



BOARD MINUTES

for the Meeting of the Adelaide Park Lands Authority

Thursday 24 October 2019

in the Colonel Light Room,
Adelaide Town Hall

A subsidiary of



Membership:	The Lord Mayor; and 4 other members appointed by the Council; and 5 members appointed by the Minister.
Present:	
Presiding Member -	The Right Honourable the Lord Mayor, Sandy Verschoor
Board Members -	Ms Allison Bretones, Mr Matt Davies, Mr Stephen Forbes Ms Jessica Davies-Huynh, Ms Stephanie Johnston, Mr Craig Wilkins and Mr Ben Willsmore.

Acknowledgement of Country

With the opening of the Board Meeting, the Presiding Member, Lord Mayor Sandy Verschoor stated:

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

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

Apologies

Deputy Presiding Member -	Ms Kirsteen Mackay
Board Member -	Councillor Alexander Hyde
Proxy Board Member -	Councillor Anne Moran (for Councillor Alexander Hyde)

Confirmation of Minutes

1. Item 3 – Confirmation of Minutes – 19/9/2019 [APLA]

Moved by Mr Craig Wilkins,
Seconded by Mr Ben Willsmore -

That the Minutes of the meeting of the Board of the Adelaide Park Lands Authority held on 19 September 2019 be taken as read and be confirmed as an accurate record of proceedings.

Carried

Deputations

2. Item 7.1 – Deputation – Mr Damien Mugavin – Legislated functions of APLA [2018/04055] [APLA]

The Presiding Member, Lord Mayor Sandy Verschoor, invited Mr Damien Mugavin to address the Board and confirmed receipt of the content of his address prior to the meeting.

Mr Damien Mugavin addressed the Board:

- Regarding the Board's statutory functions and the unacceptable situation, considering the legislated function of APLA and the requirements of the Local Government Act, that APLA has not had an opportunity to see or comment on the substance of the Denise Norton Park / Pardinpardinyilla (Park 2) proposal by the Adelaide Football Club.

- Seeking examination of the Denise Norton Park / Pardinpardinyilla (Park 2) proposal of the Adelaide Football Club by APLA on its own initiative as a matter of urgency.

The Presiding Member, Lord Mayor Sandy Verschoor, thanked Mr Damien Mugavin for his Deputation and clarified for the Board that:

- No proposal has been submitted as yet
- APLA will be consulted on the proposal when and if it is submitted to Council
- The Park Lands are for all South Australians and community consultation will be carried out once a proposal has been submitted to Council.

The address utilised during the Deputation is attached for information at the conclusion of the Minutes of this meeting.

Questions on Notice / Motions on Notice

Nil

Questions without Notice (Nil) / Motions without Notice

3. Item 6 – Ms Stephanie Johnston – Motion without Notice – Adelaide Football Club’s Unsolicited Proposal [2019/01387] [APLA]

Moved by Ms Stephanie Johnston,
Seconded by Ms Allison Bretones -

In the light of media coverage and community concern around the council administration’s ongoing process for consideration of the Adelaide Football Club’s unsolicited proposal to build its administration headquarters on public park land, that APLA request a full briefing from the administration on the nature of any AFC concept proposals received to date, the process that was undertaken for the establishment of the current ‘guiding principles’ that appear on council’s website, and the relationships between the council’s decision to accept the unsolicited proposal without consulting APLA, and the statutory requirements of the Adelaide Park Lands Act and the Local Government Act.

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

‘That APLA request a full briefing from the administration on the nature of any AFC concept proposals received to date, the process that was undertaken for the establishment of the current ‘guiding principles’ that appear on council’s website, and the relationships between the council’s decision to accept the unsolicited proposal without consulting APLA, and the statutory requirements of the Adelaide Park Lands Act and the Local Government Act.’

Discussion continued

The motion, as varied, was then put and carried

Presiding Member Verbal Reports

4. Item 4 - Presiding Member Verbal Report – Adelaide Park Lands and City Layout World Heritage Nomination Committee - Progress Report [2018/02875] [APLA]

The Presiding Member, Lord Mayor Sandy Verschoor, addressed the Board to table and provide an update on the progress made by the committee established by the Board to explore the possibility of World Heritage Listing for the Adelaide Park Lands and City Layout, as follows:

- The committee has met twice, most recently, on Monday this week.
- In the Board’s 19/20 Business Plan and Budget \$100k in funding was sought from Council to support the work of this committee. A proviso was added that the State Government would be approached for a \$50k contribution and that if this was forthcoming, Council’s contribution could be reduced to \$50k.
- In the absence of a response from the State, staff met with officers from the Department of Environment & Water to determine whether the Government were supportive of a bid for World Heritage for the Adelaide Park Lands and City Layout. We were advised that:
 - The State has been co-operating with the current bid by the consortium of Adelaide Hills Councils exploring the viability of World Heritage listing for the settlement landscapes of the Mt Lofty Ranges
 - That bid has changed over the last seven years from one focussed on the agrarian landscapes of the Ranges to one focussed on the legacy of the systematic colonisation of South Australia
 - The State sees an overlap between the proposed nominations for Mt Lofty Ranges and the Adelaide Park Lands & City Layout

- In light of that, it is not prepared to support two related World Heritage nominations and would like the relationship between them explored and reconciled.
- The overlap stems from the foundation of South Australia through the South Australia Act of 1834, which was based on the Systematic Colonisation model developed by Edward Gibbon Wakefield. The colonisation process began with the establishment of the City (including the sale of Town Acres tied to the sale of rural acres) and then progressed to the settlement of the hinterland areas. It was all part of one continuous process and so there is indeed an inextricable link between the two bids.
- A recent expert review of the Mt Lofty bid concluded that there is a solid basis or rationale for the nomination but that a lot more detailed work needs undertaking around the justification and site identification.
- An officer level meeting was also recently held with the Adelaide Hills Council who indicated that based on the conclusions of the expert review and the interest shown by Adelaide in a nomination based on the City Plan, that they were prepared to work with us to explore the potential synergies between the two possible bids.
- On Monday, the Committee agreed that a worthwhile next step, to inform future discussions with the Mt Lofty Ranges consortium, would be to engage the assistance of the same two experts who undertook the assessment of the Mt Lofty Ranges bid.
- This assessment would explore the:
 - Rationale and justification for a World Heritage listing bid based around the systematic colonisation of South Australia either as a
 - City Plan based bid alone, or
 - A more broadly-based bid which either references or includes the settlement landscapes of the Mt Lofty Ranges
 - Strengths (and weaknesses) of a City only nomination (ie a better understanding of the stand-alone Values of the Adelaide Plan)
 - Synergies between the two possible bids
- The cost estimate for this body of work is in the vicinity of \$10 to \$15k.

