



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 (CoA) and the South Australian State Government (SG) 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  
Ms Stephanie Johnston  
Mr Craig Wilkins  
Mr Ben Willsmore

## Proxy Board Members

Councillor Arman Abrahamzadeh (for Councillor Alexander Hyde)  
Professor Emeritus Damien Mugavin (for Ms Stephanie Johnston)

Board Meeting Agenda, Thursday 22 April 2021, at 5:30 pm  
Colonel Light Room, Town Hall, King William Street, Adelaide

## Agenda

		<b>Purpose</b>	
<b>1.</b>	<b>Welcome and Opening</b>		
1.1	Acknowledgement of Country	To Acknowledge	Page 3
1.2	Apologies	To Note	Page 3
1.3	25/3/2021 Minutes	To Confirm	Page 3
1.4	Business Arising	To Note	Page 3
<b>2.</b>	<b>Conflict of Interest</b>	To Note	
<b>3.</b>	<b>Presiding Member Report (verbal)</b>	To Note	
<b>4.</b>	<b>Representations (verbal)</b>	Granted as at 16/4/2021	
	Nil	To be Heard for up to 5mins	
<b>5.</b>	<b>Items for Board Decision</b>		
5.1	Site for City Beach [2011/00972]	Decision to Advise CoA	Page 4
5.2	Tennis SA – Sunken Show Court – Roof Proposal [2018/03439]	Decision to Advise CoA	Page 10
<b>6.</b>	<b>Items for Board Discussion</b>		
6.1	Associate Director Update	To inform	
6.2	Presentation	To inform	
	CoA 2021/2022 Draft Business Plan & Budget		
	Presenter		
	Ms Grace Pelle – Manager Finance & Procurement		
<b>7.</b>	<b>Items for Noting</b>		
7.1	Biodiverse Carbon Offset Planting Demonstration Site [2021/40360]	To Note	Page 26
<b>8.</b>	<b>Other Business &amp; Meeting Close</b>	Identified as at 16/4/2021	
	Nil	To discuss	
	<b>Next meeting – Thursday, 20 May 2021, 5.30pm</b>	To Confirm and Note rescheduling from 27 May 2021	

## 1. Welcome and Opening

### 1.1 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.'

### 1.2 Apologies

Presiding Member - The Right Honourable the Lord Mayor Sandy Verschoor

Board Member – Mr Ben Willsmore

### 1.3 Confirmation of Minutes – 25/3/2021

That the Minutes of the meeting of the Board of the Adelaide Park Lands Authority held on 25 March 2021 be taken as read and be confirmed as an accurate record of proceedings, subject to the inclusion of the following title correction in the precis of 6.2 on page 3 of the Minutes – 'Bonython Park / Tulya Wardli' and following meeting close time correction on page 5 of the Minutes - '7.27pm'.

### 1.4 Actions Arising

Items with an asterisk have been actioned

Board Meeting 25 February 2021	<u>Actions Arising</u> (Precis)	<u>Topic</u>
	* Report requested for March	Proposal for 'Edwards Park' within G.S. Kingston Park / Wirraminthi (Park 23)
	Charter amendments to clarify	CoA – Board Support, Portfolio Restructure and Resourcing
	* Inclusion of review considerations	CLMP Reviews
	Report requested for April	CoA Annual Business Plan and Budget
	Additional information sought	Expression of Interest Results - Rowing Club Building – Red Gum Park / Karrawirra (Park 12) [s 90(3) (b)]
Board Meeting 25 March 2021	<u>Actions Arising</u> (Precis)	<u>Topic</u>
	Additional information sought	Adelaide Oval
	Circulate the last report	State of the Park Lands Report
	Investigate consultation practices	CLMP engagement
	Paper sought to lead discussions	CLMP targets & measures
	Volunteer sought	APPA Greening Opportunity
	Additional information sought	Royal Show Parking
	Briefing request	Riverbank Arena for Adelaide
	Briefing request	Draft Riverbank Masterplan

Actions Arising - Status Update to be distributed separately

## Site for City Beach

**ITEM 5.1** 22/04/2021  
**Board Meeting**

**Author:**  
Christie Anthoney, Associate  
Director, City Culture 8203 7444

2011/00972  
Public

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## Purpose

On 28 January 2021, Council resolved to work with Volleyball SA to secure a new location for volleyball in the city and approved, in principle, for the new location to be within the Adelaide Park Lands. Building on the criteria set by Council, multiple sites in the Park Lands have been investigated.

