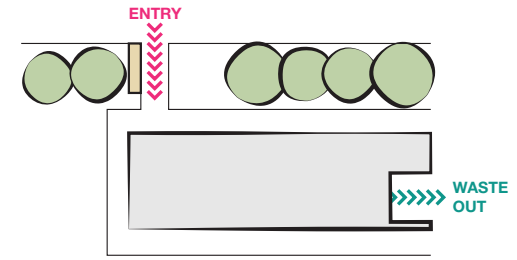
Outcome	How to achieve this?
Buildings that have well designed building signage	<ul style="list-style-type: none"> <li><input type="checkbox"/> Building signage must be noted on drawings at the time of seeking planning and building approvals.</li> <li><input type="checkbox"/> Sizes of building signage must be limited and justified.</li> <li><input type="checkbox"/> Building signage must be integrated and reflect the building's design, size, shape, form, finishes, materiality and architectural treatments.</li> <li><input type="checkbox"/> Building signage must complement and interpret any heritage aspects of a building or park.</li> <li><input type="checkbox"/> Building signage should provide distances to surrounding rest areas, drinking fountains, toilets and other amenities.</li> <li><input type="checkbox"/> Local artists should be engaged where possible, to extend subtle and well designed site interpretation.</li> <li><input type="checkbox"/> Building signage may align with the City of Adelaide's signage suite.</li> </ul>
Buildings that have well designed site signage	<ul style="list-style-type: none"> <li><input type="checkbox"/> Site signage must align with the City of Adelaide's signage suite.</li> <li><input type="checkbox"/> Site signage must be located at strategic entrances, pathways or intersections that are highly visible and lit.</li> </ul>

 Recommended reading  
"Wayfinding Strategy Signage Suite" by City of Adelaide

Theme 1: Interaction with the park  
Recycling and waste

Park Lands buildings must provide appropriate facilities for the storage and handling of all waste, ensuring that separation into recyclable elements can occur on site. Successful handling of waste is achieved when building users are oblivious to its existence.

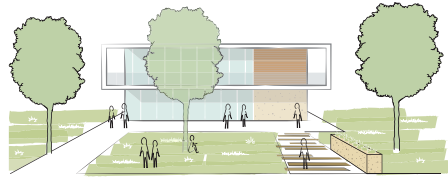
Outcome	How to achieve this?
Buildings that have well integrated waste facilities	<ul style="list-style-type: none"> <li><input type="checkbox"/> Site planning must ensure that waste recycling and storage facilities are integrated into the overall design.</li> <li><input type="checkbox"/> Buildings must enclose bins and waste storage inside secure, fenced areas with safe driveway access that cannot be accessed by wildlife and people.</li> <li><input type="checkbox"/> Buildings must avoid direct viewing into the waste storage space from upper level spectating areas.</li> <li><input type="checkbox"/> Site planning must ensure safe movement of waste removal vehicles to and from the facility.</li> <li><input type="checkbox"/> Buildings must allow the grouping of similar recycling types and general waste to facilitate easier removal.</li> <li><input type="checkbox"/> Buildings must provide grease traps if required.</li> <li><input type="checkbox"/> Buildings must locate waste storage facilities downwind from the main area where possible, based on prevailing wind directions.</li> </ul>



At a higher level, it is expected that the buildings themselves are completely recyclable at the end of their life.

Theme 2: Landscape features

## Landscape character



Plant and tree species must be appropriate to the site setting and landscape character of the park.

There are a number of distinct landscape types within the Park Lands. It is desirable that buildings will fit comfortably into each landscape setting, contribute to an overall Park Lands theme, and support the active and sustainable use of the park.

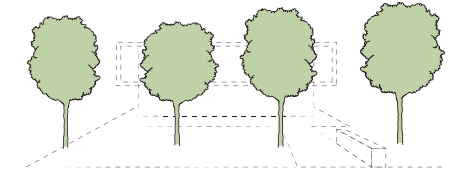
Outcome	How to achieve this?
Buildings and landscapes that have appropriate plantings	<ul style="list-style-type: none"> <li><input type="checkbox"/> Plants must complement the existing park context and biodiversity.</li> <li><input type="checkbox"/> Drought tolerant and low maintenance native plants must be used, where possible.</li> <li><input type="checkbox"/> Architectural landscape screen plantings must be used and integrated instead of fencing, where possible.</li> <li><input type="checkbox"/> Plants must be compatible with GAP water in the Park Lands, where possible (e.g. turfed cricket pitches are a notable exception).</li> </ul>
Buildings and landscapes that have appropriate tree species	<ul style="list-style-type: none"> <li><input type="checkbox"/> Trees must be at a scale appropriate to the built form and in-keeping with existing plantings in the park.</li> <li><input type="checkbox"/> Root zones of trees must not cause any damage to buildings or underground infrastructure. Conversely, buildings and site works must not damage root zones.</li> </ul>



Recommended reading  
 "Adelaide Design Manual" by City of Adelaide  
 "Adelaide Park Lands & Squares Cultural Landscape Assessment Study" by David Jones  
 "Community Land Management Plans" by City of Adelaide  
 Adelaide Park Lands Authority - Board Meeting - Agenda - 19 September 2019

Theme 2: Landscape features

## Site ecology and remediation



A site's distinctive land type, soil, vegetation and physical characteristics must be protected, with appropriate management actions and minimal man-made disturbances.

In the event that an existing building is to be removed but not replaced, careful site remediation is required to align that portion of the park with the surrounding biodiversity and landscape context. This includes all pathway and hardstand areas.

Outcome	How to achieve this?
Careful and sensitive site remediation	<ul style="list-style-type: none"> <li><input type="checkbox"/> A building site must be returned to its pre-building condition. Building demolition and removal must be completed safely, with all services terminated to code and made good.</li> <li><input type="checkbox"/> Any hazardous material must be handled appropriately, with required signage and public health measures in place.</li> <li><input type="checkbox"/> The pre-existing micro-ecology and context of the park must be preserved and enhanced, with input from the City of Adelaide.</li> <li><input type="checkbox"/> Buildings must "give back" to the Park Lands where possible and applicable, after the demolition or removal of obsolete buildings, and returning unused service roads and pathways back to green space.</li> <li><input type="checkbox"/> A licensed surveyor must be engaged to document any underground services or infrastructure that is to remain in-place, with drawings and records provided to the City of Adelaide.</li> <li><input type="checkbox"/> Recyclable materials from the site itself or nearby sites (with approval), including concrete, rubble and timber, must be properly managed and recycled.</li> </ul>



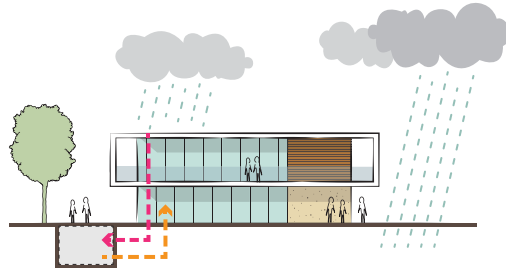
Recommended reading  
 "Community Land Management Plans" by City of Adelaide

Theme 2: Landscape features

## Water sensitive urban design (WSUD)

Water is a scarce resource in South Australia. WSUD promotes the sustainable use and re-use of water in urban development and buildings.

WSUD integrates the total water cycle from all sources, including rainwater, stormwater, groundwater, mains water and waste water.



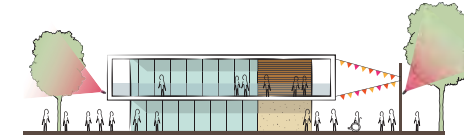
A building and its surrounds must demonstrate best practice in how it captures, stores and reuses water.

Outcome	How to achieve this?
Buildings that integrate opportunities for water harvesting	<ul style="list-style-type: none"> <li><input type="checkbox"/> Buildings must provide underground rainwater tanks beneath the building footprint or outdoor paved areas.</li> <li><input type="checkbox"/> Buildings must ensure direct pavement run-off into adjacent garden beds and the use of permeable paving, where possible.</li> <li><input type="checkbox"/> Buildings must install gutter guards, leaf litter traps and rodent control to all water catchment and storage facilities.</li> <li><input type="checkbox"/> Buildings must ensure all in-ground stormwater grates and drains are easily accessed for maintenance and cleansing, to ensure a free-flowing system at all times.</li> <li><input type="checkbox"/> Buildings must ensure rain water and stormwater systems have the capacity to handle large volumes over a short period of time due to extreme weather and pending climate changes.</li> <li><input type="checkbox"/> Buildings must maximise opportunities to treat stormwater and to recharge the watertable using ground water run-off, and to minimise disturbance of the natural flow to the site's watertable.</li> </ul>

Theme 3: Cultural heritage

## Cultural significance, artistic expression and interpretation

The Adelaide Park Lands are National Heritage Listed, with a view to be World Heritage Listed in the future. They are an important community commodity with significant cultural and heritage values, and treasured by all South Australians.



The Park Lands are also a significant contributor to the liveability of the city by showcasing arts, festivals, and community and cultural events. Events in the Park Lands create exciting and culturally enriching experiences for all users.

Outcome	How to achieve this?
Buildings that respect the park's history and heritage	<ul style="list-style-type: none"> <li><input type="checkbox"/> Buildings and/or playing fields must be named after or acknowledge its relevant Aboriginal and European history and/or significant person.</li> <li><input type="checkbox"/> Buildings must respect the cultural context and enhance the particular qualities of culture and heritage unique to its park location.</li> <li><input type="checkbox"/> Buildings must recognise, offer and preserve important views and vistas through, in to and out of the Park Lands.</li> </ul>
Buildings that support arts, culture and events	<ul style="list-style-type: none"> <li><input type="checkbox"/> Buildings must maximise opportunities to create internal and external spaces for artistic expression and cultural celebration.</li> <li><input type="checkbox"/> Buildings must create exciting spaces for music, light, activation and temporary events.</li> <li><input type="checkbox"/> Buildings must provide walls or spaces that could be used for public art, murals, projections or commissions, and/or can be utilised during key arts and cultural events and festivals.</li> <li><input type="checkbox"/> Buildings must provide for implementation of sensors, audio, music and interactive installations.</li> </ul>

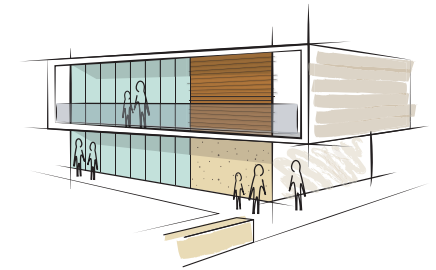


Recommended reading  
 "Adelaide Park Lands Events Management Plan 2016-2020" by City of Adelaide  
 "Community Land Management Plans" by City of Adelaide  
 "Public Art Action Plan 2014-2019" by City of Adelaide

## General building design requirements

### What is it?

The “general building design requirements” concentrate on the building itself, to promote consistency and continuity within the Park Lands built form without prescribing a predetermined and rigid design solution.



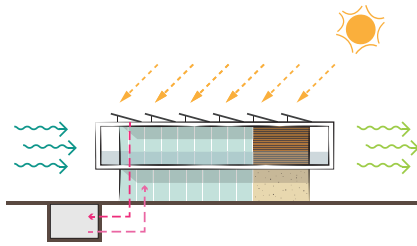
Requirement	Page
Architectural qualities	44
Building materials	45
Orientation	46
Footprint	47
Height and form	48
Windows, ventilation and daylighting	49
Access, inclusion and circulation	50
Smart technology	51
Integrated greening	52
Building services and infrastructure	31
Lighting	56



Miner Road House by Faulkner Architects

## Architectural qualities

Well designed architectural buildings will allow the existing open space to remain the most visually dominating and enjoyable experience. Buildings should not compete with the landscape in which they sit, but rather integrate comfortably.

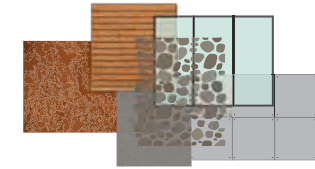


People visit the Park Lands to experience the Parks, not to see buildings. Sensitive and considered architectural design of well-spaced buildings can successfully achieve this.

Outcome	How to achieve this?
Buildings that are well designed	<ul style="list-style-type: none"> <li><input type="checkbox"/> These architectural qualities are desired:                             <ul style="list-style-type: none"> <li>• Asymmetrical compositions</li> <li>• Flat or skillion roofs</li> <li>• Metal and glass frameworks presented as horizontal bands or glazed walls</li> <li>• Flexible internal open plan layout, with the ability to create sectioned off, smaller spaces enabling multiple uses</li> <li>• Ability to interact with the landscape through indoor/outdoor spaces</li> <li>• Best practice sustainability (eg. water harvesting, solar power generation and storage, water re-use, low embodied energy materials, recyclable elements)</li> <li>• Transparency and implementation of techniques to reduce visual bulk of all building forms (eg. articulation)</li> <li>• Use a locally sourced natural material palette that complements the Park Lands setting</li> </ul> </li> </ul>
Buildings façades that are well articulated	<ul style="list-style-type: none"> <li><input type="checkbox"/> These architectural qualities are desired:                             <ul style="list-style-type: none"> <li>• Recessed windows and doors to create visual depth</li> <li>• Integrated detailing using the building's own materials, without superfluous ornamentation</li> <li>• Contemporary forms</li> <li>• Considered design when the building is lit (internal and external surfaces)</li> <li>• A welcoming and exciting frontage</li> <li>• Usage of locally sourced natural material palette that complements the Park Lands setting</li> <li>• Buildings must be designed to be viewed from all angles with no distinguishable "front" or "back"</li> <li>• Buildings must have an easily identified entrance</li> </ul> </li> </ul>

## Building materials

To complement the site materials, building materials should also speak to their Park Lands setting to enhance the building's appearance. Materials must consider the park's cultural heritage



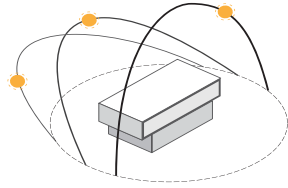
and context, in particular noting any heritage buildings and the corresponding contextual palette. In addition, material selection must contribute to best practice environmental performance and