It was then -

Moved by Ms Stephanie Johnston,
Seconded by Ms Allison Bretones -

That the Adelaide Park Lands Authority allocates up to \$20k from the existing \$100k fund provided for the exploration of the World Heritage Nomination of the Adelaide Park Lands and City Layout, to engage an expert review of the:

- Rationale and justification for a World Heritage listing bid based around the systematic colonisation of South Australia either as a
 - City Plan based bid alone, or
 - A more broadly-based bid which also either references or includes the settlement landscapes of the Mt Lofty Ranges
- Strengths (and weaknesses) of a City only nomination (ie a better understanding of the stand-alone Values of the Adelaide Plan)
- Synergies between the two possible bids

Discussion ensued

The motion was then put and carried

The tabled Presiding Member Report is attached for information at the conclusion of the Minutes of this meeting.

5. Item 4 - Presiding Member Verbal Report – Mr Matt Davies Resignation & Expression of Appreciation [2010/03029] [APLA]

The Presiding Member, Lord Mayor Sandy Verschoor, addressed the Board to advise of the resignation of Mr Matt Davies from the Adelaide Park Lands Authority, the November meeting of the Board being his last meeting as he is moving to Sydney and thanked him for his contribution on many levels to both APLA and the City of Adelaide.

Presentations/Workshop

6. Item 8.1 – Presentation – Quentin Kenihan Inclusive Playspace [APLA]

Presenter:

Keith Davies, Manager Design (CoA)
Kate Naumann, Senior Landscape Architect (CoA)

Precis of Topic:

Utilising a PowerPoint, design considerations for the Quentin Kenihan Inclusive Playspace in Rymill Park/Murlawirrapurka (Park 14) were presented with feedback sought to inform its further development

Discussion ensued in relation to Kurna design, exeloo/change room design, footprint and minimising visual impact.

During discussion:

- In response to the Presiding Member, Lord Mayor Sandy Verschoor the Board noted that Kurna and artistic input would be part of the design phase.
- The Presiding Member, the Lord Mayor Sandy Verschoor requested Board Members to forward feedback in response to the presentation to the Executive Officer Mr Martin Cook.

The PowerPoint presentation utilised is attached for information at the conclusion of the Minutes of this meeting.

Reports for the consideration of the Board

7. Item 9.1 – Adelaide Park Lands Authority Annual Report 2018/19 [2010/03030] [APLA]

At the request of the Presiding Member, Lord Mayor Sandy Verschoor, Mr Martin Cook, Executive Officer, addressed the meeting to provide a precis of the matter before the Board and respond to questions.

The Presiding Member, the Lord Mayor Sandy Verschoor requested Board Members to forward feedback in relation to the presentation of the Annual Report to the Executive Officer Mr Martin Cook.

It was then -

Moved by Mr Craig Wilkins,
Seconded by Mr Stephen Forbes -

THAT THE ADELAIDE PARK LANDS AUTHORITY:

1. Adopts the Annual Report (Attachment A to Item 9.1 on the Agenda for the meeting of the Board of the Adelaide Park Lands Authority held on 24 October 2019) for the 2018/19 financial year and forwards a copy to the City of Adelaide and the Minister responsible for the *Adelaide Park Lands Act 2005 (SA)*, subject to the finalisation of the financial statements by the Council's Audit Committee.
2. Notes that the Annual Report will be formatted with suitable images and graphics for publication and will be included in the City of Adelaide's Annual Report and made available separately on the City of Adelaide's Adelaide Park Lands Authority web page.

Carried

Executive Officer Verbal Report

8. Item 10 – Executive Officer Verbal Report – DPA Lot Fourteen [APLA]

The Executive Officer Mr Martin Cook addressed the Board to indicate that a Special meeting of the Board may be required in November to consider the DPA for the Lot Fourteen site.

Information distributed is attached for information at the conclusion of the Minutes of this meeting.

Exclusion of the Public

9. Item 11.1 - Exclusion of the Public from the Board Meeting to Consider [2018/04291] [APLA]

Item 12.1 – Additional Information - EOI Pelzer Park / Pityarilla (Park 19) & Peppermint Park / Wita Wirra (Park 18) [s 90(3) (d)]

Order to Exclude for Item 12.1:

Moved by Mr Ben Willsmore,
Seconded by Mr Matt Davis -

THAT THE ADELAIDE PARK LANDS AUTHORITY:

1. Having taken into account the relevant considerations contained in Clause 4.8.21 of the *Adelaide Park Lands Authority Charter* and s 90(3) (d) and 90(4) & (7) of the *Local Government Act 1999 (SA)*, this meeting of the Board of the Adelaide Park Lands Authority dated 24/10/2019 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 12.1 [Additional Information – EOI Pelzer Park / Pityarilla (Park 19) & Peppermint Park / Wita Wirra (Park 18)] listed on the Agenda in a meeting open to the public would on balance be contrary to the public interest.

Grounds and Basis

This Item contains commercial information of a confidential nature (not being a trade secret) the disclosure of which could reasonably be expected to prejudice the commercial position of the person who supplied the information and confer a commercial advantage on a third party.

Public Interest

The Board is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the disclosure of this information may result in release of information prior to the finalisation of 'commercial in confidence' negotiations between the proponent and their suppliers and may materially and adversely affect the financial viability of the proponent in relation to contract negotiations which on balance would be contrary to the public interest.