This report is seeking the support of the Board for the former netball courts in Bonython Park/Tulya Wardli (Park 27) to be repurposed as a beach volleyball facility. Currently used for free commuter parking with capacity for 350 vehicles, repurposing these courts will help deliver on the Adelaide Park Lands Management Strategy in relation to enhancement of this space as a youth activity hub and a reduction in car parking on the Park Lands.

The former netball courts site meets the criteria set out by Council, is large enough to facilitate car parking for beach volleyball participants, accommodate a range of recreation experiences and enhance the Park Lands edge to create an improved arrival into Park 27.

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## Recommendation

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

That the Adelaide Park Lands Authority:

1. Supports the former netball courts in Bonython Park/Tulya Wardli (Park 27) being repurposed into a beach volleyball facility as per the City Beach Site Plan for Bonython Park/Tulya Wardli (Park 27) shown in Attachment A to Item 5.1 on the Agenda for the meeting of the Board of the Adelaide Park Lands Authority held on 22 April 2021, subject to Volleyball SA receiving sufficient funding from the State Government and further consideration of the existing and proposed amenities to service use of the entire park.
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## Implications

<p>Adelaide Park Lands Management Strategy 2015-2025</p>	<p><a href="#">Adelaide Park Lands Management Strategy 2015-2025</a></p> <p>The Strategy recommends 'enhancing the frontages to Port Road and Park Terrace with tree plantings will be an ongoing priority to serve the expanding City of West Torrens, City of Charles Sturt and Bowden Urban Village communities and attract people deeper into the park. The netball courts on the western edge of the park opposite Port Road will be developed into a <b>youth activity hub</b> with facilities for skating, BMX, basketball and other activities to optimise its location adjacent the tram stop and growing residential population in Thebarton. Part of the existing hard surface will be redesigned and landscaped to provide car parking to service the park at peak times'.</p>
<p>Policy</p>	<p>The relevant sections of the Community Land Management Plan state:</p> <ul style="list-style-type: none"> <li>1.3.1 Enable appropriate activities and events in the Park and in particular the continuation of the major event space that co-exists with surrounding sporting areas and that has a strong multi-function recreation focus.</li> <li>1.3.25 Continue to support the creation of multifunction recreation spaces and other changes to the Park to accommodate them.</li> </ul> <p>Section 13.1 of the Park Lands Leasing and Licensing Policy stipulates that in the case of vacant land or building a new lessee will be selected by way of Expression of Interest (EOI) unless there are exceptional circumstances. The Council Decision on 28 January 2021 gives reason for an exceptional circumstance.</p>
<p>Consultation</p>	<p>To date, consultation has been with Volleyball SA.</p> <p>Bonython Park/Tulya Wardli (Park 27) is culturally significant to the Kurna people and they will be key stakeholders in future engagements on this project, subject to it being supported by the Board and Council.</p>
<p>Resource</p>	<p>Not as a result of this report</p>
<p>Risk / Legal / Legislative</p>	<p>Not as a result of this report</p>
<p>Opportunities</p>	<p>There is an opportunity to create a multi-purpose community recreation space and enhance the visitor experience and entrance to Park 27.</p>
<p>City of Adelaide Budget Allocation</p>	<p>Not as a result of this report</p>
<p>Life of Project, Service, Initiative or (Expectancy of) Asset</p>	<p>This project is only at the initial planning stage</p>
<p>Ongoing Costs (eg maintenance cost)</p>	<p>Not as a result of this report</p>
<p>Other Funding Sources</p>	<p>It is proposed that Volleyball SA will fund the entire project, including all site remediation costs, through government funding.</p>

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## Discussion

1. City Beach is a four court beach volleyball facility located on the corner of Pirie Street and Frome Street. The facility has been operated by Volleyball SA for over 20 years at this site based on a subsidised lease arrangement with the City of Adelaide.
2. At a meeting on 28 January 2021, Council resolved:
 