Outcome	How to achieve this?
Buildings that are environmentally responsible	<ul style="list-style-type: none"> <li><input type="checkbox"/> Building materials must be locally sourced and/or can be recycled where possible. If imported, materials must be from the region, rather than from distant sources.</li> <li><input type="checkbox"/> Buildings must be designed to minimise energy usage over its whole life.</li> </ul>
Buildings that have longevity	<ul style="list-style-type: none"> <li><input type="checkbox"/> Building materials must be naturally durable and able to age gracefully.</li> <li><input type="checkbox"/> Where timber is required, durable hardwood timber must be selected, including for framing, cladding and decking.</li> <li><input type="checkbox"/> Buildings must not rely on paint finishes for material durability. Where solid painting is desirable, colours must respond to the building's site context.</li> <li><input type="checkbox"/> Building sites must incorporate anti-graffiti coatings and materials that resist vandalism.</li> <li><input type="checkbox"/> Building materials must be sustainable, have low embodied energy and deliver reduced overall maintenance costs.</li> <li><input type="checkbox"/> Buildings must be designed for overall buildability, ease of construction and building cost (eg. span lengths, beam sizes, sheet sizes, reduced need for crane use, minimising the number of trades on site).</li> </ul>
Buildings that reflect their context	<ul style="list-style-type: none"> <li><input type="checkbox"/> Building materials must reflect the natural setting of Park Lands buildings.</li> </ul>



Recommended reading  
 "Adelaide Design Manual" by City of Adelaide  
 "Adelaide Park Lands & Squares Cultural Landscape Assessment Study" by David Jones

## Orientation

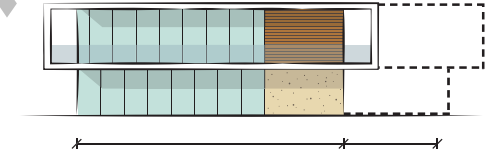


Park Lands buildings need to balance optimal solar orientation with the ideal task specific orientation (eg facing a sporting field or landscape feature). Correct solar orientation will ensure the

building offers the most efficient passive thermal performance in both summer and winter, resulting in high level sustainability and enabling the building to align with the City of Adelaide's Carbon

Outcome	How to achieve this?
Buildings that are appropriately sited and oriented	<ul style="list-style-type: none"> <li><input type="checkbox"/> Buildings must ensure correct solar orientation for optimal passive performance (ideally on an east-west axis), to maximise summer shading and winter solar gains.</li> <li><input type="checkbox"/> Buildings should maintain northern solar access to primary activity areas where possible, internally and externally, as well as through highlights and clerestories.</li> <li><input type="checkbox"/> Buildings must minimise unshaded hardstand surrounds where possible, to avoid unwanted heat gains.</li> <li><input type="checkbox"/> Roof forms of buildings must provide appropriate summer shading and winter solar gains, as well as opportunities for concealed solar panels where possible.</li> <li><input type="checkbox"/> Flat roofs and skillion roofs must be oriented northwards for optimal implementation of solar panels.</li> <li><input type="checkbox"/> Buildings must design for the micro-climate of the site.</li> </ul>

## Footprint

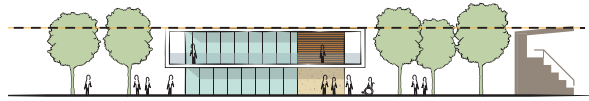


New buildings must take into consideration the total footprint of buildings being replaced and the user needs.

New building codes and standards, as well as the increased user numbers for park activities, will all significantly impact the size of proposed new buildings.

Outcome	How to achieve this?
Building footprints that are practical	<ul style="list-style-type: none"> <li><input type="checkbox"/> Change rooms, umpire facilities and storage areas must be at ground level for ease of interaction with the related sporting activity. Locating these spaces on first floor levels or undercroft levels must be avoided.</li> <li><input type="checkbox"/> Total floor area and the stacking of levels must be carefully designed, to promote accessibility and inclusion, but also to create opportunities for architectural expression and articulation.</li> </ul>
Building footprints that are justified	<ul style="list-style-type: none"> <li><input type="checkbox"/> Buildings must be designed for the expected and projected average user numbers (at the time of completion), not the maximum numbers or peak loads, with an anticipation for future growth (if foreseeable and economical), as well as expansion through staged construction.</li> <li><input type="checkbox"/> User numbers over a typical winter's and summer's day sports schedule may be used to assist in determining the best fit-for-purpose facility size. Sports lighting can extend the hours of play and contribute to a smaller building footprint.</li> </ul>
Building footprints that respect the Park Lands	<ul style="list-style-type: none"> <li><input type="checkbox"/> Buildings must "give back" to the Park Lands where possible and applicable, after the demolition or removal of obsolete buildings, and returning unused service roads and pathways back to green space.</li> </ul>

## Height and form



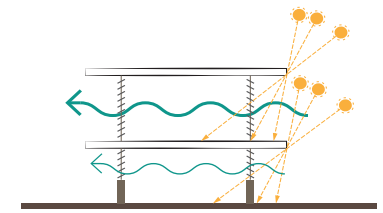
New buildings must acknowledge the scale, height and form of other buildings, the height of established vegetation, and the ground contours to ensure the

proposed building sits comfortably in the Park. Well designed and detailed buildings will reduce the visual bulk, scale and impact on the park.

Outcome	How to achieve this?
Buildings with appropriate heights	<ul style="list-style-type: none"> <li><input type="checkbox"/> Heights must be informed by the surrounding context (eg. ground plane contours, vegetation, tree canopy heights, sightlines to adjacent heritage buildings and built forms etc).</li> <li><input type="checkbox"/> Floor levels of buildings must be constructed above the ground plane to protect against surface flow flooding and to provide assisted elevated viewing. This also reduces the total amount of excavation, costs and risks, without adversely impacting on the total building height.</li> <li><input type="checkbox"/> Minor on-site earthworks may be implemented to elevate buildings, to enhance views and surveillance and to avoid potential soil contamination.</li> <li><input type="checkbox"/> On multistorey buildings exceeding two storeys, lookouts and service towers may be approved in particular circumstances (eg. major projects).</li> </ul>
Buildings with justified forms	<ul style="list-style-type: none"> <li><input type="checkbox"/> Place buildings on a recessed base where possible to give the appearance of minimal connection to the natural ground and the impression of a "floating" building. Other techniques of minimal ground connection include recessed lower levels, cantilevered first floors and darker colours to walls on lower levels.</li> <li><input type="checkbox"/> A two storey building may provide a spectating platform on the upper level.</li> <li><input type="checkbox"/> Breezeways or a central arrival point may be provided to break down large buildings into smaller components, however it should still read as one building to achieve building consolidation.</li> <li><input type="checkbox"/> Well considered roof overhangs and/or canopies must be provided for adequate shelter from sun and rain. Avoid overshadowing of sports fields from upper levels and roofs.</li> </ul>
Buildings without undercrofts	<ul style="list-style-type: none"> <li><input type="checkbox"/> Buildings must not be undercrofted. Undercrofting incurs a range of issues, including increased construction and maintenance costs and risks, and compromised safety for all building users.</li> </ul>

## Windows, ventilation and daylighting

Access to natural light and fresh air benefits not only the health and wellbeing of the building's users, but also the economical and environmental sustainability of the building.

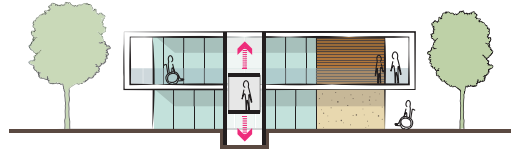


As Park Lands buildings, the experience of being indoors should still be 'park like'. Buildings that integrate with their immediate environment are highly desirable.

Outcome	How to achieve this?
Buildings that are passively cooled	<ul style="list-style-type: none"> <li><input type="checkbox"/> Buildings must be designed for cross ventilation, to greatly impact on thermal comfort and air quality internally. This can be achieved through opposing windows, thoughtfully locating openable windows and using louvres instead of top-hung awning windows.</li> <li><input type="checkbox"/> Internal spaces must be designed to benefit from ceiling fans in preference over mechanical ventilation methods. Appropriate ceiling heights must be provided.</li> <li><input type="checkbox"/> Breezeways may be utilised between building volumes, whilst being mindful of accelerated wind effects in certain weather conditions.</li> <li><input type="checkbox"/> Transparency in façades may be implemented to reduce the impression of building mass.</li> <li><input type="checkbox"/> Shrouds to windows and doors should be provided to control weather intrusion and to aid low maintenance and durability.</li> </ul>
Buildings that design for daylighting	<ul style="list-style-type: none"> <li><input type="checkbox"/> Buildings should consider transparent wall cladding in suitable areas to reduce artificial lighting use.</li> <li><input type="checkbox"/> Buildings must utilise double glazing or performance glass in all large doors and windows, and utilise obscure glazing where required.</li> </ul>

## Access, inclusion and circulation

Building users of all ages, genders and abilities must be able to move around and throughout the building safely, and effortlessly. Successful Park

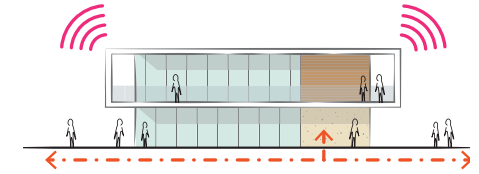


Land buildings will generously invite and welcome the wider non-sporting community members, ensuring the Park Lands can be enjoyed and utilised by everyone.

Outcome	How to achieve this?
Buildings that are accessible	<ul style="list-style-type: none"> <li><input type="checkbox"/> Buildings must implement the seven principles of universal design, which include:                             <ul style="list-style-type: none"> <li>• Equitable use</li> <li>• Flexibility in use</li> <li>• Simple and intuitive use</li> <li>• Perceptible information</li> <li>• Tolerance for error</li> <li>• Low physical effort</li> <li>• Size and space for approach and use</li> </ul> </li> <li><input type="checkbox"/> Buildings must meet and attempt to exceed minimum DDA, BCA and Australian Standard requirements.</li> <li><input type="checkbox"/> Buildings must locate all switches, electrical points, joinery hardware, door and window hardware in the “zone of common reach” (900-1200mm above floor level).</li> </ul>


## Smart technology

Modern buildings are smart buildings. They use intelligent systems to monitor the building’s performance, user numbers and behaviour.



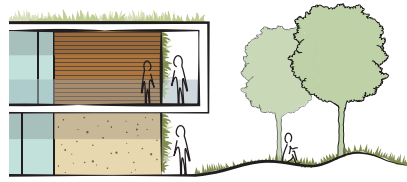
Building designers will need to liaise with the City of Adelaide to ensure their proposal allows for and aligns with current and future technologies.

Outcome	How to achieve this?
Buildings that are smart	<ul style="list-style-type: none"> <li><input type="checkbox"/> Sensors for movement and people counts should be provided to monitor behaviour and user numbers, or allow for future implementation.</li> <li><input type="checkbox"/> Implement security networks for building access (eg. swipe locks, key cards)</li> <li><input type="checkbox"/> Smart technology should be provided to monitor and improve building maintenance schedules to maximise efficiencies and assist in achieving Carbon Neutrality.</li> </ul>
Buildings that plan for the future	<ul style="list-style-type: none"> <li><input type="checkbox"/> Buildings should allow provisions for future implementation of sensors, CCTV, and smart technology.</li> <li><input type="checkbox"/> Buildings should provide WiFi accessibility (10GB) or provide conduits for future implementation.</li> <li><input type="checkbox"/> New developments must provide connections to two conduits: a private City of Adelaide Smart City conduit and another for future use. These will allow for communications, connectivity, phone, computer, WiFi, alarm, cameras and security. These may also tap into the adjacent Park Lands Trail to accommodate power and communications. Consult with City of Adelaide during the design phase to ensure the above opportunities are achieved.</li> </ul>
Buildings that promote community safety through technology	<ul style="list-style-type: none"> <li><input type="checkbox"/> Buildings must provide sensor activated lighting to outdoor areas that are immediately adjacent.</li> <li><input type="checkbox"/> Buildings must provide sensors, lighting and monitored CCTV.</li> <li><input type="checkbox"/> Buildings must enable remote deactivation of power to discourage loitering (to SAPOL instruction).</li> <li><input type="checkbox"/> Buildings must provide meter panels internally where possible.</li> </ul>

 Recommended reading  
“Access and Inclusion Strategy 2019” by City of Adelaide



## Integrated greening



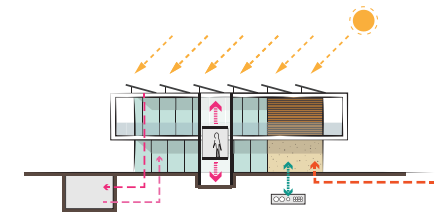
Greener spaces deliver benefits to the economy, character and biodiversity of the local area, whilst also improving the health, wellbeing, safety and

social aspects of people in the community. This makes the city a more enjoyable place to be and to live. Importantly, greening allows our city to adapt to climate change.

Outcome	How to achieve this?
Buildings that are "green-smart"	<ul style="list-style-type: none"> <li><input type="checkbox"/> Landscaping around the building must be designed to positively influence the internal passive thermal performance (eg. planting deciduous trees on the northern side to allow shade in summer and sunlight in winter).</li> <li><input type="checkbox"/> The use of green roofs, green facades and green wall elements will reduce heat loads on internal building spaces and may be appropriate in some circumstances.</li> <li><input type="checkbox"/> Design surrounding landscapes to effectively aid in the cooling and heating of the building, or position a new building around existing landscape to maximise environmental performance.</li> <li><input type="checkbox"/> Create a space where landscape and buildings perform as an integrated system to achieve greater sustainability performance, amenity and visual quality for occupants and people in the public domain.</li> <li><input type="checkbox"/> Integrate architectural landscape screens where appropriate in place of fencing.</li> </ul>

## Hydraulic building services and infrastructure

Hydraulic services address the flow, storage, conveyance and treatment of water, sewer, stormwater and gas. The detailed design of these services will

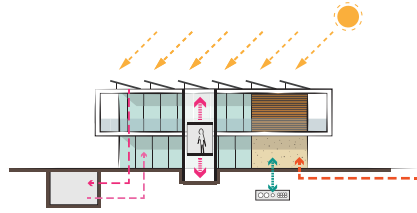


ensure the building is future-proof, climate ready and efficient in all aspects of its operation.

