



BOARD AGENDA & REPORTS

for the Special Meeting of the Adelaide Park Lands Authority Board

Wednesday 27 January 2021
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 Special Board Meeting, the Board member presiding will state:

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

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

2. Apologies

Board Members - Ms Jessica Davies-Huynh and Mr Stephen Forbes

3. Report for the consideration of the Board

3.1 Tennis SA Centre Court Development – Stage 2 [2018/03439] [Page 4]

4. Closure

Tennis SA Centre Court Development – Stage 2

ITEM 3.1 27/01/2021
Adelaide Park Lands Authority

Program Contact:
Christie Anthoney, Associate
Director, City Culture 8203 7444

2018/03439
Public

Approving Officer:
Clare Mockler, Deputy CEO &
Director, City Shaping

EXECUTIVE SUMMARY

The purpose of this report is to seek the Board's advice on enhancements to facilities at the Memorial Drive Tennis Centre in Tantanya Wama (Park 26) which constitute stage two of the Tennis Australia Anchor Project redevelopment proposal (master plan) previously considered and supported by the Board on 21 September 2017 and noted by Council on 26 September 2017.

In 2017, following a statutory community consultation process, Tennis SA was granted a 42 year lease over the Memorial Drive Tennis Centre that allows for the administration of tennis, conducting tennis related activities and for entertainment by way of concerts or similar functions.

In January 2020, the inaugural Adelaide International was held at Memorial Drive following delivery of a new roof canopy and LED lighting over centre court.

The State Government has allocated \$44m in 2020-21 for stage two of the enhancement of centre court including new northern and eastern stands. Collectively, the enhancements will ensure the City has a venue that can host major tennis tournaments and large scale cultural events with permanent seating for over 4,300 people.

These works will result in an increase in building footprint over existing leased hardstand areas of approximately 1,534sqm.

Tennis SA is seeking landlord consent from Council on the 9 February 2021 to support their Development Application to the State Commission Assessment Panel and enable works to be well advanced by the next major tennis event in January 2022.

RECOMMENDATION

THAT THE ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Adelaide Park Lands Authority:

1. Supports the enhancement of facilities leased by Tennis SA at the Memorial Drive Tennis Centre in Tantanya Wama (Park 26) as per the Tennis Centre Court Concept Plan and Demolition Plan shown in Attachment A and Attachment B to Item 3.1 on the Agenda for the Special meeting of the Board of the Adelaide Park Lands Authority held on 27 January 2021.
2. Supports amendments being undertaken to the existing 42 year lease agreement between the City of Adelaide and Tennis SA Inc, including:
 - 2.1. A market rent review to recognise the improvements which are capable of accommodating expanded uses and/or increased use of the facilities.
 - 2.2. Changes to the Lease Plan to recognise additional built form and the reconfiguration of courts in the care and control of Tennis SA.
3. Notes that a statutory consultation process on the existing 42 year lease agreement occurred in 2017 and there are no requirements to undertake additional community consultation nor place the lease before both Houses of Parliament as a result of these proposed amendments to the existing lease agreement.

IMPLICATIONS AND FINANCIALS

Adelaide Park Lands Management Strategy	<p>Strategy 1.1 - Create a network of activity hubs attracting visitors and tourists and supporting the recreational needs of people of all ages, abilities and cultures.</p> <p>Strategy 1.3 - Promote the Park Lands as a visitor and tourist destination.</p> <p>Strategy 1.6 - Strengthen the role of the Park Lands as a regional destination for competitive sport and a variety of active and passive forms of recreation.</p> <p>The Strategy states that 'Adelaide Oval and the Memorial Drive Tennis Complex are a prime example of a major hub which offer permanent facilities and amenities catering for large gatherings and events on a regular basis. Major hubs are not always consistently active, but regularly attract huge numbers of visitors for large local, national and international events'.</p>
Policy	<p><u>City of Adelaide 2020-2024 Strategic Plan</u></p> <p>Our Strategic Plan seeks to expand Adelaide's global reputation as a 'magnet city' through world class events, festivals and activation.</p> <p><u>(2009) Community Land Management Plan (CLMP) for Tarntanya Wama (Park 26)</u></p> <p>Section 4.5 of the CLMP states that 'in conjunction with the State Government support the attraction of major sporting events to Adelaide Oval and State Tennis Centre'.</p>
Consultation	<p>Community consultation occurred prior to execution of the 42 year lease agreement with Tennis SA in 2017.</p> <p>Tennis SA will continue to engage with the Stadium Management Authority.</p>
Resource	<p>The project will be funded by Tennis SA and its partners.</p> <p>Existing staff resources will be utilised to provide advice in relation to the Development Application for these works and in amending the lease agreement.</p>
Risk / Legal / Legislative	<p>The works proposed in this report will require Development Approval. Due to the value of this project, approval will be facilitated through the State Commission Assessment Panel.</p>
Opportunities	<p>This project will enable Tennis SA to continue to attract major sporting and cultural events and leverage the Park Lands to provide lifestyle experiences.</p>
20/21 Council Budget Allocation	<p>As per the existing lease agreement, Tennis SA will be required to cover all of Council's legal costs in relation to amendments to the lease.</p> <p>Approximately \$2,500 will be allocated to an independent Market Rent review.</p>
Proposed Council 21/22 Budget Allocation	<p>Not at as a result of this report.</p>
Life of Project, Service, Initiative or (Expectancy of) Asset	<p>Asset life linked to the lease term (ends 2057).</p>
20/21 Budget Reconsideration (if applicable)	<p>Not at as a result of this report.</p>
Ongoing Costs (eg maintenance cost)	<p>Tennis SA will remain responsible for all repairs and maintenance including capital and structural items as per the lease agreement.</p>
Other Funding Sources	<p>This project will be externally funded.</p>

DISCUSSION

1. In 2017, following a statutory community consultation process, Tennis SA and the City of Adelaide entered into a 42 year lease agreement over the Memorial Drive Tennis Centre in Tantanya Wama (Park 26), which was backdated to commence on 1 July 2015 and expire on 30 June 2057. The lease allows for the administration of tennis, conducting tennis related activities and for entertainment by way of concerts or similar functions.
2. On 21 September 2017, the Board considered the redevelopment master plan for the Memorial Drive Tennis Centre. At this same meeting, the Authority resolved to advise Council:
 - ‘1. *That it supports the Tennis Australia Anchor Project redevelopment proposal to upgrade and enhance tennis facilities along War Memorial Drive as illustrated in the Landscape Master Plan and Concept Design Package identified as Attachment A to Item 6.2 on the Agenda for the meeting of the Board of the Adelaide Park Lands Authority held on 21 September 2017.*
 2. *That it notes that two (2) new single storey pavilions plus two (2) smaller shed structures are proposed to be built within the current long-term lease areas in the Adelaide Park Lands as illustrated in the Architectural Sketch Design Package identified as Attachment B to Item 6.2 on the Agenda for the meeting of the Board of the Adelaide Park Lands Authority held on 21 September 2017.’*
3. On 26 September 2017, Council noted the Board’s support for the Anchor Project (ie master plan) ([Link 3 here](#)) and resolved that Council:
 - ‘1. *Notes the Adelaide Park Lands Authority support for the Tennis Australia Anchor Project redevelopment proposal to upgrade and enhance tennis facilities along War Memorial Drive as illustrated in the Landscape Master Plan and Concept Design Package identified as Attachment A to Item 12.7 on the Agenda for the meeting of the Council held on 26 September 2017.*
 2. *In its role as custodian of the Adelaide Park Lands, approves the two (2) new single storey pavilions plus two (2) smaller shed structures that are proposed to be built within the current long-term lease areas in the Adelaide Park Lands as illustrated in the Architectural Sketch Design Package identified as Attachment B to Item 12.7 on the Agenda for the meeting of the Council held on 26 September 2017.*
 3. *Notes that with Council’s approval, the development application for the Tennis Australia Anchor Project can now proceed with the Council’s administration assessment and determination by the Council Assessment Panel.*
 4. *Requests the administration approach Tennis Australia to discuss the possibility of Tennis Australia:*
 - 4.1 *moving the fenceline on the north eastern corner of the Morphett Street/War Memorial Drive intersection in order to allow public access to the significant Moreton Bay Fig;*
 - 4.2 *improving the amenity of the car park immediately to east of that Moreton Bay Fig; and*
 - 4.3 *ensure, where possible, that facilities built in the Park Lands for the Tennis Anchor Project to provide services (eg toilets, drinking water) to Park Land users at large.’*
4. The master plan is being delivered across multiple stages, as described below:
 - 4.1. Stage 1A – Resurfacing and reconfiguration of courts plus two new pavilions (Completed).
 - 4.2. Stage 1B – Freestanding roof canopy and associated works (Completed).
 - 4.3. Stage 2 – Centre court improvements (This Report).
5. The completion of the first stages (1A and 1B) enabled Tennis SA to secure a new major tennis tournament, with the Adelaide International held for the first time in January 2020.
6. The 2020-21 State Budget included an allocation of \$44m for stage two works including:
 - 6.1. Replacement of the northern stand.
 - 6.2. A new eastern stand.
 - 6.3. Upgrades to the existing southern stand and court surfaces.
 - 6.4. Changes to site entry/exit.
 - 6.5. Improved event infrastructure (e.g. screens, lighting, public address systems).

