



BOARD AGENDA & REPORTS

for the Meeting of the Adelaide Park Lands Authority Board

Thursday 3 September 2020
at 5:30 pm

in the Colonel Light Room,
Adelaide Town Hall

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

As part of the Park Lands governance framework 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.

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](#) .

Membership	The Lord Mayor 4 other members appointed by the Council 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 Mr Rob Brookman AM Ms Jessica Davies-Huynh Mr Stephen Forbes Councillor Alexander Hyde (Deputy Lord Mayor) Ms Stephanie Johnston Mr Craig Wilkins Mr Ben Willsmore
Proxy Board Members	Councillor Anne Moran (for Councillor Alexander Hyde) Professor Emeritus Damien Mugavin (for Ms Stephanie Johnston)

1. Acknowledgement of Country

At the opening of the Board Meeting, the Board member presiding will state:

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

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

2. Apologies

Nil

3. Confirmation of Minutes – 6/8/2020

That the Minutes of the meeting of the Board of the Adelaide Park Lands Authority held on 6 August 2020 be taken as read and be confirmed as an accurate record of proceedings.

4. Presiding Member Report**5. Executive Officer Report**

(where relevant this may include a response/update to any undertakings given in prior meetings)

6. Deputations

Granted at time of Agenda Publication – 27/8/2020 - Nil

7. Presentations/Workshops**7.1 Presentation Superloop Event (15 minutes)**

Presenter: Alistair MacDonald, General Manager Adelaide 500 & Bridgestone World Solar Challenge, Events South Australia (SA Tourism)

Purpose: To discuss with the Board how the event is managed and operates in its Park Lands setting

8. Reports for the consideration of the Board

8.1 Draft Adelaide Oval Precinct Community Land Management Plan [2011/02224] [Page 4]

8.2 Golden Wattle Park Community Land Management Plan & Building Concept [2018/00561] [Page 43]

9. Other Business

Questions on Notice / Motions on Notice – Nil at time of Agenda publication – 27/8/2020

Questions without Notice/Motions without Notice

Discussion Forum

(general matters related to the statutory functions of the Board, limited to five minutes per item, on the proviso that the matter is canvassed with the Presiding Member prior to the meeting)

10. Next Meeting and Closure

Draft Adelaide Oval Precinct Community Land Management Plan

ITEM 8.1 03/09/2020
Adelaide Park Lands Authority

2011/02224
Public

Approving Officer:
Clinton Devenish, Director Place

EXECUTIVE SUMMARY

This report seeks support for a revised Community Land Management Plan (CLMP) for the Adelaide Oval Precinct /part of Tarntanya Wama (Park 26) which has been updated to take account of the changes that have occurred since the last review in 2009 and to provide consistency with the *Adelaide Oval Redevelopment and Management Act 2011* (AORM Act).

While the entirety of the precinct remains Park Lands under the care and control of the City of Adelaide, portions are leased and licensed, by virtue of the AORM Act, to the Minister through two separate arrangements:

- A lease for the Adelaide Oval Core Area (which is exempt from the provisions of both the Adelaide Park Lands Management Strategy (APLMS) and the CLMP)
- A licence for the Adelaide Oval Licence Area (which includes Stella Bowen Park and Oval No 2).

The addition of statutory licensed uses creates a unique inter-relationship with the (normal) powers of a CLMP.

The Council is required to reach agreement with the Minister on a new CLMP.

The CLMP provides for the management of Pennington Gardens West, Creswell Gardens, Lights Vision and the leases to Tennis SA and Memorial Drive Tennis Club/ Next Generation.

Subject to consideration by the Board and agreement between the Council and the Minister for Transport and Infrastructure, the draft CLMP will be released for public consultation.

RECOMMENDATION

THAT THE ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Adelaide Park Lands Authority:

1. Supports the revision of the Adelaide Park Lands Community Land Management Plan for the Adelaide Oval Precinct / part of Tarntanya Wama (Park 26) as per Attachment A to Item 8.1 on the Agenda for the meeting of the Board of the Adelaide Park Lands Authority held on 3 September 2020, being released for statutory consultation subject to approval by the Minister for Transport and Infrastructure.

IMPLICATIONS AND FINANCIALS

Adelaide Park Lands Management Strategy	<p>Within the Adelaide Oval Precinct / part of Tarntanya Wama (Park 26), Stella Bowen Park, Oval No 2, Pennington Gardens West, Creswell Gardens and Tennis SA and Memorial Drive Tennis Club/ Next Generation are subject to the provisions of the Adelaide Park Lands Management Strategy (APLMS) and the Community Land Management Plan (CLMP). The provisions of the draft CLMP regarding these areas are consistent with the APLMS.</p> <p>Under the <i>Adelaide Oval Redevelopment and Management Act 2011</i>, the Adelaide Oval Core Area is exempt from the provisions of both the APLMS and the CLMP.</p>
Policy	The current CLMP is dated 2009 and pre-dates the major redevelopment of the Adelaide Oval. The Adelaide Park Lands Event Management Plan 2016-2020 (APLEMP) guides the event use of the areas within the Adelaide Oval Precinct under the care and control of Council.
Consultation	Subject to Council approval and consultation with the Minister responsible for the <i>Adelaide Park Lands Act 2005</i> , a revised draft section of the Community Land Management Plan (CLMP) for the Adelaide Oval Precinct / part of Tarntanya Wama (Park 26) will be released for community and stakeholder engagement for a minimum period of 21 days.
Resource	Not as a result of this report
Risk / Legal / Legislative	Legal review of components of the draft CLMP for the Adelaide Oval Precinct / part of Tarntanya Wama (Park 26) has been undertaken.
Opportunities	Broadening opportunities for the activation of the area around Adelaide Oval for other activities and events will serve the City of Adelaide and Stadium Management Authority well. Events of this nature assist CBD based businesses particularly in the hospitality and tourism sectors.
20/21 Council Budget Allocation	Approximately \$3,000 for the advertising costs related to the community consultation.
Proposed Council 21/22 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	This CLMP will be due for review in five years
20/21 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Not as result of this report
Other Funding Sources	Not as a result of this report

DISCUSSION

1. The presentation to the Adelaide Park Lands Authority held on 6 August 2020 gave an overview of the review of the Adelaide Park Lands Community Land Management Plan (CLMP) which is now underway (Link 1 view [here](#)). This provided details on the legislative basis and purpose of the CLMP and outlined the planned approach to the review including the anticipated timing.
2. The purpose of this report is to seek support of the draft CLMP for the Adelaide Oval Precinct /part of Tarntanya Wama (Park 26). This has been updated to ensure consistency with the Adelaide Park Lands Management Strategy (APLMS) and to take account of the changes that have occurred at the Oval and surrounding areas since the CLMP was last reviewed in 2009.
3. This report also responds to the 26 June 2018 decision that Council:
 - 3.1. *Undertakes a review and update of the 2009 Community Land Management Plan (CLMP) in light of the changes to the site since the development of the Adelaide Oval and that the review provides guidance on the future use of Adelaide Oval No 2 (including frequency and type of use).*

Review of the Adelaide Park Lands Community Land Management Plan

4. Under section 196(1)(a) of the *Local Government Act 1999 (SA)* the Adelaide Park Lands is community land and therefore the City of Adelaide (CoA) is required to prepare and adopt a management plan.
5. The *Adelaide Park Lands Act 2005 (SA)* stipulates that this CLMP must be consistent with the Adelaide Park Lands Management Strategy (APLMS) and that it should be reviewed at least once every five years.
6. The CLMP sets out objectives, policies and proposals for management of the Adelaide Park Lands, states performance targets and measures, provides information on any restrictions to public use or movement through the Park Lands, as well as specific information on relevant policies for the granting of leases and licences.
7. The management plans for each park, group of parks or part parks, are being progressively updated in line with legislative requirements and ensure alignment with the APLMS and current plans and policies.
8. Each will be structured to provide specific background and planning information for individual parks, groups of parks or part parks and comprise of sections that speak to:
 - 8.1. Purpose
 - 8.2. Kaurna statement of cultural significance
 - 8.3. Historical context for park
 - 8.4. Drivers of change
 - 8.5. Policies and Proposals for the use and management of the park
 - 8.6. Public use and movement through the park
 - 8.7. Policies for the granting of leases or licences.

Adelaide Oval Precinct / part of Tarntanya Wama (Park 26)

9. The Adelaide Oval precinct is comprised of:
 - 9.1. Adelaide Oval Core Area
 - 9.2. Adelaide Oval Licence Area, in turn comprising:
 - 9.2.1. Stella Bowen Park
 - 9.2.2. Adelaide Oval No. 2
 - 9.3. Light's Vision
 - 9.4. Pennington Gardens West
 - 9.5. Creswell Gardens
 - 9.6. Memorial Drive Tennis Centre (leased to Tennis SA Inc.)
 - 9.7. Memorial Drive Tennis Club Inc. (sub-let to Next Generation Clubs Australia Pty Ltd)
 - 9.8. small areas adjacent to the tennis facilities (on south and west sides)
 - 9.9. peripheral land along War Memorial Drive, Montefiore Road and Pennington Terrace.



Adelaide Oval Precinct (shaded and bound in light green) in Park 26

10. The Adelaide Oval precinct refers to the area bound by War Memorial Drive, King William Road, Pennington Terrace and Montefiore Road:
 - 10.1. The Core Area (the oval itself) and supporting infrastructure which is under the care and control of the SMA is excluded from the CLMP.
 - 10.2. Elder Park and Pinky Flat, which also form part of the CLMP for Tarntanya Wama (Park 26), are not included in the current update. These areas will be addressed in a future stage of the CLMP review.
11. The CLMP for Tarntanya Wama (Park 26) was last amended in December 2009 (Link 2 view [here](#)). It was not updated in 2013 when the management plans for the rest of the Park Lands were reviewed because of the Adelaide Oval redevelopment which was underway during 2012-14.

Governance Arrangements

12. The *Adelaide Oval Redevelopment and Management Act 2011 (SA)* (AORM Act) provides for the existing CLMP to remain in place until changes are agreed upon between Council and the Minister for Transport and Infrastructure.
13. The City of Adelaide is the custodian of the Adelaide Oval precinct. However, the AORM Act sets out a number of provisions and conditions in relation to the governance of this area.
14. As required under Part 2 of the AORM Act, the CoA granted the Minister for Transport and Infrastructure a lease over the Core Area (Link 3 view [here](#)). The Minister has in turn granted a sublease to the Stadium Management Authority (SMA) (Link 4 view [here](#)).

- 14.1. The Core Area, incorporating the oval itself, is not subject to the provisions of either the Adelaide Park Lands Management Strategy (APLMS) or the CLMP.
15. As required under Part 3 of the AORM Act, the CoA has granted a licence to the Minister for the Adelaide Oval Licence Area incorporating Stella Bowen Park and Oval No. 2 (Link 5 view [here](#)). The Minister in turn has granted sub-licences to the:
- 15.1. SMA (Link 6 view [here](#)).
- 15.2. South Australian National Football League (SANFL) (Link 7 view [here](#)).
- 15.3. South Australian Cricket Association (SACA) (Link 8 view [here](#)).
16. Under section 7(6) of the AORM Act, the Adelaide Oval Licence Area authorises use of the land for the purposes of:
- 16.1. Providing car parking in association with events at Adelaide Oval or Adelaide Oval No 2.
- 16.2. Providing reasonable access (including vehicular access) to any part of the Adelaide Oval Core Area.
- 16.3. Activities that are ancillary to the redevelopment of Adelaide Oval or Adelaide Oval No 2.
- 16.4. Activities that are ancillary to the use of Adelaide Oval or Adelaide Oval No 2 and take place on a temporary basis for a period not exceeding one month; or on a temporary basis for the purposes of a special event or activity.
- 16.5. Providing facilities for the playing and watching of sport at Adelaide Oval No 2.
- 16.6. Any other activity prescribed by the regulations for the purposes of this paragraph (no such regulations currently exist).
17. The use of the land under the licence (and any associated works on land the subject of these licence arrangements) will be subject to the CLMP.
18. Under the Licence Agreement, the SMA is responsible for maintaining all gardens and open grassed areas within the Adelaide Oval Licence Area to a high standard, consistent with the other areas within the Adelaide Oval Precinct.

Adelaide Oval Precinct / part of Tarntanya Wama (Park 26) Draft CLMP

19. The 2009 CLMP for Tarntanya Wama (Park 26) has been reviewed and updated in light of the 2012-14 redevelopment and to ensure consistency with the APLMS. This envisions a large hub around Adelaide Oval and an enhanced interface along Pennington Terrace within the 'Core Entertainment precinct' of the Riverbank on the north and south section of the Torrens River.
20. The following arrangements are proposed for the use and management of the areas within the Adelaide Oval Precinct via the CLMP.

Stella Bowen Park

21. Stella Bowen Park is located within the Adelaide Oval Licence Area.
22. Under the Adelaide Oval Licence, the SMA is responsible for the care and maintenance and has first rights for activities at this location. When not in use, it is proposed that the park may be used for weddings and small community and cultural events during daylight hours for up to 1,500 people.

Oval No. 2

23. The 2009 CLMP for Tarntanya Wama (Park 26) stipulates that Oval No. 2 be retained as a cricket oval, licensed for formal sporting use. When not in use by the Licensee, it was to be made available to the community.
24. The Adelaide Oval Licence allows the SMA to use Oval No. 2 on an ancillary basis in conjunction with use of the Adelaide Oval Core Area, meaning that the area can be used for both sporting activities and event parking.
25. Oval No. 2 was the venue of a Midnight Oil concert in October 2017, which required the formal approval of Council.
- 25.1. This event was successfully staged to an audience of 15,000. Acoustic monitoring found that noise levels were kept within the acceptable range as outlined in the COA's Event Noise Mitigation Standard Operating Procedures (SOPs). No customer complaints were received by either the CoA or the SMA regarding the event.
- 25.2. Two further music events were approved in 2019 for Oval No 2 but they did not eventuate.

26. The draft CLMP recognises that Oval No.2 provides a very attractive 'village green' atmosphere that lends itself to the staging of events, a use consistent with its location within the 'Core Entertainment Precinct' identified in the APLMS.
27. It is currently proposed in the draft CLMP that in addition to this licensed ancillary use, Oval No. 2 may be permitted to be used for standalone events but subject to certain conditions:
 - 27.1. No more than eight community, cultural or music events per calendar year.
 - 27.2. No more than 15,000 people in attendance / event tickets.
 - 27.3. All sound delivery equipment facing southwards / towards the city.
 - 27.4. Demonstrated compliance with the CoA's Event Noise Mitigation SOPs.
 - 27.5. Provision of a copy of the proposed traffic management plan.
 - 27.6. Effective scheduling to ensure there is no conflict with other city events, activities or projects and to minimise disruption to the daily life of the city.
 - 27.7. Approval from the CoA Chief Executive Officer.
28. The Economic Contribution of the Village Green, Adelaide Oval prepared for the Stadium Management Authority (SMA) by Dr Kris Iyer from Torrens University Australia (TUA), March 2019, has been provided to Council by the SMA to help inform the decisions regarding the future of Village Green at Adelaide Oval.
 - 28.1. The TUA were engaged by the SMA to prepare an economic impact analysis (EIA) for the hosting of events in the Village Green at Adelaide Oval, the study focused on the benefit of relaxing restrictions on the Village Green to be able to host more events outside of sporting or one-off events. The report concluded that allowing Village Green to host stand-alone events is likely to yield significant positive direct and indirect windfalls for the Adelaide economy including both.
 - 28.2. The report estimated that annual sales increases could range from \$3.3m to \$30.5m, with a base case value of \$7.6m. Additions to annual GDP are modelled to range between \$1.5m to \$13.7m, with a base case value of \$3.4m. New jobs are likely to be created by the events, these could be between 11 and 106 jobs, with a base value of 25 jobs.
29. The SMA has provided a high-level operational plan outlining how events on Oval No. 2 would be managed. This includes matters such as communication with residents prior to the event, stage location and set-up, fencing of the site, lighting and signage.
30. Potential impacts of allowing up to eight events a year would be the additional disruption to surrounding areas and some loss of community access to Oval No 2. Any impacts to the condition of Oval No 2 through additional events would be the responsibility of the SMA.

Light's Vision

31. The open, ornamental and historic characteristics of Light's Vision and Montefiore Hill will be retained. Generally, events are not appropriate given the small size of the area, its formal design and frequency of visitors. Small weddings and social functions may be considered subject to assessment by the CoA events team

Pennington Gardens West and Creswell Gardens

32. The garden landscapes of Creswell Gardens and Pennington Gardens West are to be retained and reinforced. Weddings and small daytime community and cultural events with a maximum gathering of 1,000 – 5,000 people to be permitted in this space.

Tennis SA and Memorial Drive Tennis Club

33. In 2015 the CoA granted Tennis SA a 42-year lease at this site for the administration of tennis within the State, the conduct of tennis tournaments and competitions, coaching and other tennis-related activities. Use for entertainment by way of concerts or similar functions are also permitted.
34. In 1999 the CoA granted the Memorial Drive Tennis Club a 50-year lease which in turn granted a sub-lease to David Lloyd Leisure operating as Next Generation Clubs Pty Ltd.

Peripheral Areas

35. The development of a landscape plan is recommended for the peripheral land along War Memorial Drive and Montefiore Road which is under the care and control of Council. This should provide a formal setting for the Moreton Bay Fig that features prominently on the corner of Montefiore Road and War Memorial Drive and a wide formal pathway to accommodate the high pedestrian volumes during sporting and other events.

Next Steps

36. The existing 2009 CLMP will remain in effect until agreement is reached with the Minister on a new CLMP.
 37. Subject to consideration by the Board and agreement between Council and the Minister, the draft CLMP for the Adelaide Oval Precinct / Tarntanya Wama (Park 26) will be released for community and stakeholder consultation.
 38. The results of the consultation will be tabled for consideration by the Adelaide Park Lands Authority and Council.
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ATTACHMENTS

Attachment A – Draft Community Land Management Plan for the Adelaide Oval Precinct / Part of Tarntanya Wama (Park 26)

- END OF REPORT -

ADELAIDE OVAL PRECINCT

Part of Tarntanya Wama (Park 26)

Part of the Adelaide Park Lands
Community Land Management Plan

September 2020



CITY OF
ADELAIDE

Adelaide
Park Lands



Item 8.1 - Attachment A
Draft

DOCUMENT PROPERTIES

Contact for enquiries

If you have any questions regarding this document, please contact:

Contact Officer:

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Program: Planning, Design & Development
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Record Details

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Version: 1.2 (29 July 2020)
Approved: XXX (internal)
XXX (Council)

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Adelaide Oval Precinct (part of Tarntanya Wama - Park 26)

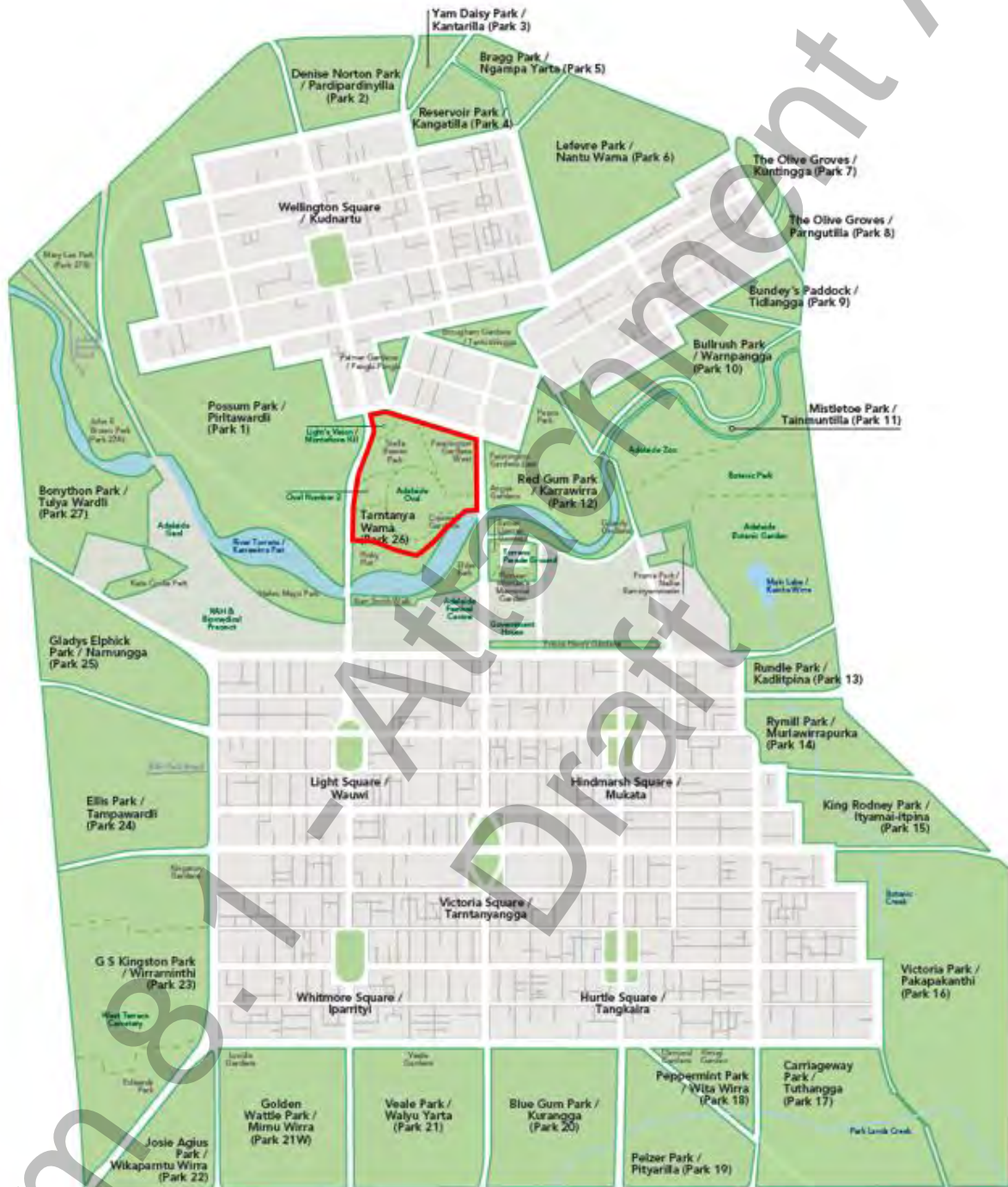


Figure 1: Adelaide Park Lands showing Adelaide Oval precinct in Tarntanya Wama (Park 26)

About this part of the Community Land Management Plan

This part of the Community Land Management Plan (CLMP) outlines how the City of Adelaide (CoA) will manage the land in the Adelaide Oval precinct within Tarntanya Wama (Park 26).

The CLMP is consistent with the 2015 Adelaide Park Lands Management Strategy (APLMS), which sets a vision for the future management and enhancement of the Adelaide Park Lands. The CLMP meets the statutory requirements of section 196 of the *Local Government Act 1999*. This part should also be read in conjunction with the *Adelaide Oval Redevelopment and Management Act 2011* (AORM Act) and the relevant leases and licences described herein.

