



BOARD MINUTES

Telecommunications Meeting of the Adelaide Park Lands Authority

Thursday 7 May 2020

A subsidiary of



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| 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 |
| Deputy Presiding Member | Ms Kirsteen Mackay |
| Board Members | Ms Allison Bretones Ms Jessica Davies-Huynh Mr Stephen Forbes Councillor Alexander Hyde (Deputy Lord Mayor) Ms Stephanie Johnston Mr Craig Wilkins Mr Ben Willsmore |
| | |
| Observer | Mr Rob Brookman AM (appointment to Board to be gazetted) |

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 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.’

Apologies

Nil

Disclosure of Conflicts of Interest

Nil

Confirmation of Minutes

1. Item 4 – Confirmation of Minutes – 5/3/2020 [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 5 March 2020 be taken as read and be confirmed as an accurate record of proceedings.

Carried

Deputations

Nil

Presiding Member Verbal Report

2. **Item 6 – Presiding Member Verbal Report – Appointment of Mr Rob Brookman AM to the Adelaide Park Lands Authority [2014/04844] [APLA]**

The Presiding Member, Lord Mayor Sandy Verschoor, welcomed and introduced Mr Rob Brookman AM, a leading Australian Theatre Producer, Festival Director, Cultural programmer and Arts Administrator, advising his appointment to the Board now approved by the Minister will be gazetted next week and in the interim will participate in this meeting as an observer.

Questions on Notice / Motions on Notice

3. **Item 7.1 – Ms Stephanie Johnston - Question on Notice – Funding Cuts as reported In the Media [2019/00951] [APLA]**

Ms Stephanie Johnston asked the following Question:

‘Noting today’s (May 1) article in InDaily which refers to funding cuts of \$172,000 to Park Lands services, what are the implications, if any, for APLA’s World Heritage listing work and other Park Lands projects?’

The Presiding Member, Lord Mayor Sandy Verschoor replied as follows:

‘The Budget savings this current financial year are not expected to delay the World Heritage Project. This project is awaiting a review of the feasibility and the merits of the proposed bid, which is expected to be received towards the end of the current financial year. The review will largely determine if the project can proceed further. So once that feasibility study is done that will of course come back into APLA and we can assess that in terms of what we do moving forward.

Other savings were anticipated due to some projects now being progressed using in-house resources (such as a review of Community Land Management Plans) and some projects delayed or not proceeding for reasons unrelated to the current situation.’

Item 7.1 distributed to Board Members is attached for reference at the conclusion of the Minutes of this meeting.

4. **Item 7.2 – Ms Stephanie Johnston - Motion on Notice – Review of the City of Adelaide’s Unsolicited Proposal Guidelines as they apply to the Park Lands [2019/00951] [APLA]**

Moved by Ms Stephanie Johnston,
Seconded by Mr Craig Wilkins -

That APLA:

1. Notes Council’s April 14 resolution to suspend its Unsolicited Proposals Guidelines (UPGs) policy and to conduct a Committee workshop to consider how future policy might apply differently to the Adelaide Park Lands.
2. Requests that, following Council’s review of the UPGs, the Board be afforded the opportunity to review the UPGs and to provide advice in relation to their application (if any) to the Park Lands.

Discussion ensued

Amendment -

Moved by Councillor Alexander Hyde (Deputy Lord Mayor),
Seconded by Ms Allison Bretones -

That part 2 of the motion be amended to read as follows:

- ‘2. Requests that, following Council’s review of the UPGs, the Board be afforded the opportunity to provide advice in relation to their application (if any) to the Park Lands.’

The amendment was then put and carried

The motion as amended was then put and carried

Item 7.2 distributed to Board Members is attached for reference at the conclusion of the Minutes of this meeting.

Questions without Notice / Motions without Notice

Nil

Presentations/Workshop

Nil

Reports for the consideration of the Board

Nil

Executive Officer Verbal Report

5. Item 11 – Executive Officer Verbal Report – Park Lands Update [APLA]

The following updates was provided by e-mail to Board members by the Executive Officer Mr Martin Cook:

- **Kaurna use of North Adelaide Railway Station**

In relation to this matter considered by the Board in February, Council on 10 March authorised the Chief Executive Officer to commence lease negotiations with Kaurna Yerta Aboriginal Corporation Incorporated (KYAC) for the use and occupation of the North Adelaide Railway Station Building as a Kaurna Community Hub, to provide a base from which to deliver cultural, economic and social development activities, in accordance with the Park Lands Leasing and Licensing Policy and subject to budget availability.