*'That Council:*

  1. *Works with Volleyball South Australia to secure a new location for Volleyball within the City of Adelaide*
  2. *Provides in principle approval, as landlord, for a relocation by Volleyball South Australia to a site within the Park Lands*
  3. *Seeks to ensure the new location will:*
    - a. *Be visible from a key road.*
    - b. *Be within walking distance to corporate businesses/universities/schools.*
    - c. *Be in an area where music will not disturb neighbours.*
    - d. *Have access to free carparking.*
    - e. *Have the ability to access the area with vehicles to replenish sand/delivery of stock.*
  4. *Requests the Lord Mayor write to the Minister for Recreation, Sport and Racing seeking funding to support a relocation."*
3. Working with the site criteria agreed by Council and in consultation with Volleyball SA (VSA), multiple sites in the Park Lands were investigated. The findings of this investigation are shown in Link 1 [here](#) .
4. Volleyball SA (VSA) were supportive of three sites, being Bonython Park/Tulya Wardli (Park 27), Gladys Elphick Park/Narnungga (Park 25) and King Rodney Park/Ityamai-itpina (Park 15).
5. The preferred site is the former netball courts in Bonython Park/Tulya Wardli (Park 27). The following table details the key aspects of this site:

Criteria	Comment
<b>Be visible from a key road</b>	The site is highly visible from Port Road.
<b>Be within walking distance to corporate businesses/universities/schools</b>	Adelaide High School, Temple Christian College, University of South Australia (City West Campus) and the biomedical precinct are all within 2kms of the site. The site has excellent public transport access and is immediately adjacent a tram stop that links to businesses and universities in the City. Primary schools frequently visit the adjacent Road Safety School in Park 27.
<b>Be in an area where music will not disturb neighbours</b>	Bonython Park is identified in the Adelaide Park Lands Event Management Plan as being 'suitable for large scale concerts and multistage events with significant amplified sound'.
<b>Have access to free carparking</b>	There is adequate existing footprint to allow for car parking and bus drop off/pick up to service the facility.
<b>Have the ability to access the area with vehicles to replenish sand/delivery of stock</b>	The site is accessible via an existing Park Lands roadway that connects to Port Road.
<b>Minimal impact on existing users/stakeholders</b>	Major events use the site for back of house storage and medium events use the site for car parking. Majority of use is related to commuter parking.
<b>Partnering Opportunities</b>	There is a potential programming partnership with the Road Safety School.
<b>Impact on Park Lands 'green' footprint</b>	The site contains a large existing hard stand area with opportunities to landscape sections.
<b>Adelaide Park Lands Management Strategy Alignment</b>	A youth sports hub is identified in the Strategy for this space as well as a desire to reduce car parking on the Park Lands by 5%.