This part applies to the area bounded by War Memorial Drive, King William Road, Pennington Terrace and Montefiore Road, in the park known as Tarntanya Wama (Park 26), as shown in Figure 1.



Figure 2: January 2020 aerial view of the Adelaide Oval precinct

ADELAIDE OVAL PRECINCT GOVERNANCE

A number of special provisions apply to the governance of Adelaide Oval and surrounds (Figure 3). In particular, the AORM Act imposes a range of provisions and conditions.

Pursuant to section 7 of the AORM Act, any new or amended CLMP that changes the provisions relating to the Adelaide Oval Licence Area must be agreed to by the Minister. Until the Minister agrees, the Management Plan in place before the amendment will continue to apply.

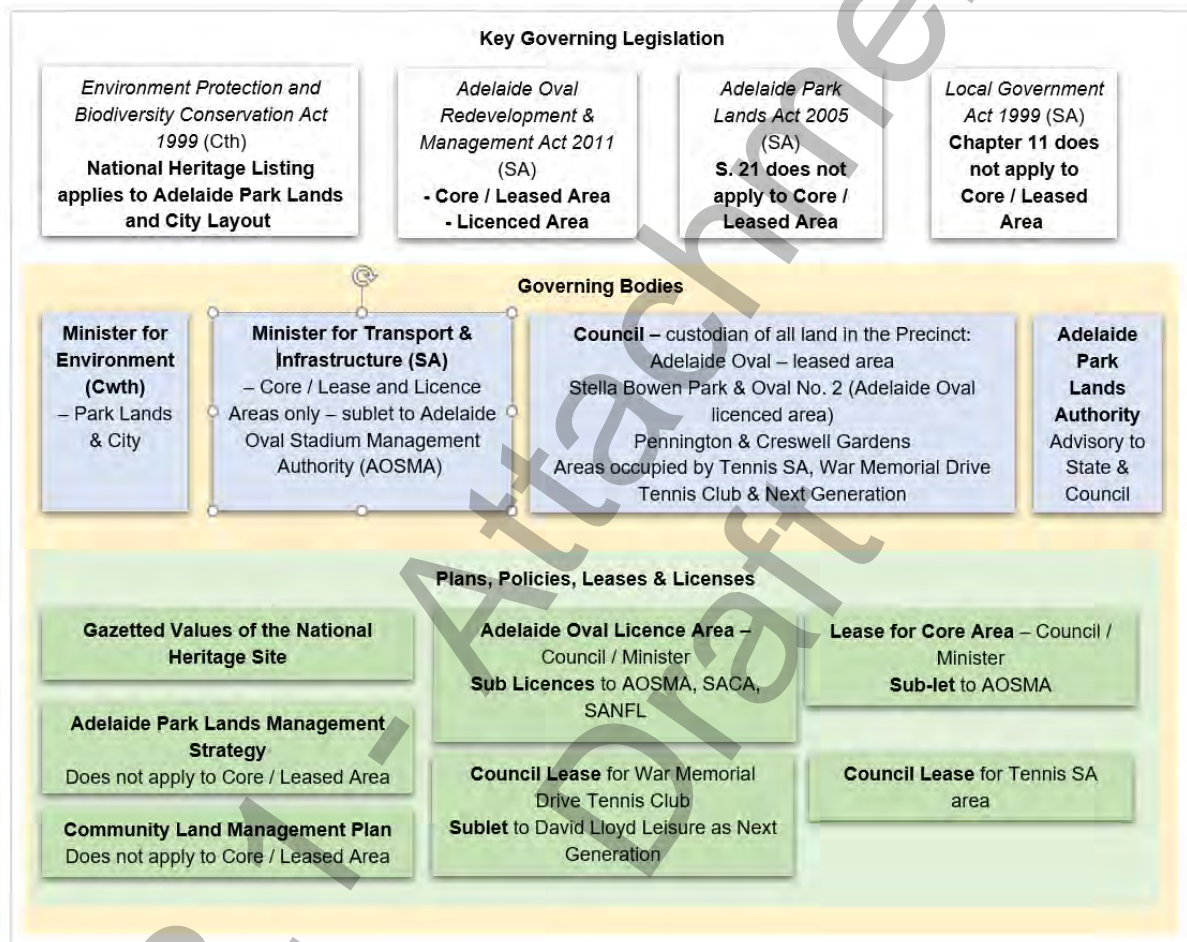


Figure 3: Governance summary for Adelaide Oval precinct

Precinct components

Section 3 and Schedules 2 to 4 of the AORM Act define two areas of the precinct that are subject to differing provisions: the Adelaide Oval Core Area and the Adelaide Oval Licence Area. These are shown in Figure 3.

The precinct comprises the following components (Figure 3):

- Adelaide Oval Core Area
- Adelaide Oval Licence Area, in turn comprising
 - Stella Bowen Park
 - Adelaide Oval No 2
- Light's Vision
- Pennington Gardens West

- Creswell Gardens
- Memorial Drive Tennis Centre (leased to Tennis SA Inc.)
- Memorial Drive Tennis Club Inc. (sub-let to Next Generation Clubs Australia Pty Ltd)
- small areas adjacent to the tennis facilities (on south and west sides)
- peripheral land along War Memorial Drive, Montefiore Road and Pennington Terrace.

The AORM Act does not apply to areas of the precinct that are outside the defined Core Area and Licence Area.

Victor Richardson Road is closed and forms part of the Core Area.

The Adelaide Oval Core Area is exempt from the provisions of this CLMP and of the APLMS, under section 11 of the AORM Act.

This CLMP applies to lot numbers D81642 (CR 6102/100) and D81642 (CR 6102/129) (pending review of the Adelaide Park Lands Plan by the Surveyor General).



Figure 4: Adelaide Oval precinct (shaded and bound in light green) in Park 26

Status of land as Park Lands

The Core Area and Licence Area both remain Park Lands under the AORM Act and as defined by the Adelaide Park Lands Act 2005.

The Core Area is not subject to the provisions of the APLMS or this CLMP.

Regarding the Licence Area, section 13 of the AORM Act states that:

“Except to the extent that is reasonably required in connection with the operation of Part 2 [the Core Area] and Part 3 [the Licence Area], the Minister should, in managing any part of the Adelaide Oval Licence Area, seek to protect and enhance the area as park lands for the use and enjoyment of members of the public”.

Further, section 7(10) of the AORM Act states that any use of, or any associated works on, the Licence Area “will be subject to the provisions of the Council’s management plan [CLMP] ... that relate to the Adelaide Oval Licence Area”. This provision is subject to further provisions relating to possible arbitration by the State Commission Assessment Panel.

Custodianship

The custodianship of the Adelaide Oval precinct lies with the City of Adelaide.

In the Core Area, the City of Adelaide has granted a lease to the Minister (as required under Part 2 of the AORM Act) and the Minister has granted a sublease to the Stadium Management Authority (SMA).

In the area north west and adjacent to the Core Area, the City of Adelaide has granted a licence to the Minister (as required under Part 3 of the AORM Act).

Purpose for which the land is held by the City of Adelaide

With reference to the Statutory Principles expressed in the Adelaide Park Lands Act 2005, and in keeping with the original purpose of the Park Lands as a predominantly, and broad, recreational resource, the Park Lands surrounding Adelaide Oval are held under the care, control and management of the City of Adelaide to:

- Serve the general social, recreational and sporting (particularly at the elite level) needs of the community
- Contribute to the health and well-being of the community by hosting activities and events of both a formal and informal nature, with the Oval surrounds serving as a place of quiet respite
- Provide public benefit with the Oval surrounds being generally available as freely and publicly accessible open space with minimal built form

The purpose also recognises the uses and activities permitted in the areas surrounding Adelaide Oval under the terms of the Adelaide Oval Licence Area Licence Agreement provided by the City of Adelaide to the Minister for Transport in order to manage Adelaide Oval as a world class sporting facility, as follows:

- Parking on grassed areas within a park-like setting in association with events at Adelaide Oval or Adelaide Oval No 2
- Providing reasonable access (including vehicular access) to any part of the Adelaide Oval Core Area
- Activities that are ancillary to the use of Adelaide Oval or Adelaide Oval No 2 and take place on a temporary basis for a period not exceeding 1 month
- Providing facilities for the playing and watching of sport
- Activities provided for by regulation (there are currently no regulations associated with the Act)

National Heritage Listing context

The Adelaide Oval precinct is an integral component of the Adelaide Park Lands and City Layout as listed on the National Heritage List. The Adelaide Oval precinct sits between the City and North Adelaide and is part of the Torrens Valley landscape vista which forms the transition between the two parts of the City.

The Park Lands that frame the Adelaide Oval support, complement and showcase the facility, serving as important aesthetic entrances.

For this reason, all activity, development and alterations within the precinct must be consistent with the values that provide the basis for the listing, within the operation of the AORM Act.

CLMP objectives for management of the Adelaide Park Lands

The objectives for the area of Park Lands within the Adelaide Oval Precinct managed by Council are:

1. To protect the National Heritage values of the Adelaide Park Lands and City Layout.
2. To hold the Park Lands for public benefit, freely available to the people of South Australia for their use and enjoyment
3. To ensure a balance of environmental, cultural, recreational and social uses of the Park Lands
4. To recognise, protect, enhance and interpret cultural heritage sites of Kaurna and European significance

Performance targets and measures

The following performance targets and measures are established for the CLMP objectives defined above.

Objective	Target	Measure
1. To protect the National Heritage values of the Adelaide Park Lands and City Layout.	T1. No impact on National Heritage values	M1. As assessed by an expert inspection by Council and reported at least every three years in the State of the Park Lands Report
	T2. No loss in the spatial extent of the Park Lands	M2. As reported annually in the State of the Park Lands Report.
2. To hold the Park Lands for public benefit, freely available to the people of South Australia for their use and enjoyment.	T3. Retain free and open access to all (with the exception of areas for which access restrictions are in place in accordance with this CLMP and Legislation).	M3. As assessed using an agreed methodology and reported at least every three years in the State of the Park Lands Report
3. To ensure a balance of environmental, cultural, recreational and social uses of the Park Lands.	T4. No decrease in the diversity of environmental, cultural, recreational and social activities.	M4. Changes to the diversity of uses will be monitored and reported at least every three years in the State of the Park Lands Report.

Adelaide Oval Precinct (part of Tarntanya Wama - Park 26)

4. To recognise, protect, enhance and interpret cultural heritage sites of Kaurna and European significance	T5. No negative impacts on cultural heritage sites of Kaurna and European significance.	M5. Maintenance of sites of cultural heritage significance as assessed by an expert inspection by Council and reported annually in the State of the Park Lands Report.
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1. KAURNA STATEMENT OF CULTURAL SIGNIFICANCE

Together with Pinky Flat and River Torrens / Karrawirra Parri, the site of Adelaide Oval was part of the Red Kangaroo Dreaming and an extended campsite used by the Kaurna for ceremonies, games, religious observances and burials. Consequently, Adelaide Oval and surrounds are of spiritual and cultural significance for Kaurna.

After the arrival of Europeans and before Adelaide Oval was established, the Kaurna and other Indigenous groups continued their traditions of public performance for visitors to the 'country'. Kaurna were displaced from the area along the River Torrens as the City and Park Lands were established and progressively developed by settlers.

Following the establishment of Adelaide Oval as a sporting venue, Kaurna people staged two corroborees at the Oval.

Some Aboriginal participation in sport at the Oval occurred during the nineteenth and twentieth centuries; however, this was limited due to the attitudes of settlers and the availability of opportunities. Aboriginal involvement was most notable in Australian rules football and there have been many revered Aboriginal players.

The Oval is a forum in which Indigenous and non-Indigenous people have been able to interact through sport and other events, contributing in part to the improvement of cultural relations between non-Indigenous and Indigenous people. The Oval reflects the local history of Indigenous participation in sport.

For Indigenous people, Adelaide Oval provides a place where racial stereotyping can be overcome through the ethos of sport, presenting an opportunity for participation and contest, irrespective of race.

While the Kaurna are recognised as the traditional owners of the land occupied by the Adelaide Oval precinct, the Australian Federal Court determined on 21 March 2018 that Native Title has been extinguished.

The rights of the Kaurna through the Aboriginal Heritage Act 1988 remain in place.

2. HISTORICAL CONTEXT

Pre-settlement cultural significance

The City of Adelaide is working closely with Kaurna Elders to undertake cultural mapping across the Adelaide Park Lands. The outcomes of this project will ensure that any sites of Kaurna cultural heritage significance in Tarntanya Wama are documented, recognised, promoted and understood.

Post-settlement cultural significance

Adelaide Oval has been a focal point for major sporting and cultural events since it was first established. The site has been used as a sporting venue consistently since the 1840s. The earliest formal uses of the site for cricket date from the period 1859 to 1865, when the SA

Cricket Club leased six acres on the current site and installed fencing and planted a cricket pitch. The South Australian Cricket Association (SACA) was formed in 1871.

Appendix A provides a summary of key dates since colonial settlement.

The 2007 Cultural Landscape Assessment for the Adelaide Park Lands (see General Provisions Section 1) notes that the precinct “contains considerable meanings and features of historic, aesthetic, social, geographical, design, and cultural associations and merit”.

The precinct includes the following significant features. Some of these are listed as a State heritage place under the [Heritage Places Act 1993](#).

Light's Vision and Memorial to Colonel William Light (State heritage place)

Light's Vision is a prominent lookout and monument on Montefiore Hill, commemorating Colonel William Light. Created in 1936, the site previously provided a striking and distinctive view of the City, although this view is now largely obscured by the new Adelaide Oval structures; nevertheless, the view down to the Oval itself remains important. The vantage point remains a popular tourist attraction and is frequently used for public occasions and announcements.

Montefiore Hill was identified and integrated into Light's original Plan of Adelaide. Its geographical significance was re-awakened with the State centenary in 1936, when it was re-created as a formal lookout and designated as 'Light's Vision', with the creation of a small northern Italian landscape on its crest. At the time, the Council and architect Walter Bagot recognised the geographical importance of Montefiore Hill, designed and planted significant features on its crest, and kept its flanks clear of vegetation to heighten its prominence.

War Memorial Oak (State heritage place)

The War Memorial Oak in Creswell Gardens was the first tree planted in Australia to memorialise the outbreak of World War One. The oak was planted on 29 August 1914 by the then Governor of South Australia, just 25 days after the declaration of war between Great Britain and Germany. Its purpose was not to commemorate the War, but to inspire patriotism.

Statue of Hercules (State heritage place)

The Statue of Hercules was a gift to the City by philanthropist William Austin Horn in 1892 and is a copy of the Farnese Hercules excavated in Naples. The statue was relocated to Pennington Gardens West in 1930 following renovations to Victoria Square / Tarntanyangga.

Memorial to Captain Ross Smith (State heritage place)

This memorial in Creswell Gardens was unveiled on 10 December 1927 to commemorate the anniversary of the landing of Sir Ross Smith after his flight from England to Australia in 1919. The statue carries four bronze reliefs depicting the events of the flight. The flight by the South Australian-born aviator is considered a symbolic challenge to the perceived isolation of Australia from the rest of the world.

Pennington Gardens West and Creswell Gardens

From about 1900, these gardens served as meeting points and important aesthetic entrances to Adelaide Oval as sporting events became more formalised and attendance numbers increased. This prompted the crafting in the early 1900s of a gardenesque landscape setting which, although modified during the Oval redevelopment between 2012 and 2014, retains essential elements of its creation and planting.

Pennington Gardens Fountain (previously known as the Creswell Gardens Fountain)

This is a large Victorian-style cast-iron fountain created for the 1885 Adelaide International Exhibition and relocated to Creswell Gardens in 1909. It was then relocated from Creswell Gardens to Pennington Gardens during the redevelopment of Adelaide Oval in 2014. The 2007 Cultural Landscape Assessment described the fountain as having high significance and recommended it for inclusion on the State Heritage Register.

Adelaide Oval Precinct (part of Tarntanya Wama - Park 26)

Remnant White Cedar Pathway

Immediately west of the entrance roadway from Pennington Terrace are four white cedar trees (*Melia azedarach* var. *australasica*). These are the remnants of White Cedar Avenue, which was established by the City Gardener, August Pelzer, in 1907 and which stretched diagonally from Pennington Terrace to Adelaide Oval. The avenue was considered the oldest remaining White Cedar Avenue in the Park Lands north of the River Torrens / Karrawirra Pari, until it was removed in 2012 as part of the Adelaide Oval redevelopment.

Creswell Gardens sign

This arched sign consists of two cast-iron columns, partially fluted, with stylised Corinthian capitals topped by scrolls and spiked finials. The sign was installed in October 1910 with restoration works by Council in 1989.

The 2007 Cultural Landscape Assessment described the sign as having high significance and recommended it for inclusion on the State Heritage Register.

Sir Donald Bradman Statue

A statue commemorating the internationally renowned cricketer Sir Donald Bradman (1908–2001) is located near the eastern entrance to the Oval. Designed by Adelaide artist Robert Hannaford and standing 2.5 metres high on a 1.5 metre stone plinth, it was unveiled in February 2002.

Other memorials and plaques

Other memorials and plaques present in the precinct are:

- Bereaved Through Suicide Support Memorial
- The Compassionate Friends Memorial
- Homicide Victims of South Australia Memorial
- Light's Vision Sundial (originally located on Montefiore Hill lookout prior to erection of the Colonel Light Statue)
- Jack Reedman Memorial Drinking Fountain (erected in 1929 to honour J. C. Reedman, an outstanding player of both Australian rules football and cricket in the late 19th century).

Recent changes

The redevelopment of Adelaide Oval between 2012 and 2014 resulted in significant changes to the built form of the Oval, Creswell Gardens, Pennington Gardens West and the area to the north now known as Stella Bowen Park. These include:

- removal of Laffer Gardens from Pennington Gardens
- contraction and redesign of Creswell Gardens
- loss of most of White Cedar Avenue from the northern area
- demolition of the ticket house on the eastern side of the Oval.

There was also some more recent westwards expansion of Oval No 2 in 2015 and consequent changes to the pathway adjacent to Montefiore Hill and to the landscaping of the Montefiore Hill embankment.

3. DRIVERS OF CHANGE

The very significant redevelopment of Adelaide Oval and the associated changes to the precinct have been completed and no more major changes are planned.

The Memorial Drive Tennis Centre completed a redevelopment in 2019. This included:

- a new woven fibreglass membrane fabric roof over the existing stands and centre courts
- LED lighting to tournament standard on all match and practice courts
- refurbishment of the international standard court platform.

A new hotel, integrated into the eastern façade of the existing structure, was completed in September 2020. As it is located within the Core Area it is not subject to this CLMP.

However, patronage of the hotel is likely to result in increased incidental use of the Park Lands in the precinct; monitoring of assets will assess whether higher levels of maintenance are required.

4. POLICIES AND PROPOSALS FOR THE USE AND MANAGEMENT OF THE ADELAIDE OVAL PRECINCT

General

The following policy statements are based on the intent of the Adelaide Oval Precinct Landscape Master Plan when developed and adopted in September 2014.

The Adelaide Oval precinct sits within the River Torrens valley and the natural topography of the site should be respected. The rising and falling Park Lands setting either side of King William Rd serves as an important entry to the City.

Adelaide Oval, the tennis facilities and Next Generation Fitness Centre are to retain their open, formal, high-quality Park Lands setting. In general, the landscape should be turfed, irrigated with large ornamental trees providing shade and a high level of amenity.

The existing extent and spatial arrangements of gardens, trees, paths and open grassed areas will be maintained to a very high standard as a park setting.

The precinct's significant cultural heritage and Victorian character will be recognised and interpreted in a contemporary manner. This character includes:

- considered placement of statues, memorials and fountains
- formal axial pathways
- the first tree planted as a war memorial in Australia
- a European landscape of large, long-lived shade trees, grass and herbaceous borders.

The landscape heritage will be recognised and reinforced.

The existing structure of the gardens and open Park Lands will be preserved; this includes existing roadways, pathways and mature trees (including eucalypts, elms, oaks, figs and white cedars).

Monuments should be retained in their current locations.

Permanent built form is inconsistent with the purpose, design and use of the landscape, with the exception of traditional gardenesque structures such as small gazebos or rotundas.

Existing open grassed spaces are to be retained and framed by large shady trees.

New tree species will be long-lived, tall shade trees including *Araucaria*, *Ficus*, *Platanus*, *Quercus*, *Pinus* and *Ulmus*. Both deciduous and evergreen species are acceptable, consistent with existing trees.

Adelaide Oval Precinct (part of Tarntanya Wama - Park 26)

Herbaceous shrub and garden beds will continue to be predominant in Creswell and Pennington Gardens, including preservation of the existing garden bed between Pennington Gardens and Stella Bowen Park. The locations and design of beds should be consistent with crime prevention through environmental design (CPTED) principles. The planting character of the beds should be colourful and favour species that flower and display seasonally.

Species selection and replacement is to be agreed upon with CoA.

Periodic reviews should be undertaken with landscape experts and qualified arborists; this should be undertaken at least annually.

Periodic turf review should be conducted with CoA staff.

The water that is used will be predominantly from the Glenelg to Adelaide Park Lands recycled water scheme and the Torrens Lake.

Creswell Gardens and Pennington Gardens West

The integrity of Creswell Gardens and Pennington Gardens West as garden landscapes will be retained and reinforced.

The Creswell Gardens sign will be retained.

Weddings and small daytime community and cultural events are appropriate in Creswell Gardens and Pennington Gardens West, with a maximum attendance of 1,000 and 5,000 people respectively. Major events and events of a commercial nature are not appropriate.

Stella Bowen Park

Stella Bowen Park will continue to be managed as a grassed, well-watered, versatile and open landscape with large shady trees.

The Adelaide Oval Licence permits the SMA first rights in Stella Bowen Park for activities specified under section 7(6) of the AORM Act (refer to Policies for the Granting of Leases or Licences, Section 6, p 18).

When the SMA is not using the Park:

- weddings and small community and cultural events with attendance of up to 1,500 people are appropriate during daylight hours
- CoA will consult with the SMA to ensure the Park is available when considering applications for such events
- events of a commercial nature are not appropriate
- given its proximity to residential areas, large events are not appropriate.

Light's Vision

The open, ornamental and historic characteristics of Light's Vision and Montefiore Hill, with the associated unimpeded views to and from the Oval, will be retained. The characteristic Tuscan-style balustrading will be retained.

Generally, events are not appropriate within the Light's Vision garden area, given the small size of the area, its formality and design, and frequent visits by tourists. However, small events such as weddings, gatherings and small social functions may be acceptable, with proposals being assessed by the City of Adelaide's events team.

Events of a commercial nature are not appropriate.

Oval No 2

The "village green" character of Oval No 2 will be retained, by:

- perimeter plantings of large, ornamental shady trees
- the absence of built form

- the optional inclusion of modest scaled seating to accommodate up to 100 people, which may be covered for shade and rain protection but must be unenclosed
- ensuring the picket fence allows for reasonable public access
- restricting the existing roadway to its current width and alignment.