Outcome	How to achieve this?
Buildings with effective hydraulic services	<ul style="list-style-type: none"> <li><input type="checkbox"/> Hydraulic services include the supply of water and gas to all buildings, utilising water-saving fixtures and fittings through which they are stored and delivered (eg. tanks, taps, gas cylinders, cisterns, basins, showers etc).</li> <li><input type="checkbox"/> Fixtures, fittings and materials must be appropriately selected in terms of price, durability, maintenance, appearance and life-cycle costing.</li> <li><input type="checkbox"/> Mains connection and rainwater must be provided for consumable water requirements, with GAP water for all other requirements.</li> <li><input type="checkbox"/> Rainwater catchment from large roof areas must be maximised and harvested. On-site storage in underground tanks and the reuse of rainwater must be implemented.</li> <li><input type="checkbox"/> Mains gas or gas cylinders must be provided. Gas cylinders must be concealed from view and secured.</li> <li><input type="checkbox"/> Plant, equipment and insulated pipework must be integrated within the building to achieve the best efficiencies and security without external pipework (ie. minimise lag time)</li> <li><input type="checkbox"/> Wet areas in amenity buildings should be designed with a service corridor behind the toilet areas with cisterns and pipework accessed in this space for ease of maintenance.</li> <li><input type="checkbox"/> Grey water re-use must be provided in all buildings, or provide for future implementation.</li> <li><input type="checkbox"/> Sanitary fixtures and fittings in Council-owned buildings must be selected from a consistent range, enabling readily available spare parts or interchangeable replacements.</li> <li><input type="checkbox"/> Roof top services must be concealed from view.</li> <li><input type="checkbox"/> Suitable fire hydrant points must be provided within the required distance.</li> </ul>

## Mechanical building services and infrastructure

Mechanical services address the movement and handling of air throughout a building. Intelligent design of mechanical systems will deliver innovative solutions

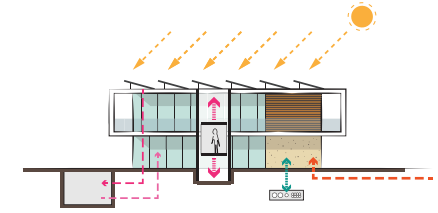


that are highly energy efficient, minimise building's carbon footprint and provide a high quality indoor environment.

Outcome	How to achieve this?
Buildings with effective mechanical services	<ul style="list-style-type: none"> <li><input type="checkbox"/> Mechanical services include air conditioning units, exhaust fans, extraction fans and in-roof ventilation units.</li> <li><input type="checkbox"/> Buildings must maximise opportunities for passive thermal comfort to reduce reliance on mechanical services, which should only be employed during extreme weather events.</li> <li><input type="checkbox"/> Air conditioning units must not be placed on the roof, to decrease risks and costs of maintenance and preserve visual appeal.</li> <li><input type="checkbox"/> Ventilated enclosures must be designed to conceal and screen air conditioning units at ground level outside the building, with easy maintenance access. They must be installed in compliance with manufacturer guidelines to avoid potential overheating, fire hazard risks and the voiding of warranties.</li> <li><input type="checkbox"/> Condensation drains must be plumbed to code into waste water filtration, and reuse where possible.</li> <li><input type="checkbox"/> Units must be appropriately selected in terms of price, durability, maintenance, appearance and life-cycle costing, and rated within one star of the best available product.</li> <li><input type="checkbox"/> Units used must be rated within one star of the best available product.</li> <li><input type="checkbox"/> Provide mechanical services to public amenities where they are part of a greater community sporting facility (ie. not a stand alone public amenity).</li> <li><input type="checkbox"/> Ensure mechanical systems are zoned to service smaller areas rather than the entire building.</li> </ul>

## Electrical building services and infrastructure

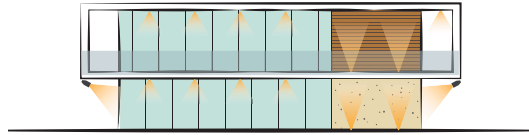
Electrical services cover the delivery and handling of light and power to a building. This includes solar power generation and storage.



The information here is to be read in conjunction with the Smart Technology section of these guidelines.

Outcome	How to achieve this?
Buildings with effective electrical services	<ul style="list-style-type: none"> <li><input type="checkbox"/> Design roof top solar panels to be concealed from view.</li> <li><input type="checkbox"/> Ensure roof forms are oriented to the north and can provide solar panels with the best orientation and angle to the sun for maximum efficiency.</li> <li><input type="checkbox"/> Design for onsite battery storage, or make provisions of space for future implementation.</li> <li><input type="checkbox"/> If battery storage is not possible, ensure excess electricity from solar is directed back into the grid.</li> <li><input type="checkbox"/> Provide appliances energy rated within 1 star of best available appliances.</li> <li><input type="checkbox"/> Provide low voltage LED lighting throughout all buildings.</li> <li><input type="checkbox"/> Provide sensor activated lighting around buildings. This also benefits CPTED principles.</li> <li><input type="checkbox"/> Provide a kill switch to ensure no appliances are left on stand-by during unoccupied periods of time.</li> <li><input type="checkbox"/> Architects are encouraged to source the most efficient power balance for their Park Land buildings.</li> <li><input type="checkbox"/> Provide a building user manual to educate the building users on how to maximise the efficient design of the building.</li> </ul>

# Lighting



Building lighting will not only assist in user comfort, safety and amenity, but also assist in extending the hours of use into the evenings. Combined with

sports lighting, this can extend the hours of play and reduce peak loads on the building, thereby resulting in a smaller footprint and floor area.

Outcome	How to achieve this?
Buildings with effective and sustainable lighting	<ul style="list-style-type: none"> <li>• General                             <ul style="list-style-type: none"> <li><input type="checkbox"/> Light sources must give a natural appearance with good colour rendition to people and surroundings.</li> <li><input type="checkbox"/> The latest technology in luminaire design and a varied lighting approach must be implemented to ensure maximised efficiency, prevention of glare, blind spots, excessive light spill and light pollution, and minimise green house gas emissions. These include use of LED lights and energy saving fittings.</li> <li><input type="checkbox"/> The lighting circuitry and number of lights must be minimised, to allow for integration of control and timer systems.</li> <li><input type="checkbox"/> Outdoor area lighting must be localised.</li> <li><input type="checkbox"/> Lighting used may enhance unique shapes, built or natural features, and intrinsic sculptural forms to create focal points.</li> <li><input type="checkbox"/> Lighting in Council-owned buildings must be selected from a consistent range, with readily available spare parts or interchangeable replacements.</li> </ul> </li> <li>• Internal lighting                             <ul style="list-style-type: none"> <li><input type="checkbox"/> Light sources must implement the use of automatic timers, movement sensors, light adjustment timers and multiple switching, to have greater control over the time and energy output.</li> <li><input type="checkbox"/> Lighting must be designed to define and guide movement of users through the building utilising perception and wayfinding.</li> <li><input type="checkbox"/> Lighting must be designed to complement the building's architectural form, materials and details.</li> </ul> </li> </ul>



## Specific building types requirements

### What is it?

The “specific building types requirements” focus on the variety of building types found and required throughout the Park Lands at a range of functionalities and scales. Each building type will have its own unique set of requirements, whilst there are other requirements that will be applicable

Requirement	Page
Community sports buildings	59
Heritage buildings	63
Cafés and restaurants	65
Amenity buildings	67



Joe Fletcher

Miner Road House by Faulkner Architects

## Community sports buildings

Community sports buildings are required to activate sporting precincts within the Park Lands, offering purpose-designed, safe and accessible facilities for participation in a wide variety of sports, while also providing multi-function spaces for

flexible use by the wider community. It is important that these buildings have a level of civic quality and amenity that marks them as a valuable and important destination for the community.

Outcome	How to achieve this?
Buildings for community use	<ul style="list-style-type: none"> <li><input type="checkbox"/> Community buildings with public amenities and kiosks must be located closer to park edges and not in the middle of a park, unless they address specific site landscape elements (eg. Rymill Park Kiosk in proximity to the lake).</li> <li><input type="checkbox"/> Existing community spaces and playgrounds must be closely linked or connected to maximise user benefits of both facilities.</li> <li><input type="checkbox"/> Community buildings must have spaces that can be used as a point of refuge during severe weather events.</li> <li><input type="checkbox"/> Community buildings must have clear entry points, and be well connected to adjacent public transport, pedestrian and cycling connections.</li> <li><input type="checkbox"/> Community buildings must ensure passive surveillance and safety of children, in accordance with CPTED principles.</li> <li><input type="checkbox"/> General amenities must be co-located to enhance coordination and assist with convenience for users, to access multiple services from a single point.</li> <li><input type="checkbox"/> Community buildings must provide for multiple users at the same time, as well as being flexible and capable of adapting as needs change over time. Buildings must avoid being designated for single uses or specific target groups that may quickly become outdated.</li> <li><input type="checkbox"/> Community and sports facilities may be clustered to facilitate and promote convenient access and a focal point for activity.</li> <li><input type="checkbox"/> Community buildings must be near open space for related outdoor activities and events (ie. adjacent to parks and playgrounds for families, civic squares for markets, festivals etc).</li> </ul>

## Community sports buildings (continued)

Outcome	How to achieve this?
Buildings for community use	<ul style="list-style-type: none"> <li>Community buildings must avoid conflict with neighbouring park or building uses.</li> </ul>
Buildings for sports use	<ul style="list-style-type: none"> <li>Sports buildings must be located adjacent to the playing field(s) that they serve, but balanced against the overall wider community participation in the facility, such as other attractions in the park (eg. playgrounds, kiosks).</li> <li>Change rooms, umpire facilities and storage areas must be at ground level for ease of interaction with the related sporting activity. Locating these spaces on first floor levels or undercroft levels must be avoided. Note: undercrofts do not provide safe and convenient access and egress to a sporting building for players and game officials wearing sporting footwear with spikes.</li> <li>Ovals (eg. AFL), field and pitch sports (eg. soccer and hockey) are ideally viewed from the sidelines. Buildings must be appropriately sited to allow for the best sightlines. Buildings are best located on the western side of sporting fields to avoid looking directly into the late afternoon sun.</li> <li>Two storey buildings are desirable for upper level viewing, spectating opportunities and a smaller building footprint.</li> </ul>

## Community sports buildings

### Precedents



© City of Adelaide

Karen Rolton Oval, Adelaide by COX Architects

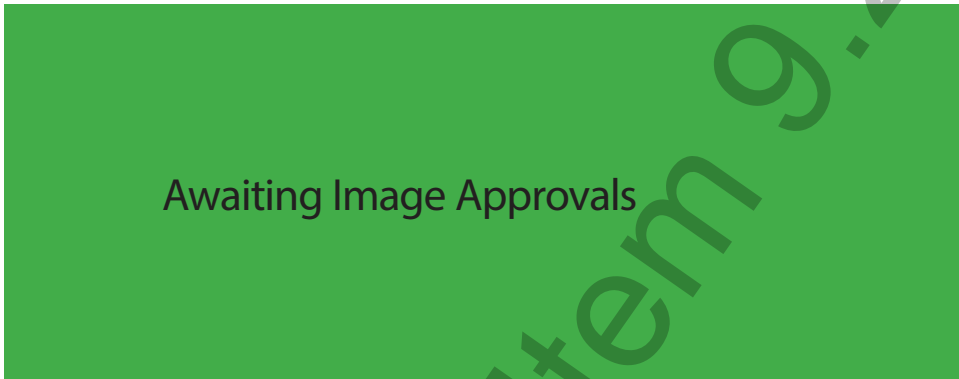
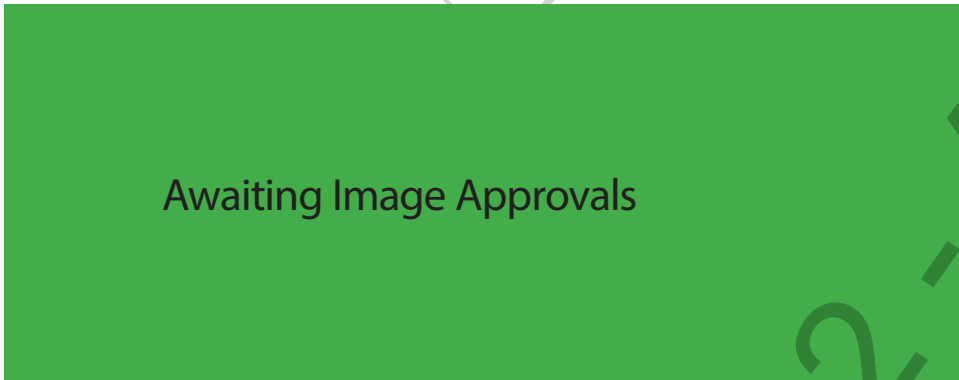


© John Gollings

Redfern Park Sydney, by BVN Architecture

## Community sports buildings (continued)

### Precedents



## Heritage buildings

Many heritage buildings are currently used for functions and services that did not exist when they were built. As these buildings take on new uses, they may require expansion or adaptation. This new work should always be 'architecture of the

moment', allowing the original heritage form to remain clearly evident. They must be conserved, celebrated, and provided with the opportunity to reveal and interpret their history, while also ensuring sustainable long-term uses.

### Outcome

New buildings or renovations to existing heritage buildings that respect, reflect and celebrate the park heritage and context

### How to achieve this?

- New buildings must identify, respect and take reference (but not replicate) the form of adjacent heritage building's:
  - Scale, proportion and height
  - Detailing and materiality
  - Façade, patterning and rhythm
  - Footprint, spatial arrangement and use
- New forms must complement the existing building through contrast, with a clear and contemporary statement, and avoid attempting to recreate the original heritage form. This allows the heritage form to be read clearly from the new building. Consult with City of Adelaide and heritage architects during the design phase to ensure the above are achieved.
- The separation between old and new must be clear, using either a glass link, or change of height to a lower level at the connection point.
- New materials must consider their direct connections to the heritage form. A break between buildings should be created, using a shadow line for walls, lower roof elements, or a negative joint (setback) in the floorplan.
- At all times, identify, protect and preserve the air space around heritage forms, and the views / vistas into, away from and throughout the heritage building and its immediate surrounds.

