



BOARD AGENDA & REPORTS

for the Meeting of the Adelaide Park Lands Authority Board

Thursday 14 November 2019
at 5:00 pm

in the Colonel Light Room,
Adelaide Town Hall

ADELAIDE PARK LANDS AUTHORITY

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

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

For further information please read the [APLA charter](#) and access the [Adelaide Park Lands Act 2005 \(SA\)](#)

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

ADELAIDE PARK LANDS AUTHORITY
Board Meeting Agenda, Thursday 14 November 2019, at 5:00 pm

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 Kurna people of the Adelaide Plains and pays respect to Elders past and present. We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kurna people living today.

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

2. Apologies

Board Members -

Ms Allison Bretones & Ms Stephanie Johnston

Proxy Board Member -

Professor Emeritus Damien Mugavin (for Ms Stephanie Johnston)

3. Confirmation of Minutes – 24/10/2019

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

4. Deputations

Granted at time of Agenda Publication – 8/11/2019

Nil

5. Presiding Member Reports

6. Questions on Notice / Motions on Notice

Nil

7. Questions without Notice/Motions without Notice

8. Presentations/Workshop

Nil

9. Reports for the consideration of the Board

9.1 Ministerial Lot Fourteen Development Plan Amendment [2019/02381] [Page 3]

9.2 Lot Fourteen – report pursuant to the Adelaide Park Lands Act 2005 (SA) [2006/00219] [Page 7]

9.3 Prospect Road Park Lands Entry Improvements and Tree Removal [2018/03612] [Page 18]

9.4 Rymill Park / Murlawirrapurka (Park 14) Car Park – Trial Results [2012/00668] [Page 26]

10. Executive Officer Verbal Report

11. Next Meeting – Thursday 12 December 2019

12. Closure

Ministerial Lot Fourteen Development Plan Amendment

ITEM 9.1 14/11/2019
Adelaide Park Lands Authority

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

2019/02381
Public

Approving Officer:
Klinton Devenish, Director Place

EXECUTIVE SUMMARY

State Government is seeking feedback on the proposed Development Plan Amendment (DPA) relating to Lot Fourteen (old Royal Adelaide Hospital) Innovation Area. This report summarises the key proposed changes, highlights key issues and opportunities from a Park Lands perspective and provides a recommended response to the State Government which will also inform Council's consideration.

RECOMMENDATION

THAT THE ADELAIDE PARK LANDS AUTHORITY ADVISES THE STATE GOVERNMENT AND COUNCIL:

That the Adelaide Park Lands Authority:

1. Recognises and re-iterates the importance of the Park Lands heritage of the Lot Fourteen site.
2. Sees an opportunity to provide for an innovation precinct set in park-like surrounds which contribute to the well-being, creativity and enjoyment of its workers and visitors.
3. Therefore recommends that the future development of the site reflect these aspirations, and the provisions of the Adelaide Park Lands Management Strategy (as adopted by the State Government in 2017), as follows:
 - 3.1. Provide for a greater component, at least 30% of the site, as garden-like Park Lands reflecting and contributing to the adjacent Adelaide Botanic Garden, to be retained in perpetuity.
 - 3.2. Provide for garden-like courtyards and treed avenues throughout.
 - 3.3. Building heights on the site should be restricted to 53m (approximately 15 storeys) and transition down to zone boundaries.
 - 3.4. Include a path along the eastern side of the site, adjacent the Adelaide Botanic Garden, for the Park Lands Trail to connect North Terrace and Frome Park.
 - 3.5. Include strong east-west path connections and access points to the Adelaide Botanic Garden.

IMPLICATIONS AND FINANCIALS

Adelaide Park Lands Management Strategy	The recommendation of this report is consistent with the policy position expressed in the Adelaide Park Lands Management Strategy.
Policy	The Adelaide (City) Development Plan will be amended by the Ministerial Development Plan Amendment.
Consultation	Internal consultation has occurred across Planning, Design and Development Portfolio to inform this response
Resource	Not as a result of this report.
Risk / Legal / Legislative	Not as a result of this report.
Opportunities	APLA's response to the proposed DPA will help inform Council's response to the proposed development policy changes to Lot Fourteen
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)	Not as a result of this report.
Other Funding Sources	Not as a result of this report.

DISCUSSION

1. The Minister for Planning released a Development Plan Amendment (DPA) for Lot Fourteen (old Royal Adelaide Hospital) Innovation Area on 3 October ([Link 1](#)) for consultation until Wednesday 27 November 2019.
2. The purpose of the DPA is to amend the existing Adelaide (City) Development Plan policies which apply to Lot Fourteen to enable its redevelopment as an innovation precinct by State Government (Renewal SA).
3. The policy changes recommended by the Minister include:
 - 3.1. Amending the existing Institutional I3 (University Hospital) Zone so that it does not apply to the Lot Fourteen site and removing reference in that zone to land east of Frome Road and associated land use policies.
 - 3.2. Introducing a new Mixed Use (Innovation) Zone to the Lot Fourteen site to primarily support education, research, technology and creative and innovative commercial activities, together with tourism, hospitality, entertainment, cultural and retail activities. Building heights will be a maximum of 53m and transition down to zone boundaries and the policies allow for a centrally located, iconic building which exceeds 53m in height.
4. Lot Fourteen is located in the Adelaide Park Lands, as defined by the Adelaide Park Lands Act 2005.
5. Light's original City Plan included a hospital in the eastern Park Lands. The hospital site in the Park Lands to the north of North Terrace grew from an original building sited there in 1840. In the 1950s land on the eastern side of the hospital site was annexed from the Botanic Gardens.
6. The current Adelaide Park Lands Management Strategy was adopted by the State Government in 2017 and, in summary anticipates that Lot Fourteen would:
 - 6.1. "contribute public space to the Adelaide Park Lands and transform and improve adjacent areas. Investigations should take place into the possibility of returning part of the old RAH site to the Adelaide Botanic Gardens and the Park Lands more broadly."

Envisages:

 - 6.2. "Integrating the old RAH site and new CBD School into a formal park setting"
 - 6.3. "optimise the open space, community and cultural benefits generated through the creation of community and cultural attractions that complement the broader North Terrace and East End precincts whilst maximising the land returned to flexible community open space"
 - 6.4. "Integrate the new CBD school and old RAH sites with their Park Lands context. Improve lighting and access to maximise opportunities for connection and engagement with Botanic Park, the Botanic Garden and the Zoo, both physically in terms of access to open space for informal recreation and in terms of education and research possibilities"
7. More detailed extracts from the Adelaide Park Lands Management Strategy can be found in [Link 2](#).
8. Future development on the Lot Fourteen site should be in keeping with its Park Lands heritage. In doing so, there is also an opportunity to provide for an innovation precinct set in park like surrounds which contribute to the well-being, creativity and enjoyment of its workers and visitors. It is therefore recommended that the DPA should reflect these aspirations as follows:
 - 8.1. Provide for a greater component, at least 30% of the site, as garden-like Park Lands reflecting and contributing to the adjacent Adelaide Botanic Garden.
 - 8.2. Provide for garden-like courtyards and treed avenues throughout
 - 8.3. Building heights on the site should be restricted to 53m (approximately 15 storeys)
 - 8.4. Include a path along the eastern side of the site, adjacent the Adelaide Botanic Garden, for the Park Lands Trail to connect North Terrace and Frome Park
 - 8.5. Include strong east-west path connections and access points to the Adelaide Botanic Garden.
9. The Adelaide (City) Development Plan will be superseded in July 2020 by the Phase 3 Planning and Design Code which is also currently on consultation. The Draft Code also includes the proposed Ministerial Lot Fourteen DPA policy.
10. The Authority's advice to the State Government will also inform Council's response to the DPA.