The Adelaide Oval Licence permits use of Oval No 2 on an ancillary basis in conjunction with use of the Adelaide Oval Core Area. In addition to this licensed ancillary use, Oval No. 2 is permitted to be used for standalone events subject to the following conditions:

- No more than eight community, cultural or music events per calendar year.
- No more than 15,000 people in attendance / event tickets.
- All sound delivery equipment facing southwards / towards the city.
- Demonstrated compliance with the COA's Event Noise Mitigation Standard Operating Procedures.
- Provision of a copy of the proposed traffic management plan.
- Effective scheduling to ensure there is no conflict with other city events, activities or projects and to minimise disruption to the daily life of the city.
- Approval from the CoA Chief Executive Officer.

Oval No 2 was expanded in 2015 to enable the playing of first-class cricket (Figures 5 and 6). This expansion included an access road to facilitate the movement of wickets, a retaining wall to support the Montefiore Road embankment and a traditional picket fence.



Figure 5: 2008 Oval No 2 showing the 2008 and 2019 boundaries



Figure 6: 2019 Oval No 2 showing the 2008 and 2019 boundaries

Peripheral areas

A landscape plan should be developed for the corner of Montefiore Road and War Memorial Drive that provides a turfed, irrigated and formal setting for the Moreton Bay fig that features prominently on this corner.

A landscape plan should be developed for the War Memorial Drive frontage that:

- reinforces the Park Lands character of the precinct
- includes a wide, formal path to accommodate the large numbers of pedestrians moving to and from the Oval and Tennis Centre.

Parking

Permanent car parking will be limited to that identified in Figures 7 and 8 (with the exception of parking in the Core Area, which is not subject to this CLMP).

The public car park adjacent to Light's Vision will be retained.

Event car parking, as approved by the Stadium Management Authority (SMA), may occur within any part of the Licence Area, which accommodates approximately 1,350 cars.

Parking on grassed areas must be managed in a sustainable manner including:

- use of robust grass species
- adequate resting of areas
- adequate watering
- coring, slicing and other measures to prevent compaction
- tree protection zones to protect root systems.



Figure 7: Permanent car parking permitted north of Adelaide Oval



Figure 8: Permanent car parking permitted in Memorial Drive Tennis Club and Tennis SA leased areas

Dog management

Dogs must be kept on-leash, which means that a person is controlling the dog:

- by means of a chain, cord or leash that does not exceed 2 metres in length, or
- by tethering it to a fixed object by means of a chain, cord or leash that does not exceed 2 metres in length.

5. PUBLIC USE AND MOVEMENT THROUGH PARK 26

The precinct serves as an important pedestrian and cycling corridor between North Adelaide and the CBD, providing people with a relaxing and enjoyable landscape through which to move. The precinct also provides many important locations for people to enjoy the Park Lands and engage with the heritage of the precinct.

Adelaide Oval Licence Area

Under the AORM ACT, the Licence Area is to generally remain publicly accessible Park Lands.

In accordance with clause 6.2 of the licence for the Licence Area, the Minister or SMA must not unreasonably withhold its consent to any request from the public to use the Licence Area land if that use of the land would not interfere with any use of the land by the SMA, SACA or South Australian National Football League (SANFL).

The pedestrian and bicycle routes (Figure 9) will be maintained, except as limited by the provisions of the Adelaide Oval Licence, particularly those under clause 7 regarding fences or barriers.

Explore options to provide a more pleasant walking environment along Montefiore Road, including further landscaping and moving the new pedestrian pathway further into the park.



Figure 9: Pedestrian and cycling routes shown in blue

Adelaide Oval Core Area

Public use and movement in the Core Area are restricted in accordance with the provisions of the AORM Act and the Lease; the provisions of this CLMP do not apply to that area.

6. POLICIES FOR THE GRANTING OF LEASES OR LICENCES

As outlined in Section 1 of this part of the CLMP, governance of the Core Area and Licence Area is guided by a lease and a licence respectively, which are required under the AORM Act. More detail on these is provided below, including information on provisions around other leases, subleases, licences and sub-licences in the Core Area and Licence Area.

Outside of the Core Area and Licence Area, leases and licences will only be granted by CoA where they support outdoor recreational activity. Event holders may be granted temporary leases and/or licences.

More detailed provisions can be found in CoA's Adelaide Park Lands Leasing and Licensing Policy, and Adelaide Park Lands Events Management Plan 2016–2020.

In the following subsections, the name "Council" is used synonymously with "City of Adelaide", for consistency with the language of the AORM Act.

Adelaide Oval Core Area Lease

Although the provisions of this CLMP do not apply to the Core Area, the following information is included because it is relevant to the management of the precinct and the protection of its cultural and heritage values.

Section 4 of the AORM Act relates to the granting of a lease for the Adelaide Oval Core Area by Council to the Minister, and section 5 relates to the granting of a sublease from the Minister to the SMA.

Pursuant to section 4 of the AORM Act, the Core Area (see Figure 3) has been leased by the Council to the Minister responsible for the AORM Act for a period of 80 years, expiring 16 November 2091.

Pursuant to the AORM Act, the Adelaide Oval Core Area must be used predominantly for the purposes of a sporting facility (including related uses and with recreational, entertainment, social and other uses being allowed on an ancillary or temporary basis from time to time).

The lease is not subject to Chapter 11 of the LG Act or section 21 of the APL Act.

Relevant provisions of the Core Area Lease

Some provisions of the Core Area lease that are of relevance to this CLMP are:

- The Adelaide Oval Core Area must continue to be named Adelaide Oval.
- The Adelaide Oval scoreboard must be maintained in good condition where it stands on the commencement of this Act.
- At least 1,200 square metres of grassed open space must be kept at the northern end of Adelaide Oval (between the scoreboard and the western stands). However, this does not prevent the placing of a building or other structure on that open space:
 - on a temporary basis for a period not exceeding 1 month, or
 - on a temporary basis for the purposes of a special event or activity prescribed by the regulations for the purposes of this paragraph.
- The Minister (or any other person) must not remove or substantially alter any Moreton Bay fig tree (*Ficus macrophylla*) located within the Adelaide Oval Core Area without the approval of the Council (which approval must not be unreasonably withheld).

Adelaide Oval Precinct (part of Tarntanya Wama - Park 26)

- Except to the extent of these specific provisions, the Minister is authorised to manage any part of the Adelaide Oval Core Area that is subject to a lease under this section in such manner as the Minister thinks fit.
- The Lessee acknowledges that the Adelaide Oval Core Area is, and is situated within, Park Lands (as defined in the APL Act).
- As a consequence, the Lessee shall use its best endeavours to appropriately activate and integrate the use of the Outer Core Area with the surrounding Park Lands, where:
 - Outer Core Area means the land within the Adelaide Oval Core Area other than Adelaide Oval
 - Adelaide Oval means the land on which the stadium within the Adelaide Oval Core Area is situated.

Sublease to the SMA

Under section 5 of the AORM ACT, the Minister is authorised to grant a sublease to the SMA over any part of the Adelaide Oval Core Area. The consent of the Council is not required before the Minister grants a sublease.

The Minister granted such a sublease to the SMA, which commenced on 15 March 2012 and will expire on 16 November 2091.

A sublease must be subject to the rights of SACA and the SANFL set out in licences granted by the Minister that provide certain rights to unrestricted and exclusive use of Adelaide Oval for the playing of cricket (SACA) and football (SANFL) during respective designated periods of the year.

The AORM Act permits further subleases or licences over any part of the area (subject to the consent of the Minister).

A sublease under section 5 of the AORM Act is not subject to Chapter 11 of the LG Act (Land) or section 21 of the APL Act (Leases and licences granted by Council).

Adelaide Oval Licence Area Licence

Section 7 of the AORM Act relates to the granting of a licence to the Minister for the Adelaide Oval Licence Area, and to related sub-licences.

Pursuant to the AORM Act, the Council must, at the request of the Minister, grant a licence to the Minister over all of the Adelaide Oval Licence Area (Figure 3), or any part of that area specified by the Minister.

The licence must:

- be for a term specified by the Minister (being a term of up to 20 years)
- at the request of the Minister, be extended or renewed for one or more periods of up to 20 years at a time, subject to the qualification that the total term of a licence must not exceed 80 years.

The first (and current) licence between Council and the Minister for Transport and Infrastructure commenced on 1 December 2011 and expires on 30 November 2031, with a further three terms of twenty years each to potentially be granted upon request.

Under section 7(16) of the AORM Act, a licence under section 7 of that Act is not subject to section 202 of the LG Act (Alienation of community land by lease or licence) or section 21 of the APL Act (Leases and licences granted by Council).

Adelaide Oval Sub-licences

Pursuant to the AORM Act, the Minister may, after consultation with the Council, grant a sub-licence over any land that is subject to a licence between the Minister and the Council.

Sub-licences exist between the Minister for Transport and Infrastructure and the:

- SMA, commencing 8 December 2014 and expiring 30 November 2031
- SANFL, commencing 8 December 2014 and expiring 30 November 2031
- SACA, commencing 8 December 2014 and expiring 30 November 2031.

Subject to review (on application by either Council or the Minister) by the State Commission Assessment Panel, the licence will only be subject to such terms and conditions as the Minister may specify after consultation with the Council.

The Minister may cancel a sub-licence if the Minister considers that the holder of the sub-licence is not managing any land in a manner consistent with maintaining park lands for the use and enjoyment of members of the public or with the provisions of the CLMP.

Licensed uses for the Adelaide Oval Licence Area

Under section 7(6) of the AORM Act, a licence or sub-licence authorises use of the land for the purposes of:

- providing car parking on grassed areas within a park-like setting in association with events at Adelaide Oval or Adelaide Oval No 2, or otherwise in accordance with the regulations (no such regulations currently exist); or
- providing reasonable access (including vehicular access) to any part of the Adelaide Oval Core Area; or
- activities that are ancillary to the redevelopment of Adelaide Oval or Adelaide Oval No 2; or
- activities that are ancillary to the use of Adelaide Oval or Adelaide Oval No 2 and take place
 - on a temporary basis for a period not exceeding one month, or
 - on a temporary basis for the purposes of a special event or activity prescribed by the regulations for the purposes of this paragraph; or
- providing facilities for the playing and watching of sport at Adelaide Oval No 2; or
- any other activity prescribed by the regulations for the purposes of this paragraph (no such regulations currently exist).

Section 7(8) of the AORM Act stipulates that public car parking must be limited to the area designated in Schedule 5 of that Act, which corresponds with the Licence Area.

Adelaide Oval Redevelopment and Management Act 2011: Additional relevant provisions

Under section 7(10), any use of or any associated works on the Licence Area will be subject to the provisions of Council's management plan (this CLMP) that relate to the Adelaide Oval Licence Area (subject to subsections (11), (12) and (13) of section 10).

Under section 7(11), any new Council management plan (CLMP) requires the agreement of the Minister.

Under section 7(12), the Minister may apply for a review by the State Commission Assessment Panel if the Minister considers a provision of the management plan (CLMP) is unreasonable in connection with the use of any part of the Adelaide Oval Licence Area or that the Council is acting unreasonably in relation to the administration or implementation of the management plan.

Also under section 7(12), the Council may apply for a review by the State Commission Assessment Panel if it considers that the Minister is acting unreasonably in refusing to agree to an amendment or new management plan (CLMP).

Adelaide Oval Precinct (part of Tarntanya Wama - Park 26)

Under section 7(14), the Minister, or a person authorised by the Minister, may carry out works on land subject to the licence (including by undertaking excavations, changing the form of any land, and forming paths or access roads).

Section 12 requires that Council must not grant a prescribed lease, licence or approval in relation to any part of the adjacent area without the consent of the SMA, where “adjacent area” and “prescribed lease, licence or approval” are defined in section 12(3).

There are currently no regulations in place for the Act.

Adelaide Oval No 2

Adelaide Oval No 2 is within the Adelaide Oval Licence Area (Figure 3) and is managed by the relevant provisions of this CLMP, that Licence and the AORM Act.

Adelaide Oval liquor licensing

The SMA was granted (16 November 2019) an On Premises Licence (57102633) to sell liquor in accordance with the *Liquor Licensing Act 1997*.

The liquor licence refers to two areas known as “Area 1” and “Area 2”. “Area 1” sits within the Core Area and, therefore, falls outside of the consideration of this CLMP. “Area 2” sits to the north of the Oval, within the Adelaide Oval Licence Area; therefore, it is relevant to this CLMP.

Due to the potential impact on adjacent residents and businesses of serving liquor in areas external to the stadium, no further extension of the liquor licence areas should be considered.

Tennis SA lease

City of Adelaide has granted Tennis SA Inc a 42-year lease (Figure 10) for the period 1 July 2015 to 30 June 2057, for the following permitted uses:

- administration of tennis within the State of South Australia
- conduct of any international or local tennis tournament or tennis competition
- conducting of any tennis coaching
- conduct of other tennis-related activities
- conduct of such other sporting events as the Lessor shall approve in writing from time to time designed to achieve the optimum use of the Premises at all times during the year and for which the facilities of the Premises are suitable and which attract spectator interest
- use as offices or gymnasiums or treatment by sports-related person or organisations
- use for entertainment by way of concerts or similar functions.

The Lessee may also use the Premises for other uses (provided the Lessee obtains written consent via a decision of the Council), being:

- a use to be conducted on an ongoing basis, or
- a use to be undertaken in respect of a specific function or event.

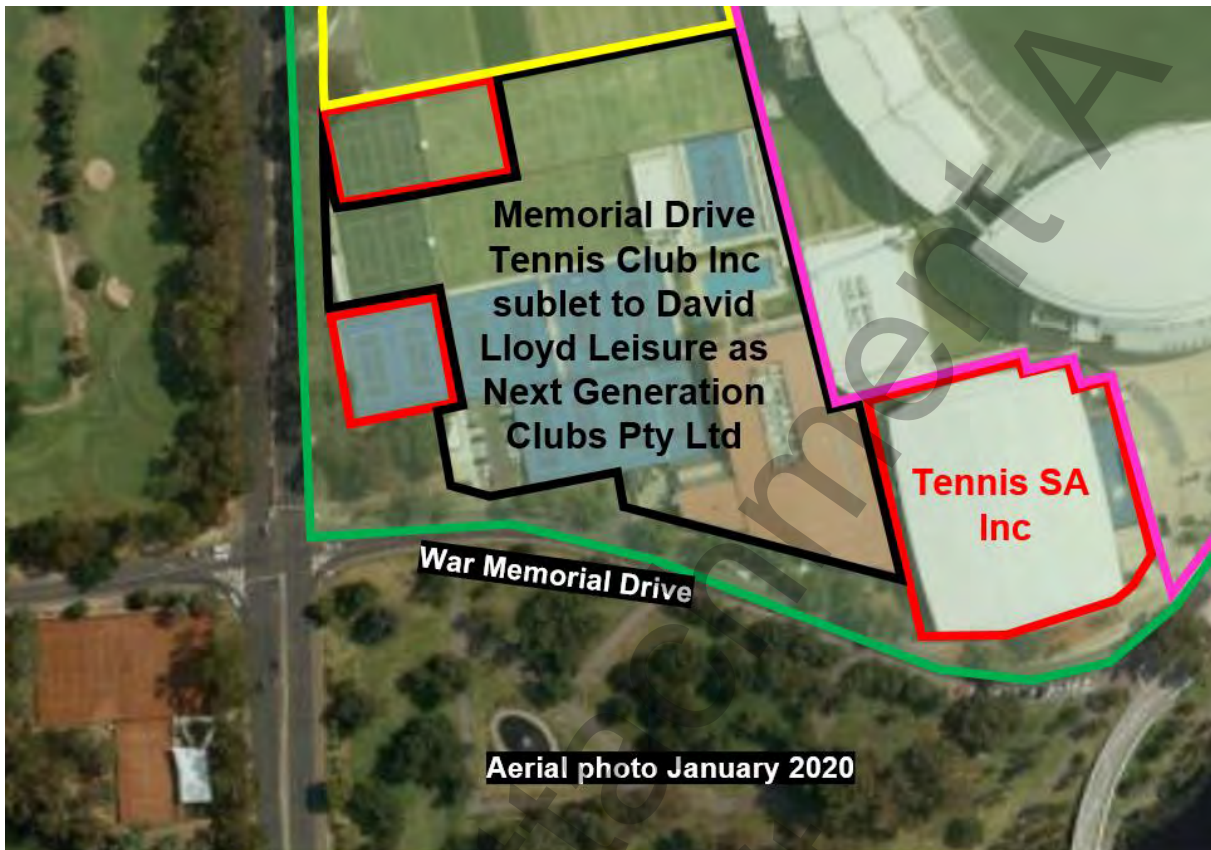


Figure 10: Tennis SA Lease (red) and Memorial Drive Tennis Club lease / Next Generation sublease (black)

Memorial Drive Tennis Club lease / Next Generation sublease

City of Adelaide has granted Memorial Drive Tennis Club Inc a 50-year lease (Figure 10) for the period 1 January 1999 to 31 December 2048. Memorial Drive Tennis Club Inc has granted David Lloyd Leisure Memorial Drive Pty Ltd a 50-year sublease (Figure 10) for the period 1 January 1999 to 31 December 2048. The lease and sublease are for the following permitted uses:

- international or local tennis tournament or tennis competitions
- tennis coaching
- a sporting and leisure centre for the use of the members of the lessee
- sporting events, functions or events as the lessee shall approve.

On 26 September 2017, Council approved two single-storey pavilions and two small structures (Figure 11) as part of a site redevelopment. The pavilion south of War Memorial Drive is outside the scope of this Adelaide Oval part of the CLMP.

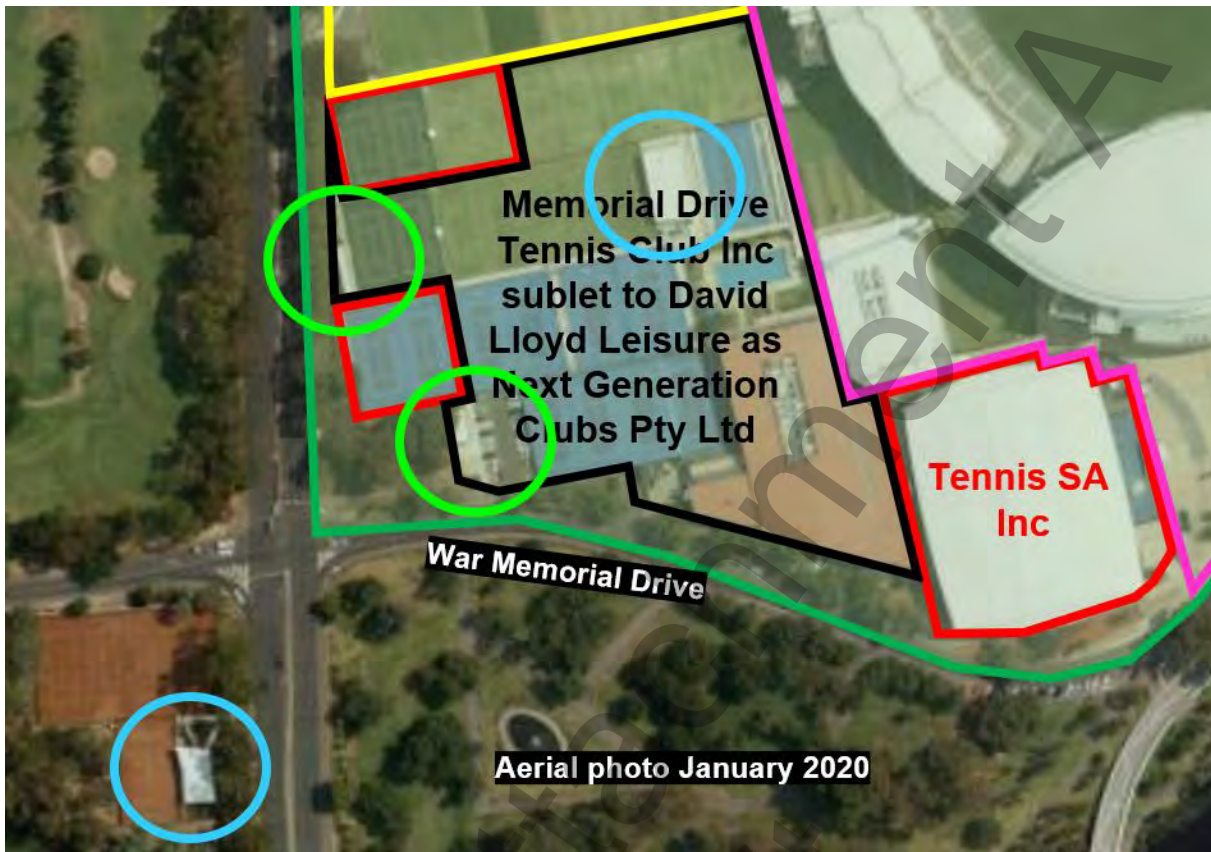


Figure 11: Approved pavilions (blue) and structures (green)

Other leases or licences

The City of Adelaide will not grant further leases or licences for business purposes for the land covered by this part of the CLMP other than for events as provided for in this CLMP.

As stated above, in accordance with section 12 of the AORM Act, Council will not grant a prescribed lease, licence or approval in relation to any part of the adjacent area (comprising the land area of this part of the CLMP) without the consent of the SMA.

7. CIRCUMSTANCES NOT PROVIDED FOR

This CLMP recognises that not all proposals for the management and enhancement of the Adelaide Oval precinct part of Park 26 can be foreseen. Any significant change not provided for here should be considered within the broader planning framework provided by the Adelaide Park Lands Management Strategy and considered as an amendment to this CLMP.

8. MASTER PLAN

CoA adopted the Adelaide Oval Precinct Master Plan in September 2014, as shown in Figure 12, and this forms part of this CLMP.