7. These works will result in fit-for-purpose facilities required for tennis competitions, vastly improve the spectator experience and provide the City with a large scale cultural venue with a seating capacity of 6,341 (4,385 permanent).
8. In providing these improved event facilities, Tennis Australia has guaranteed South Australia hosting an international tennis event for ten years.
9. The proposed works will result in an increase in building footprint of approximately 1,534sqm. The increased building footprint will occur entirely on existing hard stand areas.
10. A Concept Plan of the proposed enhancements is shown at **Attachment A**. Demolition of the existing facilities to enable these enhancements is shown at **Attachment B**.
11. The project reduces the number of centre courts from four to three, with the eastern stand partially constructed on the fourth court. Tennis SA has indicated that existing access arrangements to the remaining three courts will be sustained outside of event times. Tennis SA leases another eight 'outside' courts at the Tennis Centre, that are also available for use by the community.
12. Due to the value of the proposed works, development approval will be sought through the State Commission Assessment Panel. In the interim, Tennis SA has written to us seeking landlord consent for the project (Link 1 [here](#)).

Adelaide Park Lands Building Design Guidelines

13. We have reviewed the concept against the Adelaide Park Lands Building Design Guideline. The following is a summary of our review:
 - 13.1. This is a quality proposal that understands the context in which it is to be incorporated.
 - 13.2. The proposal successfully combines the materiality of the existing site (red brick) with the future architectural language / vision of the precinct (the white tensile roof structure of the adjacent Adelaide Oval).
 - 13.3. The design language of the proposal unites with the Adelaide Oval's design language to create a clearly identified 'precinct' within the Park Lands.
 - 13.4. A clever design solution enables 841 temporary seats to be stored within the new eastern stand.
 - 13.5. The project incorporates a range of sustainability features including:
 - 13.5.1. High performance glazing and building envelope.
 - 13.5.2. Thermal massing through heavyweight construction materials.
 - 13.5.3. LED lighting and water efficient fixtures and fittings.
 - 13.6. Lift access will be provided to the new northern and eastern stands.
 - 13.7. There is no evidence of greening in the proposed landscape and it is recommended that opportunities for greening be explored.

Review and Amendment of the 42 Year Lease agreement

14. The completion of proposed Stage 2 works will result in a culmination of infrastructure changes to the Memorial Drive Tennis Centre since execution of the existing lease agreement in 2017. Special Condition 2 'Expanded Redevelopment' contained within Item 6 of the First Schedule of the lease agreement, provides Council with the avenue to undertake a review of the terms and conditions of the lease where an upgrade and redevelopment results in improvements which are capable of accommodating expanded uses and or increased use of the facility. A copy of the existing lease agreement is provided in Link 2 [here](#).
15. Amendments to the existing lease will enable us to formally document and recognise all development works undertaken to the leased area including:
 - 15.1. Changes to the Tennis SA lease plan and Memorial Drive Tennis Club (MDTC) lease plan as a result of reconfiguring tennis courts.
 - 15.2. Acknowledging additional built structures.
 - 15.3. Rental adjustment following an independent market rent review.
16. We have received legal advice indicating that the existing lease agreement satisfactorily foresees the proposed works and therefore related amendments to the existing lease agreement will not require a new community consultation process as outlined in the *Local Government Act 1999 (SA)* and *Adelaide Park Lands Act 2005 (SA)*.

Next Steps

17. This matter will be considered by Council on 9 February 2021.
 18. Tennis SA would like to complete the majority of stage two works prior to the next Adelaide International in January 2022.
 19. We will continue to work with Tennis SA in making the necessary amendments to the existing lease agreement to ensure it accurately reflects the enhanced site.
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ATTACHMENTS

Attachment A – Tennis SA Centre Court Development Concept Plan

Attachment B – Demolition Plan – Tennis SA Centre Court Development

- END OF REPORT -

DESIGN PRESENTATION

TENNIS CENTRE COURT DEVELOPMENT STAGE 2

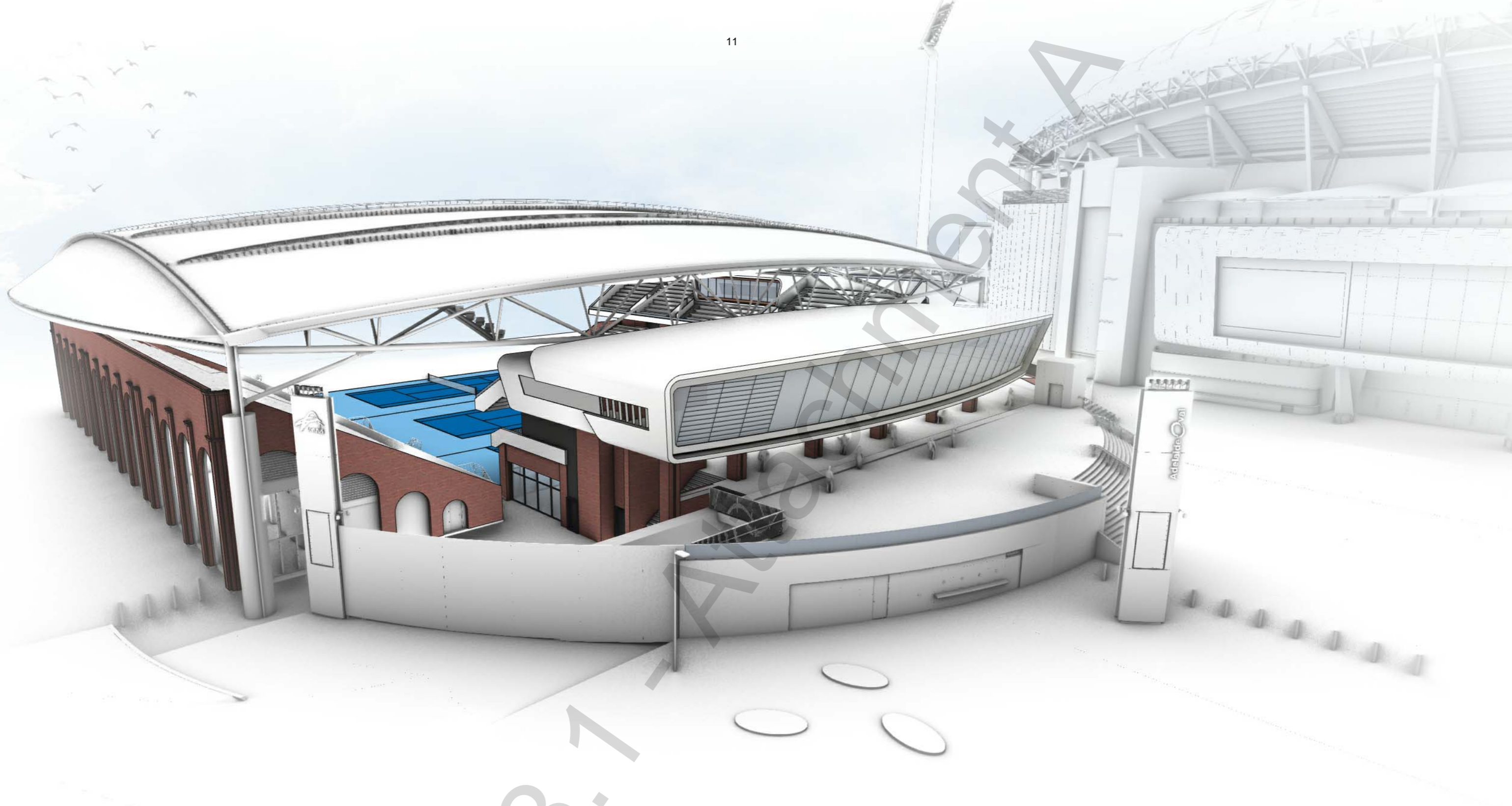
War Memorial Drive, North Adelaide SA 5006