6. Repurposing these former netball courts into a beach volleyball facility with supporting landscaping can deliver a number of benefits including:
  - 6.1. The Adelaide Park Lands Management Strategy (APLMS) recommendation to reduce car parking on the Park Lands by 5%.
  - 6.2. The APLMS recommendation to create a youth activity hub in this space.
  - 6.3. Council's Strategic Plan action to 'leverage the Adelaide Park Lands to promote health, wellbeing and lifestyle experiences.
  - 6.4. A reduction in the urban heat island effect.
7. There are some constraints to the site including uneven ground, underground services and probable site contamination through the various uses of the space including the bitumen courts themselves. In relation to underground services, a high voltage cable runs underneath the courts on the western edge.
8. The former netball courts site in Park 27 occupies an area of approximately 7,500sqm and has been used predominantly for free car parking since circa 1997. Initially, the space was used for overflow parking during the summer when visitation peaked in Bonython Park. Following establishment of the tram on Port Rd, the area has increasingly been used for free commuter parking by city workers, students and visitors seven days a week.
9. With an estimated capacity of 350 vehicles, this intense use by motor vehicles has deteriorated the landscape and required us to manage vehicle 'creep' and deal with complaints relating to vehicles being blocked by other cars on an ongoing basis.
10. The courts are frequently used to support events in Park 27. Major events use the area as a 'back of house' or storage area to minimise damage to turf areas. Smaller events use the space as a cheaper and more convenient alternative to having U-Park manage the northern end of Bonython Park, which has an event parking capacity of 500 vehicles and where people are charged to park. During wet weather, the netball courts provide an alternative to the turfed northern end for U-Park to facilitate parking for events.
11. Being close to the edge of the park, the proposed location of the beach volleyball facility will allow it and events to operate simultaneously, noting that it will require some event organisers to develop new site plans with respect to back of house areas and car parking arrangements.
12. A site plan developed in consultation with VSA to show an indicative spatial arrangement for a beach volleyball facility in Park 27. The site plan, shown in **Attachment A**, includes:
  - 12.1. A multipurpose space for beach sports including fenced beach volleyball (four courts) and beach soccer (two pitches) (approximately 2,240sqm – noting that the current court space leased by VSA is approximately 1,535sqm).
  - 12.2. An allocation for car parking to support the beach volleyball facility, particularly given a large portion of participants attend the facility at night. Space is also required to accommodate buses bringing in large groups (eg school children).
  - 12.3. A building with changerooms, toilets, administration and kiosk (approximately 150sqm).
  - 12.4. A space for additional recreation facilities such as basketball and/or 5 a-side soccer, thereby providing a more diverse year-round offering and attracting more people to utilise this space (approximately 800sqm).
  - 12.5. An irrigated landscape space to match in with the adjacent Park Lands (approximately 1,665sqm).
13. It is proposed that VSA fund the entire works including site remediation and be granted a lease to operate and maintain the facility once established.
14. Council's Park Lands Leasing and Licensing Policy requires a new lessee for vacant land to be selected by way of expression of interest unless there are exceptional circumstances. Subject to this location being supported by the Board and Council, Council intends to negotiate a lease for the former netball courts site exclusively with VSA at the appropriate time. In the interim, Council will write to VSA stating an intent to negotiate a lease to enable them to seek funding for this project. Without this commitment, VSA is unlikely to receive any government funding.

15. Lease negotiations will need to consider several factors including:
    - 15.1. The requirement for fit for purpose facilities including fencing.
    - 15.2. Facility management (including car parking) in the context of operating a viable facility and broader community access.
    - 15.3. Fee setting and affordability.
    - 15.4. Length of tenure.
  16. When Volleyball SA receive funding for this project, a draft lease agreement along with a draft concept plan will be tabled with the Board for feedback. Until a lease agreement is executed, Volleyball SA will not have any rights to occupy the space in Park 27.
  17. In developing the draft concept plan, consideration will be given to the provision of amenities in Park 27 including existing kiosks, toilets and car parking in order to determine the appropriate level and location of these services to support use of the entire park.
  18. It is recommended that when the Community Land Management Plan for Park 27 is revised, that the former netball courts be identified as a potential leasing area.
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## Attachments

**Attachment A** – City Beach Site Plan for Bonython Park/Tulya Wardli (Park 27)

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- END OF REPORT -



**LEGEND**

- 1. Vehicle entry & exit
- 2. Volleyball parking and bus drop off facilities (provisions TBD)
- 3. Volleyball SA building (150m<sup>2</sup>)
- 4. 4 x beach volleyball/beach sports courts (2240m<sup>2</sup>)
- 5. Multi purpose recreation space (800m<sup>2</sup> optional)
- 6. Restore to turf (approx. 1665m<sup>2</sup>)
- 7. Thebarton Tram Stop
- 8. Bonython Model Boat Pond