- **Use of Oval in Gladys Elphick Park/ Narnungga (Park 25) for parking**

At its meeting on 7 April, Council:

1. Noted the request from the Royal Adelaide Hospital (RAH) / Central Adelaide Local Health Network (CALHN) to facilitate a temporary car park in Gladys Elphick Park/ Narnungga (Park 25) in response to the Covid-19 Pandemic.
2. Authorised the Chief Executive Officer to finalise and to execute all documentation to give effect to the sublicense agreement and any future amendments as required between the South Australian Cricket Association (SACA) and the Royal Adelaide Hospital (RAH) / Central Adelaide Local Health Network (CALHN) to facilitate a temporary car park in Gladys Elphick Park/ Narnungga (Park 25) and authorised the Chief Executive Officer to notify the Adelaide Park Lands Authority of Council's decision and obtain necessary statutory approvals.
3. Authorised U-Park to manage a temporary car park on behalf of the Royal Adelaide Hospital (RAH) / Central Adelaide Local Health Network (CALHN) in Gladys Elphick Park/ Narnungga (Park 25).
4. Notes that the overall operation of the hospital car park on Park Lands is temporary in nature (has a finite date) and that any damage or repairs and maintenance caused to the land will be remediated by SACA and RAH.

- **Lease Agreement with the Adelaide Archery Club located in Bullrush Park / Warnpangga (Park 10)**

At its meeting on 14 April Council:

1. Noted the results of the consultation process that was undertaken by the Administration in accordance with the requirements of the Local Government Act (SA) 1999.
2. Noted that the 15-Year Community Park Lands Lease Agreement will be presented to both Houses of Parliament in accordance with the Adelaide Park Lands Act (SA) 2005.
3. Authorises Chief Executive Officer to finalise and to execute all documentation to give effect to the 15-year Community Park Lands Lease Agreement with the Adelaide Archery Club located in Bullrush Park / Warnpangga (Park 10).

- **The Stables restaurant in Victoria Park - Lease Assignment**

At its meeting on 14 April, Council

1. Approved the Deed of Assignment of Lease, as a result of the sale of business, from The Stables of Victoria Park Pty Ltd (Lessee) to Solomos Bars & Clubs Pty Ltd (Purchaser) for the leased and licensed area in Victoria Park/Pakapakanthi (Park 16).

- **Adelaide Football Club proposal for Denise Norton Park / Pardipardinyilla (Park 2)**

At its meeting on 14 April, Council:

1. Noted that the Adelaide Football Club have withdrawn their unsolicited bid proposal and accepts their withdrawal.
2. Requested the Administration provide recommendations to council for the future of the Adelaide Aquatic Centre, giving consideration to the feedback received during the Needs Analysis consultation, but not limited only to this information.
3. Requested the above options are presented as possible projects for economic recovery stimulus after the COVID-19 pandemic.

4. In noting only 9% of Adelaide Aquatic Centre users are City of Adelaide ratepayers, council seeks to partner, and seek funding, from federal and state governments and local governments whose residents and ratepayers make up a significant proportion of the Centre's users.

And, separately:

1. Noted the Adelaide Crows withdrawal from the City of Adelaide's Unsolicited Bids Process.
 2. Noted that this was the first time this process, which was developed and approved by the previous council, was used.
 3. Suspended the current Unsolicited Bids Guidelines policy.
 4. Considers the policy in a Committee workshop, and during that workshop gives particular attention the need to address how the policy would apply differently to the Adelaide Park Lands.
- **Cultural Burn proposal for Golden Wattle Park / Mirnu Wirra (Park 21W)**
In relation this matter considered by the Board at its meeting in March, due to the current restrictions on large gatherings, the cultural burn project has been deferred.
 - **APLA's Business Plan & Budget**
Normally, at this time of the year, APLA would be recommending its business plan and budget to Council for consideration. However given the **expected delay** in Council's budget, APLA's process has been deferred.
 - **Lot Fourteen Development Plan Amendment**
Please see attached response from the SA Planning Commission regarding APLA's submission.
 - **World Heritage Listing project for the Adelaide Park Lands and City Layout**
Administration has engaged two world heritage experts, Duncan Marshall and Jane Lennon to provide us with a review of:
 - The merits of the proposed stand-alone bid regarding the Adelaide Park Lands and City Layout
 - The potential benefits of combining the bid with the current proposal regarding the Settlement Landscapes of the Mt Lofty Ranges

In many ways the two are inextricably linked and there may be some benefit in a bid which focusses on the settlement of South Australia as a whole.

That review is expected by mid-June.

The correspondence referenced in the Lot Fourteen Development Plan Amendment update distributed to Board Members is attached for reference at the conclusion of the Minutes of this meeting.