2. Pursuant to Clause 4.8.21 of the *Adelaide Park Lands Authority Charter* this meeting of the Board of the Adelaide Park Lands Authority dated 24/10/2019 orders that the public (with the exception of members of Council staff who are hereby permitted to remain) be excluded from this meeting to enable the Board to consider in confidence Item 12.1 [Additional Information – EOI Pelzer Park / Pityarilla (Park 19) & Peppermint Park / Wita Wirra (Park 18)] listed in the Agenda, as the matter is of a kind referred to in s 90(3) (d) of the *Local Government Act 1999 (SA)*.

Carried

Members of the public or staff not directly involved with Item 12.1 left the Colonel Light Room at 6.30 pm.

Item Considered in Confidence [APLA]

Item 12.1 – Additional Information – EOI Pelzer Park / Pityarilla (Park 19) & Peppermint Park / Wita Wirra (Park 18)

Section 4.8.21 & 4.8.25 of the *Adelaide Park Lands Authority Charter*

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

The Board meeting re-opened to the public at 6.36 pm

Confidentiality Order

Minute 10 – 12.1 - Additional Information – EOI Pelzer Park / Pityarilla (Park 19) & Peppermint Park / Wita Wirra (Park 18)

Confidentiality Order

The Adelaide Park Lands Authority:

Having considered Item 12.1 [Additional Information – EOI Pelzer Park / Pityarilla (Park 19) & Peppermint Park / Wita Wirra (Park 18)] listed on the Agenda for the meeting of the Board of the Adelaide Park Lands Authority held on date in full in confidence pursuant to Section 4.8.21 of the *Adelaide Park Lands Authority Charter & s 90 (3) (d)* of the *Local Government Act 1999 (SA)*, orders that the resolution, the report, the discussion and any other associated information submitted to this meeting of the Board and the Minutes of this meeting in relation to the matter remain confidential and not available for public inspection until 31 December 2024 or until the matter is released by the City of Adelaide Chief Executive Officer.

Next Meeting

Thursday 21 November 2019

Special Board meeting may be convened in November 2019

Closure

The meeting of the Board closed at 6.36 pm

Lord Mayor, Sandy Verschoor
Presiding Member
Adelaide Park Lands Authority

Document Attached for Reference

Minute 2 [Item 7.1 – Deputation - Mr Damien Mugavin – Legislated functions of APLA

Minute 4 [Item 4 – Tabled - Presiding Member Verbal Report]

Minute 6 [Item 8.1 – PowerPoint Presentation – Quentin Kenihan Inclusive Playspace]

Minute 8 [Item 10 – Information Distributed - Executive Officer Verbal Report – DPA Lot Fourteen]

Governance of Adelaide Park Lands

Thank you for the opportunity to address APLA regarding its statutory functions.

So far, APLA is 'unaware' of the proposed takeover of Denise Norton Park / Pardinpardinyilla (Park 2) by Adelaide Football Club: APLA has not had an opportunity to see the substance of the proposal nor to comment on it.

This situation is unacceptable, considering the legislated functions of APLA and the requirements of the Local Government Act.

1. Functions of APLA as listed in the *Adelaide Park Lands Act*

The functions of APLA are laid out in the Act. They include:

to undertake a key policy role with respect to the management and protection of the Adelaide Park Lands;

Other functions are mentioned below however I won't read out all of them, except as highlighted below:

to prepare and to revise and provide comments on the the Adelaide Park Lands Management Strategy and to monitor its implementation; to provide comments or advice in relation to the operation of any lease, licence or other form of grant; on the basis of any request or on its own initiative, to provide advice to the Adelaide City Council or to the Minister on policy, development, heritage or management issues affecting the Adelaide Park Lands; to promote public awareness of the importance of the Adelaide Park Lands and the need to ensure that they are managed and used responsibly; **to ensure that the interests of South Australians are taken into account, and that community consultation processes are established, in relation to the strategic management of the Adelaide Park Lands;** to administer the Adelaide Park Lands Fund; to undertake or support other activities that will protect or enhance the Adelaide Park Lands, or in any other way promote or advance the objects of this Act.

It should also be noted that the ACC 'Unsolicited Proposals' policy which is being used by Council as a stalking horse to progress this proposal, includes a provision that the Adelaide Park Lands Authority (APLA) must scrutinise any proposal.

2. Local Government Act and the Park Lands

May I also ask APLA to note that under the Local Government Act, the classification of the Adelaide Park Lands as community land cannot be revoked unless the revocation is by force of a provision of another Act. The Adelaide City Council must

- (i) **provide information on any arrangements or restrictions on public use of any part of the park lands, or on movement through the park lands;**

Other provisions of the Act are mentioned below however I won't read out all of them, except as highlighted below:

- (ii) provide specific information on the council's policies for the granting of leases or licences over any part of the park lands.

(2) A council may only adopt a proposal for amendment to, or revocation of, a management plan after the council has carried out the public consultation that would be required if the proposal were for a new management plan.

(2) Before the council grants a lease or licence relating to community land, it must follow the relevant steps set out in its public consultation policy.

(6) A lease or licence must be consistent with any relevant management plan

3. None of these provisions have been met.

The proposal by the Adelaide Crows Football Club to take over Denise Norton Park / Pardinpardinyilla (Park 2) needs to be examined by APLA on its own initiative as a matter of urgency so that any decision by council is not *Ultra Vires*. Almost certainly as individuals, each of you has heard about this proposal however this issue has not been brought before APLA for consideration.

INSERT TO THE SPRING 2019 NEWSLETTER OF THE NORTH ADELAIDE SOCIETY INC. The Adelaide Football Club's proposed Park 2 park lands takeover;

https://gallery.mailchimp.com/8d5ffe71c995a1cbceb0bbd6d/files/6d521136-62ca-41c6-81a9-d42815dc0f5a/Spring2019_NAS_NEWSLETT_Insert_v2.pdf



Presiding Members Report – 24 October 2019

Adelaide Park Lands and City Layout World Heritage Nomination Committee

Progress Report

I'd like to update you on the progress made by the committee established by the Board to explore the possibility of World Heritage Listing for the Adelaide Park Lands and City Layout.

The committee has met twice now, most recently, on Monday this week.

Background

You will recall that in the Board's 19/20 Business Plan and Budget we sought \$100k in funding from Council to support the work of this committee. A proviso was added that the State Government would be approached for a \$50k contribution and that if this was forthcoming, Council's contribution could be reduced to \$50k.