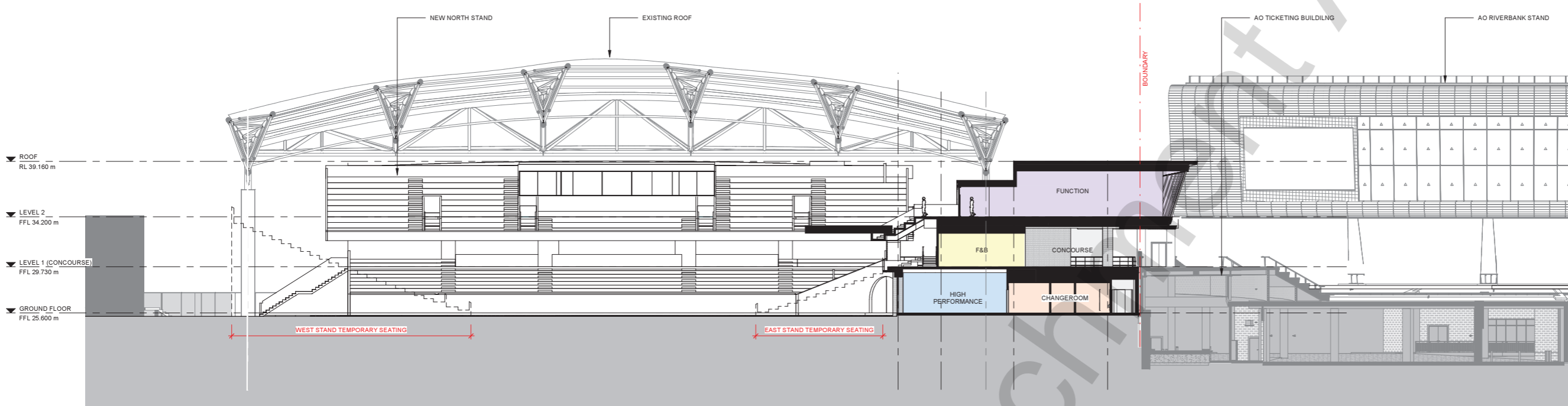
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14 January 2021

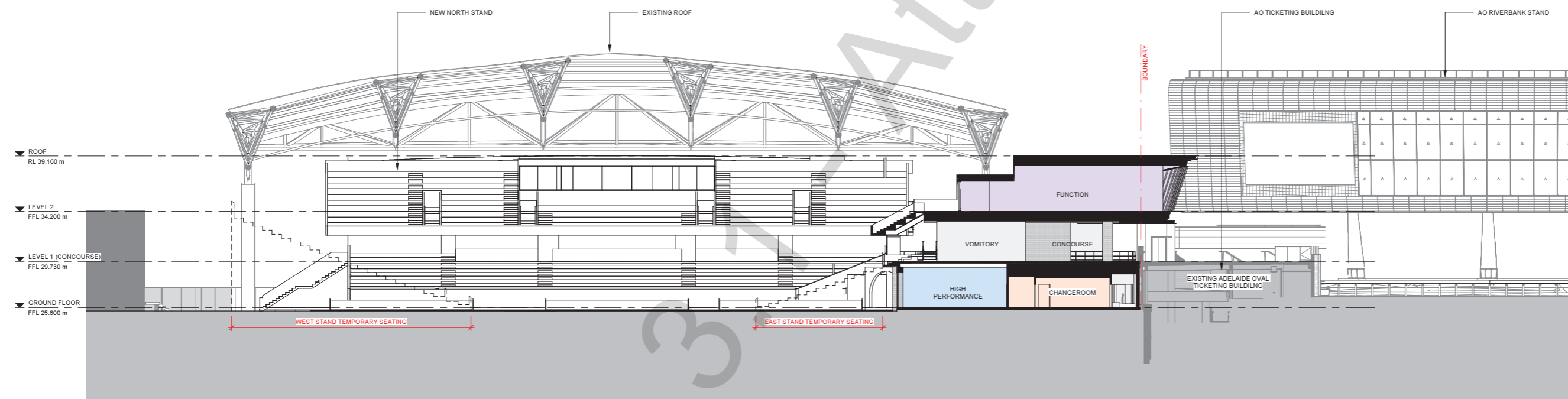




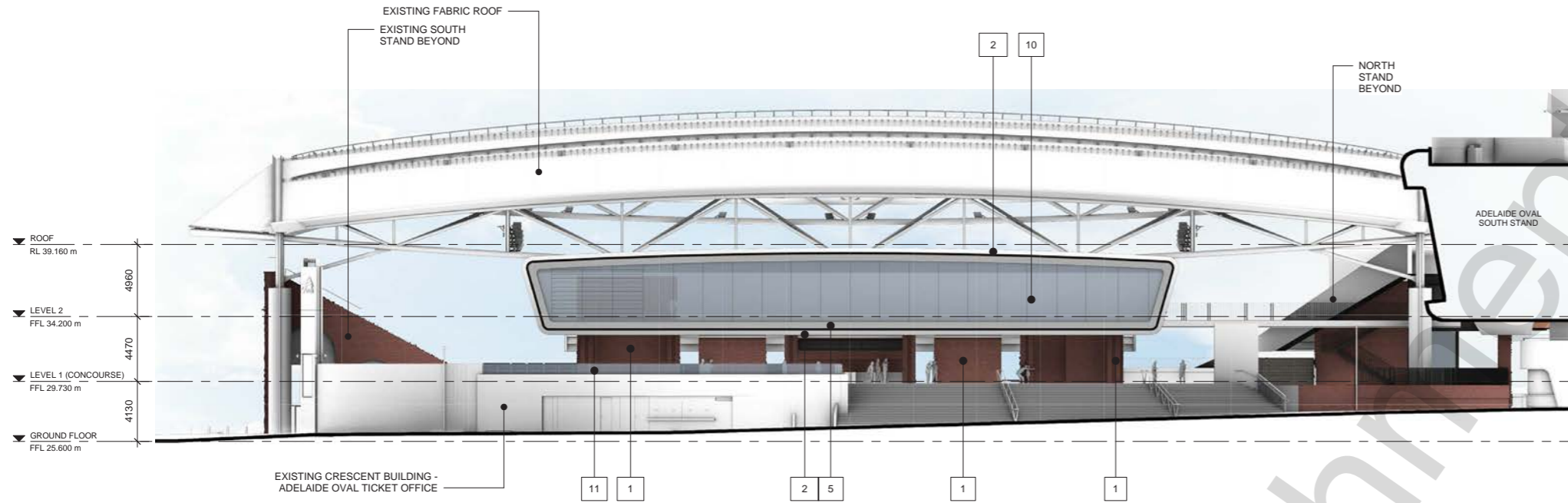




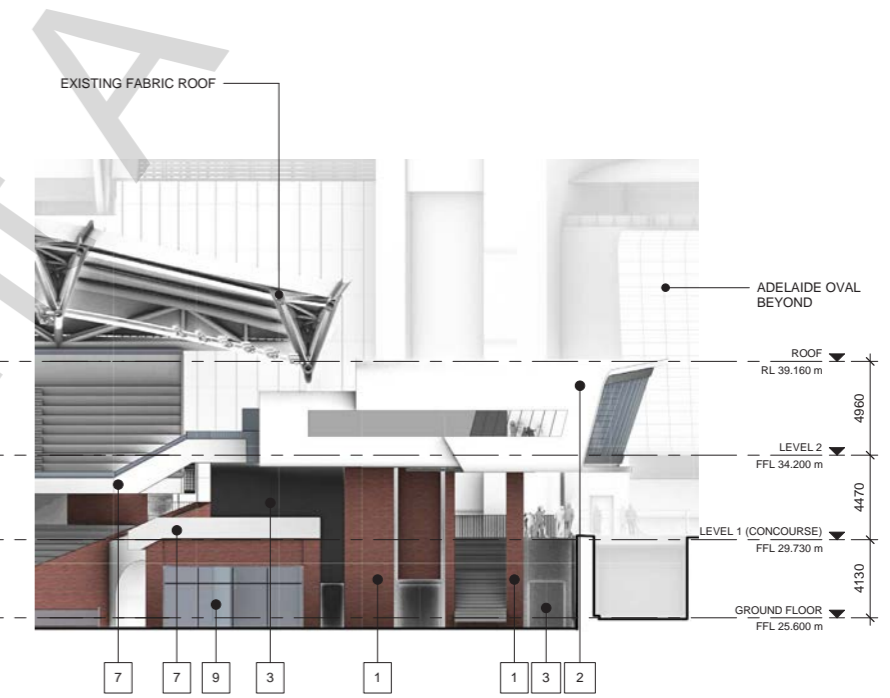
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SCALE 1 : 200