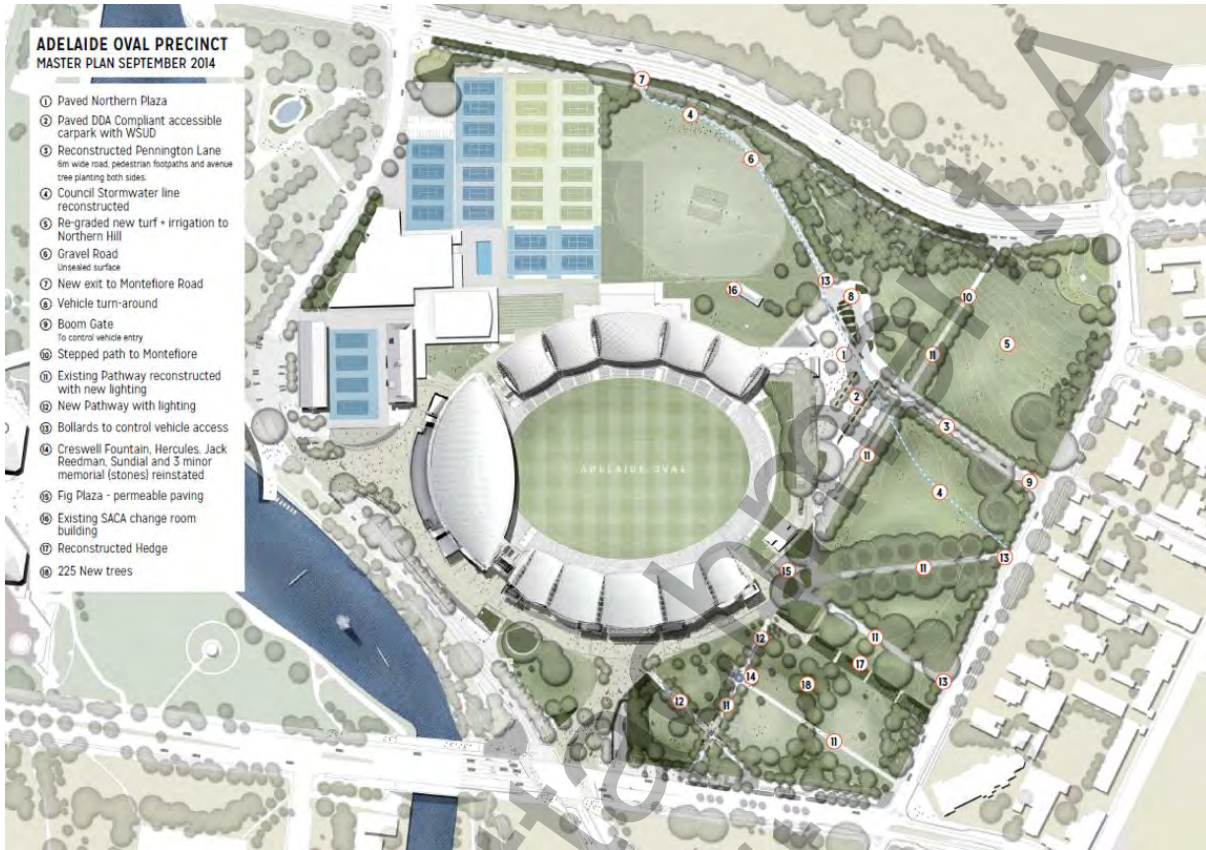


Figure 12: Adelaide Oval Precinct Master Plan 2014

Item 8.1 - Adelaide Draft



APPENDIX A: HISTORICAL TIMELINE FOR ADELAIDE OVAL

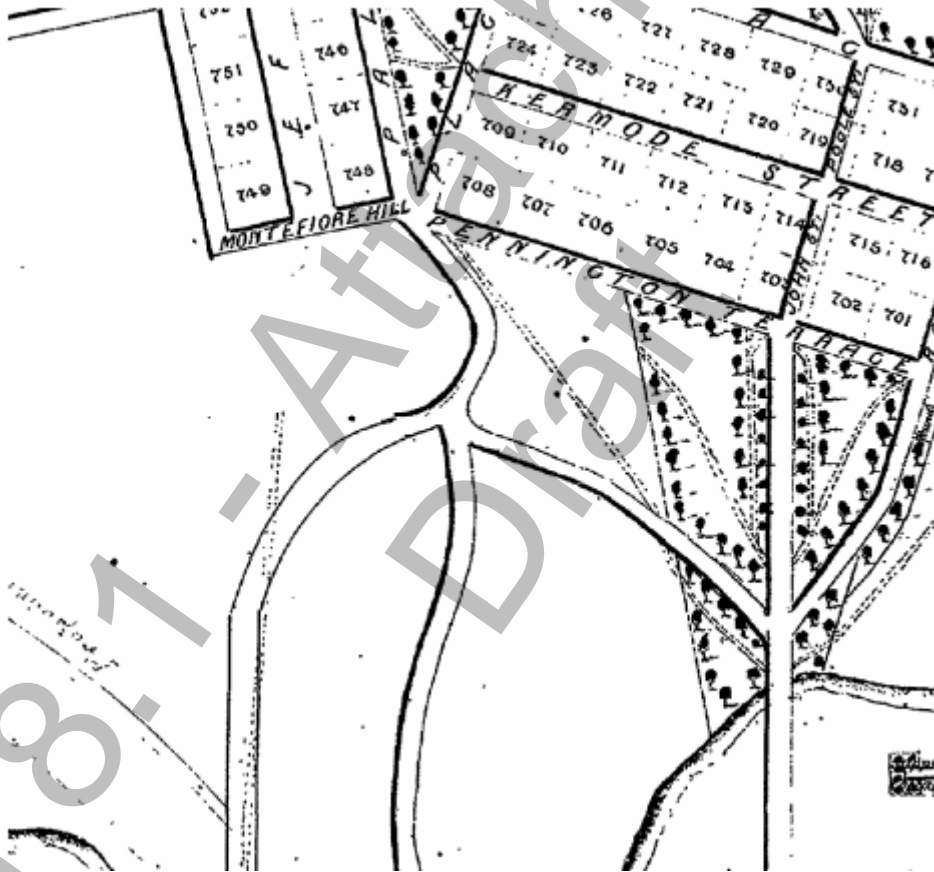
- 1843–47 Newspaper reports of Aboriginal ceremonies and camps on the northern side of the river.
- 1854 King William Road (the northern extension of King William Street) formalised by the Governor.
- 1865 Plantation of trees (probably olives) established either side of King William Road between the River and Pennington Terrace (visible in the extract from the 1865 Duryea panorama in Appendix B).
- 1869 The SA Cricket Club leased 6 acres (2.4 ha) of Park Lands just north of the River and west of King William Road to lay a cricket pitch.
- 1871 South Australian Cricket Association (SACA) formed. *Adelaide Oval Act 1872* enacted, enabling substantial development over a 12-acre (4.8-ha) site.
- 1877 Australian Rules football first played on the Oval.
- 1880 Brown's Plan recommends two carriageways be established, one approximately on the present alignment of War Memorial Drive and one that swept around the northern side of the Oval to Montefiore Hill.
- 1886 Formal roadway constructed from King William Rd (later Victor Richardson Road).
- 1894 Oval No 2 informally established.
- 1897 *Adelaide Oval Act 1897* replaced the *Adelaide Oval Act 1871*, enabling the Corporation to grant a 25-year lease to SACA over 6.47 ha.
- 1898–99 SACA establishes bowling greens, lawn tennis courts, bicycle mounds and re-erection of new perimeter fencing in line within the new leasehold boundaries.
- 1902 "Victoria Bridge Road" renamed "Montefiore Hill Road".
- 1906 Pelzer begins work on Pennington Gardens West.
- 1909 Creswell Park works commence, involving five lawns, flower beds and an ornamental fountain that was moved from the Exhibition Building Site on North Terrace.
- 1910 White Cedar Avenue established to the north of the Oval and Creswell Park (Gardens) sign erected.
- 1911 New scoreboard completed.
- 1913 Main path through Creswell Gardens widened.
- 1914 War Memorial Oak planted in Creswell Gardens.
- 1919 Lawn Tennis Association Lease granted for 1.33 ha. Construction commenced in 1920 and the facility was opened in 1921. War Memorial Drive construction commenced.
- 1923 Lawn tennis Association extends leased area by 1.0 ha.
- 1924 Lawn Tennis Association seeks a further extension of 0.1 ha on the southern perimeter, which Council approved subject to no buildings being erected on the site and the return to Council of an unused 0.1 ha of land elsewhere on site.
- 1925 Parking commences on the area to the north of the Oval (now Stella Bowen Park) due to the increased use of motor vehicles.
- 1926 Automatic sprinkler system installed in Creswell Garden, the first of its kind.

- 1927 Sir Ross Smith statue unveiled.
- 1930 Hercules statue moved from Victoria Square to Pennington Gardens West.
- 1934 Lawn tennis Association granted 1.0 ha lease at the corner of Montefiore and War Memorial Drive.
- 1935 Light's Vision developed, originally known as Montefiore Lookout.
- 1936 Lawn Tennis Association constructs new stands and four additional courts.
- 1938 Light's statue moved to the site from Victoria Square; site renamed Light's Vision.
- 1953 Pinky Flat redeveloped to accommodate parking for 660 cars.
- 1964–65 Montefiore Road realigned to connect directly to Jeffcott Street (taking out the eastern curve).
- 1967 Victor Richardson Gates installed.
- 1977 Laffer Gardens opened within Pennington Gardens.
- 2000 SACA and Council commissioned the Adelaide Oval Conservation Study Review.
- 2012–14 Oval redeveloped.
- 2019 Memorial Drive Centre Court redevelopment completed, including installation of a new woven fibreglass membrane fabric roof over the existing stands and centre courts.
- 2020 A new hotel, integrated into the eastern façade of the existing structure, opens.

APPENDIX B: HISTORICAL PHOTOGRAPHS AND PLANS



1865 - Duryea Panorama showing plantation on the future Pennington Gardens / Oval site



1865 - City Surveyor's Plan

Item 8.1 - Attachment A



Figure
Detail from *The Illustrated Sydney News*, July 1876, depicting the Adelaide Oval and fencing and structures that had been erected together with the Adelaide Bridge in the background. Source: ACC Archives.



Figure
Extract of a 'Plan of Adelaide' contained in *Boothby's Almanack* (1871) that depicts buildings and works extant in "Tandanya Womana Park 26. Note the position of a roadway along the southern bank of the River Torrens/Karrarura Panni, an unidentified structure at the site of the former River Torrens/Karrarura Panni ford, the "Victoria Bridge" and "City Bridge", the "Baths", the "Cricket Ground" of Adelaide Oval, and various pathways and roadways to the north and north-west of the Adelaide Oval "Cricket Ground". Source: *Boothby's Almanack* (1871).



Figure
Extract from a plan in Worriop's *History of the City of Adelaide*, from the foundation of the province of South Australia in 1836, to the end of the municipal year 1877 (1878) that depicts the position of the original River Torrens/Karrarura Panni ford and road route leading to the "Old Ford". Included is also the more recent Adelaide Bridge and Victoria Bridge, together with the "Baths", "The Oval", and the sweeping bend of Montefiore Road as it leads up the Hill to Palmer Place. Source: Worriop, *History of the City of Adelaide*, from the foundation of the province of South Australia in 1836, to the end of the municipal year 1877, map ends.



Figure
 Photograph by Captain Samuel Sweet, c.1877, depicting the Adelaide Oval with extant fencing and buildings, looking southwards towards Adelaide from Pennington Terrace with no vegetation in the foreground. Source: ACC archives; Mortlock Library B9138.

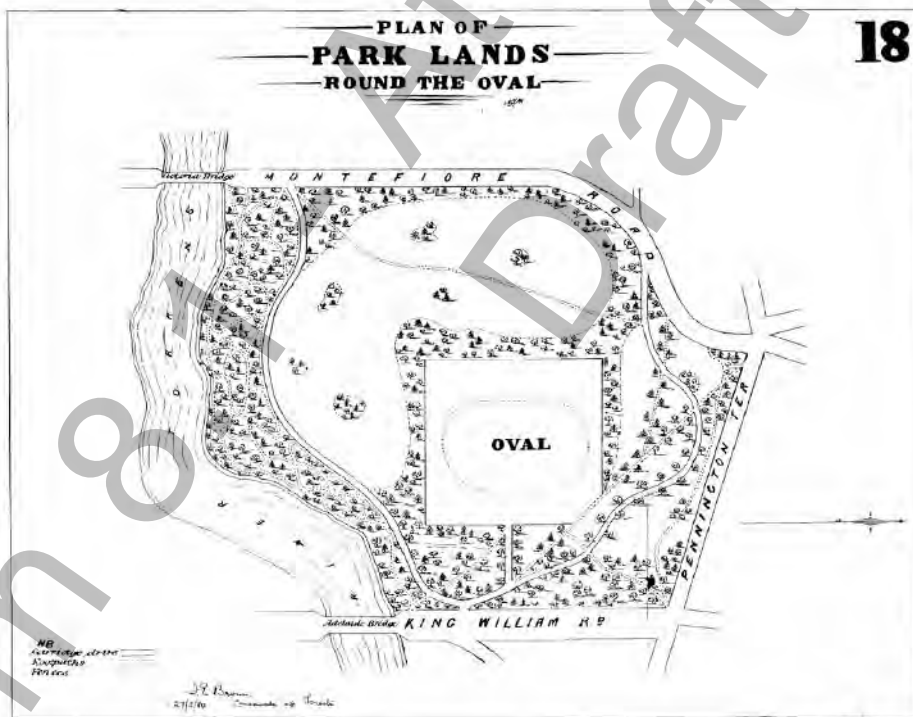
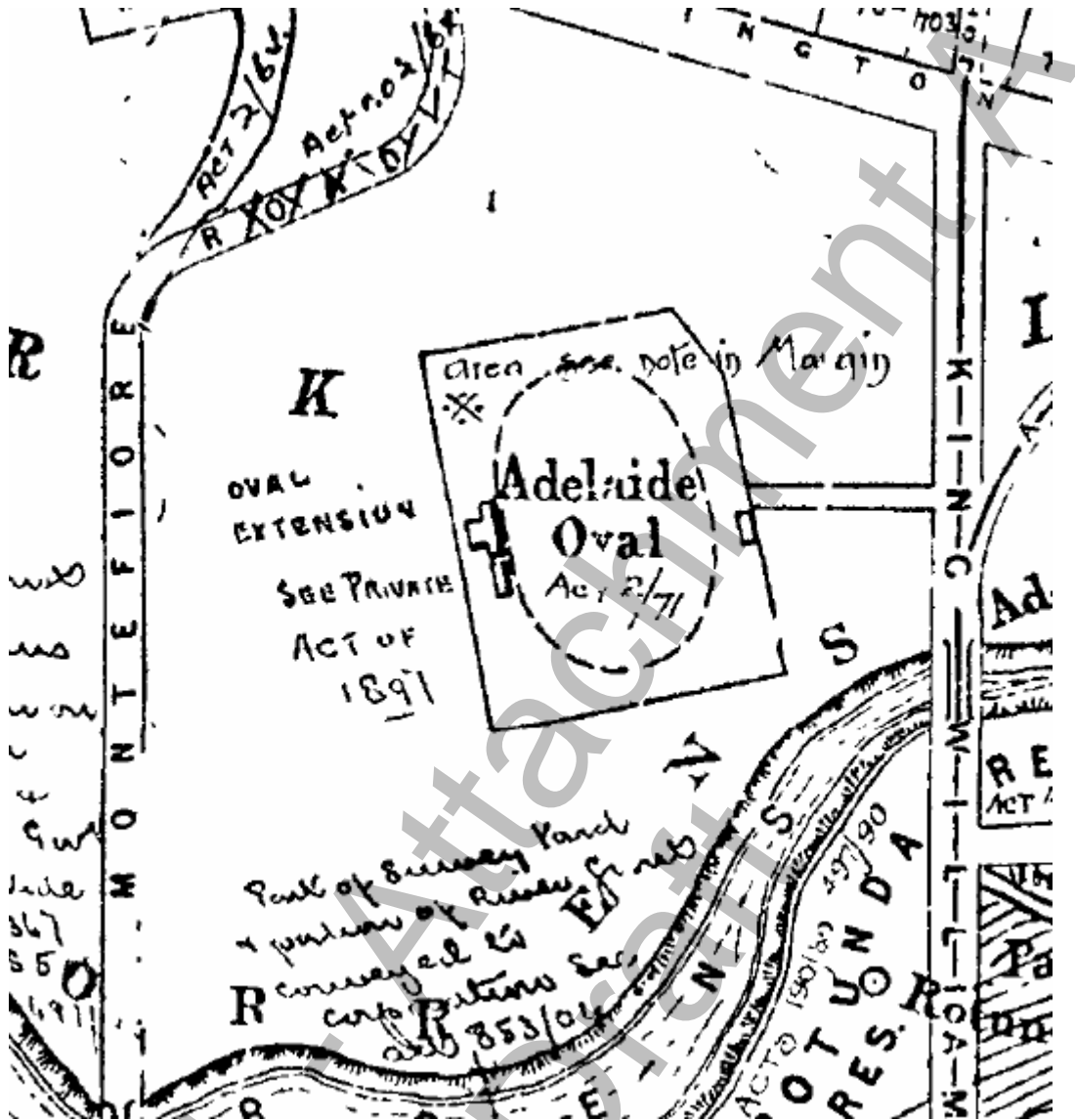


Figure
 Plan 18 prepared by Brown (1880) in his *Report on a System of Planting the Adelaide Park Lands* (1880) depicting the extensive tree planting proposed by Brown depicting intricate gardens along the River Torrens/Karrawirra Parri banks, two carriage drives radiating from the present Victor Richardson Road leading to Victoria Bridge and Montefiore Hill respectively, and dense plantings around the original Adelaide Oval leasehold. Source: ACC Archives.



1896 - Surveyors Plan

Item 8.1



Golden Wattle Park Community Land Management Plan & Building Concept

ITEM 8.2 03/09/2020
Adelaide Park Lands Authority

Program Contact:
Christie Anthoney, AD
Community & Culture 8203 7444

2018/00561
Public

Approving Officer:
Clare Mockler, Deputy CEO &
Director Culture

EXECUTIVE SUMMARY

This report summarises key findings of the community engagement undertaken on the draft Community Land Management Plan (CLMP) for Golden Wattle Park/Mirnu Wirra (Park 21W) and seeks the support of the Board in finalising the CLMP.

Following previous support for a 465sqm two level building incorporating an undercroft, a preliminary building concept has been developed to enable the Board to provide advice on the design.

With the support of the Board and Council, the sporting lessee in Park 21W will utilise the building concept to commence sourcing funds to deliver the building. Once the lessee has secured funding, a revised building concept commensurate with their budget will be tabled with the Board and Council for further consideration.

The design is consistent with the Adelaide Park Lands Building Design Guideline, although it is recommended that the revised design has a reduced overall building footprint that undergrounds the proposed rainwater tanks or includes these in the footprint calculations and demonstrates the visual and cost differences associated with incorporating and not incorporating an undercroft.

RECOMMENDATION

THAT THE ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Adelaide Park Lands Authority:

1. Notes the community engagement findings summarised in Attachment A to Item 8.2 on the Agenda for the meeting of the Board of the Adelaide Park Lands Authority held on 3 September 2020.
2. Supports the Community Land Management Plan for Golden Wattle Park/Mirnu Wirra (Park 21W) as per Attachment B to Item 8.2 on the Agenda for the meeting of the Board of the Adelaide Park Lands Authority held on 3 September 2020.
3. Notes the design intent of the preliminary building concept for Golden Wattle Park/Mirnu Wirra (Park 21W) as per Attachment C to Item 8.2 on the Agenda for the meeting of the Board of the Adelaide Park Lands Authority held on 3 September 2020, which has been developed for the purpose of the lessee seeking external funding.
4. Supports considering a revised building concept based on the design intent once funding is secured by the lessee, subject to:
 - 4.1. The proposed ground footprint of the building not exceeding 465sqm as defined by the Adelaide Park Lands Building Design Guideline.
 - 4.2. The proposed above ground rainwater tanks are undergrounded or counted towards the building ground footprint.
 - 4.3. Examination of the visual and cost differences associated with incorporating and not incorporating an undercroft.

IMPLICATIONS AND FINANCIALS

Adelaide Park Lands Management Strategy	<p>The Community Land Management Plan (CLMP) aligns with the Adelaide Park Lands Management Strategy (APLMS) with regard to Golden Wattle Park/Mirnu Wirra (Park 21W) and boosting activity within the park by providing a range of amenities to service the adjacent sporting activities, encouraging people into the open woodlands and activating the central area of the park while protecting the park's significant remnant vegetation.</p> <p>The proposed building concept aligns with Strategy 1.4 of the APLMS – 'Support activation of the Park Lands by upgrading and enhancing buildings and structures responsive to their park setting.'</p>
Policy	The preliminary building concept is consistent with the Park Lands Building Design Guideline, which aspires for community sports buildings that are 'purpose-designed, safe and accessible for participation in a wide variety of sports, while also providing multi-function spaces for flexible use by the wider community'.
Consultation	Two community engagement processes undertaken in December 2018 and May-June 2020 have informed the CLMP for Park 21W. Stakeholder engagement has informed the draft building design.
Resource	Not as a result of this report
Risk / Legal / Legislative	The City of Adelaide is required to review its CLMP for the Adelaide Park Lands at least once every five years. This report contains a revision to the CLMP chapter for Park 21W.
Opportunities	Supporting the preliminary building concept in-principle will enable the Adelaide Lutheran Sports and Recreation Association (ALSARA) to seek external funding to support delivery of new clubrooms.
20/21 Council Budget Allocation	There is no budget allocated in the 2020/21 Integrated Business Plan to this project.
Proposed Council 21/22 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
20/21 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Consistent with their current lease agreement, any future lease will require Adelaide Lutheran Sports and Recreation Association (ALSARA) to be responsible for ongoing maintenance costs related to a new building and associated sports infrastructure, excluding the proposed public amenities.
Other Funding Sources	The removal and remediation of the existing building and the provision of the proposed new building including the public amenities will need to be funded by ALSARA.

DISCUSSION

1. In August 2018, Council approved a draft Concept Plan for Golden Wattle Park/Mirnu Wirra (Park 21W) and provided in-principle agreement for:
 - 1.1. A centralised fit-for-purpose clubroom of a two level design not exceeding 465sqm of ground building footprint, incorporating an undercroft lower level and landscape architecture treatments.
 - 1.2. A formalised car park of 150 spaces with appropriate plantings and permeable surfaces.
2. Following a community engagement process undertaken in December 2018, the Concept Plan was revised with the proposed clubrooms and car park relocated to the western edge of the park and the car park capped at 112 spaces.
3. On 11 February 2020, following consideration by the Adelaide Park Lands Authority, Council approved the revised Concept Plan for Park 21W. At this same meeting, Council approved the release of a draft Community Land Management Plan (CLMP) for Park 21W for statutory consultation.