Meeting with the State Government

In the absence of a response from the State, staff met with officers from the Department of Environment & Water to determine whether the Government were supportive of a bid for World Heritage for the Adelaide Park Lands and City Layout.

We were advised that:

- The State has been co-operating with the current bid by the consortium of Adelaide Hills Councils exploring the viability of World Heritage listing for the settlement landscapes of the Mt Lofty Ranges
- That bid has changed over the last seven years from one focussed on the agrarian landscapes of the Ranges to one focussed on the legacy of the systematic colonisation of South Australia
- The State sees an overlap between the proposed nominations for Mt Lofty Ranges and the Adelaide Park Lands & City Layout
- In light of that, it is not prepared to support two related World Heritage nominations and would like the relationship between them explored and reconciled.

Overlap between the two potential bids

The overlap stems from the foundation of South Australia through the South Australia Act of 1834, which was based on the Systematic Colonisation model developed by Edward Gibbon Wakefield

The colonisation process began with the establishment of the City (including the sale of Town Acres tied to the sale of rural acres) and then progressed to the settlement of the hinterland areas.

It was all part of one continuous process and so there is indeed an inextricable link between the two bids.

A recent expert review of the Mt Lofty bid concluded that there is a solid basis or rationale for the nomination but that a lot more detailed work needs undertaking around the justification and site identification.

Meeting with the Adelaide Hills Council

An officer level meeting was also recently held with the Adelaide Hills Council who indicated that:

Based on the conclusions of the expert review and the interest shown by Adelaide in a nomination based on the City Plan, that they were prepared to work with us to explore the potential synergies between the two possible bids.

Next Steps

On Monday, the Committee agreed that a worthwhile next step, to inform future discussions with the Mt Lofty Ranges consortium, would be to engage the assistance of the same two experts who undertook the assessment of the Mt Lofty Ranges bid.

This assessment would explore the:

- Rationale and justification for a World Heritage listing bid based around the systematic colonisation of South Australia either as a
 - City Plan based bid alone, or
 - A more broadly-based bid which either references or includes the settlement landscapes of the Mt Lofty Ranges
- Strengths (and weaknesses) of a City only nomination (ie a better understanding of the stand-alone Values of the Adelaide Plan
- Synergies between the two possible bids

The cost estimate for this body of work is in the vicinity of \$10 to \$15k.

Discussion?

I'm seeking a mover for the recommendation you can see on the screen ...

Recommendation

That the Adelaide Park Lands Authority allocates up to \$20k from the existing \$100k fund provided for the exploration of the World Heritage Nomination of the Adelaide Park Lands and City Layout, to engage an expert review of the:

- Rationale and justification for a World Heritage listing bid based around the systematic colonisation of South Australia either as a
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Quentin Kenihan Inclusive Playspace APLA Presentation



October 2019



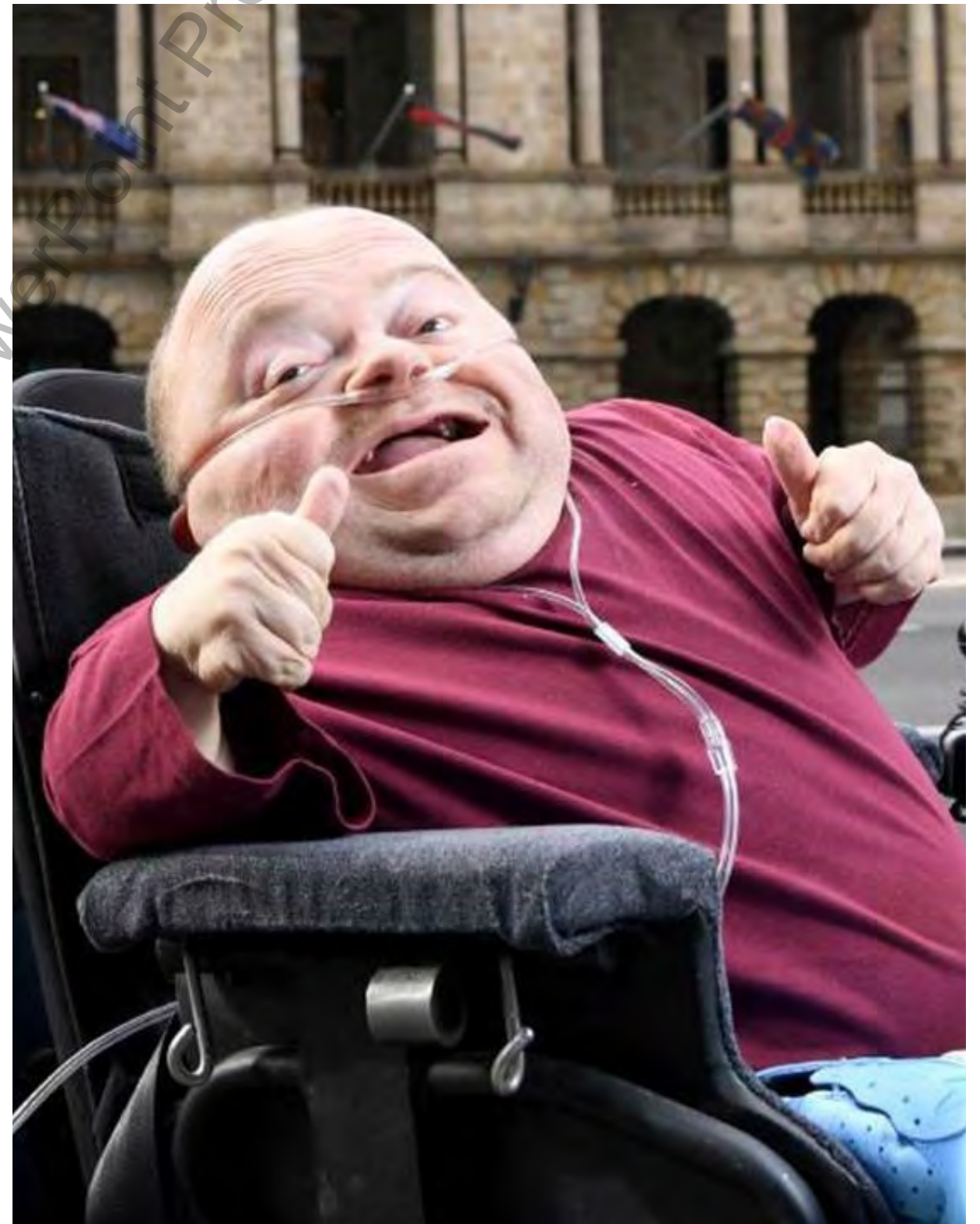
Project Background

Quentin Kenihan was a disability advocate, actor, film maker and writer born with the bone disease osteogenesis imperfecta.