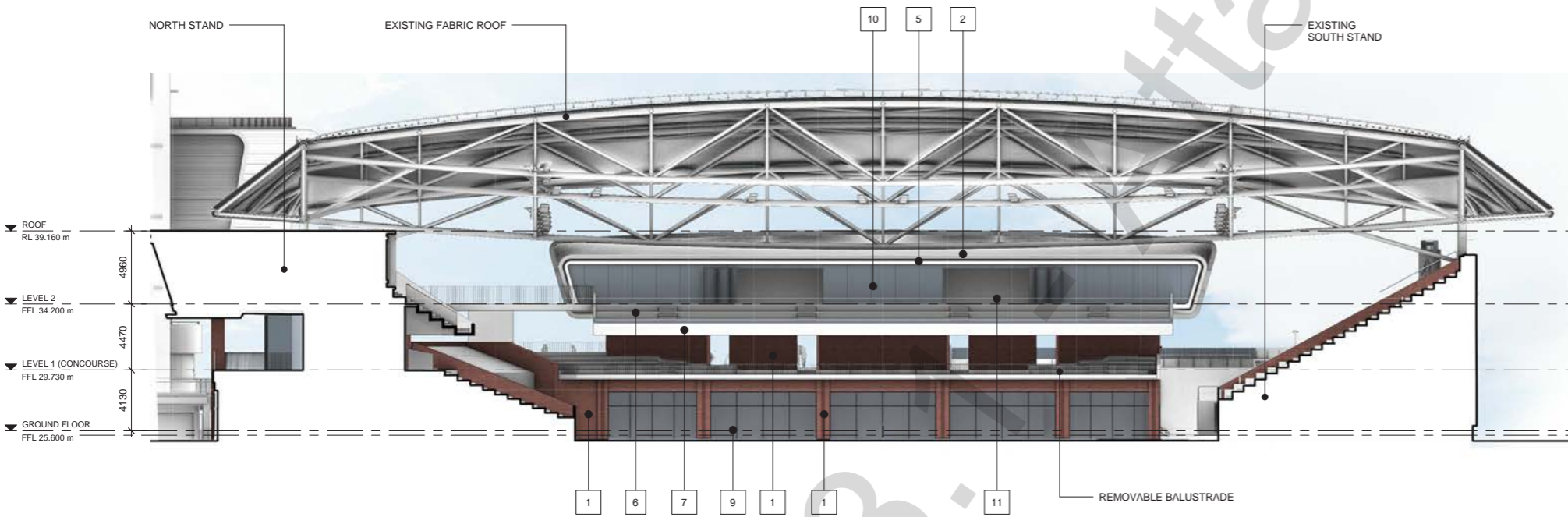
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SCALE 1 : 200



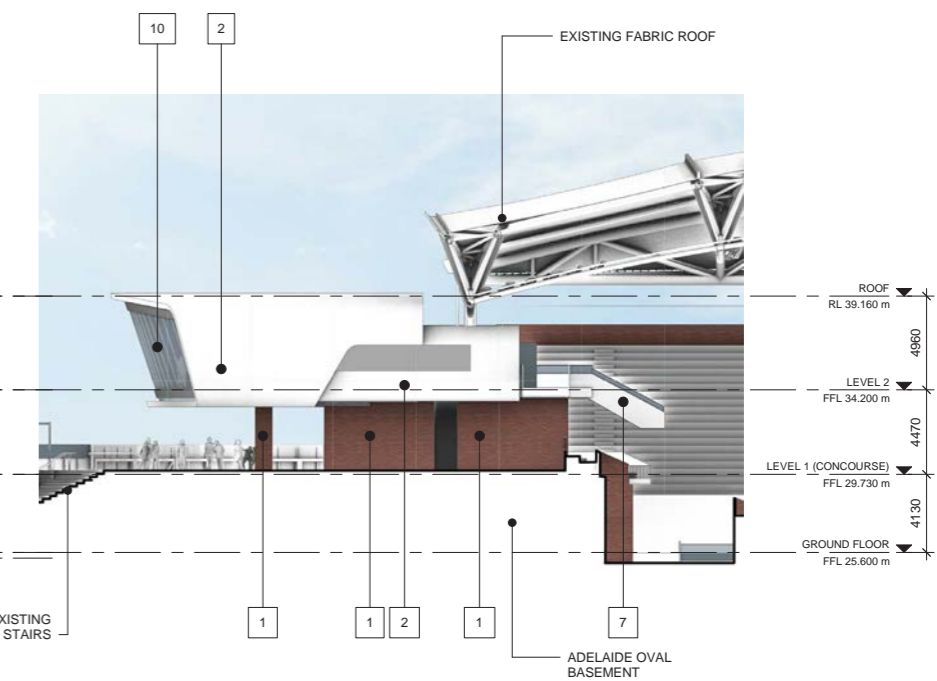
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SCALE 1 : 200



2 SOUTH ELEVATION
SCALE 1 : 200



3 WEST ELEVATION
SCALE 1 : 200



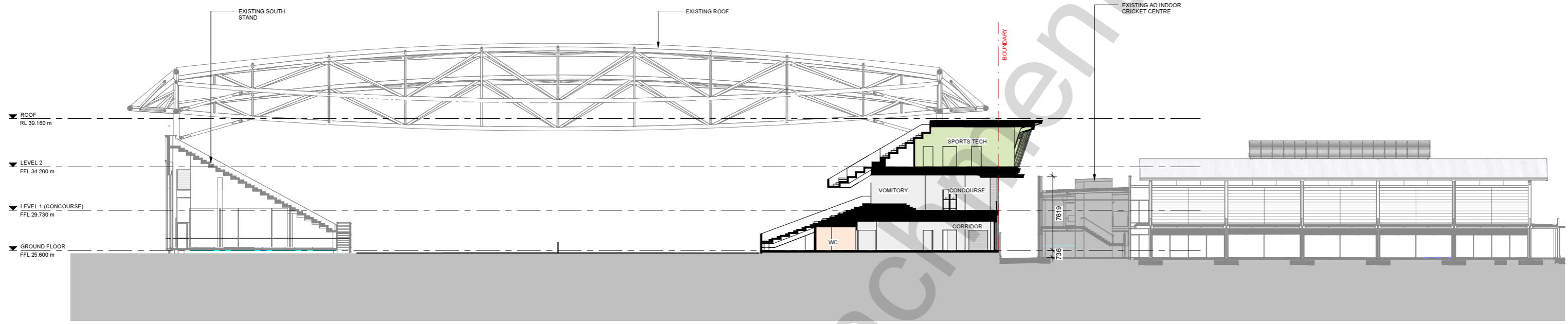
4 NORTH ELEVATION
SCALE 1 : 200

- MATERIAL SCHEDULE**
1. RED BRICK
 2. POWDER COAT ALUMINIUM CLADDING, WHITE
 3. POWDER COAT ALUMINIUM CLADDING, CHARCOAL
 4. STAINLESS STEEL CLADDING, BRONZE FINISH
 5. STAINLESS STEEL CLADDING, SILVER FINISH
 6. PRECAST CONCRETE, GREY
 7. PRECAST CONCRETE, OFF WHITE
 8. EPOXY CONCOURSE
 9. ALUMINIUM FRAMED WINDOWS & DOORS
 10. GLAZED CURTAIN WALL
 11. GLASS BALUSTRADE
 12. METAL RAILING BALUSTRADE
 13. PRECAST CONCRETE, CHARCOAL
 14. TIMBER BATTEN CEILING
 15. METAL ROOF

