



# BOARD MINUTES

For the Meeting of the Adelaide Park Lands Authority

Thursday 6 August 2020

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:**

|                           |                                                     |
|---------------------------|-----------------------------------------------------|
| <b>Presiding Member</b>   | The Right Honourable the Lord Mayor Sandy Verschoor |
| Deputy Presiding Member - | Ms Kirsteen Mackay                                  |
| <b>Board Members</b>      | Ms Allison Bretones                                 |
|                           | Mr Rob Brookman AM                                  |
|                           | Mr Stephen Forbes                                   |
|                           | Councillor Alexander Hyde (Deputy Lord Mayor)       |
|                           | Ms Stephanie Johnston                               |
|                           | Mr Craig Wilkins                                    |
|                           | 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 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**

Board Member - Ms Jessica Davies-Huynh

Mr Rob Brookman AM entered the Colonel Light Room at 5.32pm

**Confirmation of Minutes**

**1. Item 3 – Confirmation of Minutes – 2/7/2020 [APLA]**

Moved by Mr Craig Wilkins,  
Seconded by Mr Rob Brookman AM -

That the Minutes of the meeting of the Board of the Adelaide Park Lands Authority held on 2 July 2020, be taken as read and be confirmed as an accurate record of proceedings.

Carried

**Presiding Member Verbal Report**

**2. Item 4.1 – Presiding Member’s Report - Charter Update [APLA]**

The Presiding Member, Lord Mayor Sandy Verschoor addressed the meeting to provide a precis of the matter before the Board.

During the precis Ms Allison Bretones left and re-entered the Colonel Light Room at 5.37pm.

It was then -

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

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

That the Adelaide Park Lands Authority:

1. Recommend that Section 4.8.2 of the *Adelaide Park Lands Authority Charter* be replaced with the following:
  - 4.8.2 Subject to the *Adelaide Park Lands Act 2005* and the provisions of this Charter the Board may determine its own procedures for meetings, which must be fair and contribute to free and open decision making.

Discussion ensued

The motion was then put and carried unanimously

Item 4.1 distributed separately is attached for information at the conclusion of the Minutes of this meeting.

**Executive Officer Verbal Report**

The Executive Officer Mr Martin Cook addressed the Board to indicate that the conversation to regularly review sections of the Adelaide Park Lands Management Strategy would at the next meeting look at the large set of outcomes in the Strategy.

**Deputations**

**3. Item 6 – Deputation – Mr Reg Kenny – Item 8.1 on the Agenda - Bunday’s Paddock/Tidlangga Sports Building [APLA]**

The Presiding Member, Lord Mayor Sandy Verschoor, invited Mr Reg Kenny to address the Board.

Mr Reg Kenny addressed the Board on behalf of himself and residents of lower MacKinnon Parade to:

- Assure the Board that there is no objection to PAC enjoying the grounds and it is especially pleasing to see the little ones enjoying themselves on a Saturday morning and residents enjoy the football however the main concern of residents of lower MacKinnon Parade is the noise generated after the main match of the day.
- Advise of his personal concern of the noise being funnelled into the driveway which is directly in line with the proposed building and consequently into his apartment situated right at the end of the driveway which is quite noisy now and could get a lot worse.
- Indicate that the original plan to increase the size of the existing clubhouse on its present site which was accepted in principle by a small majority of the local residents of this community from 2015 is no longer relevant to the new proposed building and therefore request a new survey be commissioned.
- Indicate regarding paragraph 21.6 of the report, licencing for sports related functions immediately following a sporting event, that the condition referencing ‘limited period’ is a little too vague and a sharp curfew would be more conclusive.
- Ask who would be responsible for noise control and alcohol management if the facility was leased to third parties? also as there are four hotels within a very short walking distance to the oval with a fifth on the way is there a need for a sixth one?
- Indicate the main reason for the proposed building location – footprint and water pipe relocation, with the cost of relocation far less than 1% of the building cost is considered a lame reason.
- Request the new clubhouse, even with the increased footprint that residents were not aware of, be built on the site of the old one.

The Presiding Member, Lord Mayor Sandy Verschoor, thanked Mr Reg Kenny for his Deputation

**4. Item 6 – Deputation – Mr Jim Dounas – Item 8.1 on the Agenda - Bunday’s Paddock/Tidlangga Sports Building [APLA]**

The Presiding Member, Lord Mayor Sandy Verschoor, invited Mr Jim Dounas to address the Board.

Mr Jim Dounas addressed the Board representing himself and his local community, specifically the residents of MacKinnon Parade and adjoining streets to share a historical perspective, raise some questions on the proposal and to:

- Ask as a resident of North Adelaide that the Park Lands Authority not accept the proposal by PAC to relocate the buildings away from Bunday’s Road.