Discussion ensued

Next Meeting

Thursday 4 June 2020

Closure

The meeting of the Board closed at 6.15 pm

Lord Mayor, Sandy Verschoor
Presiding Member
Adelaide Park Lands Authority

Documents Attached for Reference

Minute 3 [Item 7.1 – Ms Stephanie Johnston - Question on Notice – Funding Cuts as reported In the Media]

Minute 4 [Item 7.2 – Ms Stephanie Johnston - Motion on Notice – Review of the City of Adelaide's Unsolicited Proposal Guidelines as they apply to the Park Lands]

Minute 5 [Item 11 – Executive Officer Verbal Report – Park Lands Update - Lot Fourteen Development Plan Amendment Correspondence]

Funding Cuts as reported in the Media

ITEM 7.1 07/05/2020
Adelaide Park Lands Authority

Board Member
Ms Stephanie Johnston

2019/00951
Public

Receiving Officer:
Mr Martin Cook, Executive Officer

QUESTION ON NOTICE

Ms Stephanie Johnston will ask the following Question on Notice:

'Noting today's (May 1) article in InDaily which refers to funding cuts of \$172,000 to Park Lands services, what are the implications, if any, for APLA's World Heritage listing work and other Park Lands projects?'

The Lord Mayor will provide a reply at the meeting, the reply and question will be included in the Minutes of the meeting.

- END OF REPORT -

Review of the City of Adelaide's Unsolicited Proposal Guidelines as they apply to the Park Lands

ITEM 7.2 07/05/2020
Adelaide Park Lands Authority

Board Member
Ms Stephanie Johnston

Receiving Officer:
Mr Martin Cook, Executive Officer

2019/00951
Public

MOTION ON NOTICE

Ms Stephanie Johnston will move a motion and seek a seconder for the matter shown below to facilitate consideration by the Authority:

'That APLA

1. Notes Council's April 14 resolution to suspend its Unsolicited Proposals Guidelines (UPGs) policy and to conduct a Committee workshop to consider how future policy might apply differently to the Adelaide Park Lands.
2. Requests that, following Council's review of the UPGs, the Board be afforded the opportunity to review the UPGs and to provide advice in relation to their application (if any) to the Park Lands.

ADMINISTRATION COMMENT

There is currently a Council workshop scheduled for 19 May 2020 to discuss the Unsolicited Proposals Guideline (Guideline). Following Council's review of the Guideline, administration will seek APLA's advice in relation to the Guideline's application to the Adelaide Park Lands (if any).

- END OF REPORT -



**STATE
PLANNING
COMMISSION**

State Planning Commission

30 April 2020

Level 5
50 Flinders Street
Adelaide SA 5000

GPO Box 1815
Adelaide SA 5001

08 7109 7466

Mr Martin Cook
Executive Officer
Adelaide Parks Land Authority
GPO Box 2252
Adelaide SA 5000

Via email to: M.Cook@cityofadelaide.com.au

Dear Mr Cook,

I would like to thank you sincerely for your submission on the Lot Fourteen (Old Royal Adelaide Hospital) Innovation Area Development Plan Amendment (DPA) during its public consultation from 3 October 2019 to 27 November 2019.

I am pleased to advise that the Minister for Planning has now approved the DPA, and in doing so considered the advice of the State Planning Commission on what we heard through the consultation process and proposals to improve the DPA.

The Commission closely reviewed all written submissions, together with the verbal submissions heard at the public hearing held on 11 December 2019. It was clear from submissions that there were opportunities to strengthen planning policy to:

- promote quality design with an emphasis on environmental sustainability
- create a great place for the public to visit that provides:
 - high quality open spaces that completes the Adelaide Park Lands Trail and links the Adelaide Botanic Garden, Adelaide Park Lands and North Terrace
 - a designated bike path through the site connecting with, and completing, the Adelaide Park Lands Trail.
- protect important assets within the Adelaide Botanic Garden and heritage buildings on the site.

The Commission brought together key Government Agencies (particularly Renewal SA and Department of Premier and Cabinet) and the Adelaide City Council to discuss the delivery of these outcomes.



Government of South Australia
Department of Planning,
Transport and Infrastructure

The Commission recommended a number of changes to the DPA including the incorporation of a new Concept Plan that provides greater certainty in relation to the layout of the site, including the provision of open space, location of a landmark building and the continuation of the Adelaide Park Lands trail. Amendments were also recommended to provide a stronger policy framework for over-height buildings that demand a higher level of design excellence. The policies were also recommended to be strengthened to address any potential impacts of development on the Adelaide Botanic Garden.

We are pleased to advise that the Minister for Planning has adopted all of the Commission's recommendations, which will now provide a stronger policy environment to support an exciting and vibrant new precinct within the City of Adelaide.

To support high quality design, development of the site will undergo design review through the Government Architect to achieve outstanding built form and public realm outcomes.

We are confident that Government Agencies and the Adelaide City Council will continue to work together on this outstanding opportunity to deliver an innovation precinct for the State and a new public destination in the City.

If you require any further information on this DPA, please contact Ms Andrea Jorgensen of the Department of Planning, Transport and Infrastructure on (08) 7109 7004 or Andrea.Jorgensen@sa.gov.au.

Yours sincerely,



Michael Lennon
Chair