ATTACHMENTS

Nil

- END OF REPORT -

Lot Fourteen – report pursuant to the *Adelaide Park Lands Act 2005 (SA)*

ITEM 9.2 14/11/2019
Adelaide Park Lands Authority

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

2006/00219
Public

Approving Officer:
Klinton Devenish, Director Place

EXECUTIVE SUMMARY

Lot Fourteen, in the Adelaide Park Lands (the former Royal Adelaide Hospital site), is being re-purposed as a “global innovation neighbourhood”.

Section 23 of the *Adelaide Park Lands Act 2005 (SA)* requires that when land within the Adelaide Park Lands occupied by the Crown or a State Authority is no longer required for any of its existing uses, the Minister must ensure that a report concerning the State Government’s position on the future use and status of the land is prepared within 18 months.

In addition, the Minister must, either during or after the completion of the report, enter into discussions with the City of Adelaide about whether the land should be placed under the care, control and management of the City of Adelaide. There is no specific provision for the inclusion of the Adelaide Park Lands Authority in this consultation process.

RECOMMENDATION

THAT THE ADELAIDE PARK LANDS AUTHORITY ADVISES THE STATE GOVERNMENT AND COUNCIL:

That the Adelaide Park Lands Authority:

1. Receives the report provided by the Minister for Planning pursuant to section 23 of the *Adelaide Park Lands Act 2005 (SA)* provided as Attachment A to Item 9.2 on the Agenda for the meeting of the Board of the Adelaide Park Lands Authority held on 14 November 2019 regarding the future use and status of the former Royal Adelaide Hospital site now known as Lot Fourteen.
2. Requests further detail from the State Government regarding how the following ambition in the Minister for Planning’s section 23 Report will be achieved:
 - 2.1. *Lot Fourteen will be a pedestrian friendly precinct which supports access by cycling, walking and public transport. Strong north-south and east-west connections will be established to link the site with surrounding park lands.*
3. Endorses the general greening, park, plaza, courtyard and open frontage elements of the proposed Master Plan (as shown in Figure 1, in Item 9.2 on the Agenda for the meeting of the Board of the Adelaide Park Lands Authority held on 14 November 2019, as being broadly consistent with the future of the Park Lands site identified in the Adelaide Park Lands Management Strategy (as adopted by the City of Adelaide in December 2016 and the then Minister for Planning in August 2017).
4. Recommends the inclusion in the Master Plan for Lot Fourteen of a route for the Adelaide Park Lands Trail along the eastern edge of the site adjacent the Botanic Gardens, connecting the current Rundle Park / North Terrace section of the Trail to Frome Park / Nellie Raminymmerin.
5. In order to secure the future retention of the planned open space component of Lot Fourteen (in recognition of the site’s status as Park Lands), recommends that the Minister, in order of preference:
 - 5.1. Transfers that portion of Lot Fourteen to the City of Adelaide in perpetuity for its care, control and management.

- 5.2. In consultation with the Board of Botanic Gardens and State Herbarium, transfers that portion of Lot Fourteen to the Botanic Gardens and State Herbarium in perpetuity for its care, control and management.
 - 5.3. Should the transfer of the open space components not occur, recommends:
 - 5.3.1. A land management agreement between the Urban Renewal Authority and City of Adelaide, pursuant to section 57 of the *Development Act 1993 (SA)* regarding the future use and management of that land.
 - 5.3.2. The State Government provides assurance that the proposed open space component, will be retained in perpetuity.
 6. Reminds the State Government of its obligation, pursuant to section 20 of the *Adelaide Park Lands Act 2005 (SA)*, to prepare a management plan for Lot Fourteen in recognition of the site's status as Park Lands.
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IMPLICATIONS AND FINANCIALS

Adelaide Park Lands Management Strategy	The future re-use of the old RAH site will be planned and managed to optimise the open space, community and cultural benefits generated through the creation of community and cultural attractions that complement the broader North Terrace and East End precincts whilst maximising the land returned to flexible community open space. Enhanced connections will be created through the site linking the Adelaide Botanic Garden & Botanic Park and Adelaide Zoo to the City's East End (Page 81, Adelaide Park Lands Management Strategy).
Policy	Other than the above reference in the Adelaide Park Lands Management Strategy there is no other policy position of relevance.
Consultation	Not in relation to this report.
Resource	No resource implications at this stage. However the transfer of the open space component to the City of Adelaide would have implications for additional maintenance and infrastructure management resources.
Risk / Legal / Legislative	The process identified in this report follows legal requirements.
Opportunities	To contribute to the future of the Lot Fourteen site.
19/20 Council Budget Allocation	Not in relation to this report.
Proposed Council 20/21 Budget Allocation	May be required subject to the transfer of the open space to the City of Adelaide and the proposed timing for that transfer.
Life of Project, Service, Initiative or (Expectancy of) Asset	Ongoing
19/20 Budget Reconsideration (if applicable)	Not in relation to this report.
Ongoing Costs (eg maintenance cost)	Should the State Government be open to the transfer of the open space component of Lot Fourteen, and the City of Adelaide accepts the transfer, this would result in additional maintenance costs to the City of Adelaide.
Other Funding Sources	Not in relation to this report.

DISCUSSION

Background

1. In 2007, the State Government announced its intention to decommission the former Royal Adelaide Hospital site (now known as Lot Fourteen), which forms part of the Adelaide Park Lands, following the construction of a new hospital on the former rail yards (a site which also forms part of the Adelaide Park Lands).
2. Section 23 of the *Adelaide Park Lands Act 2005 (SA)* (the Act) [Link 1](#) stipulates that:
 - 2.1. When land within the Adelaide Park Lands occupied by the Crown or State authority is no longer required for any of its existing uses, the Minister must ensure that a report concerning the State Government's position on the future use and status of the land is prepared
 - 2.2. This report must include information on the condition of the land and on the action (if any) that would be required to make the land suitable for public use as park lands
 - 2.3. The Minister must provide copies of the report to both Houses of Parliament and the City of Adelaide
 - 2.4. The Minister must, either during or after the completion of the report enter into discussions with the City of Adelaide about whether the land should be placed under the care, control and management of the City of Adelaide.
3. Section 23 does not include a specific role for the Adelaide Park Lands Authority.
4. In November 2008, the then Minister for Environment and Conservation submitted the required 'section 23' report pursuant to the Act.
5. At its meeting on 10 August 2009, The City of Adelaide considered the Minister's report [Link 2](#) and resolved that it:
 - 5.1. Supports the return of the entire site to a community space
 - 5.2. Supports the appropriate redevelopment of the site based on a clear set of guiding principles informed by the Adelaide Park Lands Management Strategy and in the context of the City as a whole
 - 5.3. Supports adaptive reuse of the heritage and historic buildings for public benefit and use consistent with the outcomes of the guiding principles
 - 5.4. Welcomes the opportunity to work with the State Government to realise the vision for the site.
6. Since 2009, the City of Adelaide has expressed various views / positions on the future of the Lot Fourteen site on five occasions. Those decisions can be found here [Link 3](#)

Current Policy Position

7. The City of Adelaide's existing policy position on Lot Fourteen is expressed through the current Adelaide Park Lands Management Strategy (the Strategy), adopted by the City of Adelaide in December 2016 and the then Minister for Planning in August 2017. This is also the position of the Adelaide Park Lands Authority, which prepared the Strategy.
8. In summary, the Strategy [Link 4](#) envisages a mixed-use site which will "*optimise the open space, community and cultural benefits generated through the creation of community and cultural attractions that complement the broader North Terrace and East End precincts whilst maximising the land returned to flexible community open space*".
9. On 21 February 2019 the Adelaide Park Lands Authority received a briefing presentation [Link 5](#) regarding the State Government's plans for the future of Lot Fourteen. Figure 1 (below) is an extract from that presentation illustrating the Master Plan.