- Ask that APLA honour the public consultation and residential concerns as per Minutes on the 28<sup>th</sup> of November 2017.
- Ask APLA to take into consideration the location of the proposed building in a residential street and co-located with a children's playground and ensure that it does not impact on residential and community amenity through design and fit out.
- Identify a real concern that the existing changeroom and toilet has the potential opportunity to create a pub in a park.
- Advise that the residents understand the needs to upgrade toilets and changerooms as proposed by PAC, can see the benefits of the toilets to the community that also shares the play space and park and commends PAC for the way they erect tents and marques to spectate on most Saturdays for the opposition and themselves and how this gives a lovely carnival feel and is also a very sustainable practice which should continue.
- Acknowledge the way in which PAC manage the grounds and the curating and effort that goes into making it a true A grade sporting amateur surface for their community and at other times the general community.
- Reiterate the local community has been engaged since 2004 in Community Land Management Plans, stakeholder engagement processes, tree planting of Park 9, meeting consultation process in the relocation and improvement of children's playground and pocket orchard and helped celebrate the opening as a community.
- Advise that in 2017 after a consultation process by the City of Adelaide the community had come to what was believed a binding and fair agreement to alleviate the concerns of residents and that the proposed PAC building would stay at the site of the existing toilets and changerooms.
- Request the Board to again look at what was agreed as Option 2 of the four options of the consultation paper.
- Ask how
  - the 2020 plans now show 370 metres of net floor area, 410 metres of building footprint and no mention of the in-situ concrete around the building or driveway further into the park adjacent the playground?
  - the NO Liquor Licence consideration for Park 9 in the 2008 Community Land Management Plan was removed in the 2012 Community Land Management Plan update after being there since 2004?
- Indicate the point of contention is the change of use of the buildings to clubrooms, the proposed change in location if allowed will dominate the landscape blocking the transition from play space to sports fields and is not because of a large soil line or significant infrastructure but rather irrigation pipe that can easily be diverted between two irrigation water meters and to question if this is enough to ignore the previous APLA decision.
- Indicate the lease and agreement needs to be binding and unambiguous to ensure that all can co-exist in the residential area and that the resident's perspective and rights are covered for the next 21 years. Building on the site of the existing changerooms would alleviate most noise concerns and Prince Alfred Old Collagens post game celebrations, team selections, social activities and fund raising should continue to be occurring in local regulated pubs and restaurants which are plentiful in North Adelaide.
- Indicate that in 20 years he had not seen a sports lesson take place by PAC students on Park 9, junior sports games and training but never a lesson as indicated on the lease before the Board. Residents have requested more tree planting on Park 9 to stop cars entering the park and look forward to continuing the good and respectful working relationship with the Old Scholars based on an acknowledgment that Park 9 is relatively small and nestled in a residential street and community space for all.
- Leave for the Board the information referenced to remind the Board what happened in 2017.

The information referenced in the Deputation is attached for information at the conclusion of the Minutes of this meeting

## Presentations

### 5. Item 7.1 – Presentation – Review of the Community Land Management Plan [APLA]

Presenter:

Michele Williams, Senior Park Lands Planner (CoA)

Precis of Topic:

To provide an overview of the rationale and process for the review

During the presentation:

- the Presiding Member, Lord Mayor Sandy Verschoor left the Board meeting at 5.53pm and re-entered the Board meeting at 5.58pm during which the Deputy Presiding Member, Ms Kirsteen Mackay presided.

- Michele Williams indicated a change in information since preparation of the presentation for Next Steps, in that the Adelaide Oval precinct will go to the September APLA and Council and the general provisions most likely will go to the October APLA.

Discussion ensued, during which Michele Williams, Senior Park Lands Planner (CoA) responded to questions in relation to:

- Timing and stages.
- How CLMP and APLMS will talk to each other and how they will be used.

### Reports for the consideration of the Board

#### **6. Item 8.1 – Bunday’s Paddock/Tidlangga Sports Building [2015/00666] [APLA]**

Much discussion ensued during which Deputy Presiding Member, Kirsteen Mackay left the Colonel Light Room at 6.27 pm and re-entered at 6.28 pm.

It was then -

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

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

That the Adelaide Park Lands Authority:

1. Supports the building concept for Bunday’s Paddock/Tidlangga (Park 9) as shown in Attachment A to Item 8.1 on the Agenda for the meeting of the Board of the Adelaide Park Lands Authority held on 6 August 2020, subject to:
  - 1.1. The building incorporating a maximum of three unisex toilets including an accessible toilet.
  - 1.2. The alignment of the new path is reviewed to improve connectivity with the pedestrian refuge on Bundeys Road and change the existing permit zone to a loading/unloading zone to minimise the impact on existing on-street parking.
  - 1.3. The lessee receiving Development Approval.
2. Supports the draft Lease Agreement as shown in Attachment B to Item 8.1 on the Agenda for the meeting of the Board of the Adelaide Park Lands Authority held on 6 August 2020, being released for statutory consultation.
3. Supports the revision of the Adelaide Park Lands Community Land Management Plan for Bunday’s Paddock/Tidlangga (Park 9) as per Attachment C to Item 8.1 on the Agenda for the meeting of the Board of the Adelaide Park Lands Authority held on 6 August 2020, being released for statutory consultation.
4. Notes the ‘Prince Alfred College Park 9 Management Plan’ as per Attachment D to Item 8.1 on the Agenda for the meeting of the Board of the Adelaide Park Lands Authority held on 6 August 2020 and advises that the Plan specifically identify residents living on MacKinnon Parade between Mann Terrace and Jerningham Street as being provided in their letterbox with:
  - 4.1. An annual calendar of football matches scheduled in Bunday’s Paddock/Tidlangga (Park 9) 14 days prior to the scheduling of the first match of the season.
  - 4.2. Notification of an event or activity that is likely to attract greater than 250 people (including participants) in Bunday’s Paddock/Tidlangga (Park 9) 14 days prior to the event or activity.