Quentin was **an ambassador for the Touched by Olivia Foundation**, a national charity that works with local councils, communities and corporations to upgrade or build inclusive playspaces.

He **ran as a City of Adelaide Area Ward candidate** in 2018, and **inclusive play was a strong platform of his campaign**.

Quentin passed away on 6 October 2018.



Key Decisions + Announcements

○ AUGUST 2017

Council approved the existing Rymill Park playspace to be replaced with a contemporary inclusive regional playspace

○ OCTOBER 2018

The Premier of South Australia Steven Marshall announced funding for an inclusive playspace in the city in honour of Quentin's achievements

○ FEBRUARY 2019

Council adopted the Disability Action and Inclusion Plan 2019-2022, including:

- the 'Touched by Olivia Inclusive Playspace Guidelines' for all new and renewed playspace developments
- ensuring the Rymill Park Masterplan prioritises accessibility and includes the development of a new inclusive playspace

○ MARCH 2019

The Premier and Lord Mayor announced the Quentin Kenihan Inclusive Playspace will be established in Rymill Park / Murlawirrapurka (Park 14) and an allocation of \$1M

Project Timeline

SEPTEMBER 2019

Design commenced

Quentin's Playground Advisory Group convened

OCTOBER 2019

Community engagement for 3 weeks, including inclusive play day community event

Concept design finalised

NOVEMBER 2019

Detailed design commences

FEBRUARY 2020

Construction tender

APRIL 2020

Construction to commence in Rymill Park

Current Status

- Location in Rymill Park/Murlawirrapurka (Park 14) reassessed and confirmed
- Community consultation completed, including an inclusive play day community event
- Initial site analysis, soil contamination and tree assessments undertaken to finalise the specific location of the playspace
- Community feedback utilised to determine the concept design of the playspace, particularly the specific play elements and amenities

Project Vision

The Quentin Kenihan Inclusive Playspace provides the opportunity to **create an exemplary playspace destination.**

The inclusive playspace **will offer a range of engaging experiences through social, active, cognitive and creative play and recreation for people of all ages, abilities and cultures.**

The Quentin Kenihan Inclusive Playspace will be designed to meet **best practice principles** in inclusive playspace design.

Touched by Olivia Playspace Design Principles

Everyone can play

Not everyone can play on everything, but there is something for everyone.

Access to nature

Assist and maintain a connection to nature.

Total experience

The total experience should invite all members of the community to enjoy the social and health benefit of play.

Connections to community

The community has been engaged in the process and there has been participation beyond consultation.

Play independence – I Can Do It Myself!

Offers and encourages play experience for people of all abilities that promote independence and a sense of mastery.

Friendship

Offers and encourages play experiences for people of all abilities. Promote, plan and design for places to gather and share within or surrounding the playspace.



Other Design Principles

‘Everyone Can Play - A Guideline to Create Inclusive Playspaces’

- a **best practice resource** developed by the **NSW Government** in collaboration with inclusive play experts and advocates and extensive stakeholder engagement
- underpinned by the concept that **for a playspace to be truly inclusive it is important to consider the wider context**



Can I get there?

Consider location, layout, signage, wayfinding and accessibility to ensure everyone can find their way to, in and around the playspace.



Can I play?

The play experience, including the equipment and surfacing, should allow everyone to experience a variety of challenging and engaging play opportunities in a way that suits them.



Can I stay?

Consider safety, facilities, landscape and the wider environment to ensure everyone can stay at the playspace for as long as they would like.

Rymill Park / Murlawirrapurka (Park 14) Draft Master Plan



* Note: indicative scoping area shown dashed for further investigation to include public amenities and accessible parking if required

QKIP location



- KEY**
- PROPOSED PLAYSPACE FOOTPRINT
 - EXISTING TREES
 - TREE PROTECTION ZONES
 - PATH CONNECTIONS
 - PROPOSED CONNECTIONS
 - EXISTING TOILET
 - BARBECUES
 - MONUMENT

QKIP location

Key reasons for the playspace's location and planning:

- Orientated to reduce slope profiles (works with the contours) and increases access pathways
- Highly visible to the north, south and west
- Activity zones set outside root zones of existing trees (shown in green on plan)
- Capitalises on the natural shade of existing trees
- Provides dual entry points to the north and south (response to event overlays)
- Provides opportunities for 'accessible parking' and coaster bus drop off to Rundle and Bartels', as well as the existing accessible parks in the off-street car park
- Potential to locate active play near to the blank wall of the bowling club (reducing conflicts with the greens)
- A gradient of play (north-south) that capitalises on existing trees to the north and open space to the south
- Potential for passive open space edge to the west with seating and picnic areas (boundary to the playspace)
- Potential for a secure boundary to the natural play area/low challenge with a more permeable boundary to the south (capitalising on separation distances to Bartels and the lake)
- Potential for internalised seating and observation points to increase surveillance

QKIP initial concept layout



KEY

- ACCESS PATHS
- NATURE PLAY AND INVESTIGATIVE PLAY
- WATER PLAY AND SPLASH PAD
- ACTIVE CHALLENGING PLAY
- ACTIVE PLAY AND ENTRANCE
- PLAY NODES AND VIEWING
- INFORMAL OPEN SPACE/CONGREGATION
- NEW TOILET (CHANGING PLACES)
- ENTRANCES (WITH PLAY VALUE)
- SECURE BOUNDARY
- EXISTING PATH ACCESS