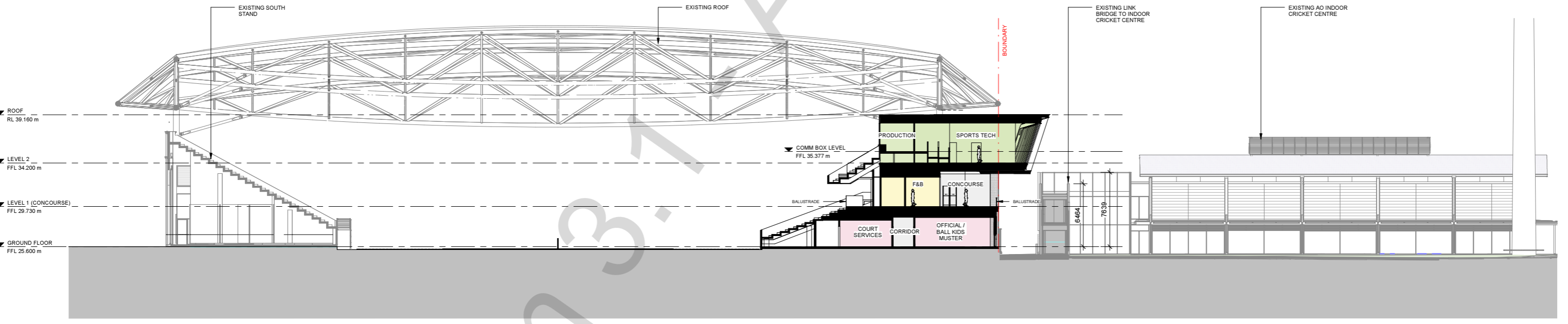


East Stand Elevation 1:400@A3





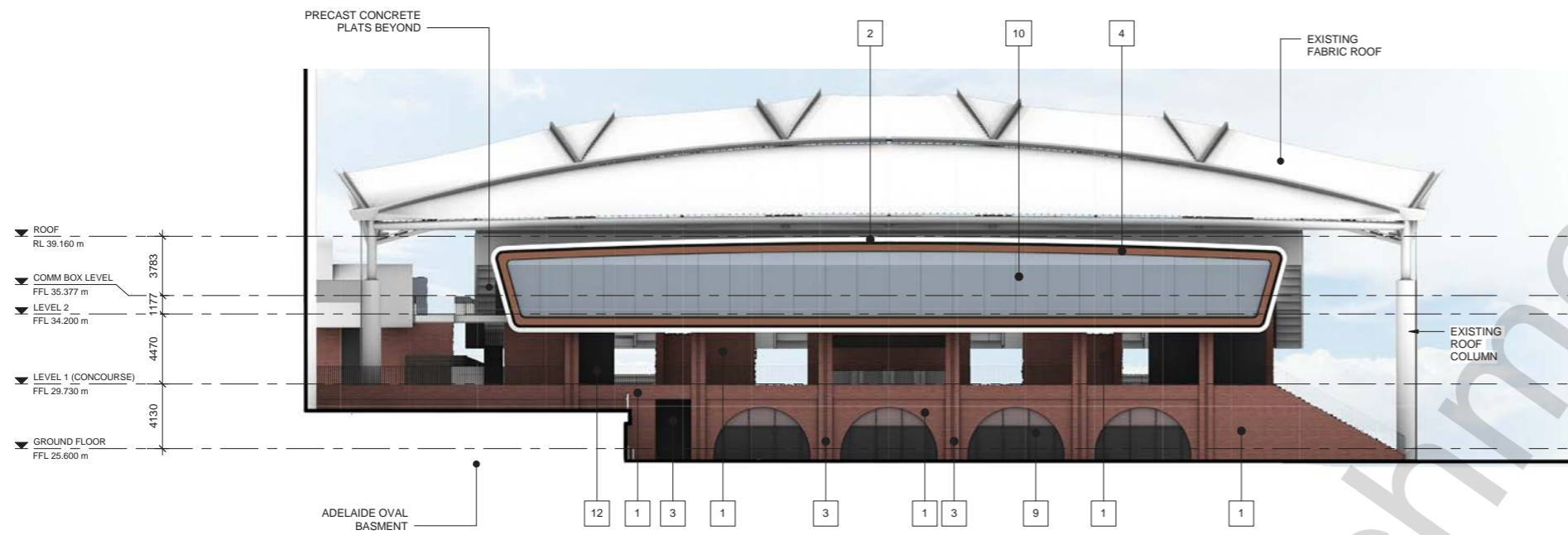
1 NORTH STAND - SECTION 1
SCALE 1:200



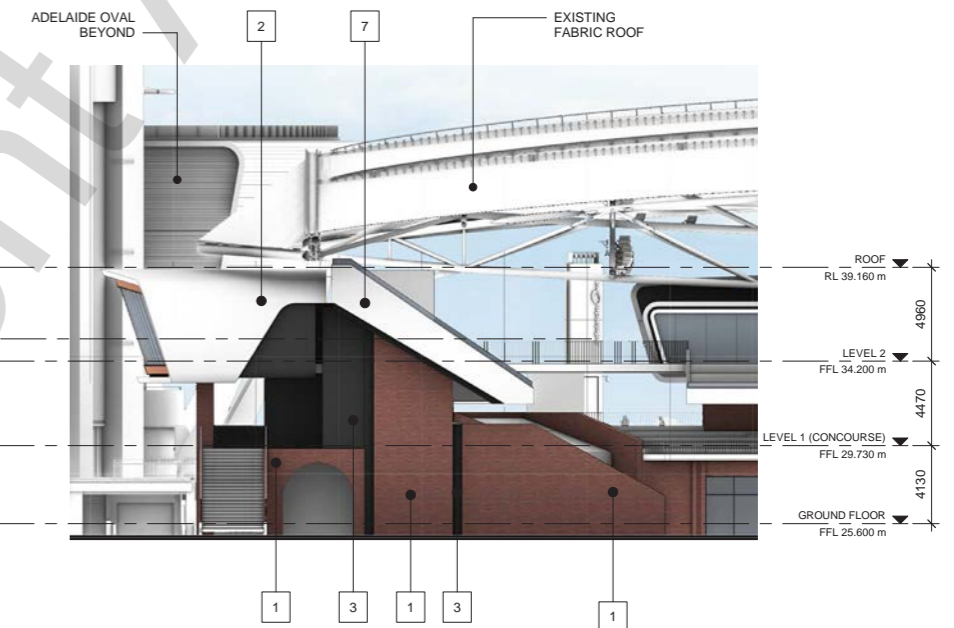
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SCALE 1:200