Figure 1 – Lot Fourteen Master Plan



Lot Fourteen Master Plan

- 1 Adelaide Botanic High School
- 2 Frome Park
- 3 Central Street
- 4 Park
- 5 Adelaide Botanic Gardens gate
- 6 Innovation Centre
- 7 Frome Road
- 8 North Terrace
- 9 (Future) Cultural facility
- 10 Adelaide Botanic Gardens

New 'section 23 Report'

10. Ten years has elapsed since the first section 23 Report and the Minister for Planning (Hon Stephan Knoll) has now provided the City of Adelaide with an updated report (**Attachment A**) which has concurrently been tabled in Parliament. The report addresses the requirements of section 23 of the *Adelaide Park Lands Act 2005* detailed in the following paragraphs.
11. Regarding the State Government's position on the status of the land, the section 23 Report states:
 - 11.1. *In September 2017, the South Australian Government appointed the State's urban development agency Renewal SA to transform the vacated hospital site - re-named as "Lot Fourteen" - into an innovation neighbourhood where talented people come together to create and attract new jobs and businesses which will be a catalyst for South Australia's prosperity.*
 - 11.2. Current land responsibility arrangements, which can be viewed here [Link 6](#)
12. Regarding information on the condition of the land and on the action (if any) that would be required in order to make the land suitable for public use as park lands, the section 23 Report states:
 - 12.1. *Upon closure of the hospital there were approximately 20 redundant significant buildings and several smaller outbuildings. All of the buildings had been purpose designed for use as wards, consulting rooms and nurses accommodation, though in more recent years several had been converted to offices for use by the hospital and surrounding universities.*
 - 12.2. *The South Australian Heritage Council lists the following items of significance on the site:*
 - 12.2.1. *Remnant sections of original 19th century iron-railing fence front North Terrace (circa 1860s)*
 - 12.2.2. *Former Margaret Graham Nurses' Home (1911)*
 - 12.2.3. *Brick boundary wall in front of Margaret Graham Nurses' Home (circa 1911)*
 - 12.2.4. *Sheridan Building (former Kiosk, 1925)*
 - 12.2.5. *Bice Building (1927)*
 - 12.2.6. *Allied Health Services Building (former Admissions and Casualty Department, 1935)*
 - 12.2.7. *Women's Health Centre (formerly Outpatients' Department, 1935)*
 - 12.2.8. *McEwin Building (1946).*
 - 12.3. *To make the land suitable for public use as park lands would require:*
 - 12.3.1. *Refurbishment of the six existing heritage buildings suitable for public use*
 - 12.3.2. *Demolition of all existing non-heritage listed buildings including bulk filling basements with imported material, and site remediation*
 - 12.3.3. *Landscaping to the whole of the site including premium level pavements to North Terrace frontage to complete the cultural boulevard.*
 - 12.4. *The order of costs to complete this work is \$300 million which would deliver more park lands in contrast to the creation of a global innovation neighbourhood with extensive public access and high quality open space: a place of which all South Australians can be proud.*
13. Regarding the State Government's position on the future use of the land, the section 23 Report states:
 - 13.1. *The future use will be a mixed use innovation district combining commercial and research spaces with complementary community facilities and public open spaces*
 - 13.2. *The redeveloped hospital site will become another defining feature to the City of Adelaide and contribute to the economic and social wellbeing of the city by being transformed into a global innovation neighbourhood. When fully established, thousands of people will work at or visit the site*
 - 13.3. *The public realm will be arranged around a number of 'key moves' which recognise the site's natural and cultural heritage and reinforce the connections to surrounding assets such as the East End, Adelaide Botanic Gardens and North Terrace's role as Adelaide's premier cultural boulevard*
 - 13.4. *Lot Fourteen will be a pedestrian friendly precinct which supports access by cycling, walking and public transport. Strong north-south and east-west connections will be established to link the site with surrounding park lands*
 - 13.5. *Future tenants on the site will be managed through leases, with the land being retained in Government ownership for the public benefit of the people of South Australia*

13.6. *Lot Fourteen will form a key part of the Adelaide Riverbank precinct, one of South Australia's most important and recognisable public places in terms of social, economic and cultural value to the State.*

Analysis and conclusions

14. Lot Fourteen remains a part of the Adelaide Park Lands, as defined by the Adelaide Park Lands Plan. [Link 7](#)
15. The State Government has indicated that it will develop the site as a mixed-use commercial and research facility with a net increase in publicly accessible open space.
16. Although the amount of open space created on the site has not been quantified, the section 23 Report identifies that there will be open space which is complementary to the commercial, research and community facilities. The precinct is also designed to be pedestrian friendly.
17. The Master Plan for Lot Fourteen shown in **Figure 1** demonstrates a general greening of the site and approximately 30% open space in the form of:
 - 17.1. Open park space which integrates with the adjacent Botanic Garden of Adelaide (approx.18%)
 - 17.2. Plazas and courtyards areas in and around buildings
 - 17.3. A generous North Terrace open frontage.
18. On balance the proposal is broadly consistent with the position articulated in the Adelaide Park Lands Management Strategy (refer paragraph 7 above) and is therefore recommended for endorsement. However, it would be useful to seek additional detail regarding how the project will:
 - 18.1. "support access by cycling, walking" and how it links the site with surrounding Park Lands and the broader city environment.

Adelaide Park Lands Trail

19. The Adelaide Park Lands Trail is currently forced to take a circuitous route from Rundle Park around the outside of the Botanic Gardens along Hackney Road. A far more desirable route has long been sought between the Lot Fourteen site and the Adelaide Botanic Garden to link up with Frome Park and then Botanic Drive. The current master planning exercise presents the opportunity to achieve that alignment.
20. On 27 August Council supported a Motion on Notice regarding "Improving the Park Lands Trail", namely, that Council:
 - 20.1. *Notes the Lot Fourteen site sits on land that was originally laid out as Park Land by Colonel William Light.*
 - 20.2. *Supports the inclusion in the Master Plan for Lot Fourteen of a route for the Adelaide Park Lands Trail along the eastern edge of the site adjacent to the Botanic Gardens, connecting the current Rundle Park/ North Terrace section to Frome Park.*
 - 20.3. *Places an item on the Agenda of the Capital City Committee reflecting that support.*
21. Further detail regarding the design and spatial layout of Lot Fourteen will be provided through a report regarding a Development Plan Amendment for the site.