↔ Arrival link into courts & Park Lands

● Picnic area

☀ Sports lighting required

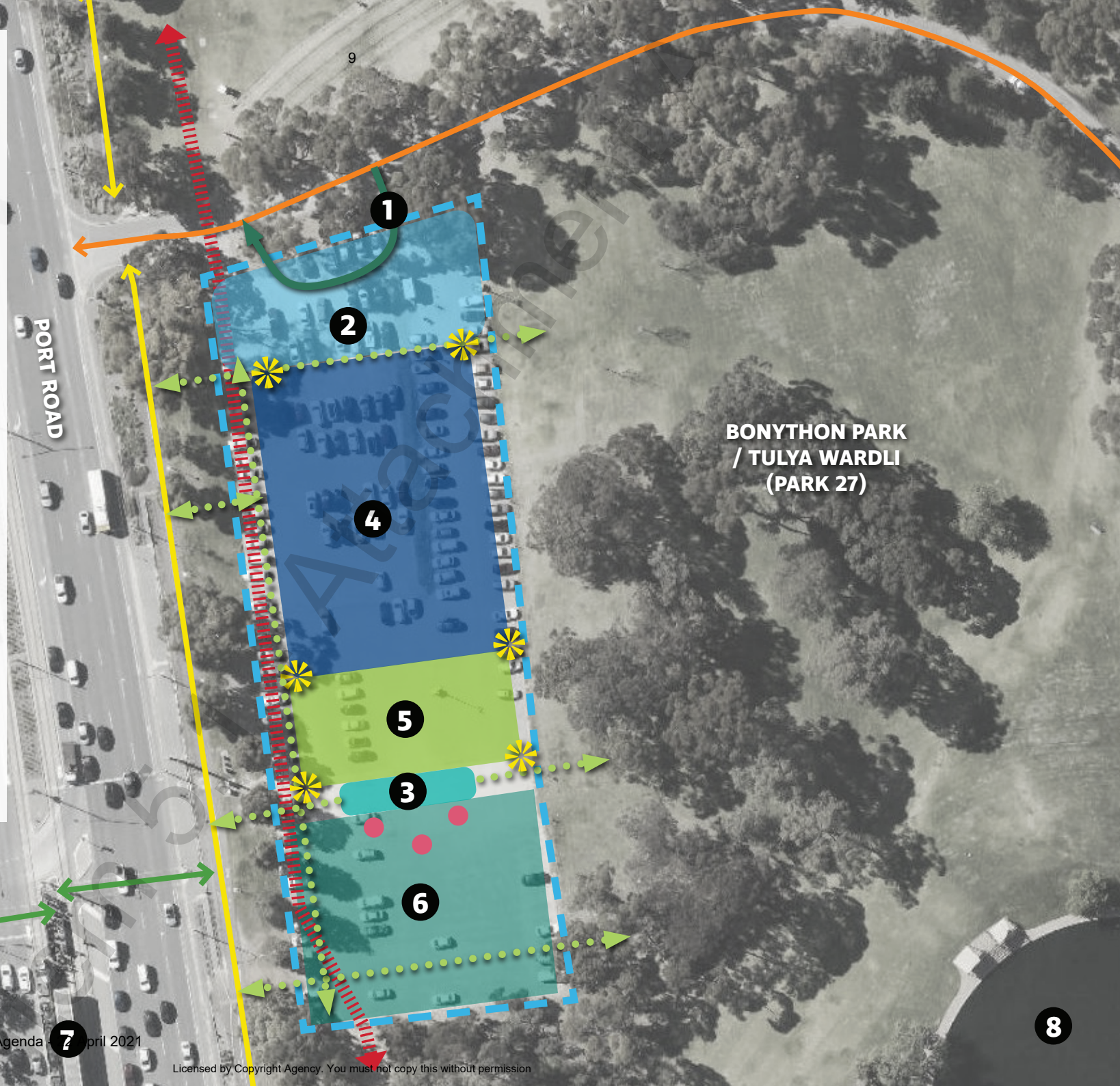
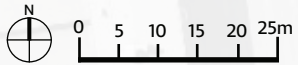
↔ Livestrong Pathway

↔ Existing roadway

↔ Existing pedestrian crossing

— Existing hardstand area

⚡ Existing underground high voltage electrical cable



**BONYTHON PARK  
/ TULYA WARDLI  
(PARK 27)**



## Tennis SA - Sunken Show Court – Roof Proposal

**ITEM 5.2** 22/04/2021  
**Board Meeting**

**Author:**  
Christie Anthoney, Associate  
Director, City Culture 8203 7444

2018/03439  
Public

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### Purpose

As part of the overall redevelopment of the Tennis SA Complex, Memorial Drive Tennis Club (MDTC) and Tennis SA (TSA) are seeking the support of the Adelaide Park Lands Authority to erect a new free standing roof over the Sunken Show Court (SSC) located within the leased area of Memorial Drive Tennis Club.