Community Engagement

4. We undertook community engagement on the draft CLMP between 25 May and 18 June 2020. Engagement during this period included:
 - 4.1. 423 people visited at least one page on the engagement webpage.
 - 4.2. 256 people viewed/downloaded a document.
 - 4.3. 46 people completed the submission form (45 online).
 - 4.4. Two City resident groups and two individuals submitted feedback in letter/e-mail format.
5. Of those that responded online, just three of the respondents lived in the City.
6. Key findings from the engagement were:
 - 6.1. The South West City Community Association and South-East City Residents Association both objected to the reference of permitting permanent off-street parking in Park 21W.
 - 6.2. The South West City Community Association requested a reference in the CLMP to no permanent liquor licences for facilities in Park 21W and objected to the section on 'circumstances not provided for'.
 - 6.3. The South-East City Residents Association requested more specific wording in relation to the former bitumen car entrance being replaced with a permeable path of an appropriate width.
 - 6.4. Due to the high conservation value of remnant species within the Key Biodiversity Zone, it was requested that removal of some trees and shrubs be considered in areas of high concentrations of remnant species to counter the effects of shading and competition.
 - 6.5. There were multiple references to the Wattle Grove and reinstatement of this historically significant (Gallipoli) war memorial.
 - 6.6. The majority of respondents strongly agreed (76%) or agreed (20%) with the CLMP objectives for use and management of Park 21W, while one person strongly disagreed.
 - 6.7. Most comments in relation to the CLMP objectives referred to this Plan leading to increased public/community use of Park 21W.
 - 6.8. The majority of respondents strongly agreed (73%) or agreed (20%) with the CLMP policies and proposals for use and management of Park 21W, whilst one person strongly disagreed.
 - 6.9. Most comments in relation to the CLMP policies and proposals referred to support for improved facilities.
 - 6.10. Additional comments and feedback were predominantly positive, with support expressed for improved recreation and sport facilities and safe car parking.
7. A summary of the community engagement findings is provided in **Attachment A**.

Community Land Management Plan

8. In response to the community engagement findings, a final draft of the CLMP for Park 21W is provided at **Attachment B**. Amendments to the CLMP are detailed below:

Comment/Topic	Response
No permanent off-street parking	The CLMP requires off street parking to be designed in a way that is sensitive to the Park Lands and contains parking controls to prevent general commuter parking, ensuring parking only occurs when the sports fields are in use. No change to the CLMP.
No permanent liquor licence	<p>Council's Park Lands Leasing and Licensing Policy supports lessees undertaking revenue generating activities to assist community organisations to remain financially sustainable.</p> <p>The sporting lessee in Park 21W has an existing liquor licence and we are not aware of any issues arising from the holding of this licence. The existing and proposed facilities are located away from residential areas.</p> <p>The CLMP identifies that the 'use of the building will be consistent with the operation of a community facility including limited sports administration duties, storage of equipment, sports related events, cultural activities, not for profit community development programs and events and operation of a small-scale café/kiosk'.</p> <p>No change to the CLMP.</p>
Don't agree with statement in Section 11 - Circumstances Not Provided For	Section 11 of the CLMP has been revised to require consideration by the Board and the Council prior to an amendment being proposed.
Remove/replace former bitumen car entrance off Greenhill Road	Section 7 of the CLMP has been revised to include 'the bitumen car entrance and associated infrastructure off Greenhill Road will be replaced with a permeable pedestrian path'.
Vegetation management within the Key Biodiversity Area	Section 7 of the CLMP has been revised to include 'undertake select removal of planted trees and shrubs in areas of high concentration of remnant species to counter the effects of shading and competition' and the Key Biodiversity Area (KBA) map amended to expand the 'protected conservation zone'. The area around the Wattle Grove site has been removed from the KBA recognising the focus on management of trees and less on ground cover and biodiversity.
Reinstatement of the Wattle Grove	<p>The CLMP recommends to 're-establish the Wattle Grove in the north-east corner of Park 21W giving consideration to the original landscape setting including the pergola'.</p> <p>To further support this, the CLMP has been revised to include a reference to the Wattle Grove in Section 6 – Objectives.</p>
Kaurna Statements	Sections 2 and 5 of the CLMP have been revised in consultation with Kaurna people.
Miscellaneous – Dog Management	Section 7 of the CLMP has been revised by removing a reference to designating shared paths as 'dog on lead' spaces. This was removed to ensure consistency of dog management across the Park Lands.

Draft Building Concept

- Adelaide Lutheran Sports and Recreation Association (ALSARA) is the head lessee of the sports facilities in Park 21W. The facilities are used by ALSARA football, cricket and soccer clubs and Concordia College. ALSARA also has a large netball club who utilise the clubroom facilities in Park 21W and play on the courts in Park 22.

10. Through sub-leasing and casual hire, the facilities are also used by SA Flying Disc Association, Sturt Street Community School, Gaelic Football, Glenunga Football Club, Reclink (sports program for vulnerable people), SAPSASA school sport, and many SANFL and AFL run programmes for juniors, women, multicultural groups and AFL 9s. ALSARA estimates that approximately 1,320 players and 34,834 people in total, including officials and supporters, visit the facilities each year.
11. A preliminary building concept has been developed to replace the existing building of 390sqm. The concept is shown at **Attachment C** and is a two level design incorporating an undercroft. While the ground floor area is 465sqm, the actual building footprint as defined by the Adelaide Park Lands Building Design Guideline is approximately 500sqm. The enclosed rainwater tanks area is another 66sqm.
12. The floorplan has been designed to optimise programming opportunities by the lessee for formal sporting activities and by external community groups for non-sporting community development activities. Consideration has been given to:
 - 12.1. Multiple summer sports occurring simultaneously (e.g. cricket, ultimate frisbee, netball).
 - 12.2. Multiple winter sports occurring simultaneously (e.g. Australian rules football, soccer, ultimate frisbee, netball).
 - 12.3. Storage facilities to support summer and winter sports, Sturt Street Community School/Children's Centre activities and Southwest City Petanque activities.
 - 12.4. Club development and community development activities on the upper level with change facilities to support performing arts.
 - 12.5. Providing public amenities and kiosk facilities that are externally accessible to all Park Lands users.
13. We have reviewed the preliminary building concept against the Adelaide Park Lands Building Design Guideline. The following is a summary of our review:
 - 13.1. While this building project does not achieve a consolidation of multiple buildings, it provides a new facility that can accommodate multiple user groups simultaneously and offers opportunities for non-sporting community groups to make use of the building and surrounding Park Lands.
 - 13.2. The siting of this building balances optimum solar orientation for best practice passive environmental design, with a relationship to the sporting fields that allows for premium viewing opportunities. The building is positioned towards the park edge to ensure the open nature of the park is not compromised.
 - 13.3. Extensive concealed rainwater tanks are proposed to retain water on site from the substantial roof catchment. The Guideline advocates for underground rainwater tanks and it is recommended that they either be undergrounded or counted in the building footprint calculations given they are well integrated in the design.
 - 13.4. The building has been designed to be viewed 'in the round' with no perceivable front or back and has a recessed base to give the appearance of minimal connection to the natural ground.
 - 13.5. The proposed material palette is appropriate for a building in the Park Lands, ensuring it will integrate well, be durable and is resistant to graffiti. In addition, the building's materials could be recycled at the end of its life.
 - 13.6. The building shows a comprehensive consideration of CPTED and universal access requirements, balanced with the design features that offer comfort and protection to intended building users and spectators.
 - 13.7. The design incorporates a partial undercroft. This results in a larger building envelope with retaining walls, ramps and steps required to support access to facilities on the 'ground floor' and puts the building at risk of flooding from stormwater surface flows. Raising the ground floor building level 300mm above natural ground will have the same impacts to universal access as the undercroft presents, but is likely to reduce construction costs and extend the life of the building.
 - 13.8. The flat roof assists the building to sit low in the Park Lands landscape. This is assisted further by the partial undercroft. If the undercroft was removed, the flat roof would still allow the building to be of an acceptable height in this park.
14. As the lessee, the Adelaide Lutheran Sports and Recreation Association (ALSARA) is responsible for funding the building. The purpose of this report is to seek support from the Board for the design intent of the preliminary building concept to enable the lessee to seek external funding.

15. The estimated construction cost of this building concept is over \$5,000,000. Whilst ALSARA has not commenced sourcing funds, this estimate is not considered viable and will require a wholesale reduction in the scale of the building. An obvious starting point is the ground building footprint (500sqm), which exceeds what was previously endorsed (465sqm) and it's recommended that the footprint be reduced to align with the previous decision.
16. To understand the amount of excavation, costs and risks associated with delivering an undercroft, it is recommended that the lessee examine the visual and cost differences of incorporating and not incorporating an undercroft.

Car Parking

17. The Concept Plan for Park 21W allows for an off-street car park located on the western edge of the park. The placement of the car park relies on the removal of the existing sports building in Park 21W.
18. With no identified timeframe for the delivery of the new building and removal of the existing building, designing the car park is not considered a priority at this point.

Next Steps

19. Subject to the approval of Council:
 - 19.1. The CLMP will be finalised for publication on Council's website.
 - 19.2. ALSARA will seek external funding for a new community sports building in Park 21W based on the design intent of the building concept shown in **Attachment C**.
20. Once ALSARA has secured funding for the sports building, a revised building concept commensurate with their budget will be tabled with the Board and Council for further consideration.

ATTACHMENTS

Attachment A – Park 21W Community Land Management Plan Community Engagement Summary

Attachment B – Golden Wattle Park/Mirnu Wirra (Park 21W) Community Land Management Plan

Attachment C – Park 21W Community Sports Building Preliminary Building Concept

- END OF REPORT -

COMMUNITY ENGAGEMENT SUMMARY

Draft Community Land Management Plan – Golden Wattle Park/Mirnu Wirra
(Park 21W)

July 2020

DOCUMENT PROPERTIES

Contact for enquiries and proposed changes

If you have any questions regarding this document, please contact:

Contact Officer: Ray Scheuboeck

Title: Senior Coordinator Recreation and Sport

Phone: (08) 8203 7688

Email: r.scheuboeck@cityofadelaide.com.au

Record Details

HPRM Reference: ACC2020/101343

HPRM Container: 2020/00346

1. BACKGROUND

Under the Local Government Act 1999 (SA), all Councils are required to develop management plans for community land which is under their care and control. These plans show the way in which the land is to be used.

On 4 February 2020, Council approved a Concept Plan for the enhancement of Golden Wattle Park/Mirnu Wirra (Park 21W). This Concept Plan was shaped by community feedback collected through a community engagement process conducted in late 2018/early 2019.

The existing Community Land Management Plan (CLMP) for Park 21W has been amended to reflect the Concept Plan and to ensure it is consistent with the Adelaide Park Lands Management Strategy 2015-2025 (APLMS).

On 4 February 2020, Council approved statutory consultation being undertaken on the draft CLMP for Park 21W.

1.1 Key Dates

Community engagement occurred between 25 May and 18 June 2020.

1.2 Key Numbers

423	visits to the Your Say Adelaide engagement page
256	people viewed/downloaded a document
46	people completed the submission form
4	written submissions were received from individuals and community organisations including: <ul style="list-style-type: none"> • South West City Community Association • South-East City Residents Association

1.3 Key Findings

The South West City Community Association and South-East City Residents Association both objected to the reference of permitting permanent off-street parking in Park 21W.

The South West City Community Association requested a reference in the CLMP to no permanent liquor licences for facilities in Park 21W and objected to the section on 'circumstances not provided for'.

The South-East City Residents Association requested more specific wording in relation to the former bitumen car entrance being replaced with a permeable path of an appropriate width.

Due to the high conservation value of remnant species within the Key Biodiversity Zone, it was requested that removal of some trees and shrubs be considered in areas of high concentrations of remnant species to counter the effects of shading and competition.

There were multiple references to the Wattle Grove and reinstatement of this historically significant (Gallipoli) war memorial.

The majority of respondents strongly agreed or agreed with the CLMP objectives for use and management of Park 21W, whilst one person strongly disagreed.

Most comments in relation to the CLMP objectives referred to this Plan leading to increased public/community use of Park 21W.

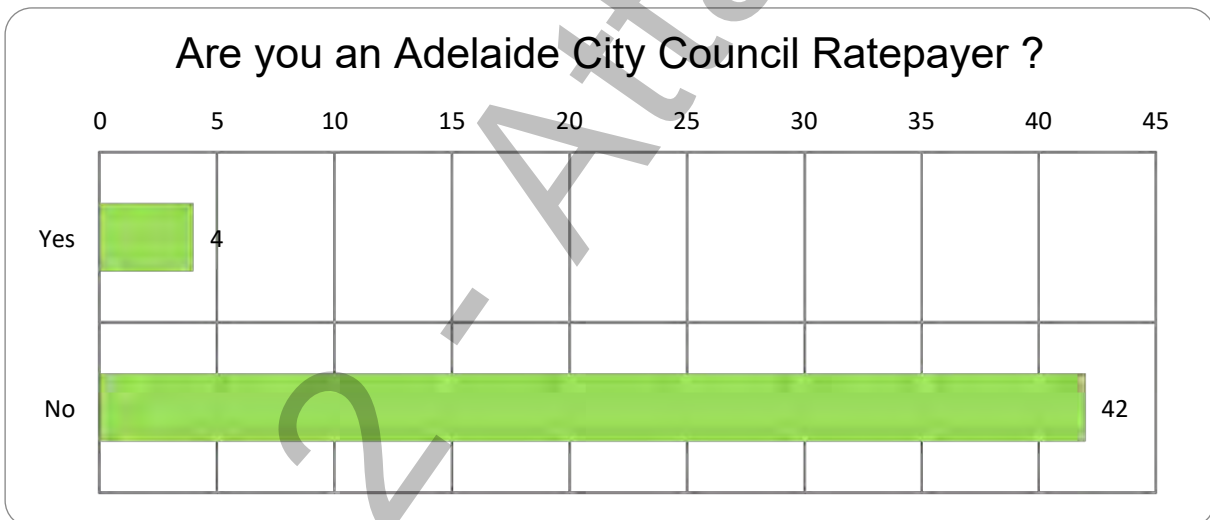
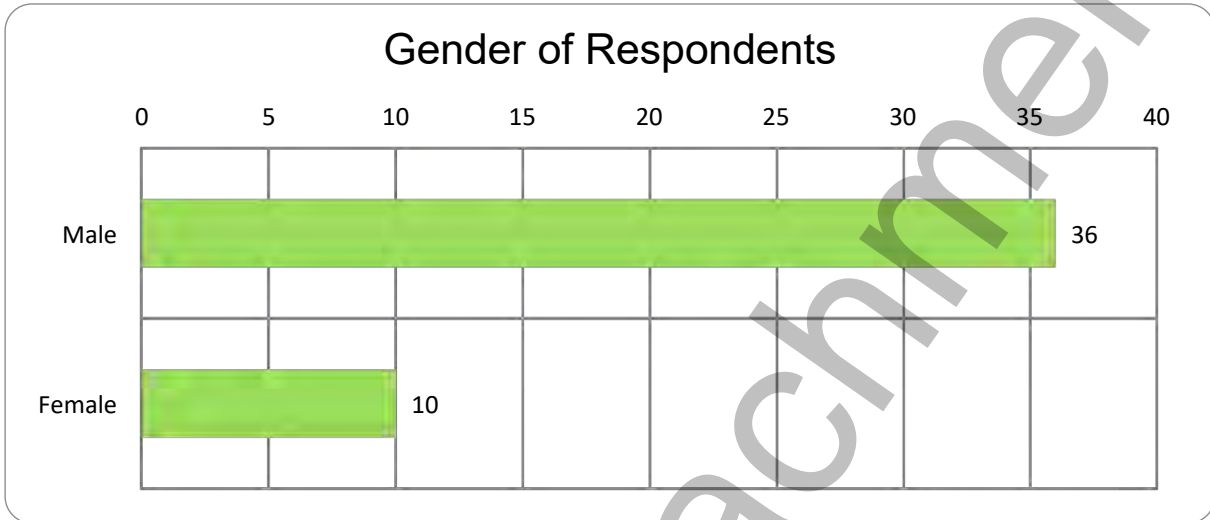
The majority of respondents strongly agreed or agreed with the CLMP policies and proposals for use and management of Park 21W, whilst one person strongly disagreed.

Most comments in relation to the CLMP policies and proposals referred to support for improved facilities.

Additional comments and feedback were predominantly positive, with support expressed for improved recreation and sport facilities and safe car parking.

2. WHO RESPONDED

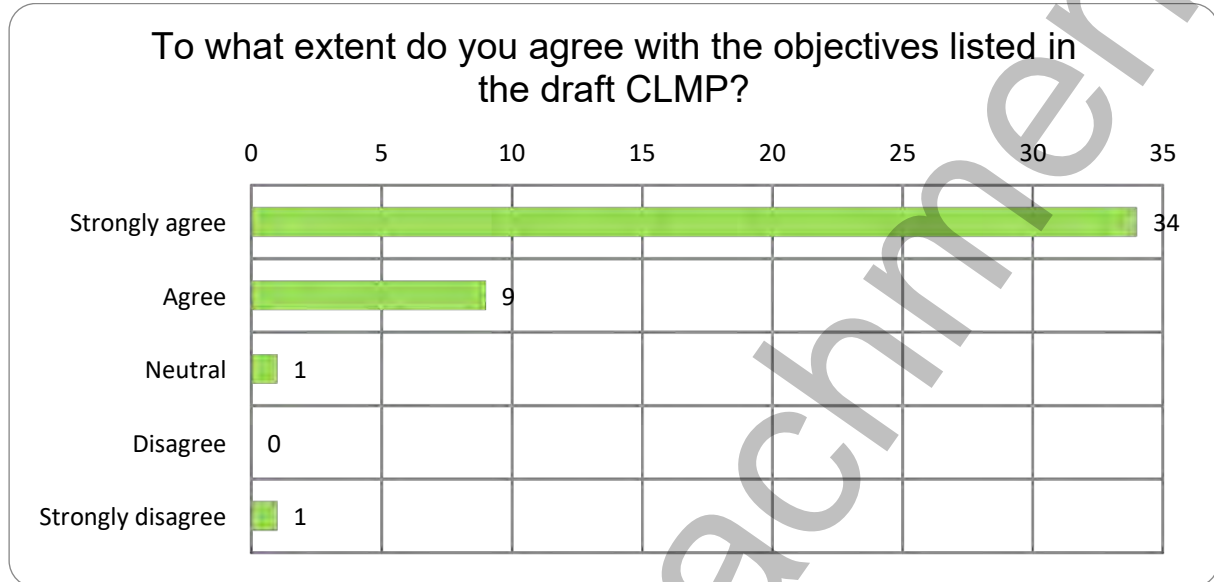
This section relates to the 46 people who completed the Your Say Adelaide online feedback form. It was not possible to include the four written submissions received from individuals and organisations as they did not include information relevant to this section. These submissions are summarised later in this report (Section 4).



3. SUBMISSION FORM RESPONSES

The following is a summary of the 46 submission forms received.

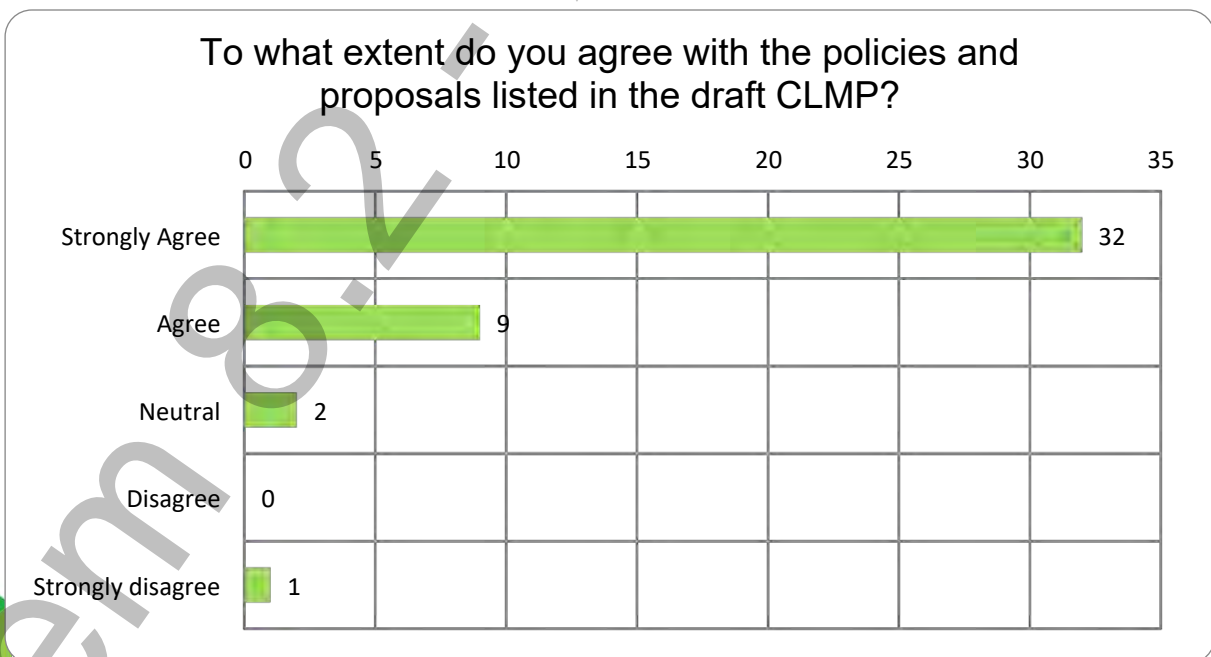
3.1 Objectives



Response	Comments
Strongly Agree	<i>All current facilities Just need improving. Lots of spare space that is not used by anyone.</i>
	<i>I think it opens up the parklands to be more accessible for a wider variety of the community.</i>
	<i>The park lands are a beautiful area but the old clubrooms are a bit of an eye sore</i>
	<i>Getting people into this part of the parklands is super important. Community sport is healthy and beneficial - both physically and mentally</i>
	<i>Off street parking is an absolute must because it gets dangerous with cars being parked along Goodwood Road at times; however it's currently necessary given the lack of parking space available in the precinct. Modern clubrooms with well-lit female & male bathrooms/change rooms would increase safety and comfortability of all precinct patrons.</i>
	<i>Community use of the parklands is essential. No use having parks that no one uses.</i>
	<i>Excellent inclusion of parking, new pathway, future pedestrian crossing, playspace, pentaque and mound for viewing at the oval.</i>
	<i>Strongly support the following two objectives: * Create flexible venues and spaces which are fit-for-purpose for community sport that accommodate future growth and increase the diversity of physical activity opportunities available to the community. • Manage the north-west of Park 21W as a regional activity hub for formal and informal</i>

	<p><i>recreation including open sports fields, Princess Elizabeth Playground, Lundie</i></p> <p><i>Gardens and associated park amenities such as playspaces, barbecues, shelters/shade structures, seats, drinking fountains, toilets, pathways, lighting, fitness loops and shade tree planting.</i></p> <p><i>Social and non-elite sport is good for individuals and the community – there is a need and support for a hub like this in Park 21W.</i></p> <ul style="list-style-type: none"> <i>• This part of the parklands will massively benefit from increased visitation</i> <i>• Off-street parking is really important for access and safety (juniors etc)</i>
Strongly Agree	<p><i>I Support ongoing public use of the area, particularly for the existing community sporting activities and the provision of safe and acceptable car parking facilities. Enhancing this area of the parklands with improved facilities will increase community use for different sports and activities that will include individuals, families and clubs.</i></p> <p><i>I appreciate the recognition and protection of areas with cultural heritage significance and mature vegetation.</i></p> <p><i>Sporting facilities are paramount to getting our kids active, healthy and involved in our community.</i></p>
Agree	<i>Well outlined</i>
Neutral	<i>Necessary to negotiate with community historians & residents as to what these would mean on the ground.</i>
Strongly Disagree	<i>Council has acted ultra vires in falsely alleging any right or power to "enhance", develop, or urbanise the Adelaide Park Lands, including Park 21W, and the "Concept Plan" purportedly "approved by Council" on 4 February 2020 is illegitimate and unlawful</i>