Discussion ensued during which:

- With the consent of the mover/seconded and meeting, Part 1 of the motion was varied as follows:  
‘Supports for the purposes of consultation the building concept for Bunday’s Paddock/Tidlangga (Park 9) as shown in Attachment A to Item 8.1 on the Agenda for the meeting of the Board of the Adelaide Park Lands Authority held on 6 August 2020, subject to:’
- With the consent of the mover/seconded and meeting, Part 1 of the motion was further varied as follows:  
‘Supports for the purposes of consultation the building concept, including original and revised locations for Bunday’s Paddock/Tidlangga (Park 9) as shown in Attachment A to Item 8.1 on the Agenda for the meeting of the Board of the Adelaide Park Lands Authority held on 6 August 2020, subject to:’

Amendment –

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

That the motion be amended to read as follows:

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

That the Adelaide Park Lands Authority:

Recommends to Council that the matter be deferred for further investigations relating to the siting of the building including but not limited to costs and implications on the relocation of water infrastructure, impacts on tree removals, noise and CPTED.

Discussion continued

The amendment was then put and carried

The motion, as amended, was then put and carried

Correspondence provided to the Lord Mayor as APLA Presiding Member and Board Members from Rosemary Luke is attached for information at the conclusion of the Minutes of this meeting.

**7. Item 8.2 – King Rodney Park/Ityamai-itpina Maintenance/Storage Building [2020/00910] [APLA]**

Discussion ensued

It was then -

Moved by Ms Stephanie Johnston,  
Seconded by Mr Ben Willsmore -

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

That the Adelaide Park Lands Authority:

1. Supports the replacement of an existing maintenance and storage building in King Rodney Park/Ityamai-itpina (Park 15) as per the concept shown in Attachment A to Item 8.2 on the Agenda for the meeting of the Board of the Adelaide Park Lands Authority held on 6 August 2020, subject to the:
  - 1.1. Floor level of the new building being raised to protect it against flooding.
  - 1.2. Use of new charcoal coloured balustrading and handrailing.
  - 1.3. Use of hardwood timber bollards consistent with Council's Park Lands furniture suite.
  - 1.4. Lessee receiving Development Approval.

Carried

**8. Item 8.3 – Superloop Adelaide 500 2021 Event Declarations Consultation [2020/00806] [APLA]**

Discussion ensued during which an amended plan showing a reduction in the area required for the event was tabled.

It was then -

Moved by Councillor Alexander Hyde (Deputy Lord Mayor),  
Seconded by Mr Rob Brookman AM -

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

That the Adelaide Park Lands Authority:

1. Supports the Declaration of the Declared Area, Declared Period and Prescribed Works Period for the purpose of conducting the Superloop Adelaide 500 2021 event.

Carried

The amended plan is attached for information at the conclusion of the Minutes of this meeting.

**9. Item 8.4 – Peace Park / Town Clerks Walk / Redgum Park / Karrawirra (Park 12) Improvement Project [2018/02020] [APLA]**

Discussion ensued

It was then -

Moved by Councillor Alexander Hyde (Deputy Lord Mayor),  
Seconded by Mr Ben Willsmore -

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

That the Adelaide Park Lands Authority:

1. Notes the irrigation renewal, turf remediation and tree succession plan as shown in Attachment A and Attachment B to Item 8.4 on the Agenda for the meeting of the Board of the Adelaide Park Lands Authority held on 6 August 2020.
2. Supports the removal of 18 *Lagunaria patersonia* (commonly known as Norfolk Island Hibiscus, Pyramid Tree or Itchy Pod tree) located in Red Gum Park / Karrawirra (Park 12) Peace Park.
3. Notes that 70 new trees will be installed as part of the project, a net increase of 52 tree assets across the site.
4. Requests an investigation of work to underground powerlines along the walk and for the provision of lighting.

Discussion continued during which with the consent of the mover/seconded and meeting, Part 4 of the motion was varied as follows:

‘Supports work to underground powerlines along the walk and for the provision of lighting and other landscaping improvements subject to future budget process.’