## Heritage buildings

### Precedents



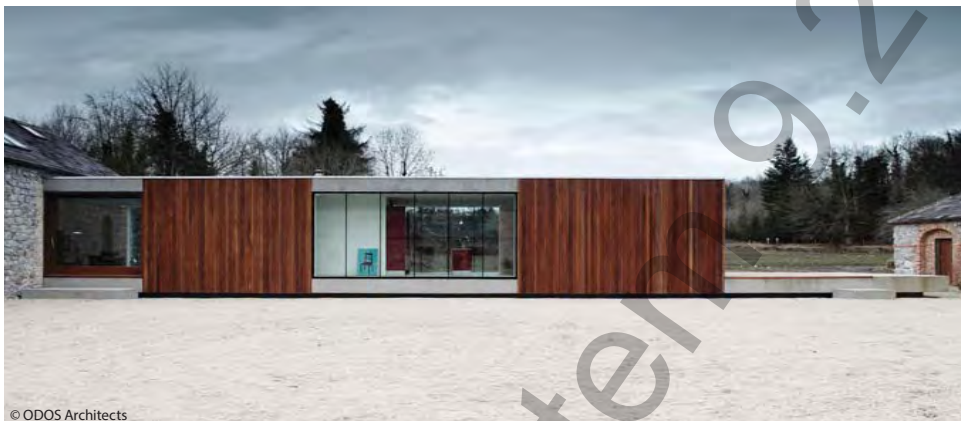
© ODOS Architects  
Ballymahon, by ODOS Architects



© Marc Cramer  
Bord-du-Lac House, by Henri Cleinge Architect



© Harris Kalinka  
Fulham Lodge, London by Richard Bell Architect



© ODOS Architects  
Ballymahon, by ODOS Architects

Adelaide Park Lands Authority - Board Meeting - Agenda - 19 September 2019

## Cafés and restaurants

Cafés and restaurants provide opportunities for refreshment, socialising, relaxation and engagement with the outdoors. They are attractants to the Park Lands for the wider community, and when strategically placed, can

offer a parent's retreat adjacent a playspace, refreshments whilst watching a sporting game, or hydration whilst discovering the Park Lands Trail. Their architectural form should allow them to open up to their Park setting, whilst still providing shade and shelter throughout the seasons.

### Outcome

Cafés and restaurants that are strategically located

### How to achieve this?

- Cafés and restaurants can be located adjacent unique features of the Park Lands (eg. Rymill Park Lake, Veale Gardens and Torrens Lake).
- Cafés and restaurants must be located near park edges for activation, and well connected to adjacent public transport options and parking.
- Cafés may be offered as part of a community sports building in the form of a kiosk. These may be operated by the building lessee or sub-lessee, subject to lease conditions and landlord consent. The hours of trade would be determined by the activities offered by the greater building, and/or the adjacent community facilities (eg. playgrounds or dog parks).

Cafés and restaurants that are functional and practical

- Cafés and restaurants must ensure correct solar orientation to allow winter sunlight into the building and onto protected outdoor dining areas, with shade in summer.
- Cafés and restaurants should ensure year round weather protection to outdoor spaces.
- Cafés and restaurants must implemented CPTED principles during trading hours and non-trading hours for the safety of their patrons, workers and the wider community.
- Cafés and restaurants must provide recycling, waste storage and removal facilities, and ensure that waste storage is shielded from view and does not generate odours or attract vermin. Waste removal vehicle movement must be controlled, for the safety of patrons and protection of the building amenity and surrounds.

Cafés and restaurants that facilitate events

- Cafés and restaurants may be designed for activation during key events (eg. Adelaide Fringe Festival), with internal and external spaces catered towards small to medium scale events or performances.

## Cafés and restaurants

### Precedents



© Steve Back  
Sydney Park Kiosk, Sydney by Stanic Harding Architecture & Interiors



© Simon Miles  
Utopia Broughton Hall, UK by Hopkins Architects



© Jeremy Weihrauch  
Heide Museum of Modern Art CMP, Victoria by Lovell Chen

## Amenity buildings

With increased utilisation of the Park Lands, amenity buildings provide contemporary, safe and accessible services to all users. They may be stand-alone facilities or consolidated as part of a larger building. In either situation, it is highly desirable

that their architectural integrity ensures they sit comfortably within the Park Lands, and are of a design standard in keeping with the contemporary sustainable buildings they share the Parks with.

### Outcome

Amenity buildings that are safe, modern, accessible and visually appealing

### How to achieve this?

- ☐ Amenities may be provided as part of a community sports building. Clear external access must be provided.
- ☐ Amenity buildings must be clearly visible and well signed to advise users of their existence and availability.
- ☐ Standalone amenity buildings should be located at park edges for maximum convenience, safety and accessibility.
- ☐ Locations of existing services must be identified during design planning to ensure economy and potential consolidation of services, where possible.
- ☐ Amenity buildings must implement CPTED principles for the safety of park users.
- ☐ Amenity buildings require high levels of architectural design to ensure they sit comfortably in the Park Lands context, and align with the design integrity of other Park Lands buildings.
- ☐ Where 'Exeloo' (or other proprietary amenity units) are proposed, they should be 'wrapped' in an architectural skin, to ensure alignment with the desired Park Lands building design integrity.



## Amenity buildings

### Precedents



© Simon Whitbread

Lizard Log Amenities, NSW by CHROFI



© Simon Whitbread

Lizard Log Amenities, NSW by CHROFI

## Maintenance buildings

The ongoing management of the Park Lands necessitates maintenance and infrastructure buildings that are conveniently located, such as horticulture hubs and pump sheds. Some of these are Council facilities, whilst others will be lease-

held to service licensed playing fields. They should be planned to ensure the safety of all Park users, children in particular, and in every situation provide a contemporary architectural form.

### Outcome

Maintenance buildings that are functional and accessible

### How to achieve this?

- Maintenance buildings must be located close to existing pathways and access routes to provide easy access for maintenance vehicles.
- Adequate storage for maintenance vehicles, plants and equipment must be provided, whilst being mindful of specific vehicle heights and widths (eg. mowers, tractors, trucks etc).
- Maintenance buildings must allow for the delivery of bulk materials and safe movement of large trucks, where applicable, whilst being mindful turning circles, bearing capacity of ground treatments and resilience to heavy vehicle loads.
- Maintenance buildings must avoid drawing unnecessary attention (ie. understated contemporary design is preferred). Do not 'overdesign' these utilitarian buildings.
- Locations of existing maintenance buildings must be identified during design planning to ensure economy and potential consolidation of services, where possible.
- Chemical and fuel stores must be separated.
- Maintenance buildings must make provision for small staff facilities (eg. lunch rooms, kitchens, lockers, wet areas etc).
- Public amenities may be provided as part of the building, where necessary.

Maintenance buildings that promote safety

- Maintenance buildings must implement CPTED principles by being located close to park edges or along tree lines.
- Maintenance buildings must implement Safety In Design guidelines.

Attachment A  
PRELIMINARY DRAFT

## Maintenance buildings

### Precedents



© Brian Walker Lee  
Elk Valley Tractor Shed, USA by Fieldwork

## Arbours and Pavilions

Arbours and pavilions provide shelter and shade for spectating, formal and informal events and social gatherings. Their placement should consider both the activation of the Park, and also the proximity to other attractants and facilities. Their size and

form should be determined by adjacent building precedents, whilst ensuring the 'architecture of the moment' theme continues throughout the Park Lands. They can be simple or complex structures, but in every situation, they should be a welcome addition to the Park Lands.

### Outcome

Arbours and pavilions that are functional and safe

### How to achieve this?

- Arbours and pavilions must be located in parks that are actively populated to justify their construction. They may be adjacent to other building types, such as community sports buildings or cafés and restaurants.
- Arbours and pavilions can be located adjacent natural park features that attract people to the area ie. lakes, rivers, wetlands.
- Arbours and pavilions must be well designed to provide adequate roof coverage and wall cladding for effective shade, shelter and prevention of wind-driven rain penetration.
- Arbours and pavilions must provide integrated seating as part of the structure, and/or landscape and other urban furniture elements on the ground level.
- Arbours and pavilions must implement CPTED principles including passive surveillance and adequate lighting.
- Arbours and pavilions should accommodate smart technology.
- Arbours and pavilions must use materials that complement its context and other structures in the park.
- Locate these structures along the Park Lands Trail, or with thorough consideration of access and transport. Provide furniture from the Park Lands Furniture Suite.

# Arbours and Pavilions

## Precedents



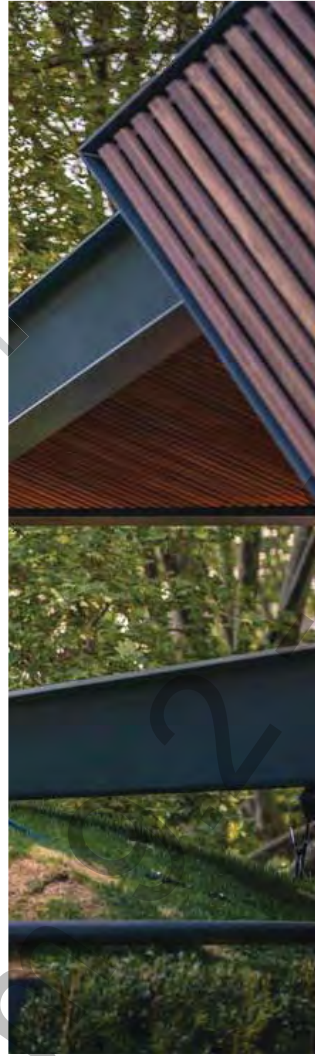
© Simon Whitbread

Lizard Log, CHROFI



© Robert Minitier

MPavilion by Estudio Carme Pinios, Melbourne



# Arbours and Pavilions (continued)

## Precedents



© Simon Whitbread

Lizard Log Amenities, CHROFI

## Removable / temporary buildings

Removable or temporary buildings facilitate short-term events or ideas that require appropriate planning and design for successful integration into the Park Lands. They are often pre-fabricated or modulated structures that are delivered to site in

their finished or near-to finished state, and may require hydraulic, mechanical, plumbing, electrical or waste facilities. With this in mind, ensure the proposed location provides easy connection to the services that may be required.

Outcome	How to achieve this?
Removable / temporary buildings that have the same level of design integrity as permanent buildings	<ul style="list-style-type: none"> <li><input type="checkbox"/> Removable / temporary buildings that require sanitary waste facilities must be appropriately plumbed.</li> <li><input type="checkbox"/> Removable / temporary buildings must be strategically sited, preferably at park edges, for the ease of delivery, removal, and truck and crane access if required. If built away from park edges, durable, traffickable, yet permeable path surfaces must be provided.</li> <li><input type="checkbox"/> Site remediation must be performed after the removal of the removable / temporary building. The site must be returned to its pre-building condition in accordance with these guidelines.</li> <li><input type="checkbox"/> All power, water and waste connection points must be clearly identified and confirmed during design planning.</li> <li><input type="checkbox"/> All removable / temporary buildings must employ the same high level site planning and building design considerations and sustainable measures as is required for permanent buildings, as detailed in these guidelines.</li> </ul>

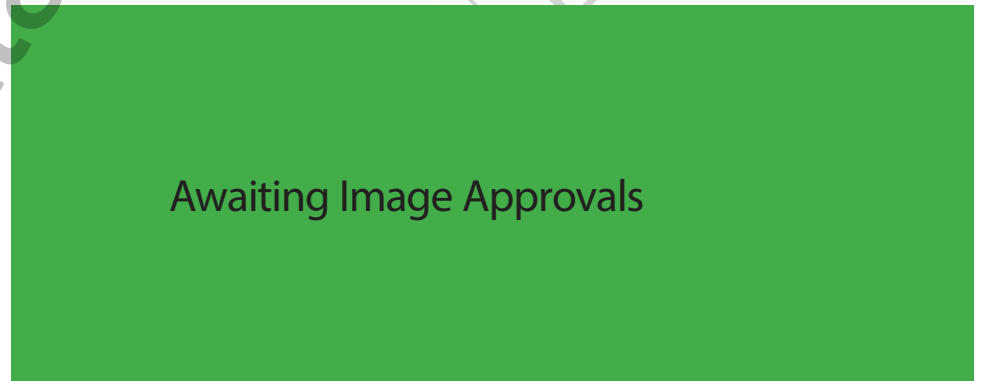
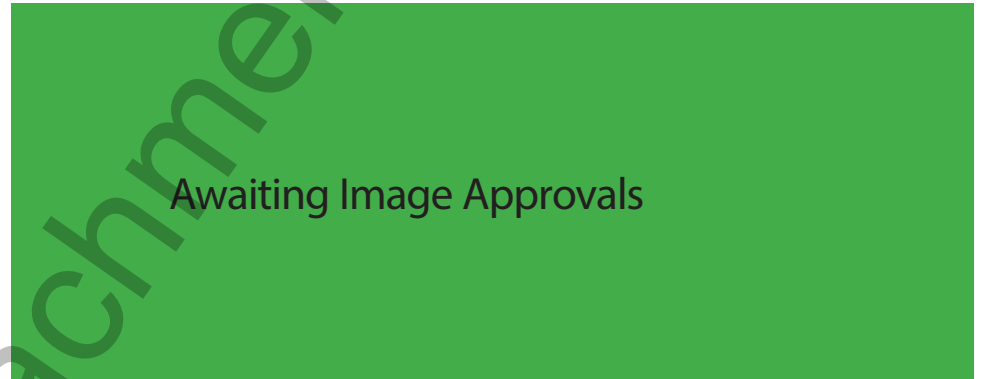


Recommended reading

"Adelaide Park Lands Events Management Plan 2016-2020" by City of Adelaide

## Removable / temporary buildings

### Precedents



# Image credits

All images and photographs used in this document belong to the City of Adelaide unless stated otherwise, and have been appropriately credited.



CITY OF  
ADELAIDE

25 Pirie Street, Adelaide  
Ph 8203 7320

[cityofadelaide.com.au](http://cityofadelaide.com.au)

# Sports Lighting in Gladys Elphick Park

**ITEM 9.3** 19/09/2019  
**Adelaide Park Lands Authority**

2014/04208  
Public

**Program Contact:**  
Amy Pokoney, Acting AD  
Community & Culture 8203 7438

**Approving Officer:**  
Clare Mockler, Deputy CEO &  
Director Culture

---

## EXECUTIVE SUMMARY

The South Australian Cricket Association (SACA) is proposing to install new sports lighting to the main oval (eastern side) in Gladys Elphick Park/Narnungga (Park 25).