Future of the Lot Fourteen open space

22. With reference to the requirements of section 23 of the *Adelaide Park Lands Act 2005*, the State Government has not yet indicated its views on whether any portion of the open space component of Lot Fourteen should be transferred to the City of Adelaide for its care, control and management as Park Lands.
23. Since its first establishment in 1840, the City of Adelaide has demonstrated a proud custodian role towards the Adelaide Park Lands and is seen as their 'natural' custodian. With this in mind, the potential transfer to the City of Adelaide of any land in the Park Lands surplus to the State Government's requirements is provided for in section 23 of the *Adelaide Park Lands Act 2005*. This provision is in keeping with the spirit in which the Act was developed to provide for the best possible protection of the Park Lands.
24. Transfer of the open space component to the City of Adelaide would result in additional annual maintenance costs, the extent of which will depend on the detailed design of the space.
25. Such a transfer would require the separation of the proposed open space from the existing land titles through the creation of a new dedicated land title.
26. Alternatively, the open space component of Lot Fourteen could be transferred to the adjacent Adelaide Botanic Garden, which is also part of the Adelaide Park Lands. However, we are not aware of any such discussions regarding that possibility having occurred with the Adelaide Botanic Garden.

27. The open space provided for on the eastern side of the Lot Fourteen site complements the Botanic Garden and would restore land taken from the Botanic Garden in the 1950s for the eastern wing of the Royal Adelaide Hospital.
28. Two further options for securing the future of the open space within Lot Fourteen are:
 - 28.1. The creation of a land management agreement between the City of Adelaide and the Urban Renewal Authority (as the owner of the land) pursuant to section 57 of the *Development Act 1993* - however, possible future changes to development plan policy and the possibility of special enabling legislation may make it difficult to enforce such an agreement, which could also be terminated through agreement between the parties.
 - 28.2. Seeking the assurance of the State Government that the open space will be preserved in perpetuity.
29. Of these options, the transfer of the open space component to the City of Adelaide is the best possible means of securing the long-term future of the open space component as Park Lands.

Required Management Plan for Lot Fourteen

30. Section 20 of the *Adelaide Park Lands Act 2005* [Link 8](#) requires a State authority having responsibility for a section of the Adelaide Park Lands to prepare a management plan for that land. It is timely that such a management plan be prepared in order to provide further clarity about the use of this high- profile portion of the Park Lands.

ATTACHMENTS

Attachment A – Letter and report from the Minister for Planning addressing the requirements of section 23 of the *Adelaide Park Lands Act 2005*

- END OF REPORT -



Government
of South Australia

The Hon Stephan Knoll MP
Member for Schubert

A1295028

Mr Mark Goldstone
Chief Executive Officer
City of Adelaide
25 Pirie Street
ADELAIDE SA 5000

Dear Mr Goldstone

**RE: ADELAIDE PARK LANDS ACT 2005 – SECTION 23 REPORT AND
CONSULTATION**

I am pleased to provide you with a copy of the report I recently tabled in Parliament as required by Section 23 of the *Adelaide Park Lands Act 2005* (APLA) regarding the future use of the former Royal Adelaide Hospital (Lot Fourteen) as a global innovation neighbourhood.

I am advised that there has been ongoing dialogue between Renewal SA, the South Australian Government Agency responsible for the site's development, and City of Adelaide staff and elected members. Notwithstanding this I would like to invite you to meet with me to fulfil the requirement of the APLA to consider whether the land should be placed under the care, control and management of the Council.

Yours sincerely

**Hon Stephan Knoll MP
MINISTER FOR TRANSPORT, INFRASTRUCTURE AND LOCAL GOVERNMENT
MINISTER FOR PLANNING**

3 March 2019

Enc Report on the Future Use of the Former Royal Adelaide Hospital Site, pursuant to section 23 of the Adelaide Park Lands Act 2005

Minister for Transport, Infrastructure and Local Government
Minister for Planning

Roma Mitchell House Adelaide SA 5000 | GPO Box 1533 Adelaide SA 5001 DX 171
Tel 08 7109 8430 | Email ministerknoll@sa.gov.au



Report pursuant to section 23 of the *Adelaide Park Lands Act 2005*

FUTURE USE OF THE FORMER ROYAL ADELAIDE HOSPITAL SITE

Status of the Land

Until the closure of the former Royal Adelaide Hospital in September 2017, the site had been in continuous use for more than 160 years in the caring and treatment of generations of South Australians.

In September 2017, the South Australian Government appointed the State's urban development agency Renewal SA to transform the vacated hospital site - re-named as "Lot Fourteen" - into an innovation neighbourhood where talented people come together to create and attract new jobs and businesses which will be a catalyst for South Australia's prosperity.

With this decision CT 6134/112, CT 5696/847 and CR 5759/670 were transferred in March 2018 from Health SA to Renewal SA and are now identified as CT 6203/582, CT 6205/154 and CT 6203/479. CT 5696/848 is subject to lease for use as a car park and will be transferred as soon as practicable.

Consultation has been undertaken with the City of Adelaide in accordance with the requirements of the Act.

The condition of the land and the action (if any) that would be required in order to make the land suitable for public use as park lands

Upon closure of the hospital there were approximately 20 redundant significant buildings and several smaller outbuildings totalling 275,000m² of floor area. All of the buildings had been purpose designed for use as wards, consulting rooms and nurses accommodation, though in more recent years several had been converted to offices for use by the hospital and surrounding universities.

The South Australian Heritage Council lists the following items of significance on the site (date of opening indicated where known):

- Remnant sections of original 19th century iron-railing fence front North Terrace (circa 1860s);
- Former Margaret Graham Nurses' Home (1911);
- Brick boundary wall in front of Margaret Graham Nurses' Home (circa 1911);
- Sheridan Building (former Kiosk, 1925);
- Bice Building (1927);
- Allied Health Services Building (former Admissions and Casualty Department, 1935);
- Women's Health Centre (formerly Outpatients' Department, 1935); and
- McEwin Building (1946).

To make the land suitable for public use as park lands would require:

- Refurbishment of the six existing heritage buildings suitable for public use;
- Demolition of all existing non-heritage listed buildings including bulk filling basements with imported material, and site remediation;
- Landscaping to the whole of the site including premium level pavements to North Terrace frontage to complete the cultural boulevard.

The order of costs to complete this work is \$300 million which would deliver more park lands in contrast to the creation of a global innovation neighbourhood with extensive public access and high quality open space: a place of which all South Australians can be proud.

Future Use

The future use will be a mixed use innovation district combining commercial and research spaces with complementary community facilities and public open spaces.

The redeveloped hospital site will become another defining feature to the City of Adelaide and contribute to the economic and social wellbeing of the city by being transformed into a global innovation neighbourhood. When fully established, thousands of people will work at or visit the site.

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

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

Future tenants on the site will be managed through leases, with the land being retained in Government ownership for the public benefit of the people of South Australia.

Lot Fourteen will form a key part of the Adelaide Riverbank precinct, one of South Australia's most important and recognisable public places in terms of social, economic and cultural value to the State.