The motion, as varied, was then put and carried

**10. Item 8.5 – Gladys Elphick Park / Narnungga (Park 25) Car Park Trial Consultation Results [2016/03871] [APLA]**

Discussion ensued

It was then -

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

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

That the Adelaide Park Lands Authority:

1. Notes the results of the six-month consultation period undertaken for the alteration to parking controls within the public car parks located in Gladys Elphick Park / Narnungga (Park 25).
2. Supports the continuation of the parking controls on the basis that a further review will be undertaken once the wider Adelaide Park Lands Parking Study is completed and more direction is provided from APLA and Council with respect to managing car parking within the Adelaide Park Lands.
3. Supports the incorporation of the feedback into the Adelaide Park Lands Parking Study currently being undertaken.

Carried

**Other Business - Questions on Notice / Motions on Notice**

Nil

**Other Business - Questions without Notice / Motions without Notice**

Nil

**Other Business – Discussion Forum**

Nil

## Exclusion of the Public

### 11. Item 10.1 - Exclusion of the Public from the Board Meeting [2018/04291] [APLA]

11.1 Lounders Boatshed Café [s 90(3) (d)]

#### Order to Exclude for Item 11.1:

Moved by Councillor Alexander Hyde (Deputy Lord Mayor),  
Seconded by Mr Rob Brookman AM -

#### 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 6/8/2020 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 11.1 [Lounders Boatshed Café] 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 6/8/2020 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 11.1 [Lounders Boatshed Café] 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

At 7.51 pm no members of the public were present to leave the Colonel Light Room with staff not directly involved with Item 11.1.



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Item Considered in Confidence

Item 11.1 – Lounders Boatshed Café [APLA]

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)*

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The Board meeting re-opened to the public at 8.01 pm

### Confidentiality Order

#### **Minute 12** – 11.1 - Lounders Boatshed Café [APLA]

#### Confidentiality Order

The Adelaide Park Lands Authority:

Having considered Item 11.1 [Lounders Boatshed Café] listed on the Agenda for the meeting of the Board of the Adelaide Park Lands Authority held on 6 August 2020 in confidence pursuant to Section 4.8.21 of the *Adelaide Park Lands Authority Charter*, and 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 2027 or until the matter is released by the City of Adelaide Chief Executive Officer.

### Next Meeting

Thursday 3 September 2020

### Closure

The meeting of the Board closed at 8.01 pm

Lord Mayor, Sandy Verschoor  
**Presiding Member**  
**Adelaide Park Lands Authority**

### Documents Attached for Reference

Minute 2 [Item 4.1 – Presiding Member’s Report - Charter Update]

Minute 4 [Item 6 – Deputation – Mr Jim Dounas – Supporting Information]

Minute 6 [Item 8.1 – Bunday’s Paddock/Tidlangga Sports Building – Correspondence]

Minute 8 [Item 8.3 – Superloop Adelaide 500 2021 Event Declarations Consultation – Amended Plan]

# Presiding Member's Report – Charter Update

ITEM 4.1 06/08/2020  
Adelaide Park Lands Authority

2010/03031  
Public

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

## EXECUTIVE SUMMARY

During recent strategic planning discussions, Board members have reflected on the rigid meeting procedures required to be adhered to, particularly noting the inflexibility around speaking times, opportunities to engage in informal discussion, raising items of business and other conventions prescribed under the current Charter.

This Presiding Member's Report seeks to make an amendment to the APLA Charter to better reflect the advisory nature of the APLA Board, while still adhering to the requirements of the *Adelaide Park Lands Act 2005 (SA)* and the *Local Government Act 1999 (SA)*.

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## RECOMMENDATION

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

That the Adelaide Park Lands Authority:

1. Recommend that Section 4.8.2 of the *Adelaide Park Lands Authority Charter* be replaced with the following:
  - 4.8.2 Subject to the *Adelaide Park Lands Act 2005* and the provisions of this Charter the Board may determine its own procedures for meetings, which must be fair and contribute to free and open decision making.