The new roof will be of similar materiality and design to the Adelaide Oval Stand roof and will cover the sunken court. This area will later be transferred from Memorial Drive Tennis Club to Tennis SA. This process will be undertaken once all the development works have been completed, via a lease variation to both long term leases held with the City of Adelaide.

The proposal is consistent with City of Adelaide Strategic Plan and the Adelaide Park Lands Management Strategy 2015-2025 and will improve the quality and use of the Park Lands.

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### Recommendation

THAT THE ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Adelaide Park Lands Authority:

1. Supports the Tennis SA Sunken Show Court roof design (Attachment A to Item 5.2 on the Agenda for the meeting of the Board of the Adelaide Park Lands Authority held on 22 April 2021) so that their application may progress through the required statutory assessment process.
  2. Notes that with the Board and Council's approval, the development application for the Tennis SA Sunken Show Court roof design will proceed to the statutory assessment process.
  3. Notes that any lease variations will be the subject of a separate report to Adelaide Park Lands Authority and Council.
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## Implications

<p>Adelaide Park Lands Management Strategy 2015-2025</p>	<p><a href="#">Adelaide Park Lands Management Strategy 2015-2025</a></p> <p>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> <p>Consistent with concerns about Adelaide's harsh summer sun, the Adelaide Park Lands Management Strategy makes numerous references to the need to provide shaded settings for the playing and watching of sport in the Park Lands.</p> <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>Policy</p>	<p><a href="#">City of Adelaide 2020-2024 Strategic Plan</a></p> <p>Supports all City users to have their best experiences and attract more people to take part in City life and increases community use of and access to the Adelaide Park Lands.</p> <p><a href="#">Community Land Management Plan (CLMP) for Tarntanya Wama (Park 26), endorsed 2009 (Currently under review):</a></p> <p>The Vision for Tarndanya Womma (Park 26) will be managed as a predominantly cultural and civic precinct accommodating a range of sport, recreation, civic and cultural activities.</p> <p>Section 4.4 of the CLMP promotes to "retain the remaining sports facilities within the Adelaide Oval portion and promote an integrated approach to master planning of the leased areas incorporating Adelaide Oval, State Tennis Centre, Next Generation and the Memorial Drive Tennis Centre to maximise use of these facilities and ensure the ongoing viability of the sporting associations/clubs associated with them".</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>
<p>Consultation</p>	<p>The project will be subject to any consultation that may be required as part of the development approval process.</p>
<p>Resource</p>	<p>The project will be funded by Tennis SA and its partners, including the State Government.</p>
<p>Risk / Legal / Legislative</p>	<p>The new roof is development activity on land currently leased to Memorial Drive Tennis Club (MDTC) which is subleased to Next Generation (NG). MDTC/NG have provided in-principle landlord consent, with the knowledge that this land will be transferred to Tennis SA at the completion of the TSA Redevelopment via a lease variation to both existing long term leases held by Council.</p>
<p>Opportunities</p>	<p>Alignment to City of Adelaide's Strategic Plan to increase attendance at events in the city and Park Lands as well as the number of people visiting the city for leisure or entertainment by providing support to organisations that attract visitors to the City.</p>
<p>City of Adelaide Budget Allocation</p>	<p>Not as a result of this report</p>
<p>Life of Project, Service, Initiative or (Expectancy of) Asset</p>	<p>Not as a result of this report</p>
<p>Ongoing Costs (eg maintenance cost)</p>	<p>Not as a result of this report</p>
<p>Other Funding Sources</p>	<p>Not as a result of this report</p>