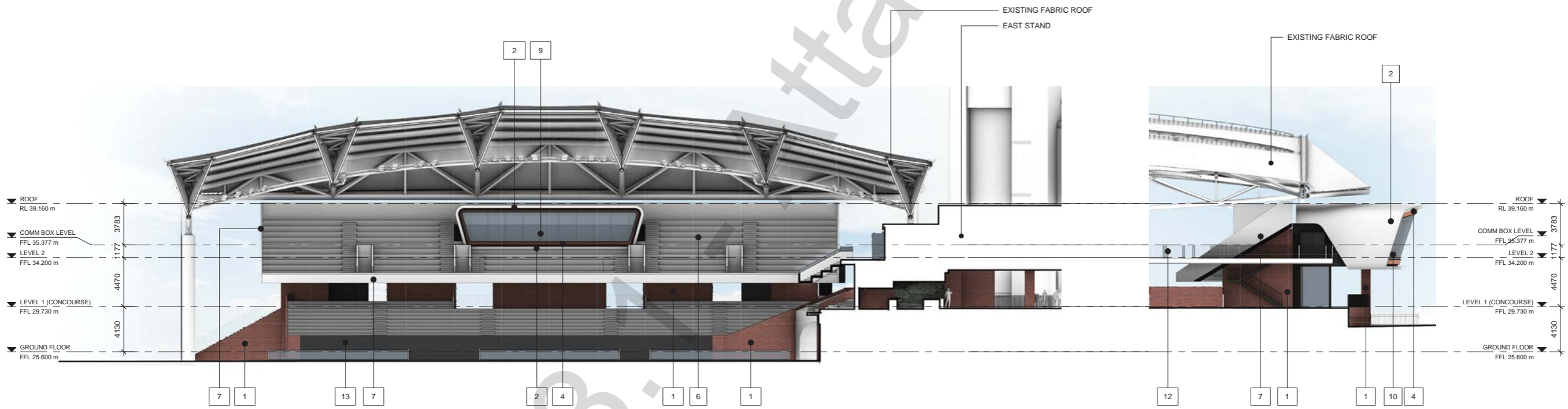
North Stand Section 1:400 @A3



1 NORTH ELEVATION
SCALE 1:200



2 WEST ELEVATION
SCALE 1:200



3 SOUTH ELEVATION
SCALE 1:200

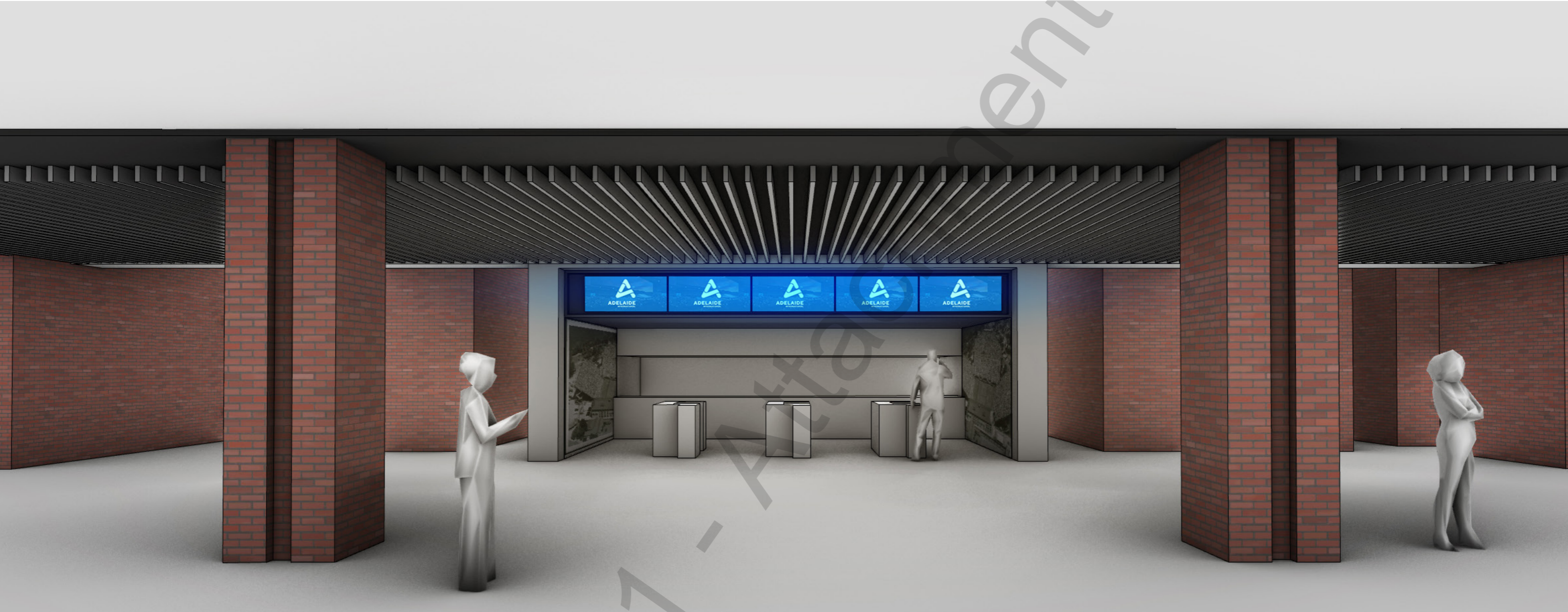
4 EAST ELEVATION
SCALE 1:200

MATERIAL SCHEDULE

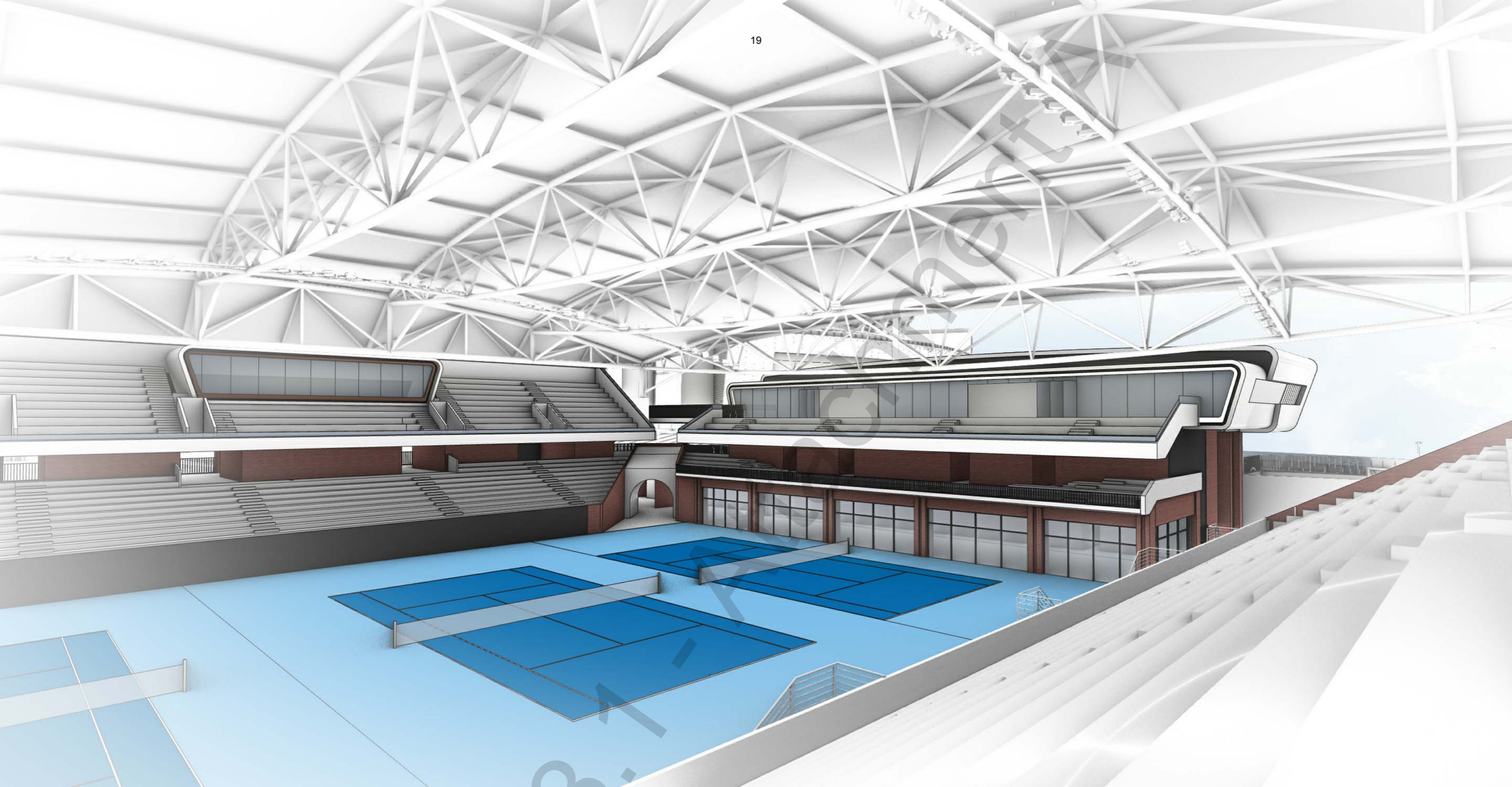
- 1. RED BRICK
- 2. POWDER COAT ALUMINIUM CLADDING, WHITE
- 3. POWDER COAT ALUMINIUM CLADDING, CHARCOAL
- 4. STAINLESS STEEL CLADDING, BRONZE FINISH
- 5. STAINLESS STEEL CLADDING, SILVER FINISH
- 6. PRECAST CONCRETE, GREY
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- 12. METAL RAILING BALUSTRADE
- 13. PRECAST CONCRETE, CHARCOAL
- 14. TIMBER BATTEN CEILING
- 15. METAL ROOF