Hon Stephan Knoll MP

Minister for Transport, Infrastructure and Local Government

Minister for Planning

Prospect Road Park Lands Entry Improvements and Tree Removal

ITEM 9.3 14/11/2019
Adelaide Park Lands Authority

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

2018/03612
 Public

Approving Officer:
 Klinton Devenish, Director Place

EXECUTIVE SUMMARY

The City of Adelaide with City of Prospect and the State Government have produced a design to improve the entry to the northern Park Lands with a focus on Prospect Road. The design includes an upgrade to Prospect Road pathways, new path lighting, an upgrade to the tennis courts with a new fitness area at the edge of Denise Norton Park / Pardipardinyilla (Park 2).

The Adelaide Park Lands Authority's advice to Council is being sought on the proposal to remove 17 existing trees in Yam Daisy Park / Kantarilla (Park 3) on the edge of Prospect Road, to improve safety along the new path and enable a new avenue of tree planting (35 trees to the eastern verge and 49 trees to the western verge).

Council approval is required, in its role as having care and control of the land, for the removal of a group of more than 10 trees located within the Park Lands.

RECOMMENDATION

THAT THE ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Adelaide Park Lands Authority:

1. Supports the removal of 17 existing trees in Yam Daisy Park / Kantarilla (Park 3) 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 14 November 2019.
2. Supports the new design proposed for Denise Norton Park / Pardipardinyilla (Park 2) and along Prospect Road including the new replacement tree planting to each side of Prospect Road as shown in Attachment B to Item 9.3 on the Agenda for the meeting of the Board of the Adelaide Park Lands Authority held on 14 November 2019.

IMPLICATIONS AND FINANCIALS

Adelaide Park Lands Management Strategy	The project aligns with the Adelaide Park Lands Management Strategy, North Park Lands Precinct which delivers the following key moves: Improve the facilities (Key Move 1) Provide an urban address (Key Move 5) Link the Park Lands to the city and suburbs (Key Move 12)
Policy	The project meets the following objectives and actions of the City of Adelaide 2016-2020 Strategic Plan: Green <ul style="list-style-type: none"> Work with Federal and State governments to provide appropriate infrastructure and promote sustainable transport options, such as public transport, cycling and walking, to improve the experience of commuters and reduce transport-related carbon emissions By June 2020, all Council-owned and maintained public lighting will be converted to LED lights and smart lighting wherever possible Reduce storm water run-off and pollution into the River Torrens through integrated catchment management and water sensitive urban design Liveable <ul style="list-style-type: none"> Work with neighbouring councils and the State Government to enhance the facilities, attractions, landscapes and movement networks in the Park Lands to meet the needs and expectations of growing high density communities living in and near the City Plan and deliver priority walking and cycling routes throughout and beyond the City and Park Lands, including the provision of East-West and North-South cycleways and connections Creative <ul style="list-style-type: none"> Work with partners to improve the arrival experience of tourists at Adelaide International Airport and other entry points into the City.
Consultation	Staff will inform the community of the updated landscape plan and identify the location of the proposed tree removal along Prospect Road.
Resource	The project is currently funded by a \$3M State Government grant.
Risk / Legal / Legislative	Council has a duty of care to minimise risks to the public and property
Opportunities	Replacement trees will be installed as soon as possible following the removal of the subject tree removals.
19/20 Council Budget Allocation	The project is currently funded by a State Government grant.
Proposed Council 20/21 Budget Allocation	The project is currently funded by a State Government grant.
Life of Project, Service, Initiative or (Expectancy of) Asset	The replacement trees will have a useful life expectancy of 100+ years
19/20 Budget Reconsideration (if applicable)	Not in relation to this report
Ongoing Costs (eg maintenance cost)	Maintenance costs will be subject to future operational budget and resource requirements.
Other Funding Sources	Not in relation to this report

DISCUSSION

Background

1. Following APLA's advice, Council approved the City of Prospect's request to jointly submit a funding application to the State Government for the development of Denise Norton Park / Pardipardinyilla (Park 2). Funding of \$3M was secured to progress proposals for construction.
2. In collaboration with key stakeholders, including Blackfriars Priory School, the City of Prospect and State Government, the City of Adelaide has developed a design for the upgrade to existing facilities (pathways, lighting and tennis courts) and upgrade to Prospect Road and verges.

Proposal

3. 17 existing trees in Yam Daisy Park / Kantarilla (Park 3) on the edge of Prospect Road are proposed to be removed to increase visual sightlines, improve safety along the new shared path and to enable the construction of a boulevard of new trees.
4. None of the trees proposed for removal are regulated or significant under the *Development Act 1999*.
5. Council approval is required for the removal of more than 10 trees as per the Council decision:

“That the removal of any significant tree, palm or group of more than 10 trees in the Park Lands or Squares or on Streets, by the administration or any contractor appointed by the administration, be brought before Council for approval.”

Tree Succession Planning

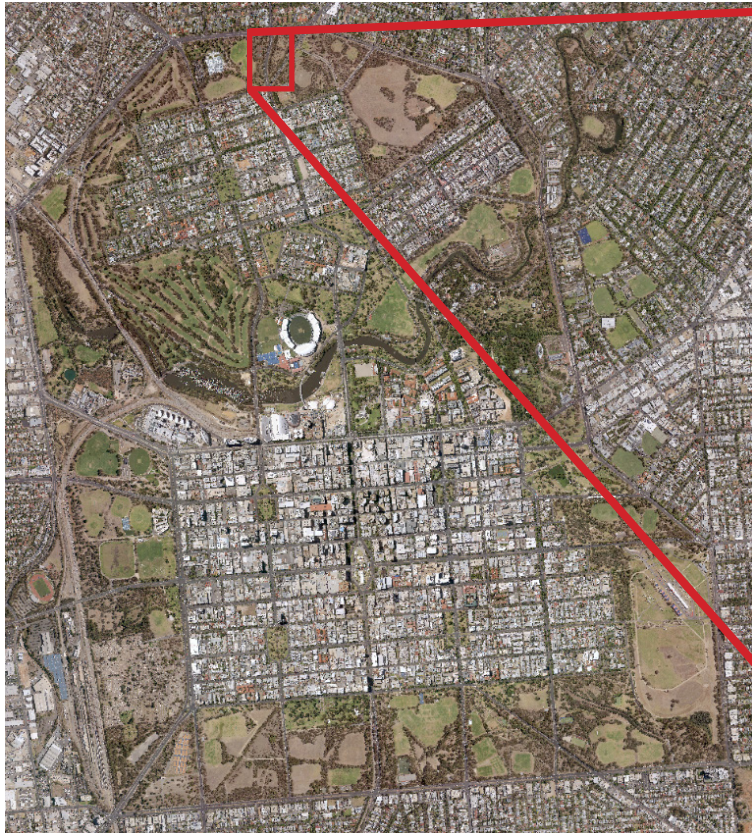
6. The replacement trees are *Corymbia maculata* Spotted Gum selected as an appropriate stately tree to enhance the entrance to the city; 35 will be planted along the eastern verge and 49 planted along the western verge.