The lighting proposed is at the highest level recommended by Cricket Australia for non-televised cricket competitions and complements the works completed to date in enhancing Park 25 as a regional activity hub. The design of the lighting has been thoughtfully considered to minimise any impact from light spilling onto surrounding areas, including the Royal Adelaide Hospital.

Sports lighting of the main oval will provide flexible programming opportunities and through the periodic staging of night time sporting activities and events, contribute to the vibrancy of the western Park Lands and the adjacent west end precinct.

---

## RECOMMENDATION

### THAT THE ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

1. That the Adelaide Park Lands Authority supports the South Australian Cricket Association installing sports lighting on the main oval in Gladys Elphick Park/Narnungga (Park 25) as shown in Attachment A to Item 9.3 on the Agenda for the meeting of the Board of the Adelaide Park Lands Authority held on 19 September 2019.
-

## IMPLICATIONS AND FINANCIALS

Adelaide Park Lands Management Strategy	<p>Lighting is supported by the Strategy, which recommends within its key moves to <i>'provide lighting along key paths, at recreation hubs, sporting ovals and the urban address to encourage increased use and improve safety for park users'</i>.</p> <p>In relation to Gladys Elphick Park/Narnungga (Park 25), the Strategy describes this part of the Park Lands as a <i>'large multi-purpose sport and recreation hub...offering high quality facilities for a variety of activities'</i>.</p>
Policy	<p>The Community Land Management Plan for Park 25 recommends to <i>'support and facilitate the upgrading of the West Terrace Sports Area as a regional sports area containing flexible programmable spaces and multi-use facilities'</i>...and to <i>'support the upgrading of lighting of sports fields'</i>.</p> <p>The Council's Active City Strategy supports the provision of sports lighting to optimise programming opportunities.</p>
Consultation	<p>Administration has engaged the Civil Aviation Safety Authority, Adelaide Airport, SA Health and operators of the State Rescue Helicopter Service (SRHS) to review the risks of the proposal.</p> <p>As this project is proposed to be assessed as a Category 1 development, there is no requirement to consult with adjoining landowners.</p> <p>Due to the location of the project, as part of the Development Assessment process, we will be required to refer the matter to the Commonwealth Secretary for the Federal Government Department for Transport and Regional Services.</p>
Resource	<p>Pending Development Approval, the management of this project will be resourced by the South Australian Cricket Association (SACA).</p>
Risk / Legal / Legislative	<p>This project will require Development Approval and will be referred to the Federal Government for approval in accordance with the Airports Act Protection of Airspace Regulations 1996.</p> <p>In collaboration with SA Health and operators of the SRHS, several measures have been incorporated into the lighting design to mitigate potential risks.</p> <p>Calculations of light levels at various traffic locations on Port Road and West Terrace were within the acceptable limits of the relevant Australian Standard for obtrusive lighting.</p>
Opportunities	<p>The provision of sports lighting at a Class 1 level as per Cricket Australia's Community Cricket Facility Guidelines, will enable cricket training and matches to occur in low light conditions, in addition to Australian Rules Football training and matches.</p>
19/20 Council Budget Allocation	<p>There is no budget allocated to this project.</p>
Proposed Council 20/21 Budget Allocation	<p>Not as a result of this report.</p>
Life of Project, Service, Initiative or (Expectancy of) Asset	<p>Responsibility for all assets and associated maintenance and operational costs sit with SACA as the lessee.</p>
19/20 Budget Reconsideration (if applicable)	<p>Not as a result of this report.</p>
Ongoing Costs (eg maintenance cost)	<p>Responsibility for all assets and associated maintenance and operational costs sit with SACA as the lessee. Any modifications to the lighting infrastructure required following post installation testing by the RAH will be funded by SACA.</p>
Other Funding Sources	<p>This project will be funded by SACA. They have received a Federal Government grant of \$500,000 to assist in implementation of the project.</p>

## DISCUSSION

1. An upgrade of community sports infrastructure including a new centralised sports building, car park and redevelopment of the main oval (eastern) was completed in Gladys Elphick Park/Narnungga (Park 25) in January 2018.
2. Prior to these works commencing, the main oval incorporated sports lighting with four (4) 18m high light towers that supported Australian Rules Football training by the former licensee, Old Ignatians Football Club (OIFC). The existing light towers were relocated to the western fields with additional poles subsequently added to facilitate OIFC, now a sub-licensee, training across a number of areas.
3. Throughout the life of the project, it was envisaged that lighting of the main oval would be reinstated.
4. In 2018, with a \$6.5m grant from the State Government, Council undertook significant landscape works to improve the amenity of the areas surrounding the sports facilities and provide opportunities for informal recreation in Park 25. Part of these works included lighting a shared use path linking West Terrace/Hindley Street with the Bakewell underpass.
5. Lighting of Park Lands recreation and sport facilities is well supported in the Adelaide Park Lands Management Strategy and the Council's Active City Strategy. A direct benefit is increased utilisation of Park Lands spaces. Indirectly, the presence of people at night creates a safer environment for people utilising the adjacent paths and spaces for commuting and informal recreation.
6. Across the Park Lands there are a range of light tower heights. The height of a light tower influences the level of light spill, with a taller tower able to project more light downwards, thereby creating a more efficient lighting outcome and less impact on surrounding areas. The use of taller towers also reduces the number of light towers required to achieve the desired light levels.
7. Examples of more recent community lighting projects include:
  - 7.1. Four (4) 22m high light towers in Victoria Park/Pakapakanthi (Park 16).
  - 7.2. Two (2) 25m high light towers in Blue Gum Park/Kurangga (Park 20).

### Sports Lighting Concept

8. The South Australian Cricket Association (SACA), as lessee in Park 25, proposes to install four (4) 30m high light towers that incorporate LED fittings that will produce an average light output of 500lux across the oval (outfield) and 750lux across the centre wicket area. The lighting proposal is shown at **Attachment A**. Images of how the light towers will look in situ are shown [here](#).
9. This level of lighting is classified as Class 1 under Cricket Australia's Community Cricket Facility Guidelines. Whilst Class 1 represents the highest level of lighting for playing cricket, this lighting is not suitable for television broadcasting. Adelaide Oval will remain the primary venue for all domestic and international cricket played under lights in South Australia.
10. The design of the lighting has been considered to minimise any impact from light spilling onto surrounding areas.
11. The output of the lights is adjustable to reduce energy use for activities that can occur at much lower light levels, such as Cricket training and Australian Rules Football training and competition.
12. Park 25 is currently programmed year round with a range of cricket training and competition activities and Australian Rules Football training. A list of the various activities is shown [here](#).
13. The majority of cricket programming will continue to be scheduled during the day. However, the introduction of lighting will enable SACA to program evening competitions and implement alternative programming arrangements in the event of bad (day) light, bad weather or extreme heat.
14. The installation of lighting on the main oval will enable Australian Rules Football training to return to this facility and provide the opportunity for the Adelaide (Amateur) Football League to schedule night matches.
15. The staging of night time sports events in Park 25 will contribute to the vibrancy of the western Park Lands and the adjacent west end precinct. Activities or events that sit outside the permitted use of SACA's lease will require separate approval of the Council.



### Stakeholder Engagement

16. Due to the proximity of the oval to the Royal Adelaide Hospital (RAH), we engaged SA Health to identify possible impacts to hospital services. Of primary concern was the potential impact on the State Rescue Helicopter Service (SHRS), particularly when taking off from the RAH. This is due to the main oval in Park 25 being the helicopter's primary take off flight path and landing space in the event of an emergency landing (post take off).
17. To mitigate these concerns and based on the advice of SA Health, Attorney General's Department, Central Adelaide Local Health Network, Babcock Mission Critical Services and SA Ambulance Service, SACA has agreed to:
  - 17.1. Install aviation lights (CASA approved) to the top of each light tower.
  - 17.2. Install louvres to light fittings.
  - 17.3. Apply reflective tape to the top cross arm of each tower.
  - 17.4. Ensure each light tower can be individually switched off or dimmed.
  - 17.5. Undertake testing with SA Health following installation of the lights.
18. SA Health also raised concerns about potential impacts on traffic entering and exiting the RAH. SACA's lighting engineers undertook calculations on obtrusive light levels on various locations along Port Road and West Terrace. Test results were consistently within the acceptable levels of the relevant Australian Standard (AS4282-2019).
19. On 2 September 2019, SA Health wrote to Administration indicating in-principle support for the sports lighting proposal. A copy of the letter is provided [here](#).
20. No consultation has occurred with informal users of Park 25 given the specific requirements of the sports lighting, which is illuminating an existing sporting licensed area.

### City Skate Park

21. In February 2019, the Council and State Government announced that a new skate facility would be constructed on the south east corner of Park 25. A popular feature of the former city skate park was its lighting, enabling use of the facility at all times. Lighting is planned for the new skate facility. The lighting of the main sports oval will have no impact on the establishment of a new skate facility in Park 25.

### Next Steps

22. With the support of the Adelaide Park Lands Authority, this matter will be tabled with The Committee and Council in October 2019 seeking Landlord Approval.
23. Pending Landlord Approval, SACA will submit an application for Development Approval. As part of the Development Approval process, the project will be referred to the Commonwealth Secretary for the Federal Government Department for Transport and Regional Services, due to the location of the project.
24. Once all statutory approvals have been granted and the lights are installed, SA Health and SACA will undertake testing of the lights to ensure there is no unacceptable risk to the RAH and the SHRS.

---

## ATTACHMENTS

### **Attachment A – Park 25 Sports Lighting Concept**

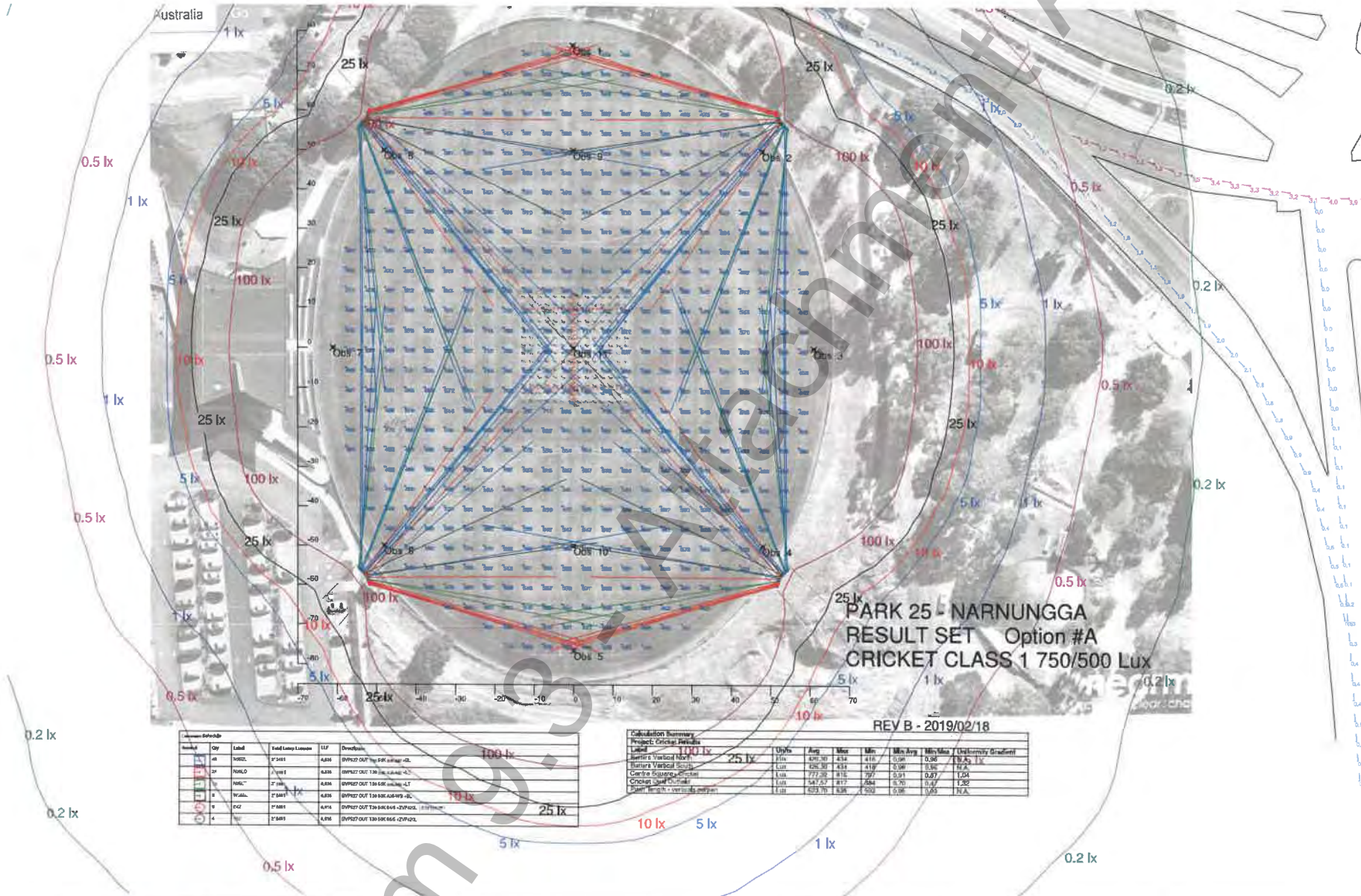
---

- END OF REPORT -



	<b>PROJECT NAME</b>	<b>PARK 25 - NARNUNGA</b> Cricket Class 1 - 750/500 Lux	DATE: 18/02/2019 SCALE: NTS REV: B - Option A Page 1 of 4
--	---------------------	--	---