3.2 Policies and Proposals



Response	Comments
Strongly Agree	<p><i>Building are very old and past there use by date. Better facilities will attract more users.</i></p> <p><i>Fitness loop will be awesome, and will then be a good link with other surrounding parklands.</i></p> <p><i>Oval spaces are well used, but this looks like it allows for even greater use.</i></p> <p><i>Off street parking for safety and access is really important. Lighting is good too</i></p> <p><i>Regarding the Park 21W activity hub: I believe that non-elite and social sport provides great benefits to the community and atmosphere of the parklands and a hub such as this would be fantastic in promoting these benefits. It would provide a significant improvement on the current facilities, which would improve inclusivity for women's and junior sport and improved lighting will help safety. This would increase usage and visitation of the Parklands and increase enjoyment and usage of the Park.</i></p> <p><i>Facilities such as parking and the trail will also reduce barriers to participating in recreational activities in the parklands, further encouraging visitation and promoting enjoyment of the park.</i></p> <p><i>I like the Idea of growing the sports space and biodiversity areas. Creating new habitats and spaces sympathetic with the environment.</i></p> <p><i>Excellent proposal to upgrade sporting facilities to enable growth in participation. Women's, Men's, Girls and Boys teams will all be catered for with facilities that are fit for purpose.</i></p> <p><i>Looks inviting and practical</i></p> <p><i>There is not enough suitable facilities that exist in the parklands for women's and junior sport – this will help improve it drastically.</i></p> <p><i>I support the Policies and proposals for the Park 21W Activity Hub including the upgraded clubroom building facilities, sporting fields, lighting and cricket nets.</i></p> <p><i>The current proposed location for the community sports building is good being close to the existing facility and surrounded by a good screening of trees. The proximity to the courts on the western side of Goodwood Road will likely promote interaction and increased use of the facilities.</i></p> <p><i>The off road parking will make for a safer zone particularly in times when there are parking restrictions on the eastern side of Goodwood Road.</i></p> <p><i>The lighted crossover that is proposed to connect future walking trails should be installed asap for safer crossing of Goodwood Road, particularly when there are young children involved in junior sport crossing what is a very busy road.</i></p> <p><i>The increased planting and enhancement of the biodiversity area provides a good balance between true parklands and spaces for community use.</i></p>
Agree	<p><i>While I do not oppose formal sports fields and associated sports building, and it is suitable at this period of time, they must not become an enshrined feature of the parklands, for example in the future this space better used for another purpose. I do not agree with parking on the parklands in conjunction with the sporting facilities; I note that consideration has been made for environmentally sensitive parking in this area. There must be a planned transition away from car parking associated with the Royal Show.</i></p>

Neutral	<i>Important that ACC consult pro-actively with ALL interested Party re Gallipoli Gardens Wattle Grove, including historians & residents SW quarter.</i>
	<i>Well regulated and maintained off-street parking will be of benefit for the safety of children participating in junior sports in the area.</i>
Strongly Disagree	<i>Council has acted ultra vires in falsely alleging any right or power to "enhance", develop, or urbanise the Adelaide Park Lands, including Park 21W, and the "Concept Plan" purportedly "approved by Council" on 4 February 2020 is illegitimate and unlawful</i>

3.3 Additional Comments/Feedback

<p><i>* The placement of the new community sport building (06) as marked on the concept plan is correct. The open space of Golden Wattle Park SHOULD NOT be compromised by placing buildings in central areas of the park.</i></p> <p><i>* The northwest area of Golden Wattle Park, between (03) and (24), is generally plain and featureless. It was once the landscaped area of Lundie Gardens. Reinstatement of the natural creek that runs through it would bring back its character.</i></p> <p><i>* The northeast area of Golden Wattle Park (12) has been a wasted space for many years. It could be upgraded as a smaller organised sport area - oval/soccer pitch - for children at Sturt Street School.</i></p> <p><i>* The removal of the Dardanelles Cenotaph from Golden Wattle Park after 100 years is still deplored. Re-establishment of the Wattle Grove (21) should be a priority.</i></p>
<i>Council Strategic Goal is to activate the parklands and the development of a community sporting hub is an excellent way of achieving this goal. However important to note that investment in infrastructure such as building and carpark is essential for this to be achieved.</i>
<i>Let's hope this all goes ahead sooner rather than later.</i>
<i>An elevated walkway across Goodwood Rd connecting Park 21W to the netball courts could be another safety consideration.</i>
<i>The development would significantly enhance the wider community, as it reaches people from all over the metropolitan area on every day of the week in sporting activities</i>
<i>Important to ensure ongoing long term leases for current users.</i>
<i>The ongoing development and improvements to the parklands trail is fantastic for residents and visitors</i>
<i>Mixed use facilities that provide recreational facilities is exactly what the south park lands has been requiring for a very long period.</i>
<i>Get it happening as soon as possible.</i>
<i>With limited space in Adelaide at the moment due to increased sporting activities such as Female Football etc now growing at a rapid rate finding space to train especially with a good source of lighting is near impossible. As a Country Football club we rely on space available such as at the Adelaide Lutheran Football Club. these guys have been tremendous in doing what they can to allow us to train on those parklands. with so many country lads moving to Adelaide either due to work of Uni it is important we continue the relationship we currently have. I know many others find it extremely difficult to find suitable facilities and its not getting any easier. As i mentioned with Female Football and the strong backing by the AFL with their Auskick programme more & more are seeking available space. Park 21 is an incredible area so close to the city with easy access for all to meet & and enjoy the physical activities they love. This must remain in my opinion a</i>

<i>viable option for all whether it be individuals or clubs to continue to have access this space and with that I fully support the re development of the parklands to be used as it has and currently does, I also fully support the lighting project which will help fulfill the needs and strong demands for this type of space anytime of the day/night. Thankyou</i>
<i>This would be a fantastic initiative to help build a community atmosphere through a multipurpose nature and sports centre.</i>
<i>Its a fantastic initiative that will benefit all stakeholders as well as improve and protect the park from an environmental perspective.</i>
<i>The draft enhances the experience significantly of the current users of the area, notably the Adelaide Lutheran Football Club, but also caters for many more potential users of the area with the excellent central pathway, exercise loop, playspace and picnic facilities. Well done.</i>
<i>I understand that the concept plan has been supported, but it does form part of the CLMP. I think the design looks good, but would function better with some of the facilities located closer to the clubrooms, such as the cricket nets and the nature play area. I think a redevelopment of this park is a great idea, but with minimalist intrusion. I support the parking, as the existing situation is dangerous, and disrupts traffic. Parking shouldn't be for the general public, as park lands should not be an area of car parking. Car parking should be of a permeable surface, to minimise change to the parklands</i>
<i>i just want the park lands to be well used by the community in an environmentally sound way. it would be great to have a big water play area like Darling harbour.</i>
<i>This has the potential to be a magnificent, sensitive upgrade to this area of the park lands, delivering substantial improvements to recreational, community and sporting users, whilst also protecting and improving cultural and environmental elements.</i>
<i>This sounds like a fantastic idea.</i>
<i>Whole heartedly support the car park design and having the club rooms further away from Goodwood road for convenience of players and to minimise vandalism.</i>
<ol style="list-style-type: none"> 1. Social and non-elite sport is good for individuals and the community – there is a need and support for a hub like this in Park 21W 2. This part of the parklands will massively benefit from increased visitation 3. Off-street parking is really important for access and safety (juniors etc) 4. Not enough suitable facilities exist in the parklands for women's and junior sport – this will help improve 5. Supports development of parklands trail 6. Lighting and usage is great for safety 7. Parking and lighting better for Royal Adelaide Show
<ul style="list-style-type: none"> • Supports development of parklands trail • Lighting and usage is great for safety • Parking and lighting better for Royal Adelaide Show
<i>My key point in my submission to the initial consultation on the upgrade of Park 21W was that the north/south path, identified as 08 on the concept plan, should be upgraded suitable for walking and cycling because it is a well-used path by inner southern suburb residents. I am disappointed that this has not been addressed. I appreciate (but am disappointed) that the lighting will be removed to protect native fauna. However there is no mention of the resurfacing of this path, which can be done sensitively and consistent with the protection of the biodiversity objective for this area. Does 'permeable paths' on the concept plan simply mean that the current 'goat track' will be left as it is, or will the Council surface this to facilitate walking and cycling?</i>

*The concept plan looks good and shows that all parkland users have been considered within the Park 21W zone.
It would be good to show the potential staged construction of this area and the potential timeline for the enhancements.*

*Development and improvement of sports facilities supports an increase in sporting participation by women and children.
Improvements in trails for running and cycling continue to be essential throughout Adelaide City Council areas. This is of particular importance for commuters and children cycling and playing in city areas.
Additional sports grounds with lighting to standards to host evening and night sports matches will improve oval accessibility throughout the year, particularly winter months. This allows junior and adult sports to access facilities at different times.*

As a regular user of Park 21, I fully support the preference for a new club room facility, sports lighting and provisions for some form of car parking

- Social and non-elite sport is good for individuals and the community – there is a need and support for a hub like this in Park 21W*
- This part of the parklands will massively benefit from increased visitation*
- Off-street parking is really important for access and safety*
- Not enough suitable facilities exist in the parklands for women's and junior sport – this will help improve*
- Supports development of parklands trail*
- Lighting and usage is great for safety*
- Parking and lighting better for Royal Adelaide Show*

4. E-MAIL AND LETTER SUBMISSIONS

4.1 South West City Community Association

Park 21W: Submission regarding Golden Wattle Park/Mirnu Wirra – Draft Community Land Management Plan (Draft CLMP), due 5pm 18 June 2020

As we have indicated in other prior submissions to the City of Adelaide (**Council**), South West City Community Association Inc (**SWCCA**) was formed in August 2012 to give a voice to the residents and community in the South West corner of Adelaide City. As this proposal will directly affect the South West City, we will address the overall proposal, with reference to the impact on the implications of this topic for the South West City community.

As SWCCA represents the residents and community members in the South West City with whom we remain in contact, this submission should not be viewed as one, but as many submissions from the concerned people we represent. **However, if ACC continues to view this as one submission, we at least wish that it to be counted as 7, being the number of the Committee of Management of SWCCA.**

The Your Say Process

For some time now SWCCA has taken issue with the Your Say process and the manner in which the questions are phrased to the general public. We cite the recent issues regarding the Your Say process with the Aquatic Centre and the unsolicited bid by the Australian Football League (the Crows). Instead of asking the people of South Australia whether they wanted a football club to alienate a large portion of the Park Lands to build their exclusive headquarters, training fields and clubrooms, with the sweetener being a new aquatic centre in place of the current run-down facility, the Your Say document asked whether the Crows had complied with the Unsolicited Bid process – not whether the general public approved of the concept itself. However, if people were goaded into voting one way or the other on this proposal, it would give carte blanche for the project to go ahead.

This is one of a swathe of similar curiously-worded (dare we say - biased?) Your Say proposals put to the general public over time, and if viewed from the outside, there is an argument that there exists a culture to undermine the process and result in the answer from this process that was wanted all along.

The Draft CLMP

We also note with this Your Say matter that, when viewing the documents provided for consideration by our community, the existing CLMP (**CLMP**) was not provided on the Website, so that the two documents could be compared. It is difficult for the general public to look at the matter with objectivity without referring to both documents side by side.

On reading the information available at the Your Say Adelaide site, comparing this information with the CLMP, and listening to our community we have come to the following conclusions.

Yet again we cannot answer the questions provide in the **Information Project Document (IPD)** with an agree/ disagree etc response due to the complexities involved. We understand that this will mean that, yet again, and unfortunately, our data will not be included in the graph or pie chart produced from the data provided by those using the form or survey. Again we can see this a failing of the Your Say process, but there is little we can do, as the comments from us result from our community, so do not fit neatly in the IPD.

We understand that over time the CLMPs in the various Park Lands should be considered for amendment but we note that this only seems to occur where a major development is promoted within a Park, and the relevant CLMP is adapted to allow this to occur. We despair with this process where these CLMPs are being re-written to permit previously unacceptable development to proceed in various areas. This same process has already occurred in Parks 25, 24, 22, now in Park 21W, and will soon be applied to Park 20. Each of these developments are resulting in large areas of the Park Lands being converted into sporting complexes which are of little use to the general public who visit these Parks.

The consensus from our community is that unless our community members joined the sporting clubs involved, they would not have access to new club room building on the Park and generally they felt excluded from the playing field areas. As a result, these sporting complexes have the effect of alienating people not directly involved in the various sporting pursuits.

As we have said before, large sporting hubs, car parks, ovals, tennis/netball courts, event spaces and other playing fields are no longer Park Lands. If you are not playing sport or attending an event, these large flat treeless areas are exposed and very inhospitable places that offer little amenity to the general public.

SWCCA in fact has found that the Draft CLMP is reversing the emphasis in Park 21 West from an area set aside primarily for Key Biodiversity Areas, encompassing approximately 70% of the Park, into a Park in which the bulk of the area will consist primarily of sporting and recreation facilities. Why is an area currently shown as a Key Biodiversity Area, set aside for protecting the diminishing Park Lands' remnant vegetation, allowed to be converted into an oval by expanding the existing sports licence?

If we look at the information provided in the IPD with respect to the Draft CLMP in Park 21 West and the actual result we find:-

IPD (under FAQ): *"Key Management Differences in the revised CLMP will include...."*

- *"Expansion of the key biodiversity area...."* (it has actually reduced by approximately 30-40% by the proposed implementation of more playing fields)
- *"expansion of the community sports licence area..."* (this will happen under the proposal to add the third oval to the sporting complex at the expense of a Key Biodiversity Area);
- *"Re-establishment of the Wattle Grove"* (SWCCA and the SW community endorses this aspect of the draft CLMP, but we wonder how long this will take).
- *"The provision of off-street parking facilities.."* (provision of car parking anywhere in the Park Lands should not be allowed.)

Cause 2: Kauna Statement of Cultural Significance

We note the generic paragraph under this heading, and would appreciate to know if there was some input from the local Indigenous Leaders.

Clause 6 - Objectives for the use and management of Park 21W - provides:-

- *Provide safe and accessible car parking facilities for park users which are designed to meet principles of water sensitive urban design.*

In CLMP 1, the overriding document of all CLMPs, it already provides:-

"..With the support of the beneficiary clubs and organisations, Council will seek to reduce the total area of the Park Lands used for parking ..."

SWCCA remains opposed to permanent car parking of any kind on Park Lands.

Clause 7: Policies and Proposals for the use and Management for Park 21W; Under the sub-heading Park 21w Activity Hub reference is made to clubroom building facilities. SWCCA requests that there be provision in this paragraph to the effect that permanent liquor licensing is not permitted for any clubrooms or facilities in this Park.

Clause 11: Circumstances Not Provided For - we quote the entire item

"This CLMP recognises that not all proposals for the management and enhancement of Park 21W can be foreseen. Any significant change not provided for here should be considered within the broader planning framework provided by the Adelaide Park Lands Management Strategy and considered as an amendment to this CLMP."

This is a highly dangerous clause. The Park Lands are under enough danger from the State Government and others under the present system. SWCCA is opposed to this clause in its present form. This appears to allow a get-put-of-jail-free card to allow for any proposal without the need to go back to the CLMP.

This clause is indicative of the peril in which the Park Lands find themselves: that the very people charged with their protection are quite happily re-writing any of the Park Lands framework to enable further developments to proceed.

Yours Faithfully

Item 8.2 - Attachment A



4.2 South-East City Residents Association

The South East City Residents Association (SECRA) has examined the Golden Wattle Park/Mirnu Wirra (Park 21W) – Draft CLMP and has the following comments.

The area represented by SECRA is located in the south east corner of the city however SECRA has an interest in all of the Park Lands as they are provided for the enjoyment of all South Australians and are well used by our members. It is for this reason that SECRA is submitting this submission on the Park 21W CLMP.

While the proposed new Community Sports Building and the car park have been relocated from the centre of the park as originally proposed and the car park reduced from 150 to 112 parks SECRA is opposed to car parking on the Park Lands. In this particular situation SECRA is of the view that roads surrounding the Park 21W should be used for car parking instead within the Park. Persons will tend to be using the Park 21W facilities at night and on weekends when ample unrestricted parking would be available on these roads.

It is pleasing to see that the Park Lands Trail is being realigned through Park 21W. The Park lands Trail that surrounds the city has the potential to be a significant tourist attraction. Where else in the world are people able to walk or cycle around a trail surrounding a major city alongside a river, through natural woodlands, sporting and playground facilities and an historic cemetery where early settlers are buried? The section of the trail through Park 21W should therefore incorporate signage with cultural and historical information, including photographs, for the information of visitors.

Note 8 on the Concept Plan refers to “existing permeable paths (remove existing lights)”. This path appears to be an old bitumen road. As can be seen in the Attachment sections of bitumen remain and where the bitumen has deteriorated the sub-base aggregate remains. While the section of this path that was not bituminised could be defined as being “permeable” much of the old bitumen path could not be defined as “permeable”. SECRA questions if this path is required but if it is then all of the bitumen should be removed and replaced by a normal width permeable pathway.

SECRA acknowledges the work that has been done to improve the integration of the natural environment, history and improvements to the park.

Thank you for the opportunity to comment on the Golden Wattle Park/Mirnu Wirra (Park 21W) – Draft CLMP.

Yours sincerely

Attachment



4.3 Email from Individual (1)

Dear Mr Scheuboeck

Thank you for the opportunity to comment on the draft Community Land Management Plan Review for Golden Wattle Park/Mirnu Wirra (Park 21W).

I very much appreciate the attention to which the City of Adelaide gave my initial submission to this planning process and to the presence of rare original vegetation over the eastern half of Golden Wattle Park/Mirnu Wirra (Park 21W).

I note that much of the area is now proposed in the Key Biodiversity Zone as Protected Conservation Zone. Thank you and the City of Adelaide for this excellent outcome.

However, due to the high biodiversity in 2 other areas in the middle of the eastern triangle now listed as Buffer Conservation Zone, these must be allocated to the Protected Conservation Zone.

I attach a map showing the two areas which have the same or even better range of original native herbaceous species as the current Protected Conservation Zone.

I can think of no other area in the parklands that has such a high diversity of original herbaceous species in such a small area.

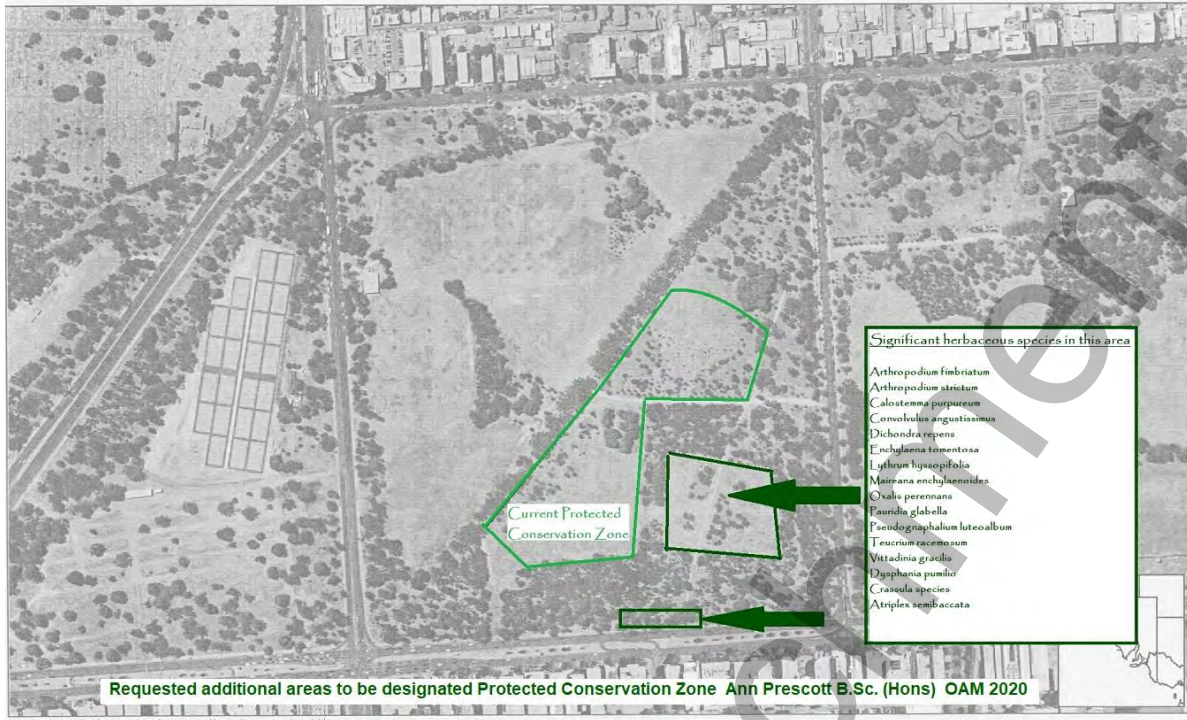
No additional tree and shrub planting or other modification should occur in these areas, except for the very careful judicious removal of some existing deliberately planted vegetation.

In the past, a number of the large shrubs and small trees were deliberately planted by ACC staff in this central area to protect these rare herbaceous species from mowing and other actions at a time when the valuable rare original biodiversity was less recognised.

I canvass the idea that some very careful judicious removal of some of these tree and shrub plantings must occur as the trees are now having a perverse effect of shading and competing with the rare indigenous herbaceous species.

I will also comment through the formal process but I do not expect that such process will allow for adding the attachment.

Yours sincerely



Item 8.2 - Attachment



4.4 Email from Individual (2)

The current consultation process is fundamentally flawed and fails to be unbiased, or to properly inform those being consulted. For these and other reasons enclosed below the answers to the 'consultation' questions are as follows:

Q1. To what extent do you agree with the OBJECTIVES for the use and management of Park 21W as listed in the draft CLMP?

Strongly Disagree

Comments *See enclosed.*

Q2. To what extent do you agree with the POLICIES AND PROPOSALS for the use and management of Park 21W as outlined in the draft CLMP?

Strongly Disagree

Comments *See Enclosed.*

Q3. Do you have any additional feedback on the draft CLMP for Park 21W?

Pursuant to the Local Government Act 1999 (SA) s 196 (4)(c) I have enclosed below provisions I require to be included in the Community Land Management Plan for Park 21W (and similarly for all CLMPs for the whole of the Adelaide Park Lands, along with recommendations and comments.

REQUIREMENTS / COMMENTS / RECOMMENDATIONS

Council has acted *ultra vires* in falsely alleging any right or power to "enhance", develop, or urbanise the Adelaide Park Lands, including Park 21W, and the "Concept Plan" purportedly "approved by Council" on 4 February 2020 is illegitimate and unlawful.