North Stand Elevation 1:400@A3







- NORTH STAND
- EAST STAND
- CONCOURSE & PLINTH

20

AO RIVERBANK STAND

NEXT GENERATION

TEMPORARY SEATING

LIFT TO COURT LEVEL & AO BASMENT

PLAZA ENTRY

EXISTING ROOF OVER




ENTRY

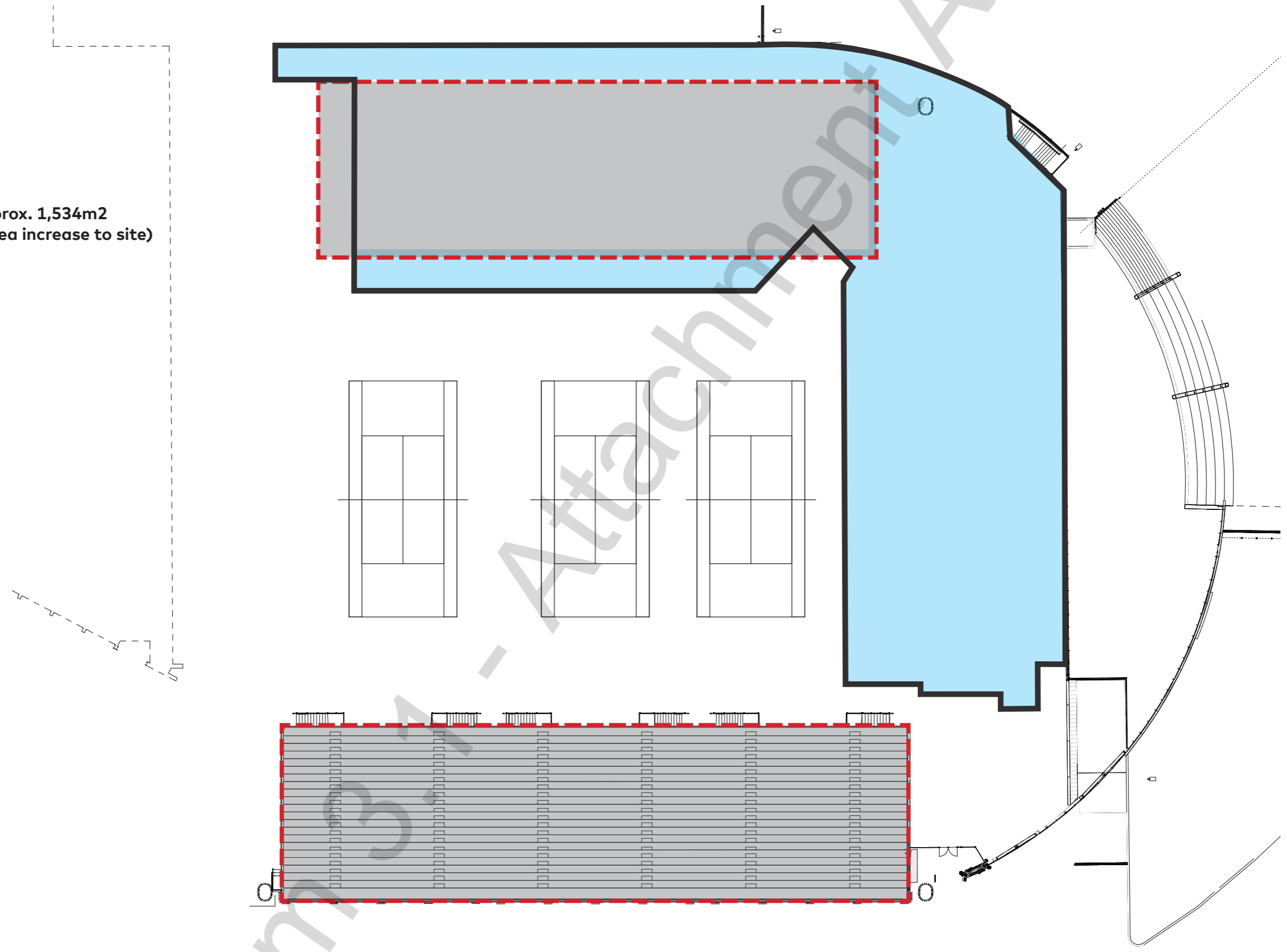
ENTRY

SOUTH STAND



Site Diagram

-  Existing
-  Proposed New
-  Area increased approx. 1,534m2
(27% additional area increase to site)

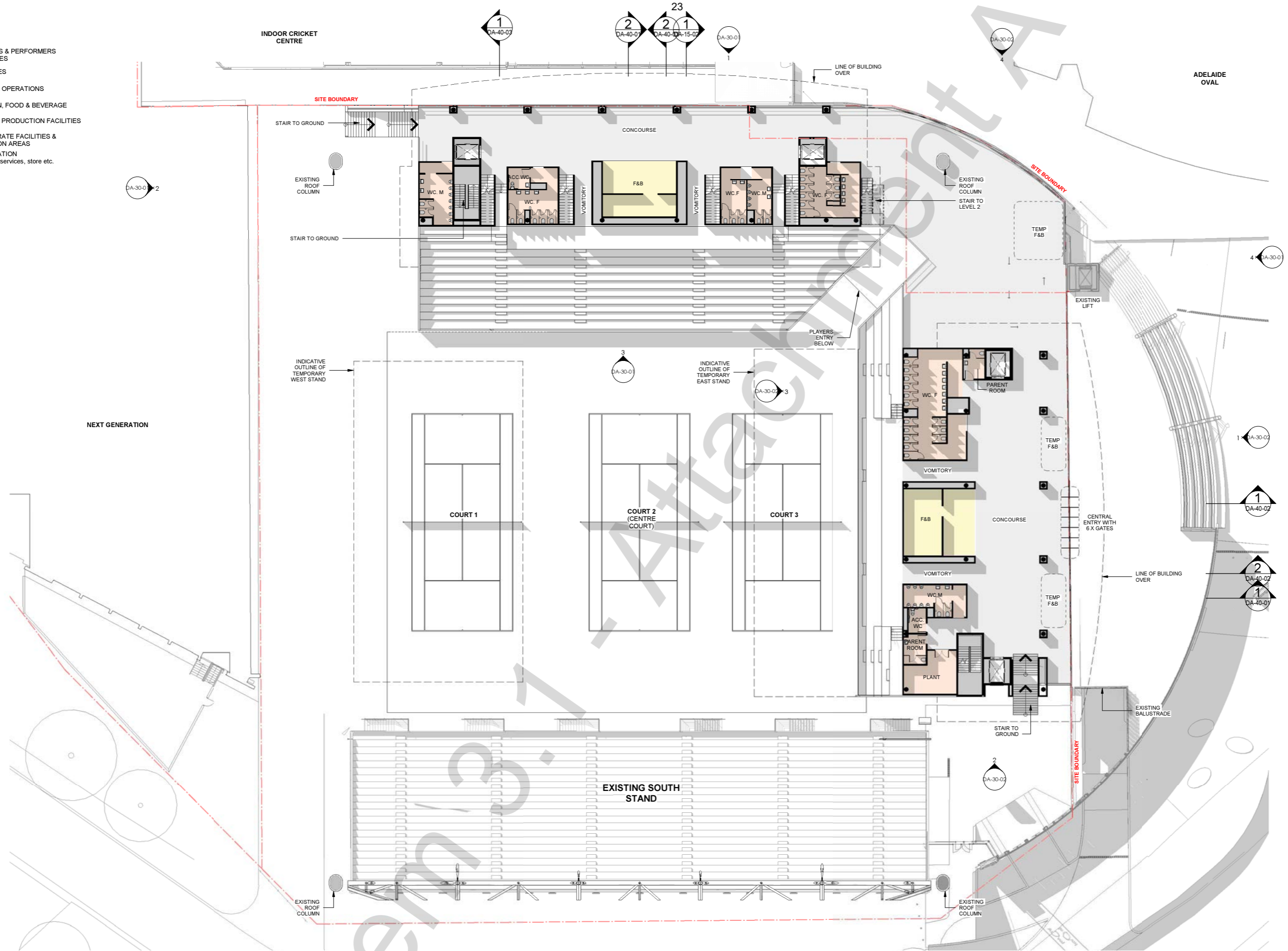


- PLAYERS & PERFORMERS FACILITIES
- AMENITIES
- STAFF & OPERATIONS
- KITCHEN, FOOD & BEVERAGE
- MEDIA & PRODUCTION FACILITIES
- CORPORATE FACILITIES & FUNCTION AREAS
- CIRCULATION including services, store etc.