## IMPLICATIONS AND FINANCIALS

|                                                               |                                                                                                                                                                                                                                                                                                            |
|---------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adelaide Park Lands Management Strategy                       | Not applicable.                                                                                                                                                                                                                                                                                            |
| Policy                                                        | Not applicable.                                                                                                                                                                                                                                                                                            |
| Consultation                                                  | Council must consult with the Minister administering the <i>Adelaide Park Lands Act 2005 (SA)</i> in relation to any proposed amendment to the APLA Charter and then obtain the approval of the Minister administering the <i>Local Government Act 1999 (SA)</i> .<br>Public consultation is not required. |
| Resource                                                      | Within current resources.                                                                                                                                                                                                                                                                                  |
| Risk / Legal / Legislative                                    | Consistent with legislative requirements. There is no statutory obligation that requires APLA to adopt the <i>Local Government (Procedures at Meetings) Regulations 2013 (SA)</i> .                                                                                                                        |
| Opportunities                                                 | To improve the operations of the Adelaide Park Lands Authority.                                                                                                                                                                                                                                            |
| 20/21 Council Budget Allocation                               | Not as a result of this report.                                                                                                                                                                                                                                                                            |
| Proposed Council 21/22 Budget Allocation                      | Not as a result of this report.                                                                                                                                                                                                                                                                            |
| Life of Project, Service, Initiative or (Expectancy of) Asset | Review of the Charter is required at least once every four years.                                                                                                                                                                                                                                          |
| 20/21 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 Adelaide Park Lands Authority (APLA) is established by section 5 of the *Adelaide Park Lands Act 2005 (SA)*, and is taken to be a Subsidiary of the Council under section 42 of the *Local Government Act 1999 (SA)*.
2. In April 2019, a number of new appointments were made to the APLA Board to reflect the skills-based nature of APLA.
3. During recent strategic planning discussions, Board members have reflected on the rigid meeting procedures required to be adhered to, particularly noting the inflexibility around speaking times, challenges to engage in informal discussions, raising items of business and other conventions.
4. It has been noted that while the APLA Board is an advisory body, it is bound by the same meeting conventions of a council.
5. As a result of these discussions, the Presiding Member undertook to review how meetings could be conducted similarly to other section 42 subsidiaries of Council.
6. In 2018, the APLA resolved to review and make amendments to its Charter.
7. The Charter review was approved by the Minister for Local Government on 25 March 2019 and published in the State Government Gazette on 18 April 2019 (Link 1 view [here](#)).
8. As a result of the revisions to the Charter, APLA is bound to adhere to the meeting procedure as prescribed by the *Local Government (Procedures at Meetings) Regulations 2013 (SA)*, this is located at s4.8.2 of the Charter -
  - 4.8.2. *Subject to the Park Lands Act and the provisions of this Charter the procedure to be observed at a meeting of the Board will be:*
    - (a) *as prescribed by the Local Government (Procedures at Meetings) Regulations 2013 (SA) ('Meeting Regulations') and any related code of practice; and*
    - (b) *insofar as the procedure is not prescribed by the Meeting Regulations, as determined by the Board.*
9. There is no statutory obligation that requires APLA to adopt the *Local Government (Procedures at Meetings) Regulations 2013 (SA)*.
10. Such provisions outlined in (8) are not present in the charters for either the Rundle Mall Management Authority (RMMA), nor the Adelaide Central Market Authority (ACMA).
11. Instead, the relevant sections of the RMMA (section 25.1 - Link 2 view [here](#)) and ACMA (2.15.1 - Link 3 view [here](#)) charters read -
 

*Meetings of the Board*  
*Subject to Schedule 2, Clause 5 of the Act, the Board may determine its own procedures for meetings, which must be fair and contribute to free and open decision making.*
12. It is therefore sought that the APLA charter be amended to be closer in line with both RMMA and ACMA.
13. While APLA is established as a section 42 subsidiary under the *Local Government Act*, there are key statutory Board meeting provisions which APLA is required to observe that ACMA or RMMA does not.
14. These operating provisions are drawn from the *Adelaide Park Lands Act 2005 (SA)* with the following directions:
  - 14.1. s9 – outlines the functions of the Authority;
  - 14.2. s10 – sets out meeting proceedings (e.g. who will be the Presiding Member, quorum number, what constitutes a decision and voting);
  - 14.3. s13 – requires a meeting to be held in a place open to the public and inability for the Charter to exclude this provision; and
  - 14.4. s13 – mandates that the Charter must be consistent with the *Adelaide Park Lands Act 2005 (SA)*.
15. In accordance with section 13 of the *Adelaide Park Lands Act*, the City of Adelaide must not adopt or amend the Charter without first consulting the Minister responsible for the administration of this Act and then obtaining the approval of the Minister responsible for the administration of the *Local Government Act*.
16. Should Council and the Minister for Local Government Agree to the amendment, a meeting procedure guideline will be adopted to determine the function of meetings.

## ATTACHMENTS

Nil

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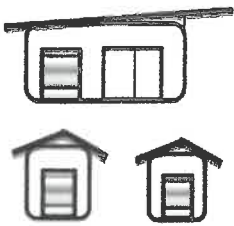
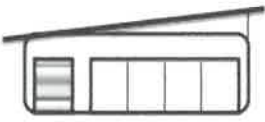

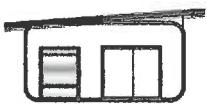
– END OF REPORT –

Minutes - Minute 2 - Item 4.1

2015 Process

18. In response to concerns raised through the community engagement, PAOCA has committed to:
- 18.1. Developing a management plan including a cleaning and maintenance schedule, communication policy and community use booking process;
  - 18.2. Developing a code of conduct;
  - 18.3. Using the facility primarily for sports with social activities limited to activities ancillary to sports;
  - 18.4. Locating the building closer to Bunday's Road than originally proposed; and
  - 18.5. Reducing the building footprint to 425sqm (down from 486sqm originally proposed) with a covered outdoor area of 135sqm (the original proposal had a raised deck area of 80sqm). This revised footprint includes a community space of 100sqm including kitchen/servery and associated storage space, compared with 154sqm originally proposed. This revised footprint is reflected in Option 3.