Recommendation 1:

The Adelaide City Council should:

- *end/ revoke the lease of the Princess Elizabeth Childrens Playground Shelter Shed forthwith;*
- *discard the "Concept Plan";*
- *revise and correct the consultation materials, and*
- *carry out a new, unbiased consultation process that provides correct factual information.*

Requirements Pursuant to the Local Government Act 1999 (SA) s 196 (4)(c)

Pursuant to the Local Government Act 1999 (SA) s 196 (4)(c), I am an owner of an equitable interest in the Park Lands being a beneficiary of the Adelaide Park Lands Trust.

I require the following provisions to be included in the Community Land Management Plan for Park 21W (and similarly for all CLMPs for the whole of the Adelaide Park Lands):

Requirement 1:

Properly identify the legal / equitable estate (ownership) of the Adelaide Park Lands – noting that the *Adelaide Park Lands Act* did NOT change, and did not intend any change to, the ownership of the Adelaide Park Lands.

Ownership of the Adelaide Park Lands:

The Owner of the bare legal interest of the Adelaide Park Lands is HM Queen Elizabeth II, in personam, as the current surviving heir and successor of HM Queen Victoria.

For clarity:

The Adelaide Park Lands are NOT owned by the Adelaide City Council, nor by any Member, employee, lessee, licensee, contractor, or agent of the Corporation.

The Adelaide Park Lands are NOT owned by the State Government, nor by any Minister, Department, lessee, licensee, or agent of the Crown.

(That is, not in right of her crown. The Adelaide Park Lands are not “Crown Land” nor waste lands of the Crown, and are NOT owned by the Adelaide City Council)

The equitable interest of the Adelaide Park Lands is held by the inhabitants of the City of Adelaide.

For clarity: The Adelaide Park Lands are NOT held upon trust for “South Australians”, or any of them, unless and until such time as they become a resident of the City of Adelaide.

Requirement 1a:

Ownership within Park 21W include notification that the Gallipoli Memorial Wattle Grove was built at the entire cost of the Wattle Day League, and is not owned by Adelaide City Council nor the RSL nor the State Government.

The Gallipoli Memorial Wattle Grove comprises a purpose Trust, having been constructed with donated materials and labour, by Walter C Torode and the Wattle Day League.

Adelaide City Council’s agreement with the Wattle Day League requires the Corporation to maintain the League’s Gallipoli Memorial Wattle Grove in accordance with Walter Charles Torode’s original Plan (see attached documents; Memo from the Town Clerk to the City Gardiner 24th August 1915; City Gardener to Town Clerk Sep 8th 1915; and Torode’s Plan)

Requirement 2:

Properly identify the purpose for which the Adelaide Park Lands are “held”.

The Adelaide Park Lands were purchased in fee simple absolute in the name of, on behalf of, and for the benefit of, the inhabitants of the City of Adelaide, to conserve the land as a public walk in perpetuity (that is, for passive recreation).

The Adelaide Park Lands comprise a purpose, charitable or constructive Trust, the land having been purchased in fee simple absolute in 1839, with the purchase completed in London in 1840.

Requirement 3:

Properly identify and publish Adelaide City Council's powers being limited to maintaining the Adelaide Park Lands.

Adelaide City Council is merely a custodian, for the meantime, required to maintain the Adelaide Park Lands, including Park 21W.

The Adelaide City Council has no right to alienate, 'enhance', 'develop', urbanise, nor misappropriate any portion of the Adelaide Park Lands.

Requirement 4:

Provisions to ensure Council 'first do no harm'.

A Moratorium be established forthwith on all works, including plantings, excepting only emergency repairs / essential maintenance, pending preparation of a

- (a) a properly, fully informed, independent expert Dilapidation Study, and,*
- (b) a properly, fully informed, independent expert preparation of a Natural and Cultural Heritage Management Plan.*

In any event, there is to be no further damage caused, suffered, or permitted, to remnant native vegetation, that is vehicles are not permitted to be driven across the Park Lands, plantings, earthworks, construction, demolition, the use of GAP water, &c, are prohibited.

Council is to publish forthwith a comprehensive map showing all surviving native vegetation, along with directives, whether via a By-Law or other means.

Requirement 5:

Conservation of Natural and Cultural Heritage

The Wattle Day League's 'Gallipoli Memorial Wattle Grove' is to be restored in accordance with the Australia ICOMOS Burra Charter, and as per its original approvals and plans (Walter Charles Torode) including restoration of the Dardanelles Cenotaph (currently re-purposed as a 'bookend' for an urban project known as the Anzac Centenary Walk', Kintore Avenue.

Requirement 6:

Conservation of Natural and Cultural Heritage

The Princess Elizabeth Childrens Playground, Park 21W, South Terrace is to be restored to its original layout, reinstating the original fence-line, signage, and reopening the Shelter Shed.

Requirement 7:

Park 21W, the Princess Elizabeth Childrens Playground, and the entire Gallipoli Memorial Wattle Grove site, are to be State Heritage listed.

The Gallipoli Memorial Wattle Grove is to be nominated for inclusion on the National Heritage List.

Requirement 8:

Sporting leases are to be wound-up, and sporting organisations removed from Park 21W, and further consultation carried out on re-purposing or demolition of existing buildings and sporting facilities.

Where activities require carparks on Park Lands, the activities are to be removed from the Park Lands.

Consultation

Council has no power to “enhance” the Adelaide Park Lands such as by converting any part of Park 21 West from remnant native vegetation to carparking or to leased or licensed facilities, including facilities for sporting organisations and their sports programmes.

To comply with legislative requirements the Council must carry out true consultation, not farcical push-polling to manufacture consent for illegitimate, unlawful outcomes pre-determined in secret or contrary to law, and which, in some instances, the Council have already implemented prior to commencing consultation (for example, the Princess Elizabeth Childrens Playground Shelter Shed lease illegitimately granted by administration in 2015);

Proper consultation requires that

- There be no prior unauthorised or illegitimate implementation which the consultation is intended to retrospectively authorise or legitimise (such as the Princess Elizabeth Childrens Playground Shelter Shed lease);
- There be no pre-determined outcomes or decisions, no push-polling, no manufacturing of consent;
- The process be independent, unbiased and not manipulated by non-disclosure, misleading or erroneous misinformation, and
- those consulted be properly and fully informed of all relevant facts with complete and correct information well in advance of any consultation deadline.

The lease of the Princess Elizabeth Children’s Playground is an illegitimate, pre-determined outcome as Council has already executed a lease with the Minister of Education in, or about 2015, and has thereby contravened mandatory requirements of the Local Government Act:

196 - —Management plans

(1) A council must prepare and adopt a management plan or management plans for its community land if—

... (b) the land is, or is to be, occupied under a lease or licence

Improper reliance upon Regulation 22 exemption

to ignore/avoid mandatory requirements of the Local Government Act

The Adelaide City Council has wrongly relied upon Regulation waiving the requirement for Council to follow its public consultation policy for leases / licences to the Crown. Regardless of such waiver, other mandatory provisions of the Local Government Act apply to the Adelaide Park Lands as community land not owned by Adelaide City Council.

PARK 21 WEST, ADELAIDE PARK LANDS DRAFT COMMUNITY LAND MANAGEMENT PLAN SUBMISSION

Trust Property, Ownership and Legal Status of Park 21 West, Adelaide Park Lands

Park 21 West, along with the whole of the Adelaide Park Lands, comprise a purpose Trust property, or constructive Trust, set apart in perpetuity as a public walk (for informal recreation) for the inhabitants of the City of Adelaide.

The Adelaide City Council, its Members, Administration, agents and assigns are in ongoing breach of that Trust, and in ongoing breach of the Council's fiduciary duty as custodian with limited powers to *maintain* the Adelaide Park Lands.

On an ongoing basis, the Adelaide City Council has failed to inform itself, its members and staff and the government and public of the true legal status and ownership of the Adelaide Park Lands, or any portion thereof, including the area subject to the current public consultation process - Park 21 West, Adelaide Park Lands, Adelaide, bounded by South Terrace, Goodwood Road, Greenhill Road and Sir Lewis Cohen Avenue.

The Adelaide City Council has caused, suffered and permitted the Adelaide Park Lands to be laid waste, including by failing to conserve and protect the Adelaide Park Lands, by aiding and abetting alienations and destructive developments and urbanisation of the Adelaide Park Lands.

BACKGROUND

Council has previously been notified in writing of the actual legal status of the Adelaide Park Lands by its own legal representative(s), employees, and citizens.

1. The Adelaide Park Lands are not owned by the Adelaide City Council.
[Similarly, the Adelaide Park Lands are not owned by the South Australian State Government.]
Consequently the Adelaide City Council and the Park Lands are subject to specific requirements of the Local Government Act 1999 (SA) s 196 (4) – a Community Land Management Plan for land that is not owned by council *must consult with the owner of the land at the appropriate stage during the preparation of the plan and the plan must –*
 - (a) *Identify the owner of the land; and*
 - (b) *state the nature of any trust, dedication or restriction to which the land is subject apart from this Act; and*
 - (c) *(c) contain any provisions that the owner reasonably requires and identify those provisions as provisions required by the owner.*
2. Like other privately-owned property in South Australia, the lands of William Light's 'Adelaide Park' were purchased in fee simple absolute.
3. **No Crown Lands**
 - 3.1. Unlike most privately-owned property in South Australia, the purchase of Light's Adelaide Park was completed whilst there was no Crown Land, and no waste lands of the Crown, in the whole of South Australia, including the islands adjacent to the South Australian coast.
 - 3.2. All land in South Australia was required to be declared "public land" available for sale to British subjects, and with that sale conveying the whole of the land including above and below the soil with no reserve in the Crown whatsoever.

End of document

GOLDEN WATTLE PARK MIRNU WIRRA

Park 21W

Adelaide Park Lands
Community Land Management Plan

August 2020



DOCUMENT PROPERTIES

Record Details

HPRM Reference: ACC2020/103918

HPRM Container: 2020/00346

Item 8.2 - Attachment B

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Purpose of this Community Land Management Plan

This Chapter of the Community Land Management Plan (CLMP) outlines how the City of Adelaide (CoA) will manage and develop the landscape, general recreational and sporting activities, events and facilities in Golden Wattle Park/Mirnu Wirra (Park 21 W) for the enjoyment and wellbeing of residents, workers and visitors.

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

The CLMP is consistent with the 2015 Adelaide Park Lands Management Strategy (APLMS) which sets a vision for the future management and enhancement of the Adelaide Park Lands.



Park Lands Trail through the Sugar Gum Avenue

1. NATIONAL HERITAGE LISTING CONTEXT

In November 2008, the Adelaide Park Lands and City Layout was included on the National Heritage List under the Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999* in recognition of its planning excellence and ongoing integrity. Protecting and promoting the values associated with the National Heritage listing is imperative.

Park 21W will continue to contribute to the recognisable elements of the Park Lands and City Layout.

2. KAURNA STATEMENT OF CULTURAL SIGNIFICANCE

The Kaurna people have lived on the Adelaide Plains for thousands of years and continue to live here.

The South Park Lands were regularly camped on and managed by the Kaurna people.

The golden wattle tree has significance to the Kaurna people for various applications including food and medicine.

The City of Adelaide is working closely with Kaurna Elders and Kaurna community to update the current statement of cultural significance of the Adelaide Park Lands, including Mirnu Wirra, to the Kaurna people.

3. HISTORICAL CONTEXT FOR PARK 21W

Pre-settlement cultural landscape significance

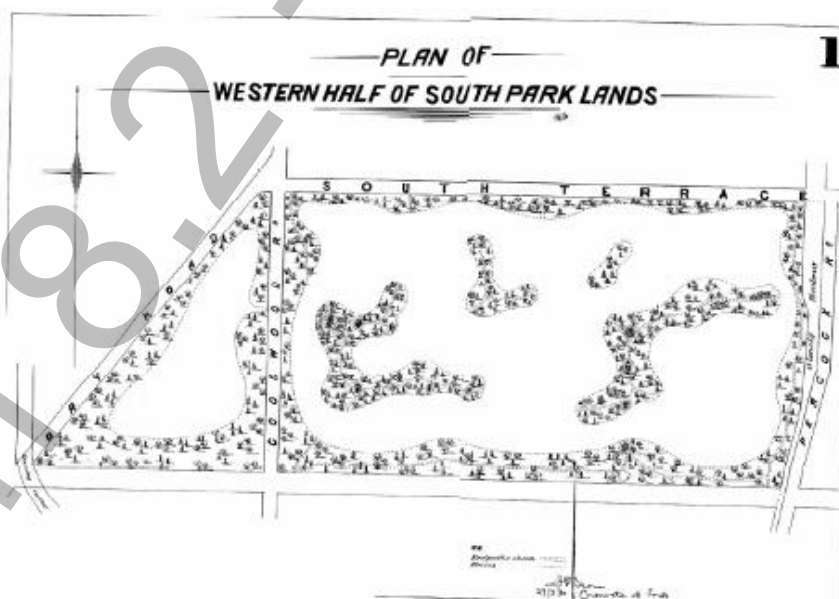
The City of Adelaide is working closely with Kaurna Elders and Kaurna community to undertake cultural mapping across the Adelaide Park Lands. The outcomes of this project will ensure that any sites of Kaurna cultural heritage significance in Mirnu Wirra are documented, recognised, promoted and understood.

Post-settlement cultural landscape significance

Park 21 arose out of the 1837 Colonel William Light Plan for the City of Adelaide and Park Lands.

In 1906 the Park was dissected into two portions with the construction of Lewis Cohen Avenue, creating Parks 21 and 21W and substantially changing the configuration of the Park.

Park 21W has evidence of substantial tree plantings consistent with the plans of John Ednie Brown, a forest conservator who prepared the *Report on a System of Planting the Adelaide Park Lands* in 1880 (illustrated below).



Plan 1 of the South Park Lands as detailed by John Ednie Brown

The 'Adelaide Park Lands & Squares Cultural Landscape Assessment Study' was completed in 2007 to inform management planning for Community Land.

The assessment provides the following statement of significance for Park 21W.

... represents an integral segment of the overall Adelaide Park Lands that possesses associative cultural significance in reflecting the spatial and planting design intent and philosophies of John Ednie Brown and August Pelzer, and hosts several contemporary facilities that have partially compromised the original intent but provide additional cultural and social significance to the place.

The assessment identifies the former Wattle Grove precinct in the north-east corner of Park 21W as having a high level of cultural heritage significance:

- **Wattle Grove Precinct:** in 1915 the Council accepted a proposal by the Wattle Day League to establish a grove of wattle trees to commemorate the landing of Australian troops at Gallipoli. The site became known as 'Wattle Grove' and an annual Wattle Day memorial service was held with numerous wattles planted in the grove. By 1940 however the precinct had become neglected and the original pergola was removed. While the original plantings are no longer discernible, subsequent generations of Wattles and the original five White Cypress Pines remain. The latter encircled the pergola and were planted to symbolise the five allies in WW1.

The landscape assessment identified several other features in Park 21W as having medium and low cultural significance, including:

- **Sugar Gum Pedestrian Avenue** - a pedestrian avenue of Sugar Gums that dissects Park 21W running diagonally from the intersection of Greenhill and Goodwood Roads to the corner of South Terrace and Lewis Cohen Avenue, planted in c.1930.
- **Princess Elizabeth Playground** – developed in 1927 with money left over from the visit of the Duke and Duchess of York and named in honour of the Princess. The red brick shelter shed built as part of the original playground is listed on the State Heritage Register.



Princess Elizabeth Playspace (historical image)

- **Lundie Gardens** - developed in 1917 and originally called the 'South Terrace Gardens'. The gardens feature the Lundie Seat, a seat with a brass plaque honouring Councillor Frank Lundie for 22 years of service to the Council. Significant plantings include Blue Atlantic cedars and an early stone pine.
- **Brazilian Pepper Tree** - located on the corner of Lewis Cohen Avenue and South Terrace and possibly the only specimen of this species planted in the Park Lands, planted c.1930

Draft Community Land Management Plan

- **Moreton Bay Fig Avenue** – an avenue of young Moreton Bay Fig trees planted in the 1990s along both sides of Lewis Cohen Avenue.

The relatively flat topography of the Park has no natural significant features. The watercourse has been replaced with underground channels and pipes. The flat landscape with only few central plantations provides expansive views outwards from the Park to the City and the Adelaide Hills.

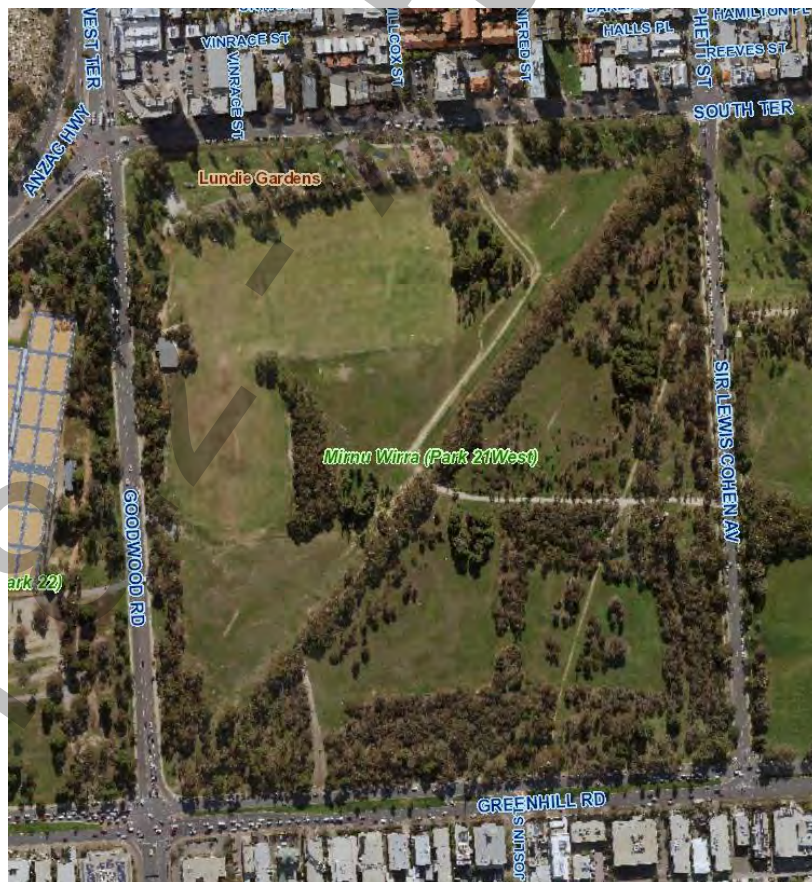
4. DRIVERS OF CHANGE

Situated between a strong and growing south-west city community to the north and a diverse business orientated Greenhill Rd to the south, the South-West Park Lands Precinct is in a great position to attract an array of city and suburban residents to utilise this Park further from a recreation and sport perspective.

The community's positive response to the redevelopment of the Princess Elizabeth Playspace attests to the potential benefits to be realised from improving the appearance and functionality of areas fronting South Terrace.

There is a community expectation for fit for purpose sports infrastructure incorporating sports fields and associated infrastructure facilities including car parking, lighting and buildings.

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



The current layout of Park 21W

5. PURPOSE FOR WHICH PARK 21W 'IS HELD'

Park 21W is a contributory element of the Adelaide Park Lands and City Layout which were set aside as part of Colonel Light's vision to design a city encircled by public parklands for the health and recreation of the community.

The Kaurna people managed the Adelaide Park Lands for thousands of years understanding that open spaces are very important for living on the Adelaide Plains. Many Kaurna believe that Light's vision and designs were based on these understandings taken from the Kaurna and the way they had managed the Park Lands and more broadly the Adelaide Plains.

The *Adelaide Park Lands Act 2005* develops the statutory principles for the Adelaide Park Lands:

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

6. OBJECTIVES FOR THE USE AND MANAGEMENT OF PARK 21W

The following (in no particular order of priority) constitute the objectives for Park 21W:

- Support the ongoing public use and enjoyment of the Park.

- Create flexible venues and spaces which are fit-for-purpose for community sport that accommodate future growth and increase the diversity of physical activity opportunities available to the community.
- Manage the north-west of Park 21W as a regional activity hub for formal and informal recreation including open sports fields, Princess Elizabeth Playground, Lundie Gardens and associated park amenities such as playspaces, barbecues, shelters/shade structures, seats, drinking fountains, toilets, pathways, lighting, fitness loops and shade tree planting.
- Recognise, promote and protect any sites of Kurna cultural heritage significance in the Park as outcomes of the Kurna cultural mapping project are identified.
- Manage, protect and enhance the remnant biodiversity, especially the Key Biodiversity Area in the south-east triangle of Park 21W.
- Maintain a variety of trees for shade that provide food and habitat for fauna and flower at different times of the year.
- Manage and improve the connectivity, wayfinding and useability of the Park Lands Trail and other paths to support walking and cycling for recreation and active travel.
- Conserve, protect and enhance the cultural heritage landscape, particularly the Sugar Gum avenue and Wattle Grove.
- Provide for a range of events and related activities in accordance with the Adelaide Park Lands Event Management Plan.
- Provide a good amenity and legible connections along the edges of the Park to encourage visitation and improved access.
- Promote and encourage unrestricted community access to sports fields and recreation areas outside of designated game and training times.
- Permit leases and licences as shown in the Lease and Licence Map and manage the use of the sports building (clubrooms) as a 'community sport' facility in accordance with the Adelaide Park Lands Leasing and Licensing Policy.
- Ensure that CPTED principles are taken into consideration through sightlines and vegetation management.
- Provide safe and accessible car parking facilities for park users which are designed to meet principles of water sensitive urban design.
- Manage the use of parking to facilitate priority access for park users outside of Royal Adelaide Show times.

7. POLICIES AND PROPOSALS FOR THE USE AND MANAGEMENT OF PARK 21W

Park 21W Activity Hub

The north-west of the Park will be managed as an activity hub to support community wellbeing and encourage exploration of the various elements offered across the precinct.

The hub will deliver a range of amenities to service users of the Park and build on the existing children's playspace, petanque piste and picnic facilities, with realignment of the Park Lands Trail, establishment of a recreational fitness loop and additional informal

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recreation spaces incorporating nature play, irrigated turf, seating, picnic facilities, shade and interpretive signage.

Clubroom building facilities, sporting fields, lighting and cricket nets will be upgraded to support formal sporting use and enable growth in participation. The existing clubroom building will be replaced with a contemporary facility that is fit for purpose.

Use of the building will be consistent with the operation of a community facility including limited sports administration duties, storage of equipment, sports related events, cultural activities, not for profit community development programs and events and operation of a small scale cafe/kiosk that can service all park users. Public amenities will be provided within the footprint of the building.

Tree density will be increased around activity spaces for shade, wind protection and amenity, ensuring there is no overall net loss in trees within this north-west precinct.

Off street parking facilities for up to 112 vehicles will be provided to support ongoing use of the Park. The parking design will incorporate Water Sensitive Urban Design principles and include parking controls to prevent general commuter parking.