OPPORTUNITIES

- ① A gradient of play, challenge and risk across the playspace
- ② Nature play capitalising on treed setting and shade with a focus on younger, quieter play
- ③ Defined edge with play nodes and viewing offering prospect and refuge and clear surveillance across the playspace
- ④ Water play providing a strong experiential environment with visual connections to the lake and potential Kaurna narratives
- ⑤ Active play with greater challenge and physical activity
- ⑥ Entrance and active play creating a unique sense of arrival with strong connections to the existing footpath network
- ⑦ Picnic area, shaded seating and open space creating informal breakout spaces to entire edge of playspace (somewhere for everyone)
- ⑧ Secure boundary with fencing and gated or maze entrances
- ⑨ Open boundary using distance as separation to roads and lake and deterrent
- ⑩ Potential access points to Bowling Club

25m



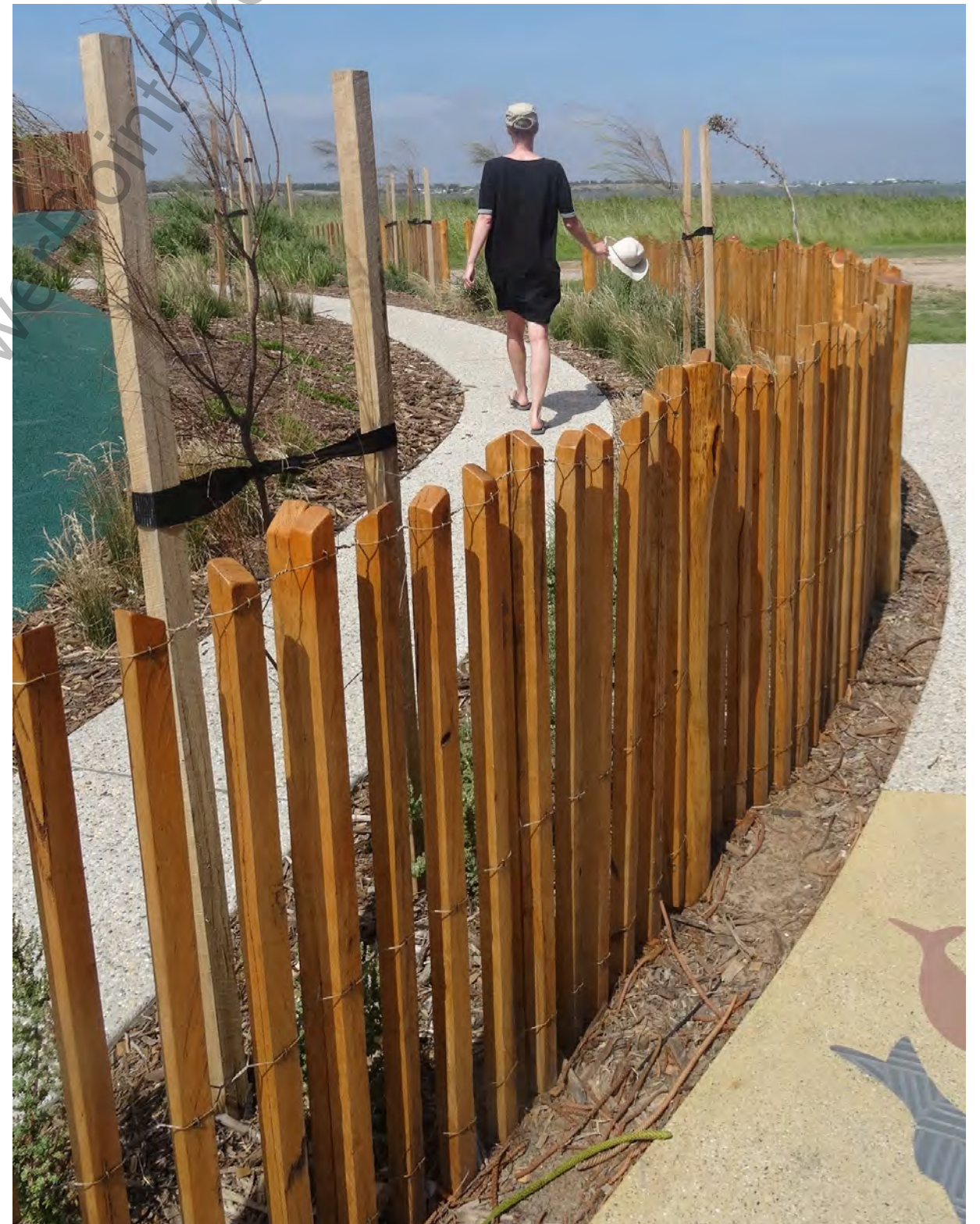
QKIP considerations

Key project considerations:

- Budget
- Ensuring DDA compliant paths
- On-street parking changes
- Off-street parking changes
- Bus drop off area.

Fencing/boundary treatment:

- Full perimeter fencing is strongly recommended for inclusive playspaces
- Fencing/boundary treatment to minimise the impact on Rymill Park look and feel
- Design alternatives to traditional playspace fencing being considered such as integrated plantings, level changes and materiality of boundary treatment to add to play value and complement the park setting.



QKIP considerations

Toilet block renewal:

- Current building is structurally unsound
- Existing interior difficult to retrofit to accommodate DDA compliant toilet facilities, including an accredited Changing Places (adult change facility)
- Existing path access to current location is not DDA compliant
- Existing building location could impact design of new playspace
- Could incorporate stone from existing toilet building into new structure (eg cladding) or playspace
- Will work with proposed Park Lands Building Design Guidelines for new toilet building - likely Exeloo facility similar to Mashmallow Playspace.



Community Feedback - inclusive play day



What do you need to make a playspace inclusive?