**Facility Options**

| Option 1                                                                                                                                       | Option 2<br>Preferred                                                                                                                                                                                            | Option 3<br>PAC/PAOCA's Preference                                                                                                                                              | Option 4                                                                                                                                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                              |                                                                                                                                 |                                                                                               |                                                                                                                   |
| <u>Description</u><br>Retain existing facilities (229sqm) and construct a new stand alone accessible toilet block to service the activity hub. | <u>Description</u><br>Demolish existing facilities and construct a new (minimum) fit for purpose local community club sports facility with public toilets, small community space and maintenance /storage areas. | <u>Description</u><br>Demolish existing facilities and construct a new local community club sports facility with public toilets, community space and maintenance/storage areas. | <u>Description</u><br>Demolish existing facilities and construct a new community sports facility with public toilets, maintenance/storage areas that only services primary school/junior club sport. |
| <u>Building Footprint</u><br>259sqm<br>(includes approx. 30sqm for public toilets)                                                             | <u>Building Footprint</u><br>375sqm<br>(includes approx. 30sqm for public toilets)                                                                                                                               | <u>Building Footprint</u><br>425sqm<br>(includes approx. 30sqm for public toilets)                                                                                              | <u>Building Footprint</u><br>145sqm<br>(includes approx. 30sqm for public toilets)                                                                                                                   |
| <u>External Covered Area</u><br>Approx. 60sqm (existing)                                                                                       | <u>External Covered Area</u><br>Approx. 75sqm                                                                                                                                                                    | <u>External Covered Area</u><br>Approx. 135sqm                                                                                                                                  | <u>External Covered Area</u><br>Limited overhang                                                                                                                                                     |

| Option 1                                                                            | Option 2<br>Preferred                                                                | Option 3<br>PAC/PAOCA's Preference                                                         | Option 4                                                                             |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <u>Location</u><br>Existing + location of public toilet to complement activity hub. | <u>Location</u><br>North east orientation starting at site of existing change rooms. | <u>Location</u><br>Immediately north of the existing change rooms. North east orientation. | <u>Location</u><br>North east orientation starting at site of existing change rooms. |

SAFL

AFL.



3 August 2020

Dear Lord Mayor

I am writing to you in your capacity as Presiding Member of the Adelaide Park Lands Authority, specifically about Item 8.1 in the agenda for your meeting of 6 August 2020.

I live just across the olive grove between Mann and Park Roads from Tidlangga/Park 9. I walk in Park 9 with my dog, or on the way to get a coffee on Melbourne Street, almost every day. It's a special, peaceful place for me, which has only been enhanced by the recent construction of the wonderful playground around the tennis court.

For this reason, and because I have always loved the parklands, I joined the Adelaide Parkland Preservation Association (APPA). When APPA asked for volunteers to become park ambassadors, I volunteered to take on this role for Park 9. To date this has involved only leading a guided walk around the park once a year, explaining to those who come something of the history and fauna of the park, and occasionally taking photos of the park in early morning mist or a beautiful sunrise.

However, through my 'ambassador' role, and through Adelaide networks, I have come to know a number of Mackinnon Parade residents and have heard their concerns about proposals by Prince Alfred College (PAC) to build on Park 9. I am writing to you because I am not convinced that the recommendations by Council staff in your agenda papers adequately address residents' concerns, or broader concerns about semi-commercial activities on parklands.

Like the residents, I can see that the current change rooms are outdated and need some upgrading. I am not, however, persuaded that they need to be transformed into state-of-the-art alcohol-licensed club rooms, especially in the location proposed.

### **Community use**

I note that the Executive Summary for Item 8.1 speaks of a '*community* sports building'. The lead sentence under Implications and Financial on page 21 refers to a 'multi-purpose building for sports and the *community*'. On page 22 at 7.1.2 it is clear that APLA previously approved 'a small *community* space and public toilets to service the adjacent *community* hub'. (My italics)

Creating new toilets, including an accessible toilet, open to the public is an excellent idea. One of my main questions is the extent to which the community space in the proposed building will be available to communities beyond PAC and Prince Alfred Old Collegians (PAOC). While PAC is the lessee and the application and concept plans come badged as PAC, it is the case that the major user of the oval is PAOC, for cricket and football in respective seasons.

I am aware that non-PAC primary school-aged footballers use the oval on Sunday mornings, but they do not use the existing change rooms. Would they have access to the proposed [licensed] 'community' space? I also understand that Wilderness students use the ground occasionally for football. The advice of APLA to Council in October 2017 appears to imply that there would be wider *community* use of this space, either by local residents or users of the existing playground, tennis courts, petanque piste and barbecue areas.



I note on Page 70, Item 7 of the Draft Lease, that Permitted Use includes Physical Education lessons from 7 am to 3.30 pm on week days during term times. This would further limit the use of the facility by the wider community. However, I have to say that in 24 years, I have never seen PAC boys having PE lessons on Park 9: it's a long walk from the school and would probably necessitate bus parking on Bundeys Road or Mackinnon Parade, each of which has few spare parking spots on week days.