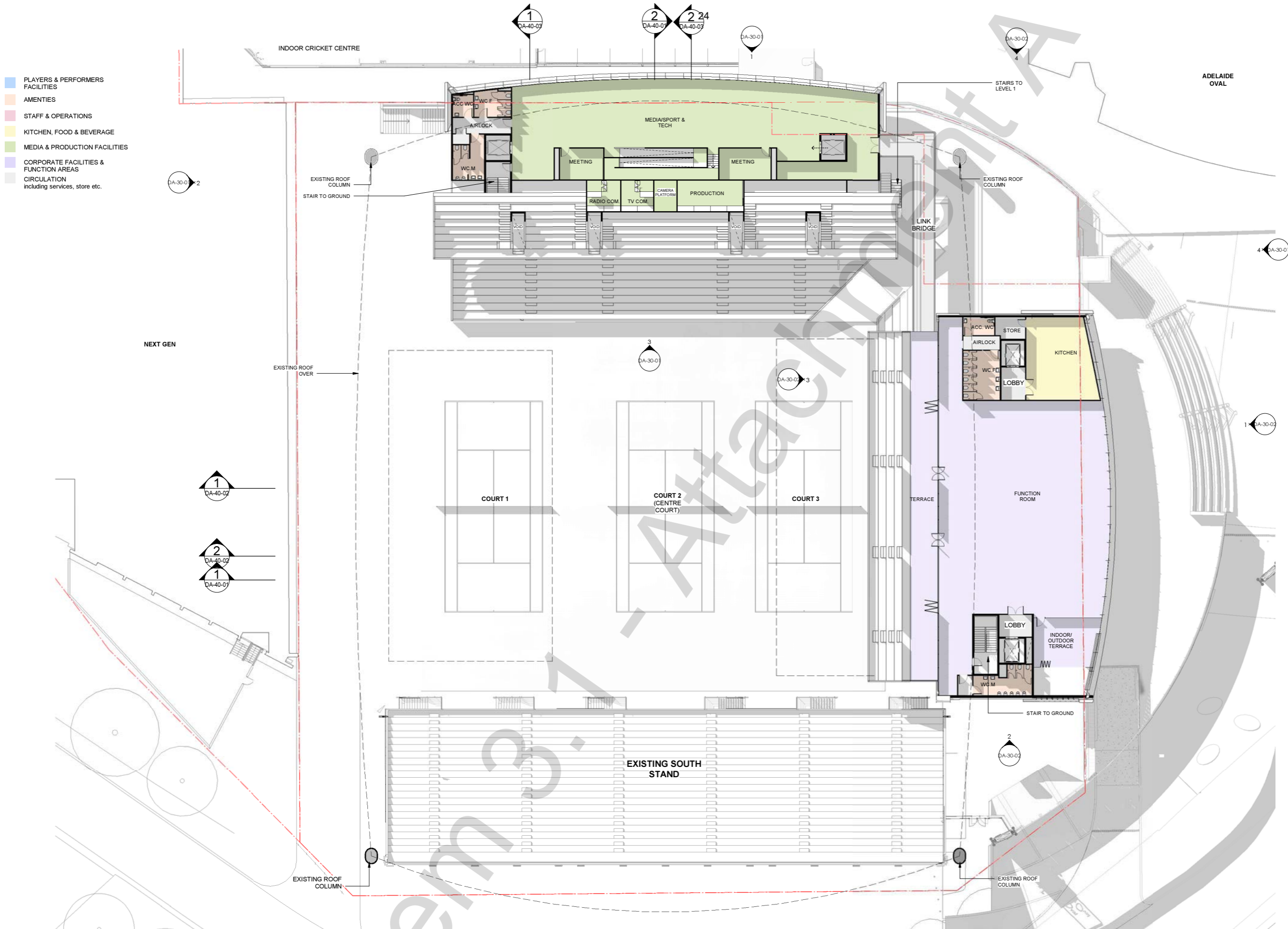


Ground Floor Plan 1:400 @ A3

- PLAYERS & PERFORMERS FACILITIES
- AMENITIES
- STAFF & OPERATIONS
- KITCHEN, FOOD & BEVERAGE
- MEDIA & PRODUCTION FACILITIES
- CORPORATE FACILITIES & FUNCTION AREAS
- CIRCULATION including services, store etc.

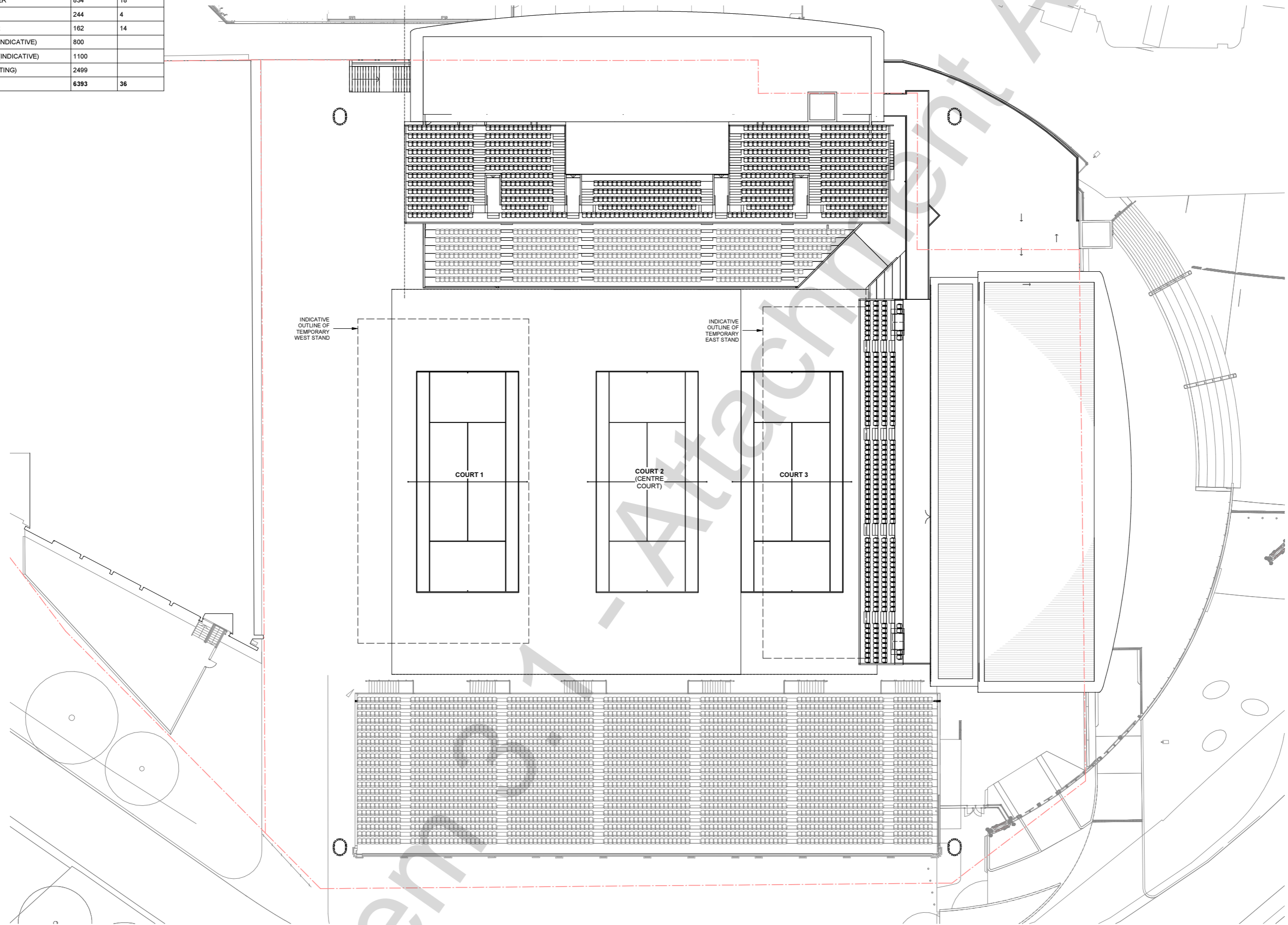


First Floor Plan 1:400 @ A3



Second Floor Plan 1:400 @ A3

STAND	SEATS	ACCESSIBLE
NORTH STAND UPPER	756	
NORTH STAND LOWER	834	18
EAST STAND UPPER	244	4
EAST STAND LOWER	162	14
EAST STAND TEMP (INDICATIVE)	800	
WEST STAND TEMP (INDICATIVE)	1100	
SOUTH STAND (EXISTING)	2499	
TOTAL	6393	36



Demolition Plan – Tennis SA Centre Court Development