ATTACHMENTS

Attachment A – Tree locations and images

Attachment B - Denise Norton Park / Pardipardinyilla (Park 2) and Prospect Road Design

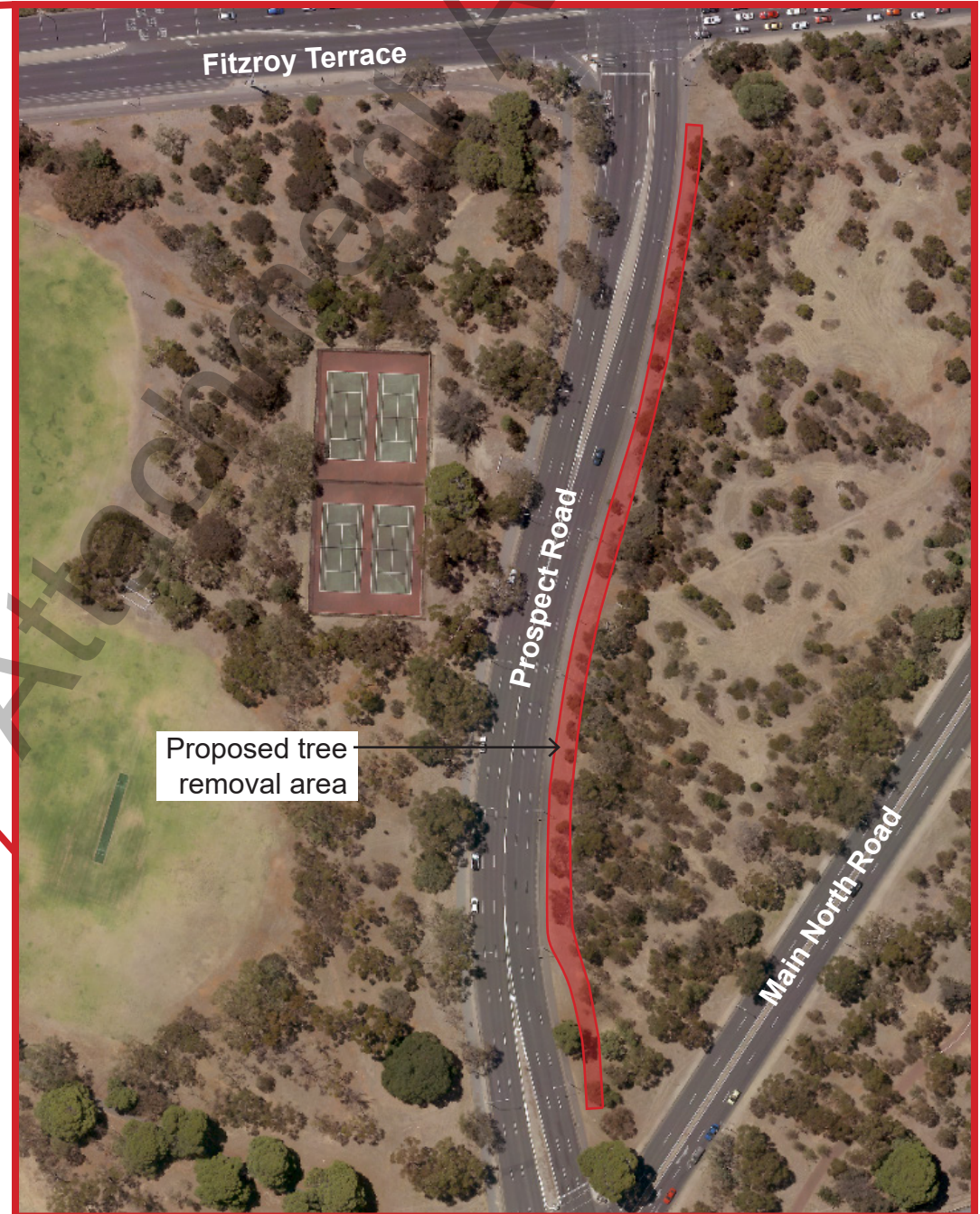
- END OF REPORT -



City plan

Notes

- Proposed removal of any tree that impacts sightlines and pedestrian safety along the path
- Proposed tree pruning of tree branches that impact sightlines and pedestrian safety along the path
- Remove shrubs near path to remove hiding locations
- Remove dead trees
- Remove trees in poor form and suckering plants
- **No removal of significant or regulated trees have been proposed**
- Install new trees and planting as per concept design attached