I would request that PAC and PAOC be required to make the 'community space' available to communities other than themselves, as a condition of their lease.

### **Location**

In 2017 Council requested a 'detailed building concept with its footprint beginning at the site of the current clubrooms' (p. 23, point 8.3.3.2). However, the current proposal before APLA shows a footprint beginning 30 metres further into the park.

There are three issues with this move:

1. The new location will require more roadway, including a turning circle, impinging on the park to allow cleaners' access to the public toilets, and food and liquor deliveries to the 'community space'. The concept plans do not clearly show the extent of this extra roadway or the concrete paths around the building.
2. The new location places the building closer to Mackinnon Parade, making it more visible and its activities more audible to residents.
3. The new location positions a *licensed* premise extremely close to the children's playground. (N.B. None of the concept drawings in the agenda papers gives a clear picture of the actual size of the playground; because of image cut-aways, it appears to be smaller than it actually is. And the swings used by the smallest children are closest to the proposed building site.)

The shift in location is justified in the agenda papers on the grounds that:

1. The new location avoids having to build over an SA Water pipe. It would be possible to shift this pipe, which I understand is related to the waste water irrigation system. The estimated cost for its relocation is \$20,000, which I calculate at only 0.4 per cent of the total estimated cost of \$2,300,000.
2. The new location has less building impact on Bundeys Road, a road which is used only by cars parking or travelling at 50 kph or more. However, the new location has a much greater visual impact on the streetscape and residents' amenity in Mackinnon Parade. It will also encourage more PAOCFC members to use Mackinnon Parade rather than Bundeys Road for parking for practices and matches, thus further inconveniencing residents.

I request that APLA consider the impact of the proposed new location on both playground users (children, parents and grandparents) and local residents, in addition to the justifications presented by the proposer and Council staff.

### **General concerns**

Park 9 is a small and very attractive park. The recent developments – spaces for ball games, barbecues, excellent play equipment and creative play spaces, as well as what I call 'the secret garden' at the corner of Bundeys Road and Mackinnon Parade – mean that the park is extremely well used by families, including frequently for children's birthday parties and family gatherings.

It is unfortunate that, at times, the behaviour of PAOFC members, their supporters, and possibly their opponents, has made use of the park uncomfortable for families. Such behaviour has usually come about through excessive alcohol consumption – alcohol either sold in PAOFC’s licensed, roped-off area, or brought onto the park by spectators. Men urinating on trees or having their pants pulled down by their friends, chairs on the change room roof on Sunday morning: this is not what I want to see when taking my grandchildren to a playground.



The new building, which PAOC will consider as clubrooms, will make the sale and consumption of alcohol on the park much easier. I have seen a 2015 letter from a PAOFC member, unfortunately anonymous, which stated, *inter alia*, in relation to an earlier application to Council: ‘As a member of the Club, I feel compelled to speak about the application, on behalf of many members who feel divided about the proposal and oppose it.

We are worried about the implications. Make no mistake, the application is about making money from alcohol. We are worried about the influence of drinking on all players including young players and our teenagers. ...Yes we are also concerned about behaviour, including alcohol fuelled behaviour, of our young people in this locality. We don't want to impose trouble on this neighbourhood and this application represents trouble for us and the locals.'

The draft lease refers to a code of conduct to control behaviour on the premises, Park 9 and nearby, but I would ask APLA to consider how this will be monitored. Already there are breaches of parking regulations at every Saturday game. Spectators drive straight past this sign



to park thus.

Or they park thus, taking four precious Mackinnon Parade parking spots in front of residents' properties. (This was the opposing team's trailer.)



Council staff recommend that 'residents living on Mackinnon Parade between Mann Terrace and Jerningham Street [be] 'provided in their letterbox' ... 'an annual calendar of football matches' ... and 'notification of an event that is likely to attract greater than 250 people'...And one has to ask whether knowing in advance lessens the impact of having up to 400 people, as has been the case on recent weekend, descending on your street.

I suggest that any such notification should be extended further: to residents of Mann Terrace between Mackinnon Parade and Melbourne Street, Dunn Street and Colley Street, and probably even Provost Street and Packer Court, all of which become filled with cars on match days, often in contravention of resident-only or limited-time parking signs. I further suggest that Council parking inspectors regularly control the area on match days.

### Conclusion

I am deeply concerned, as a nearby resident and regular user of Park 9, that the construction of the proposed facility, and the activities which it will regularly facilitate, will change the nature of this beautiful little park; that the easy availability of alcohol will undo all Council's work in making this an attractive park for family recreation; and will cause unnecessary inconvenience and distress to nearby residents.

Park 9 is already unique in having **the only sports field so close** to a quiet (deliberately quiet, as it is a no-through road) residential and heritage area. It deserves, therefore, special consideration.