Community Feedback - key themes

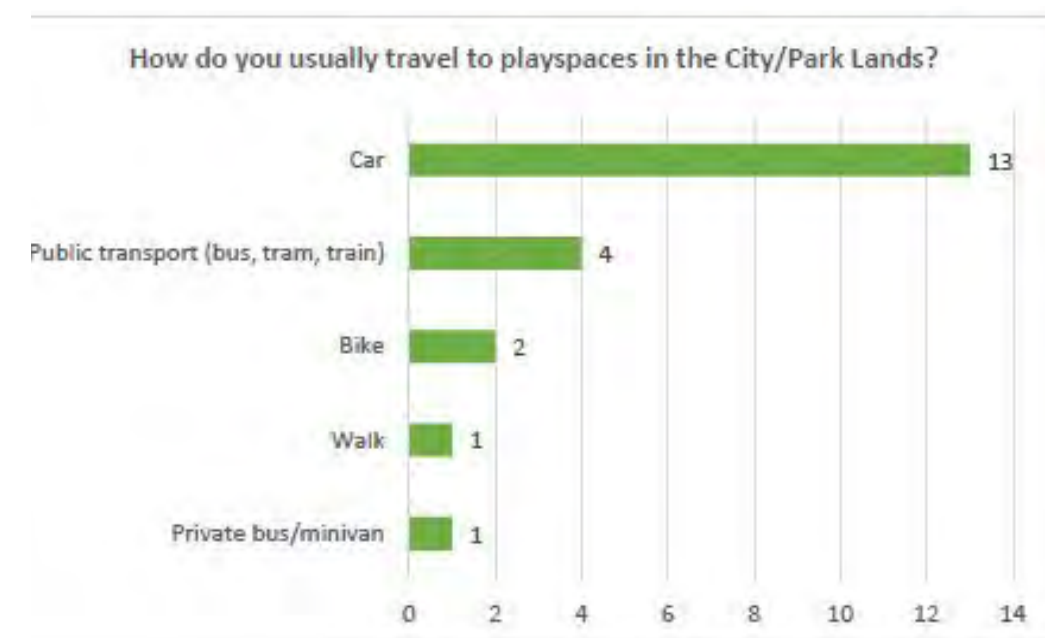
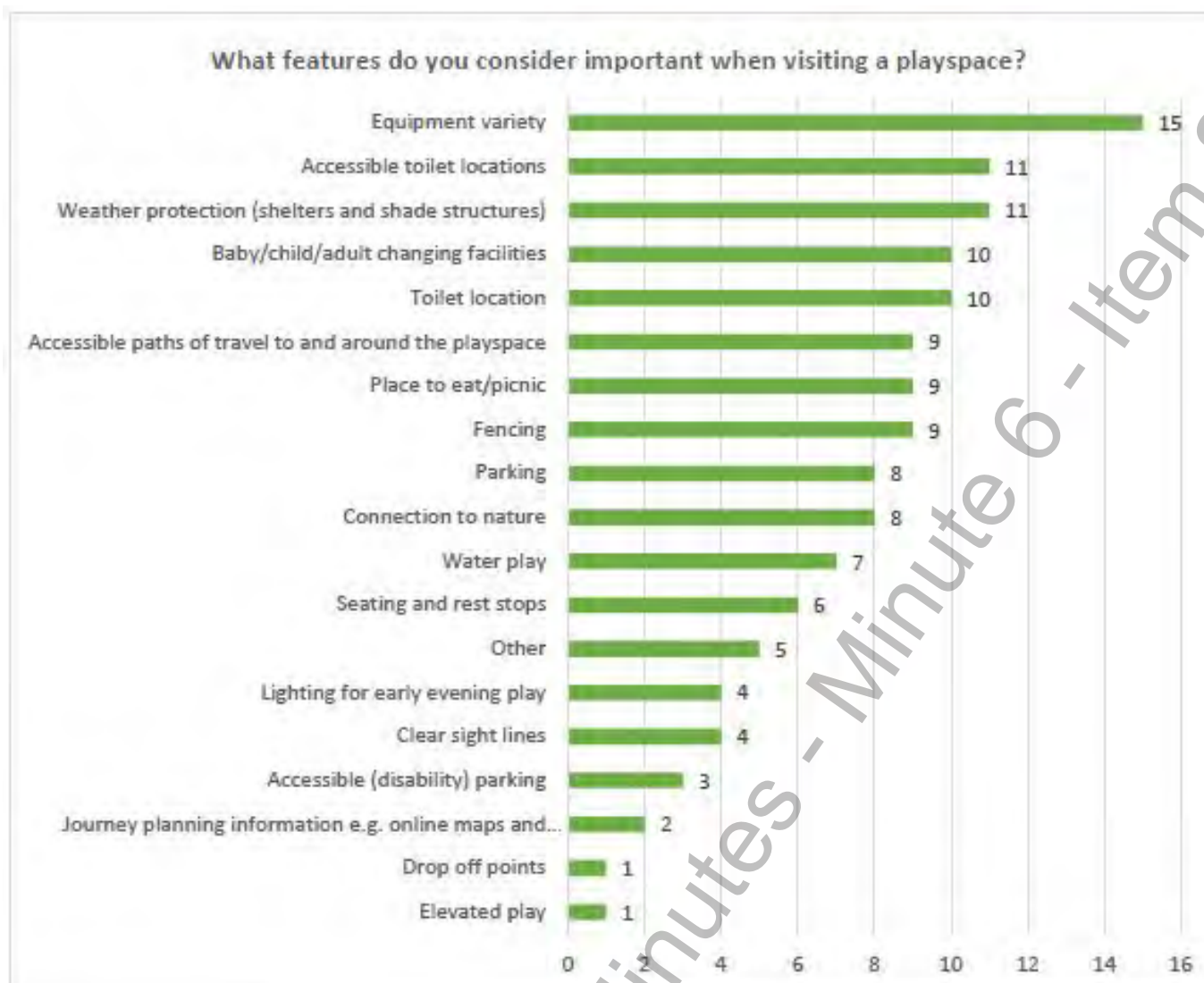
Create a **truly inclusive** playspace:

- Accessible ground surface treatments and paths across and within the playspace
- Installing **interesting inclusive equipment for all ages and abilities** such as sensory play, challenging and adventurous experiences and opportunities for social inclusive play
- Accessible facilities including toilets and changing facilities, shade, fencing, seating and parking

Favourite playspaces have **variety**

Play should be **active, interesting** and **full of opportunity**

Community Feedback - responses



Lot Fourteen (old Royal Adelaide Hospital) Innovation Area Development Plan Amendment

Proposed planning changes for public consultation

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The State Government is transforming Lot Fourteen, to an innovation precinct with a focus on science, research and technology and creative industries.

To enable this occur the Minister for Planning is currently consulting on a proposal to change development plan policy for the site.