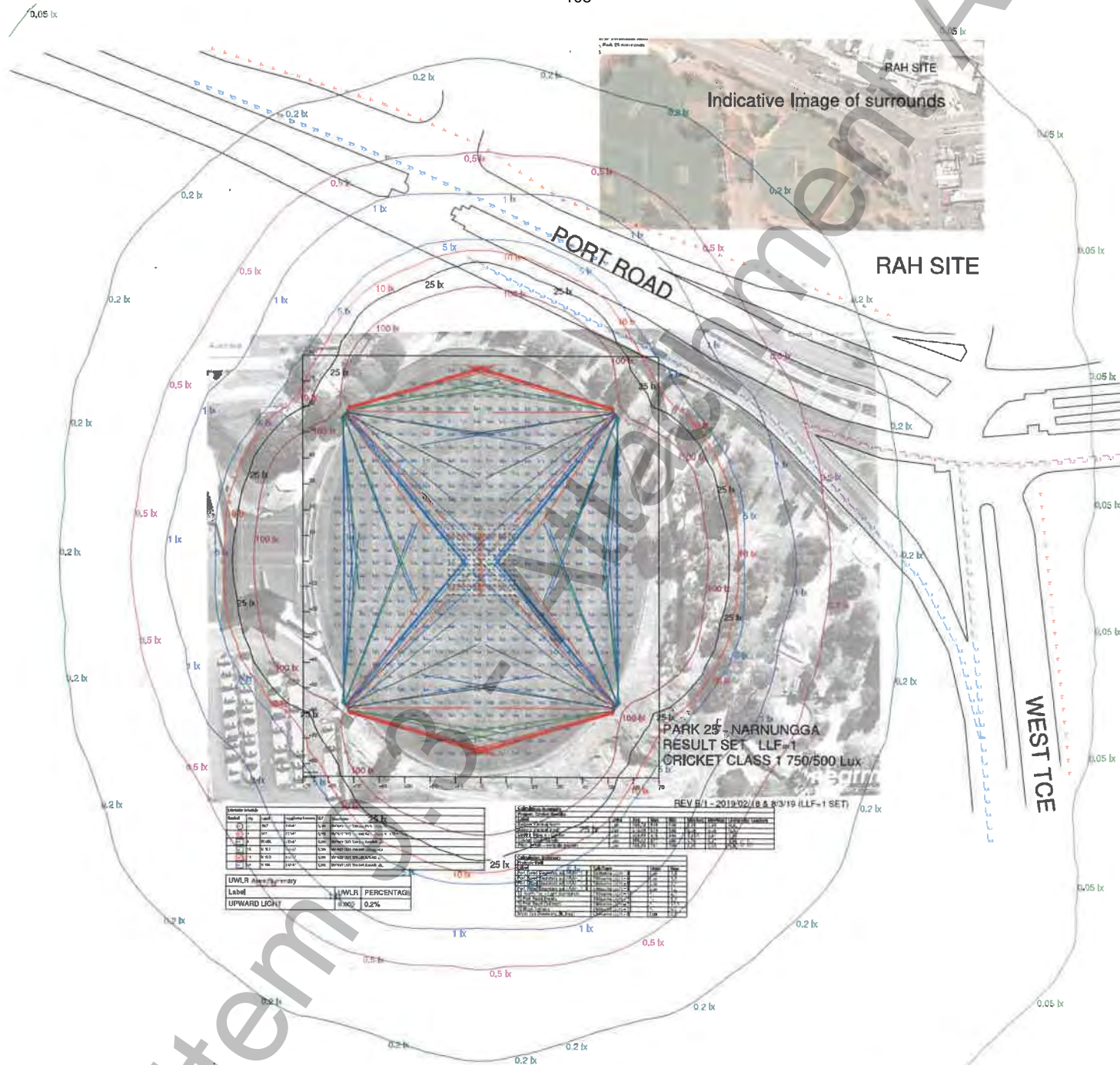
**PARK 25 - NARNUNGGA**  
**RESULT SET Option #A**  
**CRICKET CLASS 1 750/500 Lux**

REV B - 2019/02/18

Symbol	Qty	Label	Field Lamp Location	LF	Direction
1	1	NARL2	1° 3411	ALM	OVERST OUT Top PAK 40deg 40L
2	1	NARL1	1° 3411	ALM	OVERST OUT Top PAK 40deg 40R
3	1	NARL3	1° 3411	ALM	OVERST OUT Top PAK 40deg 40LT
4	1	NARL4	1° 3411	ALM	OVERST OUT Top PAK 40deg 40RT
5	1	PAZ	1° 3411	ALM	OVERST OUT Top PAK 40deg 40RT
6	1	PAZ	1° 3411	ALM	OVERST OUT Top PAK 40deg 40RT

Label	Units	Aug	Max	Min	Min Avg	Min/Max	Uniformity (Gradient)
Center Vertical North	25 lx	429.70	434	416	0.98	0.98	0.98
Center Vertical South	25 lx	426.91	434	416	0.98	0.98	0.98
Center Square - Cricket	25 lx	777.39	816	797	0.91	0.97	1.04
Cricket Light Cluster	25 lx	547.67	817	864	0.70	0.67	1.32
Center Vertical - Cricket	25 lx	433.70	438	429	0.98	0.95	0.98

	<p><b>PROJECT NAME</b> PARK 25 - NARNUNGGA                  Cricket Class 1 - 750/500 Lux</p>	<p><b>DATE:</b> 18/02/2019  <b>SCALE:</b> NTS  <b>REV: B - Option A</b> Page 2 of 4</p>
--	---	---



## Obtrusive Light - Compliance Report

AS4282-2019 A3 Zone Pre Curfew ( results also AS4282 1997 Residential Area) LLF=1  
 Filename: Park 25 LED CRICKET 750-500 Rev B Initial  
 8/03/2019 11:59:24 AM

### Illuminance

Maximum Allowable Value: 10 Lux

Calculations Tested (5):

Calculation Label	Test Results	Max. Illum.
Port Road Boundary adj nRAH_1_III_Seg1	PASS	3.8
Port Road Boundary adj nRAH_1_III_Seg2	PASS	3.6
Port Road Boundary adj nRAH_1_III_Seg3	PASS	2.0
Port Road Boundary adj nRAH_1_III_Seg4	PASS	1.2
West Tce Boundary_III_Seg1	PASS	0.6

### Luminous Intensity (Cd) Per Luminaire

Maximum Allowable Value: 7500 Cd  
 Control Angle: 83 Degrees

Luminaire Locations Tested (108)

Test Results: **PASS**

### Threshold Increment (TI)

Maximum Allowable Value: 20 %

Calculations Tested (4):

Calculation Label	Adaptation Luminance	Test Results
TI North Tce - Light Surrounds	1	PASS
TI West Terrace	0.1	PASS
TI Port Road Outward	0.1	PASS
TI Port Road Inward	0.1	PASS

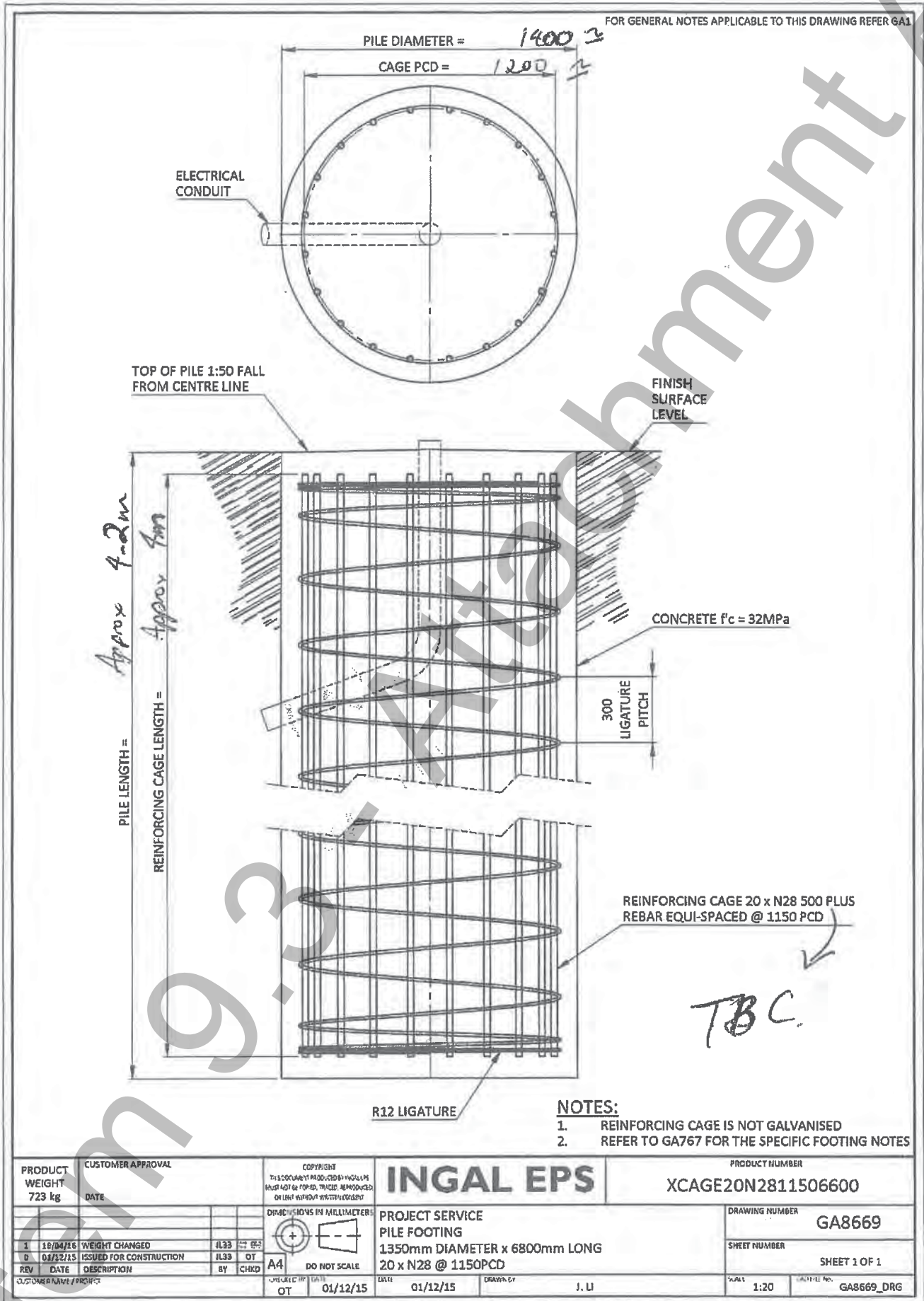
### Upward Waste Light Ratio (UWLR)

Maximum Allowable Value: 2.0 %

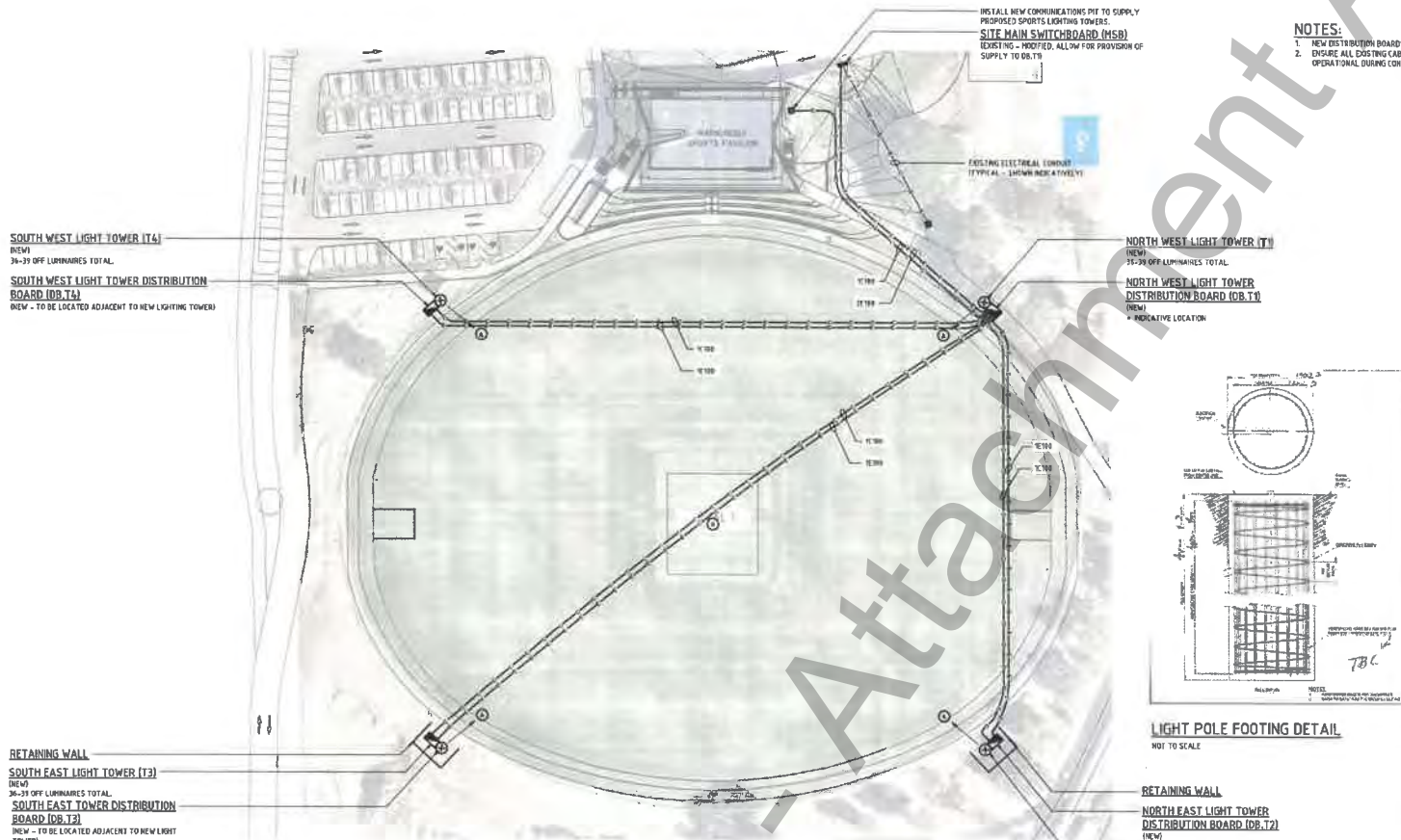
Calculated UWLR: 0.2 %

Test Results: **PASS**







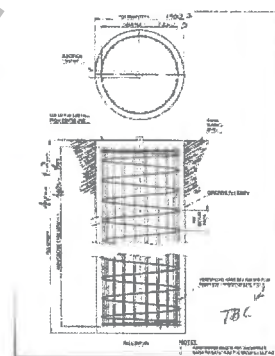


**SOUTH WEST LIGHT TOWER (T4)**  
 (NEW)  
 36-39 OFF LUMINAIRES TOTAL  
**SOUTH WEST LIGHT TOWER DISTRIBUTION BOARD (DB.T4)**  
 (NEW - TO BE LOCATED ADJACENT TO NEW LIGHTING TOWER)