As the anonymous PAOCFC member's letter said in 2015:

'Let us just enjoy playing footy as we have always done. We are already privileged. We don't have to struggle as some groups do. Our facilities are adequate for the purpose, as they are for the purposes of all parkland users.\* There are lots of existing places to go for a drink. Our application will result in on-site drinking commencing in the middle of the day, going through the afternoon and into the night. This is a terrible imposition for the local people. Please do not impose this burden on us and the neighbourhood.'

*\* Residents do accept that upgrade is needed.*

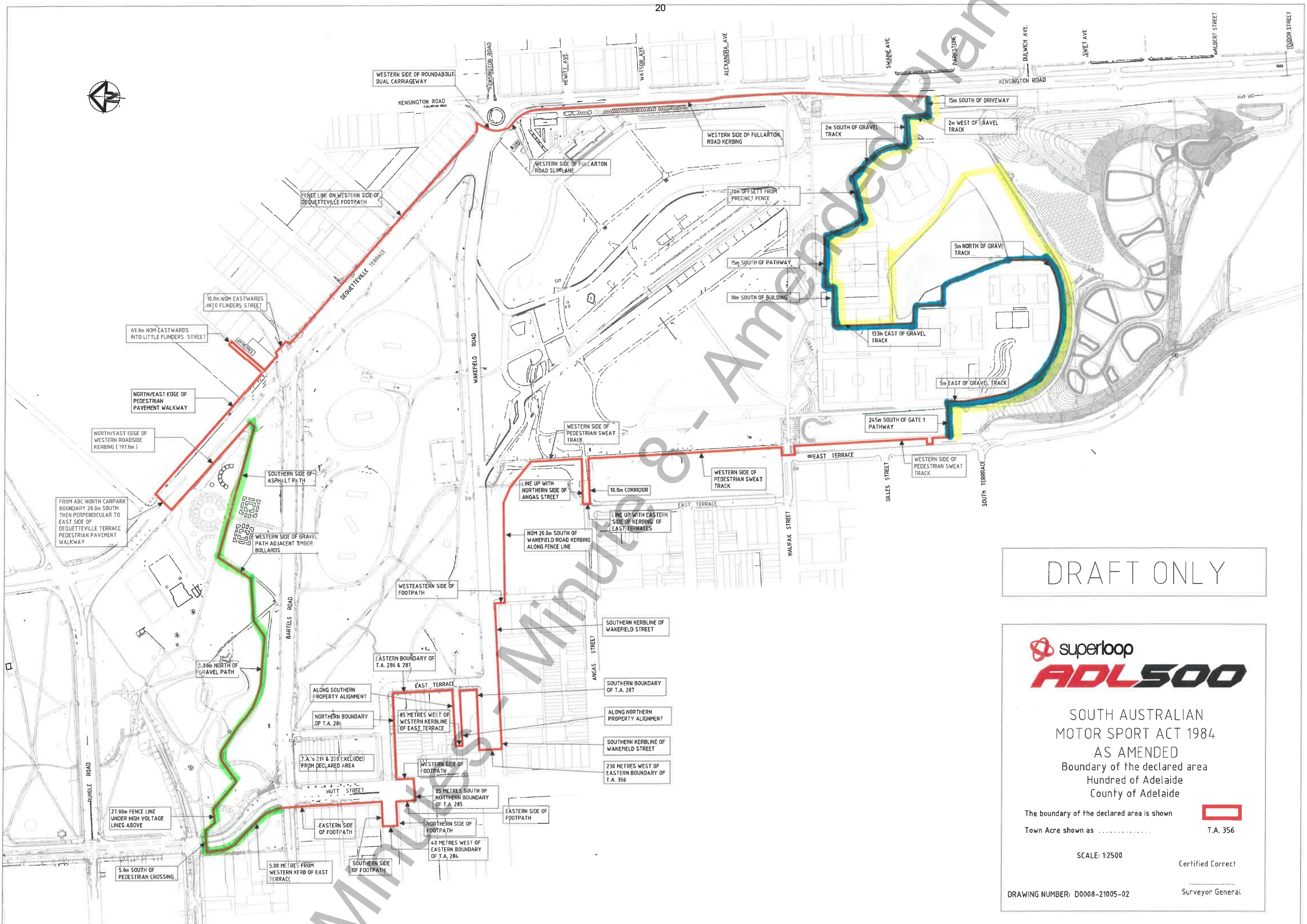
I look forward to hearing the outcome of APLA's deliberations, and hope that they will give equal weight to resident interests as to PAC, and PAOC and PAOCFC, interests.

Yours sincerely



Rosemary Luke

Minutes - Minute 6 - Correspondence



DRAFT ONLY

**superloop**  
**ADL500**

SOUTH AUSTRALIAN  
 MOTOR SPORT ACT 1984  
 AS AMENDED  
 Boundary of the declared area  
 Hundred of Adelaide  
 County of Adelaide

The boundary of the declared area is shown   
 Town Acre shown as ..... T.A. 356

SCALE: 1:2500  
 Certified Correct

DRAWING NUMBER: D0008-21005-02  
 Surveyor General