Location Plan



Removal and trim plants within close proximity to new path



Removal and trim plants within close proximity to new path



Removal and trim plants within close proximity to new path



Removal and trim plants within close proximity to new path



Trim and remove plants within close proximity to new path and sign



Trim plants within close proximity to new path



Removal and trim plants within close proximity to new path



Removal tree within close proximity to new path



Removal tree within close proximity to new path



Remove hiding spots near new path alignment



Remove hiding spots near new path alignment



Remove dead plants near new path alignment

Trim and remove plants near path alignment



Removal and trim plants within close proximity to new path



Removal and trim plants within close proximity to new path

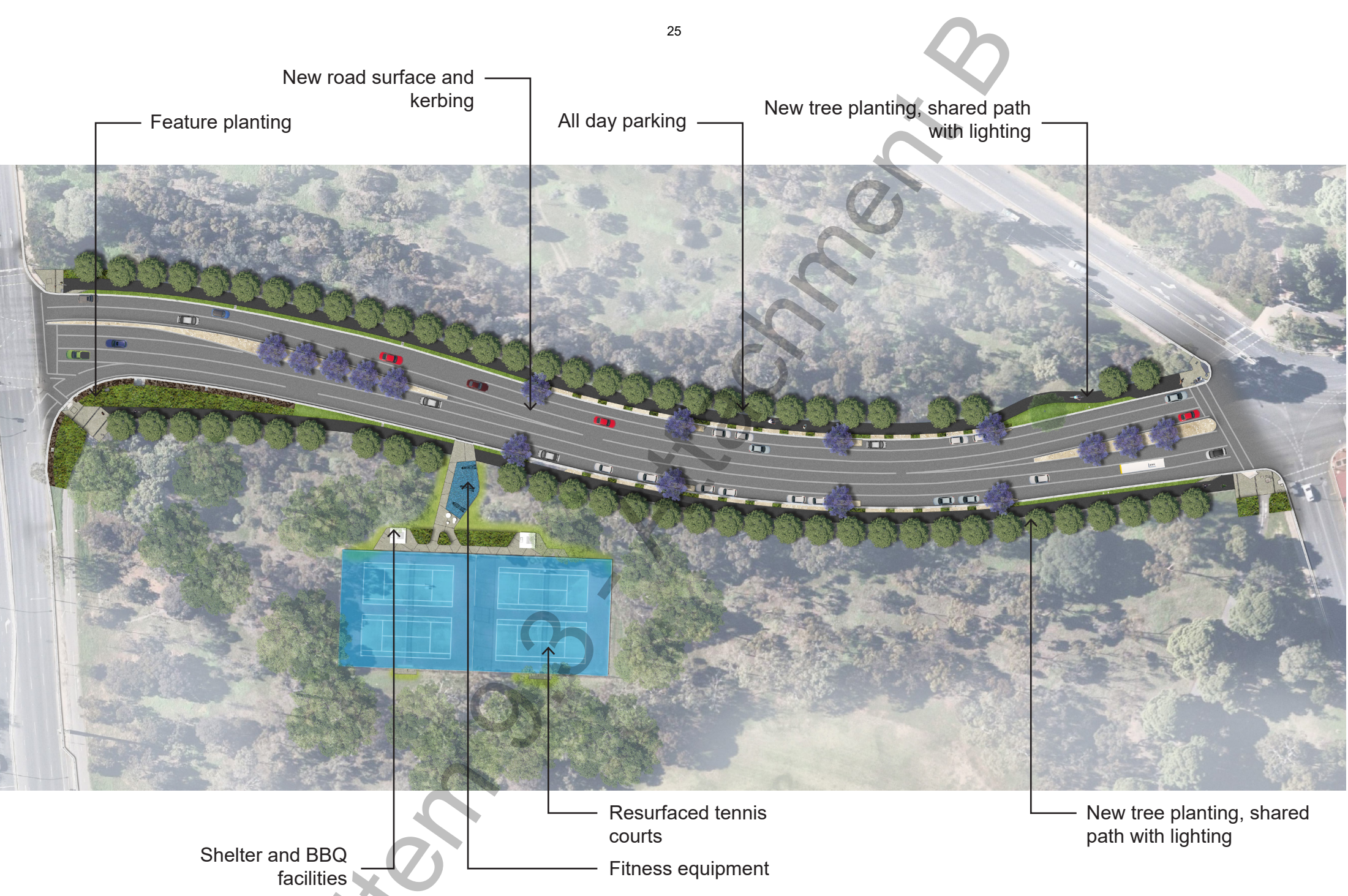


Removal and trim plants within close proximity to new path



Trim plants within close proximity to new path

Item 9.3 - Attachment 4



Feature planting

New road surface and kerbing

All day parking

New tree planting, shared path with lighting

Shelter and BBQ facilities

Resurfaced tennis courts

Fitness equipment

New tree planting, shared path with lighting

Rymill Park / Murlawirrapurka (Park 14)

Car Park – Trial Results

To present the results of the 12-month car park trial

ITEM 9.4 14/11/2019
Adelaide Park Lands Authority

Program Contact:
 Tom McCready, AD Property &
 Commercial 8203 7313

2012/00668-5
 Public

Approving Officer:
 Ian Hill, Director Growth

EXECUTIVE SUMMARY

The Rymill Park Car Park is a public car park primarily provided to service the needs of visitors to the Park, which includes the Adelaide Bowling Club. Historically the car park has had a strong association with the Adelaide Bowling Club which it sits adjacent to and for which it provides limited permit parking.

The purpose of this report is to present the results of the 12-month car parking trial undertaken for this public car park as a result of a request from the Adelaide Bowling Club for a review. The trial reduced the parking control hours from 4 hours to 3 hours from 1 October 2018 until 30 September 2019 and provided the Adelaide Bowling Club (ABC) with an additional 18 parking permits on Wednesday's during their Pennant Bowling season which occurs only between only October 2018 and March 2019. This provided ABC members and visitors greater certainty that parking was provided in proximity to the club. After the bowling season, the 18 permits spaces reverted to 3 hours parking.

Over the 12-month period, 769 people visited the Your Say Adelaide webpage, 327 documents were downloaded, and 11 people completed the online survey and 2 people provided direct written feedback (Twitter and email).

Written feedback received over this period mostly supported the additional permits being issued to the ABC, however, feedback was received from people who frequented the city for work, leisure and other activities which found the 3 hours parking controls restrictive for them to undertake their daily parking routine.

The Quentin Kenihan Inclusive Playspace is currently being planned for Rymill Park and will see further demand placed on the car park. It is proposed that car parking demand be reviewed following the opening of the playspace.

Based on the feedback received, the issuing of an additional 18 permits to the ABC appears to have had minimal impact on other users of Rymill Park and it is proposed to continue issuing these permits on the same terms and conditions until a car parking utilisation survey is undertaken to assess new demand in this park.

RECOMMENDATION

THAT THE ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Adelaide Park Lands Authority:

1. Notes the results of the 12-month trial undertaken for the public car park in Rymill Park/Murlawirrapurka (Park 14).
2. Supports Council continuing to grant an additional 18 Permits to the Adelaide Bowling Club for their use (Wednesdays only) during Pennant bowling season (October-March).
3. Notes that the 18 additional permits will be reviewed once the Quentin Kenihan Play Space is completed and a car parking utilisation survey is undertaken to assess new demand.

IMPLICATIONS AND FINANCIALS

Adelaide Park Lands Management Strategy	<p><u>Adelaide Park Lands Management Strategy</u></p> <p>1.6 Strengthen the role of the Park Lands as a regional destination for competitive sport and a variety of active and passive forms of recreation.</p> <p>Actions:</p> <ul style="list-style-type: none"> • Create flexible venues and spaces to accommodate future growth in sport and recreation. • Support the equitable use of facilities by all groups and the general public. <p>2.8 Provide carparking on and adjacent to the Park Lands only where need has been demonstrated and no reasonable alternative exists:</p> <p>Actions:</p> <ul style="list-style-type: none"> • Review existing carparking on and adjacent the Park Lands to determine appropriate provision for Park Lands users, taking into account demand from park users and current car parking supply. <p><u>Community Land Management Plan – Chapter 14</u></p> <p>Management Direction 1.3.16: Manage car parking availability for general park visitors including the public car park adjacent the Adelaide Bowling Club.</p>
Policy	<u>On-Street Parking Policy</u> - Whilst this car park is technically off-street, it is considered to be a "road related" area, as such, Council's On-Street Parking Policy is considered to be relevant in the management of the car park.
Consultation	Community consultation was undertaken with the Adelaide Bowling Club (ABC), Rymill Park Kiosk Lessee and Park Lands users in 2017. A twelve (12) month trial of changed parking conditions was undertaken from October 2018-September 2019.
Resource	Council will continue to maintain the car park as a public car park in a Park Lands setting, through the on-street parking program.
Risk / Legal / Legislative	Following the community consultation that was undertaken in 2017, it was determined that the parking controls at that time did not fully accommodate the needs of existing Park Lands user groups (they required shorter term parking to facilitate higher car park turnover). ABC members who are unable to secure a park in public carpark, generally park on the eastern side of Dequetteville Terrace and cross six (6) lanes of traffic.
Opportunities	On Wednesday's Only, between October and March of each year - improve the parking availability for ABC members / visitors. Reduce existing long-term parking and ensure vehicle turnover by introducing shorter term parking, allowing Park Lands users to access facilities such as the Rymill Park Kiosk and the proposed new Quentin Kenihan Inclusive Playspace.
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	Ongoing
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 as a result of this report.

DISCUSSION

1. In January 2017, a request was received from the Adelaide Bowling Club Inc (ABC) to review the current parking conditions in the public car park in Rymill Park/Murlawirrapurka with access from Dequetteville Terrace (Image 1).