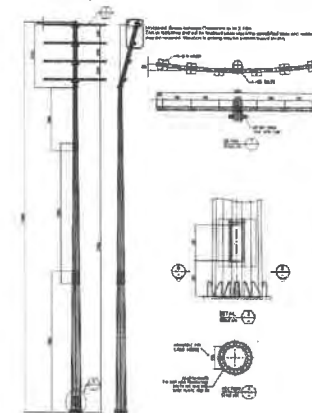
**SOUTH EAST LIGHT TOWER (T3)**  
 (NEW)  
 36-39 OFF LUMINAIRES TOTAL  
**SOUTH EAST TOWER DISTRIBUTION BOARD (DB.T3)**  
 (NEW - TO BE LOCATED ADJACENT TO NEW LIGHT TOWER)

**NORTH WEST LIGHT TOWER (T1)**  
 (NEW)  
 36-39 OFF LUMINAIRES TOTAL  
**NORTH WEST LIGHT TOWER DISTRIBUTION BOARD (DB.T1)**  
 (NEW - INDICATIVE LOCATION)

**NORTH EAST LIGHT TOWER DISTRIBUTION BOARD (DB.T2)**  
 (NEW)  
**NORTH EAST LIGHT TOWER (T2)**  
 (NEW)  
 36-39 OFF LUMINAIRES TOTAL  
 INCLUDING HERE LIGHTING CONTROL CABLE TRUNKING



**LIGHT POLE FOOTING DETAIL**  
 NOT TO SCALE



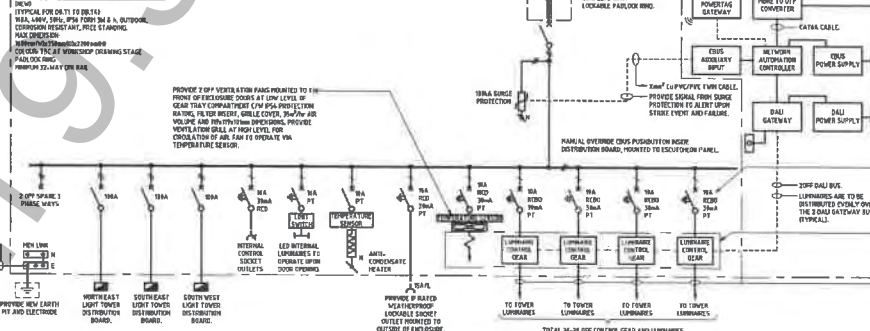
**LIGHTING TOWER AND HEADFRAME ARRANGEMENT**  
 NOT TO SCALE

**SITE PLAN OVERVIEW**  
 SCALE 1:500

**LEGEND OF SYMBOLS**

- NEW UNDERGROUND COMMUNICATIONS CONDUIT.
- NEW UNDERGROUND ELECTRICAL CONDUIT.
- EXISTING UNDERGROUND ELECTRICAL CONDUIT.
- EXISTING MAIN SWITCHBOARD TO REMAIN.
- NEW DISTRIBUTION BOARD.
- NEW 1000x100mm CLASS 'D' ELECTRICAL PIT AND LID COMBINATION C/M ENGRAVED AND RIVETED LABELLING TO LID AND DRAINAGE PROVISION.
- NEW 1000x200mm CLASS 'D' COMMUNICATIONS PIT AND LID COMBINATION C/M ENGRAVED AND RIVETED LABELLING TO LID AND DRAINAGE PROVISION.
- NEW LIGHT TOWER.
- LED LUMINAIRE.
- RESIDUAL CURRENT DEVICE.
- CIRCUIT BREAKER.
- ISOLATOR.
- CPS LIGHT.
- KILOWATT HOUR RETAILER METER.
- POWER MONITORING UNIT.
- CURRENT TRANSFORMER.
- SURGE PROTECTION DEVICE C/M VOLTAGE FREE CONTACT OUTPUT.
- ANTI-CONDENSATE HEATER.
- FUSE.
- SPURRING LINK.
- MAIN LINK.
- EARTH PIT AND ELECTRODE.
- UTILITIES CONNECTION.
- 15A SINGLE SOCKET OUTLET. L - DENOTES LOCKABLE.
- CONDUIT SIZING AND TYPE.
- 63 DENOTES EXISTING, 100 DENOTES NEW DIAMETER OF CONDUIT.
- SERVICE TYPE: E - DENOTES ELECTRICAL SERVICES, C - DENOTES COMMUNICATION SERVICES, No. OF - DENOTES NUMBER OF SERVICES.

**NORTH WEST TOWER SPORTS LIGHTING DISTRIBUTION BOARD**



**SINGLE LINE DIAGRAM**

**NOTES:**

1. NEW DISTRIBUTION BOARDS ARE TO BE INSTALLED ADJACENT TO NEW LIGHTING TOWERS WITHIN RETAINING WALL OUTLET.
2. ENSURE ALL EXISTING CABLES, CONDUITS, PITS AND DISTRIBUTION BOARDS ARE PROTECTED DURING CONSTRUCTION AND REMAIN OPERATIONAL DURING CONSTRUCTION OF NEW INFRASTRUCTURE.

ALL LUMINAIRE POSITIONS ARE BASED OFF THE CENTRE OF THE POLE AND HEADFRAME FACING THE DIRECTION SHOWN BY THE AIMING LINE HARBARD.

PROVIDE SEPARATED COMPARTMENT FOR ALL COMMUNICATIONS CONTROL INFRASTRUCTURE.

PP DENOTES CABLE POWER TAKEOFF. DESIGN ALL WIRING AND HARDWARE IS PROVIDED FOR REFERENCE TO SCHEDULING AND CONTROL SYSTEM.

LUMINAIRE ARE TO BE DISTRIBUTED EVENLY OVER THE ROAD GATEWAY BUSES (TYPICAL).

LUMINAIRE COMPARTMENT TO ACCOMMODATE GEAR RELAYS FOR REQUIRED NUMBER OF FITTINGS PLUS ONE SPACE.

USE 300mm<sup>2</sup> 6 CORE CABLE IN CABLE TRAYS FOR SUPPLY OF EACH BANK OF LUMINAIRE.

VP3 FOR APPROVAL	14 JUL 19	VP
VP2 FOR APPROVAL	28 JUL 19	VP
VP1 FOR APPROVAL	27 JUL 19	VP
DESIGNER	DATE	

**LUCID CONSULTING AUSTRALIA**  
 Level 3/100 Pirrama St, Australia 2040  
 Phone: (02) 8457 6700  
 Email: info@lucidconsulting.com.au

**SACA**

**CME SPORTS LIGHTING**

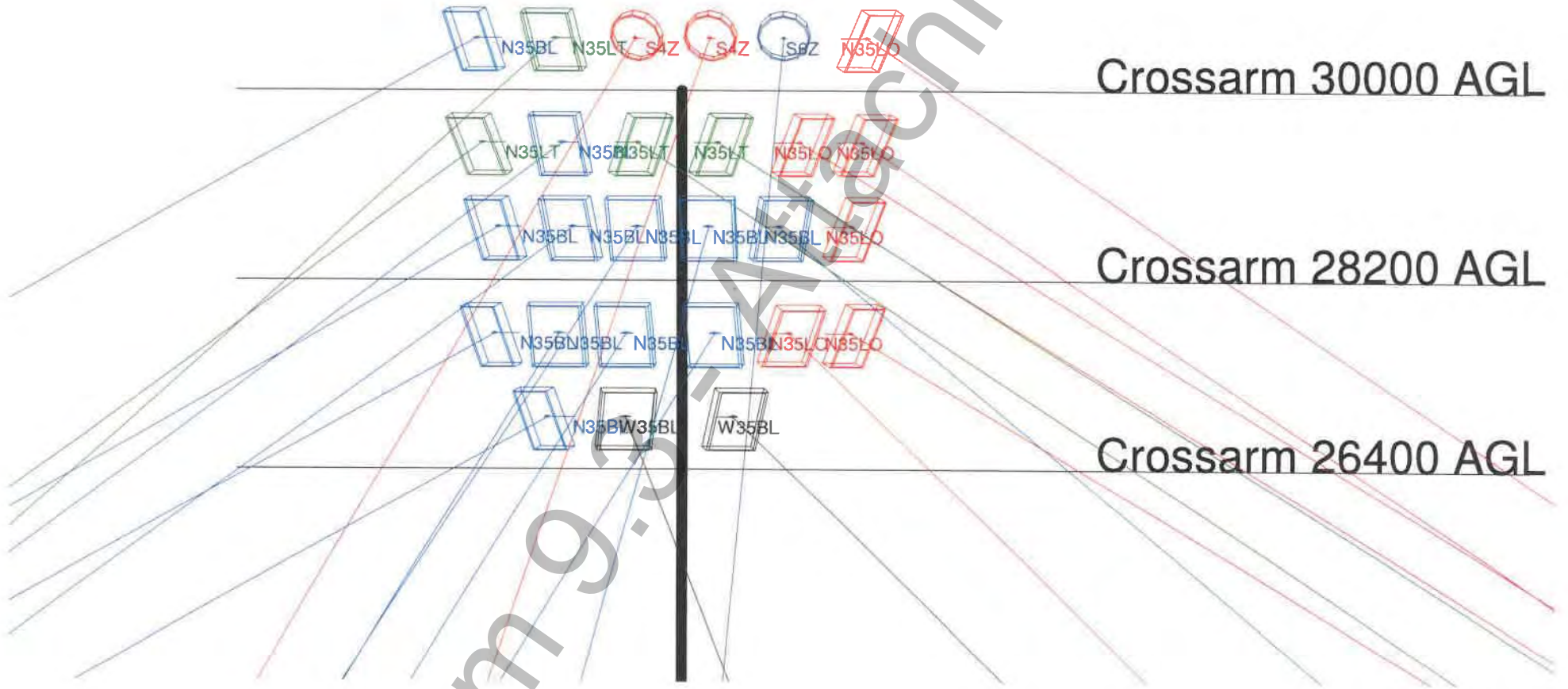
PROJECT: PARK 25 SPORTS LIGHTING SYSTEM WEST TERRACE ADELAIDE SA 5000

DESIGN: SITE PLAN OVERVIEW

SCALE: 1:500 (A1)	REV: 04/02/19
DESIGNER: VP	DRAWN: MSc
CHECKED BY: VP	DATE: 1 of 1
PROJECT NUMBER: LCC18344-E01	REVISION: 73

# Cricket Class 1 750/500

All fittings rectangular Philips Optivison LED  
Circles are only to indicate "symmetrical" optic units



Luminaire Schedule						
Symbol	Qty	Label	Total Lamp Lumens	LLF	Description	Lum. Watts
	48	N35BL	212481	0.836	BVP527 OUT T30 50K A35-NB +BL	1500
	24	N35LO	212481	0.836	BVP527 OUT T30 50K A35-NB +LO	1500
	16	N35LT	212481	0.836	BVP527 OUT T30 50K A35-NB +LT	1500
	8	W35BL	212481	0.836	BVP527 OUT T30 50K A35-WB +BL	1500
	8	S4Z	212481	0.836	BVP527 OUT T30 50K S4/5 +ZVP420L LED2120/757	1500
	4	S6Z	212481	0.836	BVP527 OUT T30 50K S6/5 +ZVP420L	1500

30m Poles - 4 Off  
27 Fittings per pole. (4 rows in Initial Design)