Park 21W Key Biodiversity Area

The south-east of the Park will be managed as a Key Biodiversity Area with areas of remnant vegetation and biodiversity significance protected and enhanced. Opportunities will be provided for interpretation, informal recreation and contemplation.

Vegetation within the Key Biodiversity Area will be managed so that it resembles the composition and structure of the pre-European vegetation and promote larger populations of native species by linking significant vegetation remnants. The select removal of planted trees and shrubs in areas of high concentration of remnant species will be undertaken to counter the effects of shading and competition.

We will seek opportunities for partnerships with the community to manage the area's biodiversity, particularly with members of the Kaurna community.

The bitumen car entrance and associated infrastructure off Greenhill Road will be replaced with a permeable pedestrian path.



Key Biodiversity Area of Park 21W

Car Parking

Ensure car parks are designed in a way that is sensitive to the Park Lands environment with appropriate plantings and permeable surfaces. Use parking controls to prevent general commuter car parking.

Continue to manage the car parking arrangement for the annual Royal Adelaide Show in the context of the agreement between the City of Adelaide and the Royal Agriculture and Horticultural Society of SA, noting the principle of reducing the reliance on parking in the Park Lands over the period of the agreement.

Minimise the impact of car parking on the landscape during the Royal Adelaide Show by confining parking to irrigated turf areas and identified parking spaces (see Appendix B).

Tree Plantings and Landscaping

New trees and plantings should be selected for their amenity value, contribution to urban biodiversity and cultural and heritage significance. A diverse species selection is important to the establishment of an extensive and robust urban forest.

Biodiversity plantings within areas of ecological sensitivity should be with species found with appropriate seed provenance and in the appropriate ecological community as per the Key Biodiversity Area Management Plan.

Shade requirements, CPTED, cultural and heritage significance and safety issues should also be considered when selecting tree species for new plantings.

Minimise the removal of existing trees to facilitate fit for purpose sports facilities and overall increase the extent of tree planting around activity spaces for shade, wind protection and amenity.

Urban Address

Provide an increased level of amenity and attraction along frontages to both the City and inner-rim suburbs. The approved appearance and functionality will encourage and entice further exploration deeper into the Park and assist in reducing the heat island effect of adjacent roads and buildings.

Public Art and Memorials

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

Recognise the former sites of the Dardanelles Cenotaph World War One memorial in Lundie Gardens and the Wattle Grove.

Cultural Heritage and Interpretation

Conserve and where appropriate enhance cultural heritage features of the Park including Lundie Gardens, the Shelter Shed within the Princess Elizabeth Playground and Sugar Gum Avenue.

Interpret Kurna and non-Kurna cultural heritage of the Park Lands through signage and other means.

Re-establish the Wattle Grove in the north-east corner of Park 21W giving consideration to the original landscape setting including the pergola.



Wattle Grove - Anzac Day 1927

Views

Maintain and enhance views and vistas to the skyline and the Adelaide Hills through considerate tree planting and spatial arrangements to reinforce the open and expansive character of the Open Woodland/Sports Zone.

Park Lands Trail

Manage and improve the connectivity, amenity and useability of the Park Lands Trail.

Provide supporting facilities along the Park Lands Trail which may include drinking fountains, seating, shade, signage, landscaping and lighting.

Event Management

The Adelaide Park Lands Event Management Plan 2016-2020 classifies Park 21W as a 'Potential Event Site'. These sites have less purpose-built infrastructure and could be suitable for medium and small events.

Events in this Park will likely be limited to sporting events given the existing sporting infrastructure. Event organisers will need to negotiate with the licence holders to work around regular sport activities.

Lighting

Provide lighting along key paths/trails, at activity hubs, sporting ovals and the urban address to encourage increased use and improve safety for park users.

Improve lighting along the Sugar Gum Avenue and reduce lighting in areas of high biodiversity value in order to minimise impacts to native flora and fauna.

Dog Management

Dogs and their owners are welcome in Park 21W. Dogs must be cleaned-up after at all times.

Dogs may be exercised off-leash in this Park. A person must ensure that a dog being exercised off-leash remains under their control by remaining in close proximity to the person and the person is able to see the dog at all times.

To create a safe and comfortable environment for all visitors to the Park, dogs must be on-leash at certain times:

- At all times within the playground and within five metres of any play equipment.
- At all times when organised sport is being played.

Dog on-leash means:

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

Unmanned Aerial Vehicles

The flying of unmanned aerial vehicles (including model aircraft, radio-controlled planes and drones) is not permitted within Park 21W.

8. PERFORMANCE TARGETS AND MEASURES – AGAINST OBJECTIVES

Performance Targets

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

- The preservation of the National Heritage Listing Values for the Adelaide Park Lands and City Layout (with Park 21W as a contributory element).
- The provision of fit for purpose recreation and sport facilities.
- Preservation and enhancement of post-settlement cultural significance.
- Protection and enhancement of remnant vegetation and habitat within the Key Biodiversity Area.

Measurement

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

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

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

9. PUBLIC USE AND MOVEMENT THROUGH PARK 21W

Public use and movement through Park 21W will be maintained. However, access may be temporarily restricted during sporting or other events.

10. POLICIES FOR THE GRANTING OF LEASES OR LICENCES

Leases and Licences may be granted only where they support outdoor recreational activity and are in accordance with the *Adelaide Park Lands Leasing and Licensing Policy*.

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

The areas of Park 21W subject to leases and licenses are shown on the following aerial photo.



The areas of Park 21W subject to leases and licenses

11. CIRCUMSTANCES NOT PROVIDED FOR

This CLMP recognises that not all proposals for the management and enhancement of Park 21W can be foreseen. Any significant change not provided for here should be considered within the broader planning framework provided by the Adelaide Park Lands Management Strategy and considered as a potential amendment to this CLMP following consideration by the Adelaide Park Lands Authority and the Council.

APPENDIX A - MASTER PLAN

ADELAIDE SOUTHERN PARK LANDS GOLDEN WATTLE PARK/MIRNU WIRRA (PARK 21 WEST) CONCEPT PLAN



WAX
0m 100m
Status: For Information
Issued: 06 January 2020



APPENDIX B - ROYAL ADELAIDE SHOW PARKING DEED

Extract of Royal Adelaide Show Parking Deed

- = Previously used for parking
- = Agreed parking area
- = Overflow parking
- = Entries
- = Exits





- 01. Park Lands Trail with lighting (3m). ← →
- 02. Existing building removal.
- 03. Upgrade of Park Lands edge planting and urban address.
- 04. Car park with permeable gravel surface, lighting, timber wheel stops and clear sight lines from car park to football ovals (proposed 112 spaces, 4 accessible spaces and coach drop off).
- 05. Multi-purpose sports playing fields with lighting show indicatively (ovals dimensions shown).
- 06. New community sports building.
- 07. Earth mounding, viewing area and potential ramp access.
- 08. Existing permeable paths (remove existing lights).
- 09. Informal recreation space with a focus on nature play.
- 10. Existing playspace.
- 11. High biodiversity value area. — — — —
- 12. Informal irrigated recreation space with shade and picnic amenities.
- 13. New permeable paths.
- 14. Future signalised pedestrian crossings to connect Park Lands Trail.
- 15. Bitumen entrance removed.
- 16. Diagonal path with improved lighting (3m).
- 17. Education Hub with interpretative signage.
- 18. One-way vehicle access with raised pedestrian crossings and street median to encourage left hand turn only.
- 19. On-street parking (29 spaces between car park entrances)
- 20. Potential site for cultural landscape / Place of Courage.
- 21. Re-establishment of the Wattle Grove.
- 22. Exercise loop with distance markers, seating, water fountain and exercise equipment. — — — —
- 23. Cricket nets.
- 24. Petanque piste and picnic amenities.
- 25. Public art integrated with proposed nature play and education hub areas.



- Proposed trees
- Existing trees
- Car parking
- Irrigated turf
- Dry grassland
- Park Lands Trail (with lighting)
- Footpath connections 2.5m wide
- Light poles (ovals)

WAX
On Status: For Information Issued: 31 October 2019
 100m

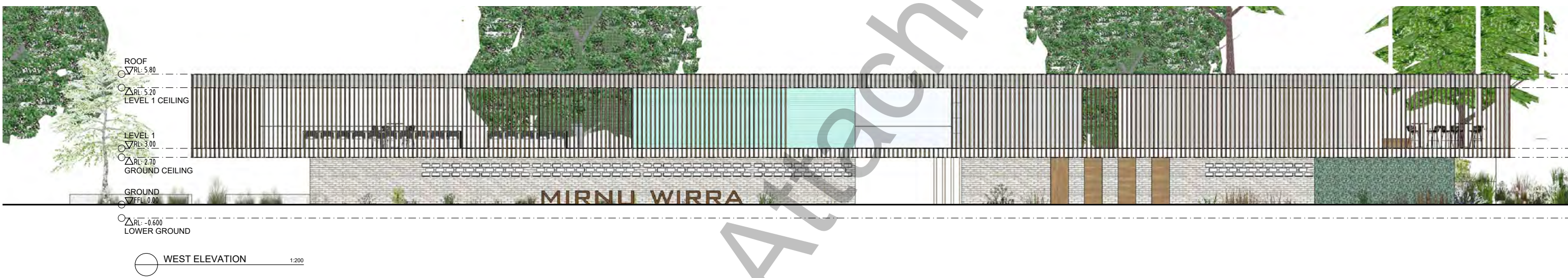
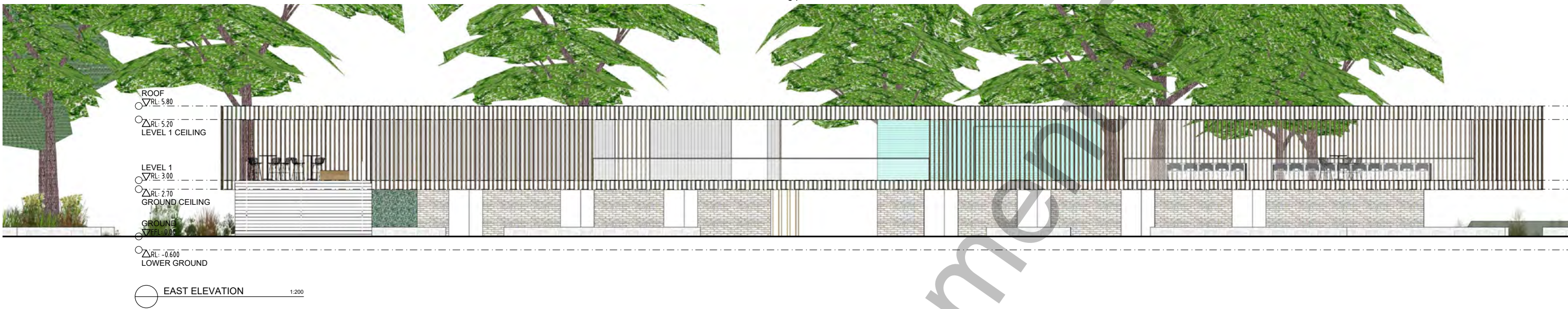
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PARK 21W SPORTS HUB
 SITE PLAN

PROJECT ADDRESS
 GOLDEN WATTLE PARK / MIRNU WIRRA
 (PARK 21 W)
CLIENT
 CITY OF ADELAIDE

SCALE
 AS INDICATED @ A3
ISSUE DATE
 05/08/20
REVISION
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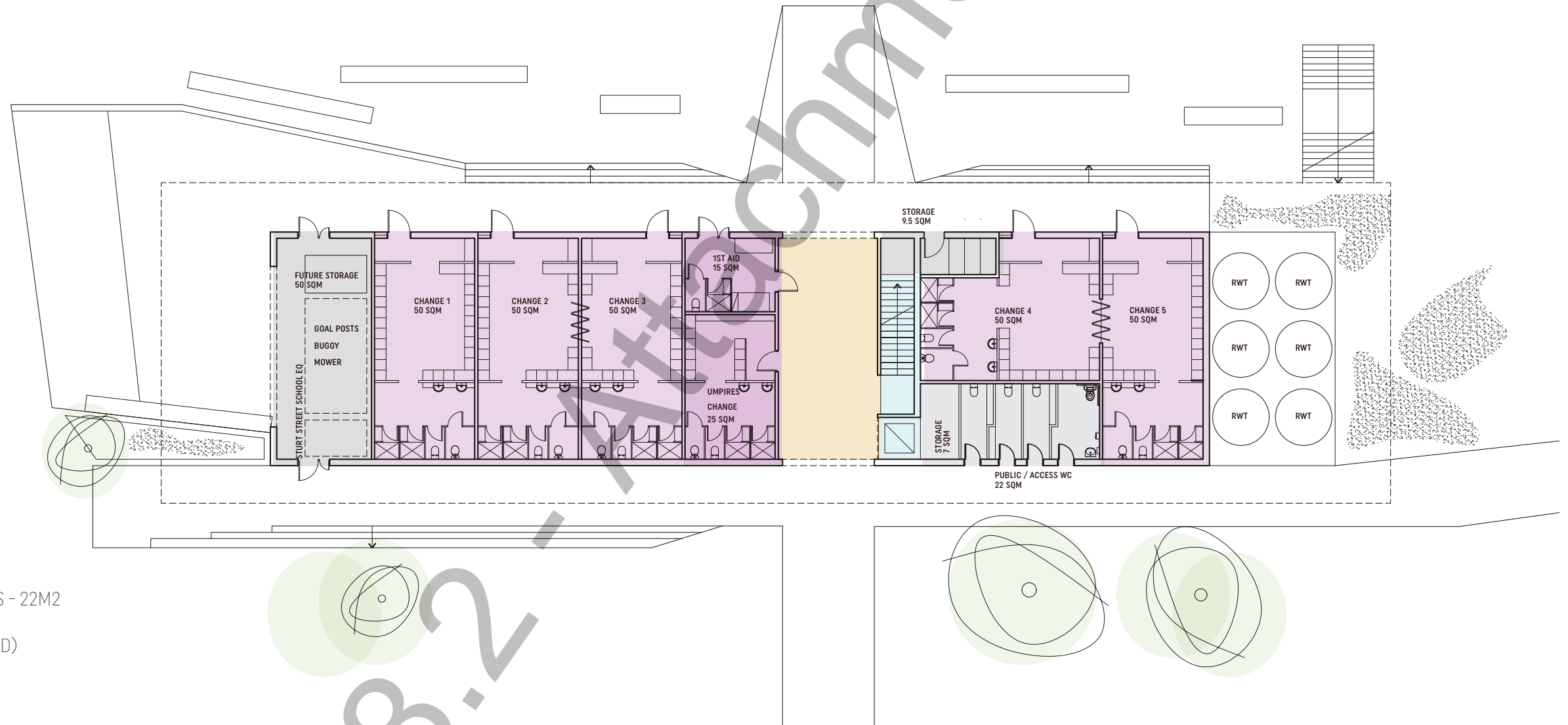
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PARK 21W SPORTS HUB
ELEVATIONS

PROJECT ADDRESS
GOLDEN WATTLE PARK / MIRNU WIRRA
(PARK 21 W)
CLIENT
CITY OF ADELAIDE

SCALE
1:200 @ A3
ISSUE DATE
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Attachment C



TOTAL BUILDING FLOOR AREAS

- CHANGEROOM - 5 X 50M2
- 1ST AID - 15M2
- UMPIRES CHANGEROOM - 29M2
- PUBLIC TOILETS - 3 X AMBULANT / 1 X ACCESS - 22M2
- STORAGE - 12 X 2M2 MIN (16.5M2 ON GROUND)
- GROUND MAINTANENCE STORAGE - 50M2
- CIRCULATION + INTERNAL WALLS- 82.5M2
- TOTAL - 465M2



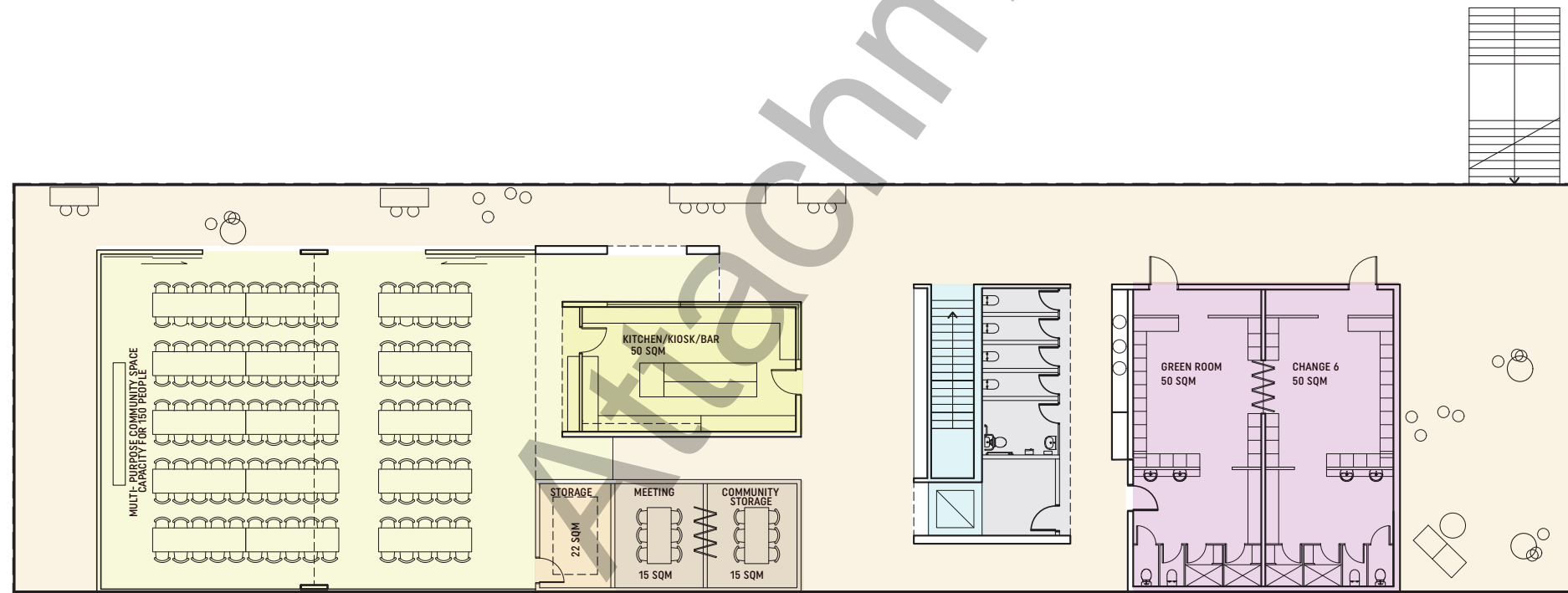
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PARK 21W SPORTS HUB
GROUND FLOOR PLAN

PROJECT ADDRESS
 GOLDEN WATTLE PARK / MIRNU WIRRA
 (PARK 21 W)
CLIENT
 CITY OF ADELAIDE

SCALE
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TOTAL BUILDING FLOOR AREAS

- CHANGEROOM - 1X 50M2
- GREEN ROOM - 1X 50M2
- KITCHEN / KIOSK/ BAR - 50 M2
- COMMUNITY STORAGE - 15M2
- MEETING ROOM - 15M2
- STORAGE- 22M2
- MULTI - PURPOSE COMMUNITY SPACE - SEATING CAPACITY FOR 150
- TOTAL - 895M2



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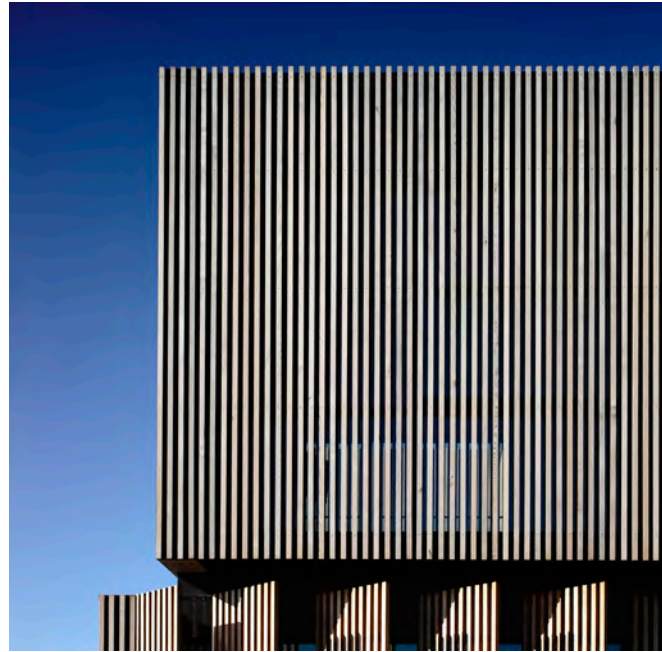
PARK 21W SPORTS HUB
 LEVEL 1 PLAN

Adelaide Park Lands Authority - Board Meeting - Agenda - 3 September 2020

PROJECT ADDRESS
 GOLDEN WATTLE PARK / MIRNU WIRRA
 (PARK 21 W)
 CLIENT
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LOCALLY SOURCED HARDWOOD TIMBER BATTENS



POWDER COAT METAL SCREENING



BRICKWORK/BLOCKWORK



CONCEALED PHOTOVOLTAIC ROOF



TEXTURE / TILES



INTEGRATED LANDSCAPE, PAVING AND SEATING



CORTEN



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PARK 21W SPORTS HUB
PERSPECTIVE 1

Adelaide Park Lands Authority - Board Meeting - Agenda - 3 September 2020

PARK 21W | JOB NO 19075 | AUGUST 2020

PROJECT ADDRESS
GOLDEN WATTLE PARK / MIRNU WIRRA
(PARK 21 W)
CLIENT
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SCALE
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PARK 21W SPORTS HUB
PERSPECTIVE 2

Adelaide Park Lands Authority - Board Meeting - Agenda - 3 September 2020

PARK 21W | JOB NO 19075 | AUGUST 2020

PROJECT ADDRESS
GOLDEN WATTLE PARK / MIRNU WIRRA
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CLIENT
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SCALE
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ISSUE DATE
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PARK 21W SPORTS HUB
PERSPECTIVE 3

Adelaide Park Lands Authority - Board Meeting - Agenda - 3 September 2020

PARK 21W | JOB NO 19075 | AUGUST 2020

PROJECT ADDRESS
GOLDEN WATTLE PARK / MIRNU WIRRA
(PARK 21 W)
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CITY OF ADELAIDE

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PARK 21W SPORTS HUB
PERSPECTIVE 4

Adelaide Park Lands Authority - Board Meeting - Agenda - 3 September 2020

PARK 21W | JOB NO 19075 | AUGUST 2020

PROJECT ADDRESS
GOLDEN WATTLE PARK / MIRNU WIRRA
(PARK 21 W)
CLIENT
CITY OF ADELAIDE

SCALE
NTS @ A3
ISSUE DATE
05/08/20
REVISION
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GRIEVE
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ARCHITECTURE
INTERIORS
URBAN DESIGN
HERITAGE

Item 8.2 - Attachment C

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