Source: Renewal SA

October / November 2019



Government of South Australia
Department of Planning,
Transport and Infrastructure

This prominent seven hectare site in the heart of the Adelaide central business district is recognised by the South Australian Government as having the potential to influence the economic future of the state and is committed to its redevelopment. Renewal SA, on behalf of the South Australian Government, has undertaken extensive investigations and master planning processes to determine key development directions for Lot Fourteen.

The *Lot Fourteen (old Royal Adelaide Hospital) Innovation Area Development Plan Amendment (DPA)* has now been drafted to provide the planning policy framework that will guide the development of the site, in alignment with the core directions of The 30-Year Plan for Greater Adelaide.

What is a Development Plan Amendment?

Development plans contain the planning controls that guide what can and cannot be developed in council areas. Planning authorities use these planning controls to assess new development proposals.

The Adelaide (City) Development Plan, which provides the policy framework for development in the area, limits development on the site to hospital-related activities, thereby restricting other land uses.

A Development Plan Amendment (DPA) process is therefore required to change the policy framework to enable a diversification of activities. As this DPA is being prepared by the Minister for Planning it is known as a Ministerial DPA.

Proposed Amendments

The DPA describes the proposed changes to the Adelaide (City) Development Plan development plan.

This DPA proposes to introduce a new *Mixed Use (Innovation) Zone* to reflect the specialist nature of the proposed developments and unique characteristics of the site.

The proposed policy framework includes:

- primary focus on innovative education, science, research and technology-based businesses that can take link with the adjacent education and commercial precincts
- cultural facilities, including a major Aboriginal art and cultures centre that extends the role of North Terrace as Adelaide's 'cultural boulevard'

30 YEAR PLAN FOR GREATER ADELAIDE IMPLEMENTATION OF TARGETS

The 30-Year Plan for Greater Adelaide seeks to:

- strengthen the primacy of the Adelaide city centre as the cultural, entertainment, tourism and economic focus of Greater Adelaide
- strengthen the grid-based built form of the city and express taller buildings within the centre and along the Terraces
- preserve and adapt heritage and character for its long term value
- enhance the street network to support the movement of people, business and community activity
- introduce appropriate zoning for the old Royal Adelaide Hospital site that stimulates investment in the east end of Adelaide and ensures appropriate interface with the Adelaide Botanic Gardens.

For more information refer to

livingadelaide.sa.gov.au

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- a diversity of landscaped open space and public realm opportunities, connected by a network of pedestrian and bicycle pathways that link to the adjacent Adelaide Botanic Garden, Park Lands and other off-site destinations
- a range of secondary activities including tourist accommodation, hospitality, entertainment and some retail that complement the role of Lot Fourteen as an outstanding destination.

The DPA proposes high intensity development that reflects the adjacent established developments but transitions down to lower scale buildings that incorporates increasing amounts of open space and appropriately interfaces with the Adelaide Botanic Garden and Park Lands.

Public information Sessions

Two free information sessions will be held which the public is invited to attend, view materials and ask questions of staff of both the Department of Planning, Transport and Infrastructure and Renewal SA.

There will be two public information sessions as follows:

Where: Old Royal Adelaide Hospital Chapel (*enter from Frome Road, between the Eleanor Harrald Building and SA Pathology*)

When: Tuesday 29 October 2019 4.30pm to 7.00pm
and Saturday 2 November 2019 11.30 to 2.30pm



Source: Renewal SA – Artists impression of North Terrace landscaping

Have your say

Consultation on Ministerial DPAs is managed by the South Australian State Planning Commission (the Commission), an independent statutory body which provides advice to the Minister about planning and development issues.

As part of the consultation process, you may:

- comment on the DPA by making a written submission to the Commission, and
- attend a public meeting if you wish to be heard by the Commission or raise any matter not previously raised in your written submission.

Making written submissions

You can make a written submission on the DPA any time before **5.00 pm on Wednesday 27 November 2019**.

- on the SA Planning Portal: www.saplanningportal.sa.gov.au/en/consultation
- or by post: GPO Box 1815, Adelaide SA 5001

Submissions should be marked *Devon Park Residential DPA* and sent to *The Chair, State Planning Commission, c/- Department of Planning, Transport and Infrastructure*.

Please clearly indicate on your written submission if you wish to be heard at the public meeting.

Viewing submissions

All submissions received from the public are public documents and will be made available for viewing from the closing date until the conclusion of the public meeting at:

www.saplanningportal.sa.gov.au/en/consultation and

- the offices of the Department of Planning, Transport and Infrastructure, Level 5, 50 Flinders Street, Adelaide, during office hours
- the Adelaide City Council, 25 Pirie Street, Adelaide during office hours.

Please note: Posting of submissions on sa.gov.au may be undertaken over more than one day if a large number of submissions are received.

Public meeting

The State Planning Commission has scheduled the following public meeting:

When: Wednesday, 11 December 2019 at 7.30pm

Where: Mercure Grosvenor Hotel in the Glenroy Room, 125 North Terrace, Adelaide

The meeting will provide an opportunity for anyone to be heard by the Commission or to raise any matter not previously discussed in their written submission.

Please note: the public meeting may not be held if no one requests to be heard. Please check the status of meetings before the scheduled meeting date on www.saplanningportal.sa.gov.au/en/consultation.

Timeline

- Submission Period - Submissions invited between Thursday 3 October 2019 & Wednesday 27 November 2019.
- Public information sessions Tuesday 29 October 2019 and Saturday 2 November 2019
- Submissions are made publicly available on 28 November 2019 until completion of the public meeting.
- Public Meeting will be held 7.30pm Wednesday, 11 December 2019
- Consideration of Submissions
- State Planning Commission provides its advice to the Minister for Planning.
- Decision is made by notice in Government Gazette.
- DPA is referred to the Environment Resources & Development Committee of Parliament.

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Lot Fourteen Master Plan – proposed site plan



Royal Adelaide Hospital Redevelopment
Proposed Affected Area



DCDB
Proposed Area Affected

PLA ID: 4678
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Further information:

Contact: Andrea Jorgensen on 7109 7004
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 Visit: www.saplanningportal.sa.gov.au/en/consultation



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 Department of Planning,
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