Adelaide Bowling Club and Dequetteville Terrace Public Car Park – Rymill Park / Murlawirrapurka

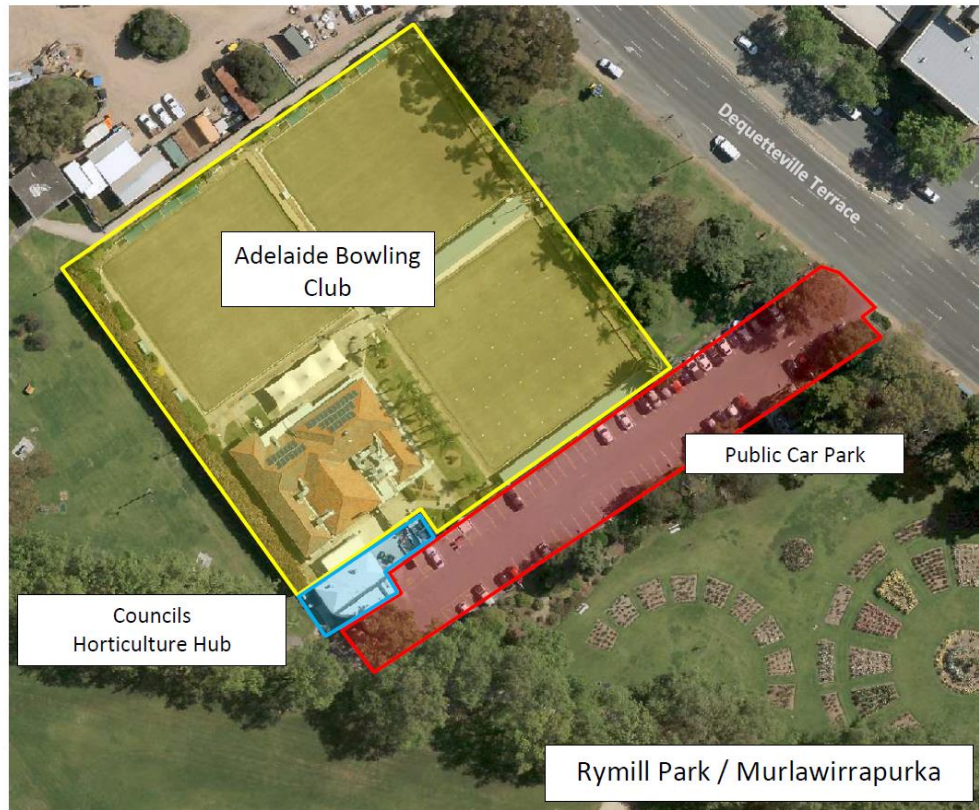


Image 1: Rymill Park/Murlawirrapurka Public Car Park

2. The key issue raised by the ABC included the lack of parking spaces with adequate time limits available for visitors to use the bowling club facilities and that many visitors park on the eastern side of Dequetteville Terrace. This sees a large group of elderly visitors cross over six lanes of traffic to attend games on Wednesday's and Saturday's during their pennant bowling season.
3. Whilst this parking is technically off-street, this roadway is considered to be a "road related" area and Council's On-Street Parking Policy is considered to be relevant to its operation. This policy states: *"On-street parking in the Park Lands will be time limited to encourage medium stay visits in the Park Lands"*.
4. The Adelaide Park Lands Authority (APLA) considered the request of the ABC at its meeting of 16 March 2017, and provided the following advice to Council:

"That APLA recommends that a consultation take place as to the desirability of conducting a trial for Wednesday and Saturday exclusive parking for the Adelaide Bowling Club, Dequetteville Terrace and the trial be for the bowling season commencing October 2017 (and for the complete season)."
5. This consultation was undertaken in May/June 2017, which included an electronic survey and community consultation via the 'You Say Adelaide' website which sought to understand how persons utilised this car park and the Park Lands.

6. The results of this consultation were presented to APLA on the 22 March 2018 and the APLA advised Council that it:

- “1. Supports a twelve (12) month trial of the proposed parking control alterations to the Rymill Park / Murlawirrapurka (Park 14) public car park, as follows.
- 1.1. Three (3) Hour Area Parking ‘Any Day’, 8am-6pm (non-ticketed) will be implemented within the car park (excluding the three (3) Disabled Parking Spaces which will be Four (4) Hour, Any Day, 8am-6pm).
 - 1.2. The existing twenty (20) ‘Permit At All Times’ spaces will be retained for use by the ABC.
 - 1.3. From 1 October 2018 to 31 March 2019, (the ABC bowling season), an additional eighteen (18) of the forty-nine (49) Three (3) Hour ‘Any Day’, 8am-6pm spaces will be restricted to ‘Permit Zone’ on Wednesdays to assist Adelaide Bowling Club members with pennants day parking (with Three (3) Hour parking on all other days).
 - 1.4. Notes that the parking control alteration will be monitored and reviewed over the twelve (12) month trial period and the outcomes will be presented in a further report to Council.
2. Notes the results of the Electronic Traffic Survey and Community Consultation undertaken to review the usage of the Rymill Park / Murlawirrapurka (Park 14) public car park as detailed in Attachment A to Item 8.1 on the Agenda for the meeting of the Board of the Adelaide Park Lands Authority held on 22 March 2018.
3. Notes that the Administration are currently undertaking a review and Masterplan (Re-imagining Rymill) of Rymill Park which will be presented back to APLA and Council upon its completion.”

Results - 12 Month Trial: Parking Control Alterations:

7. The 12-month trial was held between 1 October 2018 until 30 September 2019. During this time onsite signage was utilised to promote the trial, printed advertisements in the Messenger, ‘Your Say’ Adelaide website and affiliated online tools (Facebook and Twitter), were also utilised to connect with the wider community and seek feedback. A direct email was also sent to Park Land Lessee’s as part of the overall engagement.
8. Over the 12-month period, 769 people visited the Your Say Adelaide webpage, 327 documents were downloaded, 11 people completed the online survey and 2 people provided direct written feedback (Twitter and email).
9. The written feedback received over this period, mainly supported the additional permits being issued the ABC, however, feedback was received from people who utilised this car park and frequented the city for work, leisure and other activities found the 3 hours parking controls restrictive for them to undertake their daily parking routine as previously planned. To view the written feedback please see [Link 1](#).
10. As the purpose of the trial was to increase car parking turnover so that the car park could be used by Park Land users, it is proposed to continue the 3 hour parking controls and also issue the ABC an additional 18 permits for Wednesday’s only between October and March of each year.

Current and proposed car parking conditions:

11. The ABC currently hold twenty (20) designated ‘Permit At All Times’ spaces for use by the ABC members/visitors, with the club managing the issue of permits all year round;
12. The request from the ABC, is for an additional 18 permits to be granted to the club on Wednesday’s only, between October and March of the Pennant Bowling Season.

Quentin Kenihan Inclusive Playspace:

13. A number of car parking utilisation surveys have been undertaken to inform the Rymill Park Draft Master Plan and the design of the Quentin Kenihan Inclusive Playspace. Parking utilisation surveys have been undertaken around Rymill Park in April 2017, June 2018 and June 2019.
14. The parking utilisation surveys assess the demand on car parks in and on adjacent roads to the park. An increased demand on car parks is expected with the introduction of the new playspace.

15. It is recommended that the 18 additional permits are reviewed once the playspace is completed and a car parking utilisation survey is undertaken to assess new demand.

Next Steps:

16. Present the results of the 12-month trial to Council for consideration.
 17. Should Council endorse the recommendation, the ABC will be issued with an additional 18 Permits for their use on Wednesdays only during the Pennant bowling season (October - March).
 18. Once the playspace is completed and a car parking utilisation survey will be undertaken and presented to APLA and Council for consideration.
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ATTACHMENTS

Nil

- END OF REPORT -