**PHILIPS**



Luminaire Label	X	Y	Z	Orientation	Yield
197	N35BL	-45.07	57.84	29.5	309.243
198	N35BL	-45.27	58	29.5	309.243
199	N35BL	-45.46	58.24	29.5	309.243
200	N35BL	-45.66	58.5	29.5	309.243
201	N35BL	-45.87	58.7	29.5	309.243
202	N35BL	-46.08	58.9	29.5	309.243
203	N35BL	-46.29	59.1	29.5	309.243
204	N35BL	-46.51	59.3	29.5	309.243
205	N35BL	-46.73	59.5	29.5	309.243
206	N35BL	-46.96	59.7	29.5	309.243
207	N35BL	-47.19	59.9	29.5	309.243
208	N35BL	-47.43	60.1	29.5	309.243
209	N35BL	-47.67	60.3	29.5	309.243
210	N35BL	-47.92	60.5	29.5	309.243
211	N35LO	-48.17	60.7	29.5	309.243
212	N35LO	-48.43	60.9	29.5	309.243
213	N35LO	-48.69	61.1	29.5	309.243
214	N35LO	-48.96	61.3	29.5	309.243
215	N35LO	-49.23	61.5	29.5	309.243
216	N35LO	-49.51	61.7	29.5	309.243
217	N35LO	-49.79	61.9	29.5	309.243
218	N35LO	-50.08	62.1	29.5	309.243
219	N35LO	-50.37	62.3	29.5	309.243
220	N35LO	-50.67	62.5	29.5	309.243
221	N35LO	-50.97	62.7	29.5	309.243
222	N35LO	-51.28	62.9	29.5	309.243
223	N35LO	-51.59	63.1	29.5	309.243
224	N35LO	-51.91	63.3	29.5	309.243
225	N35LO	-52.23	63.5	29.5	309.243
226	N35LO	-52.56	63.7	29.5	309.243
227	N35LO	-52.89	63.9	29.5	309.243
228	N35LO	-53.23	64.1	29.5	309.243
229	N35LO	-53.57	64.3	29.5	309.243
230	N35LO	-53.92	64.5	29.5	309.243
231	N35LO	-54.27	64.7	29.5	309.243
232	N35LO	-54.62	64.9	29.5	309.243
233	N35LO	-54.98	65.1	29.5	309.243
234	N35LO	-55.34	65.3	29.5	309.243
235	N35LO	-55.71	65.5	29.5	309.243
236	N35LO	-56.08	65.7	29.5	309.243
237	N35LO	-56.46	65.9	29.5	309.243
238	N35LO	-56.84	66.1	29.5	309.243
239	N35LO	-57.23	66.3	29.5	309.243
240	N35LO	-57.62	66.5	29.5	309.243
241	N35LO	-58.02	66.7	29.5	309.243
242	N35LO	-58.42	66.9	29.5	309.243
243	N35LO	-58.83	67.1	29.5	309.243
244	N35LO	-59.24	67.3	29.5	309.243
245	N35LO	-59.66	67.5	29.5	309.243
246	N35LO	-60.08	67.7	29.5	309.243
247	N35LO	-60.51	67.9	29.5	309.243
248	N35LO	-60.94	68.1	29.5	309.243
249	N35LO	-61.38	68.3	29.5	309.243
250	N35LO	-61.82	68.5	29.5	309.243
251	N35LO	-62.27	68.7	29.5	309.243
252	N35LO	-62.72	68.9	29.5	309.243
253	N35LO	-63.18	69.1	29.5	309.243
254	N35LO	-63.64	69.3	29.5	309.243
255	N35LO	-64.11	69.5	29.5	309.243
256	N35LO	-64.58	69.7	29.5	309.243
257	N35LO	-65.06	69.9	29.5	309.243
258	N35LO	-65.54	70.1	29.5	309.243
259	N35LO	-66.03	70.3	29.5	309.243
260	N35LO	-66.52	70.5	29.5	309.243
261	N35LO	-67.02	70.7	29.5	309.243
262	N35LO	-67.52	70.9	29.5	309.243
263	N35LO	-68.03	71.1	29.5	309.243
264	N35LO	-68.54	71.3	29.5	309.243
265	N35LO	-69.06	71.5	29.5	309.243
266	N35LO	-69.58	71.7	29.5	309.243
267	N35LO	-70.11	71.9	29.5	309.243
268	N35LO	-70.64	72.1	29.5	309.243
269	N35LO	-71.18	72.3	29.5	309.243
270	N35LO	-71.72	72.5	29.5	309.243
271	N35LO	-72.27	72.7	29.5	309.243
272	N35LO	-72.82	72.9	29.5	309.243
273	N35LO	-73.38	73.1	29.5	309.243
274	N35LO	-73.94	73.3	29.5	309.243
275	N35LO	-74.51	73.5	29.5	309.243
276	N35LO	-75.08	73.7	29.5	309.243
277	N35LO	-75.66	73.9	29.5	309.243
278	N35LO	-76.24	74.1	29.5	309.243
279	N35LO	-76.83	74.3	29.5	309.243
280	N35LO	-77.42	74.5	29.5	309.243
281	N35LO	-78.02	74.7	29.5	309.243
282	N35LO	-78.62	74.9	29.5	309.243
283	N35LO	-79.23	75.1	29.5	309.243
284	N35LO	-79.84	75.3	29.5	309.243
285	N35LO	-80.46	75.5	29.5	309.243
286	N35LO	-81.08	75.7	29.5	309.243
287	N35LO	-81.71	75.9	29.5	309.243
288	N35LO	-82.34	76.1	29.5	309.243
289	N35LO	-82.98	76.3	29.5	309.243
290	N35LO	-83.62	76.5	29.5	309.243
291	N35LO	-84.27	76.7	29.5	309.243
292	N35LO	-84.92	76.9	29.5	309.243
293	N35LO	-85.58	77.1	29.5	309.243
294	N35LO	-86.24	77.3	29.5	309.243
295	N35LO	-86.91	77.5	29.5	309.243
296	N35LO	-87.58	77.7	29.5	309.243
297	N35LO	-88.26	77.9	29.5	309.243
298	N35LO	-88.94	78.1	29.5	309.243
299	N35LO	-89.63	78.3	29.5	309.243
300	N35LO	-90.32	78.5	29.5	309.243
301	N35LO	-91.02	78.7	29.5	309.243
302	N35LO	-91.72	78.9	29.5	309.243
303	N35LO	-92.43	79.1	29.5	309.243
304	N35LO	-93.14	79.3	29.5	309.243
305	N35LO	-93.86	79.5	29.5	309.243
306	N35LO	-94.58	79.7	29.5	309.243
307	N35LO	-95.31	79.9	29.5	309.243
308	N35LO	-96.04	80.1	29.5	309.243
309	N35LO	-96.78	80.3	29.5	309.243
310	N35LO	-97.52	80.5	29.5	309.243
311	N35LO	-98.27	80.7	29.5	309.243
312	N35LO	-99.02	80.9	29.5	309.243
313	N35LO	-99.78	81.1	29.5	309.243
314	N35LO	-100.54	81.3	29.5	309.243
315	N35LO	-101.31	81.5	29.5	309.243
316	N35LO	-102.08	81.7	29.5	309.243
317	N35LO	-102.86	81.9	29.5	309.243
318	N35LO	-103.64	82.1	29.5	309.243
319	N35LO	-104.43	82.3	29.5	309.243
320	N35LO	-105.22	82.5	29.5	309.243
321	N35LO	-106.02	82.7	29.5	309.243
322	N35LO	-106.82	82.9	29.5	309.243
323	N35LO	-107.63	83.1	29.5	309.243
324	N35LO	-108.44	83.3	29.5	309.243
325	N35LO	-109.25	83.5	29.5	309.243
326	N35LO	-110.07	83.7	29.5	309.243
327	N35LO	-110.89	83.9	29.5	309.243
328	N35LO	-111.72	84.1	29.5	309.243
329	N35LO	-112.55	84.3	29.5	309.243
330	N35LO	-113.39	84.5	29.5	309.243
331	N35LO	-114.23	84.7	29.5	309.243
332	N35LO	-115.08	84.9	29.5	309.243
333	N35LO	-115.93	85.1	29.5	309.243
334	N35LO	-116.79	85.3	29.5	309.243
335	N35LO	-117.64	85.5	29.5	309.243
336	N35LO	-118.51	85.7	29.5	309.243
337	N35LO	-119.37	85.9	29.5	309.243
338	N35LO	-120.25	86.1	29.5	309.243
339	N35LO	-121.12	86.3	29.5	309.243
340	N35LO	-122.01	86.5	29.5	309.243
341	N35LO	-122.9	86.7	29.5	309.243
342	N35LO	-123.8	86.9	29.5	309.243
343	N35LO	-124.71	87.1	29.5	309.243
344	N35LO	-125.62	87.3	29.5	309.243
345	N35LO	-126.54	87.5	29.5	309.243
346	N35LO	-127.47	87.7	29.5	309.243
347	N35LO	-128.4	87.9	29.5	309.243
348	N35LO	-129.34	88.1	29.5	309.243
349	N35LO	-130.28	88.3	29.5	309.243
350	N35LO	-131.23	88.5	29.5	309.243
351	N35LO	-132.18	88.7	29.5	309.243
352	N35LO	-133.14	88.9	29.5	309.243
353	N35LO	-134.1	89.1	29.5	309.243
354	N35LO	-135.08	89.3	29.5	309.243
355	N35LO	-136.06	89.5	29.5	309.243
356	N35LO	-137.05	89.7	29.5	309.243
357	N35LO	-138.05	89.9	29.5	309.243
358	N35LO	-139.05	90.1	29.5	309.243
359	N35LO	-140.06	90.3	29.5	309.243
360	N35LO	-141.07	90.5	29.5	309.243
361	N35LO	-142.09	90.7	29.5	309.243

	<b>PROJECT NAME</b>	PARK 25 - NARNUNGA Cricket Class 1 - 750/500 Lux	<b>DATE:</b>	18/02/2019
			<b>SCALE:</b>	NTS
			<b>REV:</b>	B - Option A Page 3 of 4

<b>Calculation Summary</b>							
<b>Project: Cricket Results</b>							
Label	CalcType	Units	Avg	Max	Min	Min/Avg	Min/Max
Batters Vertical North	Illuminance	Lux	426.30	434	418	0.98	0.96
Batters Vertical South	Illuminance	Lux	426.30	434	418	0.98	0.96
Centre Square - Cricket	Illuminance	Lux	777.32	816	707	0.91	0.87
Cricket Oval Outfield	Illuminance	Lux	547.57	817	384	0.70	0.47
Pitch length - verticals perpen	Illuminance	Lux	623.70	636	593	0.95	0.93

Square >750 Lux avg, 0.9 Uniformity  
 Outfield >500 Lux avg, 0.7 uniformity

<b>Calculation Summary</b>			
<b>Project: Cricket Glare - Pitch</b>			
Label	CalcType	Max	Obs Label
Glare Rating - Batsman	Glare Rating	34	Obs 1
Glare Rating - Batsman	Glare Rating	34	Obs 2
Glare Rating - Batsman	Glare Rating	36	Obs 3
Glare Rating - Batsman	Glare Rating	36	Obs 4


Square <40 Glare

Central Square -  
 Players Glare - Maximum allowable 40, design result is 36.

<b>Calculation Summary</b>			
<b>Project: Cricket Glare Outfield</b>			
Label	CalcType	Max	Obs Label
Glare Rating - Outfield	Glare Rating	42.0	Obs 1
Glare Rating - Outfield	Glare Rating	43.6	Obs 10
Glare Rating - Outfield	Glare Rating	48.4	Obs 11
Glare Rating - Outfield	Glare Rating	13.8	Obs 2
Glare Rating - Outfield	Glare Rating	41.4	Obs 3
Glare Rating - Outfield	Glare Rating	13.8	Obs 4
Glare Rating - Outfield	Glare Rating	42.0	Obs 5
Glare Rating - Outfield	Glare Rating	13.8	Obs 6
Glare Rating - Outfield	Glare Rating	41.4	Obs 7
Glare Rating - Outfield	Glare Rating	13.8	Obs 8
Glare Rating - Outfield	Glare Rating	43.6	Obs 9

Outfield <50 Glare

Outfield -  
 Players Glare - Maximum allowable 50, design result is 48.4.

 SPORTS LIGHTING	<b>PROJECT NAME</b> PARK 25 - NARNUNGA Cricket Class 1 - 750/500 Lux	<b>DATE:</b> 18/02/2019 <b>SCALE:</b> NTS <b>REV:</b> B - Option A Page 4 of 4
--	--	--

**Ray Scheuboeck**

---

**From:** Michael McDonough <MMcDonough@saca.com.au>  
**Sent:** Friday, 30 August 2019 4:19 PM  
**To:** Ray Scheuboeck; Alicia Clutterham  
**Cc:** Michael McDonough  
**Subject:** HPRM: RE: Lighting of main oval in Park 25  
**Attachments:** AVLITE-CASA-LIOL-AV-OL-CL-AC-and-DC-Manual-V1-1-HR (1).pdf; Class\_1\_1W\_Ultra\_High\_Intensity\_Reflective\_Tapes.pdf; OptiVision LED Spill Control Options.pdf

**Record Number:** ACC2019/141325

Hi Ray,

Further to the meeting with SA Health yesterday, at which we believe all areas of concern previously raised were satisfactorily addressed, we are able to confirm:

- Aviation lights (CASA approved) will be installed at the top of each light tower (technical data attached)
- Louvres will be installed to light fittings as specified by the design engineers (technical data attached)
- Reflective tape will be applied horizontally to the top cross arm of each light tower (technical data attached)
- Each tower will be programmed with the capacity to be individually switched off, lights dimmed and light output reduced as required
- SACA will work with SA Health to trial impact of the lights post installation and consider (reasonable) requests for further mitigation if deemed necessary.

As SACA has previously advised, lighting use is envisaged for up to 4 nights per week, the main use during winter being for football training. In summer the lighting proposed is aimed at providing opportunities for cricket under lights at community and premier cricket level including a focus on women's cricket and under age cricket competition as outlined in Community Cricket Facility Guidelines. An example could be, a final of the SACA Premier Cricket competition may be scheduled under lights if deemed appropriate.

We confirm earlier advice that Cricket Australia will not schedule or grant first class matches (for broadcast purposes) under lights at this venue.

Regards

Michael McDonough | Manager, Capital Works | SACA  
Mobile: +61 418 812 070 | Phone: +61 8 8300 3858 | Fax: +61 8 8231 4346  
[mmcdonough@saca.com.au](mailto:mmcdonough@saca.com.au)



**AV-OL-CL-12-R & AV-OL-CL-UM-R**  
**CASA Low Intensity**  
**Obstruction Light**  
**Universal DC & Universal AC Models**  
**Installation & Service Manual**

Version 1.1

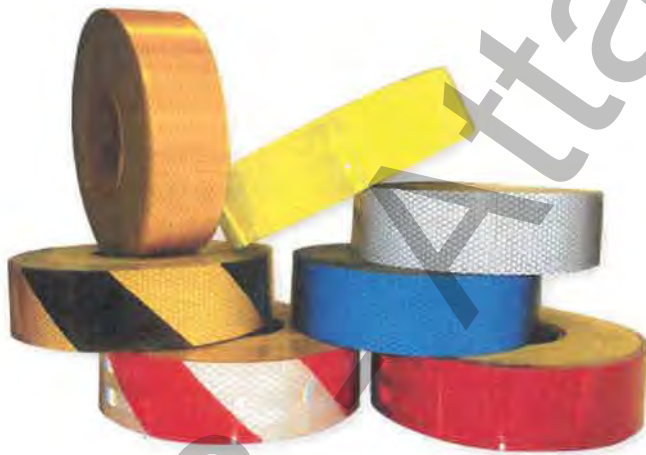
Adelaide Park Lands Authority - Board Meeting - Agenda - 19 September 2019

Licensed by Copyright Agency. You must not copy this without permission.



# Class 1/1W Ultra High Intensity Reflective Tapes

## Product Images



# OptiVision

*Integrated spill light control solutions (LT, BL & LO) for asymmetrical beam*



gen2



Standard



Standard optic for project cost optimization

LT



Small decrease of spill light without impacting too much efficiency (integrated black plate) cut light @25xMH from field

NEW Gen 3 coming..

BL



Medium decrease of spill light (integrated louver) Front and back light cut off + side light cut off only for narrow optics

LO



Full spill light control (integrated louver) Front and back light cut off + side light cut off only for narrow optics (k-factor regulations, back light 1xMH and front light 6xMH )

ZVP Series External Shield  
0 Candela Upward Light & Glare Control to task.



# PHILIPS