## Discussion

1. Tennis SA (TSA) has commenced the redevelopment of the existing facilities at War Memorial Drive, adjacent Adelaide Oval to provide a world class playing platform.
2. At its meeting of 27 January 2021, Adelaide Park Lands Authority (APLA) considered a proposal to enhance the facilities at the Memorial Drive Tennis Centre in Tantanya Wama (Park 26). This constituted Stage Two of the Tennis Australia Anchor Project redevelopment proposal (master plan). APLA resolved the following:
  - “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. Requests that opportunities for greening of the internal and external areas be explored further.
  3. Supports amendments being undertaken to the existing 42 year lease agreement between the City of Adelaide and Tennis SA Inc, including:
    - 3.1. A market rent review to recognise the improvements which are capable of accommodating expanded uses and/or increased use of the facilities.
    - 3.2. Changes to the Lease Plan to recognise additional built form and the reconfiguration of courts in the care and control of Tennis SA.
  4. 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.”
3. The State Government has allocated \$44M in 2020-21 for this project (Stage Two) and site works are currently underway.
4. Memorial Drive Tennis Club (MDTC) and TSA have recently approached Council [see Link 1 [here](#)] requesting consent to proceed with designs of a new roof over the Sunken Show Court (SSC) on land that is currently leased to MDTC (Image 1).
5. The construction of this roof will be funded by State Government and is included in the allocated \$44M.
6. It is anticipated that once all works are completed at the Memorial Drive Tennis Complex that the land occupied by SSC (currently leased to MDTC) will be transferred to TSA via a lease variation with both parties and Council.

**Image 1 – Location of Sunken Show Court and proposed roof**



### Memorial Drive Tennis Club – Letter of Consent

7. The letter of consent provided by MDTC [see Link 1 [here](#)] is counter signed by TSA.
8. While MDTC have provided consent to proceed with the design of the roof (subject to Council consent), it also comes with a caveat that MDTC are able to withdraw their consent if the final design impacts on the enjoyment of MDTC and its sublessee Next Generation.
9. It is understood that MDTC have sighted the designs of the proposed roof referenced in **Attachment A** and maintain that they can withhold their consent if these plans materially change at any stage.
10. Working closely with TSA and MDTC will continue to ensure a satisfactory outcome in this regard.

### Sunken Show Court Roof Design

11. The new roof structure measures approximately 36 metres by 40 metres – approximately 1,440 square metres in area. The roof structure, supported by four columns, will be approximately 12.97 metres in heights at its highest point.
12. It is proposed that the new roof structure will complement the main roof structure and will be substantially smaller in area.
13. The roof structure will cover the tennis court playing surface and the bench seating areas on the east and west of the court.
14. The design incorporates a gentle curved form and the white fabric cover will be similar to the roof covering the Centre Court and the adjacent Adelaide Oval Southern (Riverbank) Grandstand.
15. The existing light poles for the SSC will be removed. The steel structure will include provisions for services such as electrical, lighting, PA systems and the like.
16. It is proposed that the new roof structure will have minimal adverse shadow impact on the Next Generation outdoor swimming pool or the Adelaide Oval practice wickets.
17. Please see **Attachment A** for plans detailing the roof design

### Adelaide Park Lands Building Design Guidelines

18. The concept has been reviewed against the Adelaide Park Lands Building Design Guideline.
19. The following is a summary of our review:
  - 19.1. The proposal is located close to and responds to the context of the state-of-the-art precinct for sporting, arts and entertainment events to which it is to be incorporated.
  - 19.2. The design language of the proposal unites with that of the recently completed Memorial Drive Centre Court redevelopment and Adelaide Oval (white tensile roof structure on light weight steel support structures) to create a clearly identified and uniform 'precinct' within the Park Lands.
  - 19.3. The proposal does not indicate overhead lighting installed on the roof structure. If proposed, overhead lighting should be integrated into the roof support structure to be as visually unobtrusive as possible whilst maintaining its effectiveness.

### Next Steps

20. This matter will be considered by Council on 11 May 2021.
21. Tennis SA would like to complete the majority of stage two works prior to the next Adelaide International in January 2022, which includes the erection of the SSC roof.
22. Continue to work with Tennis SA in making the necessary amendments to the existing lease agreement.

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## ATTACHMENTS

### Attachment A - Sunken Show Court Plan's

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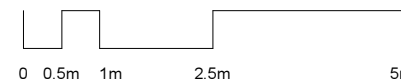
- END OF REPORT -



Cox Architecture

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Scale 1:100



Project  
TCCD2 - SHOW COURT ROOF  
MEMORIAL DRIVE, NORTH ADELAIDE

Drawing Title

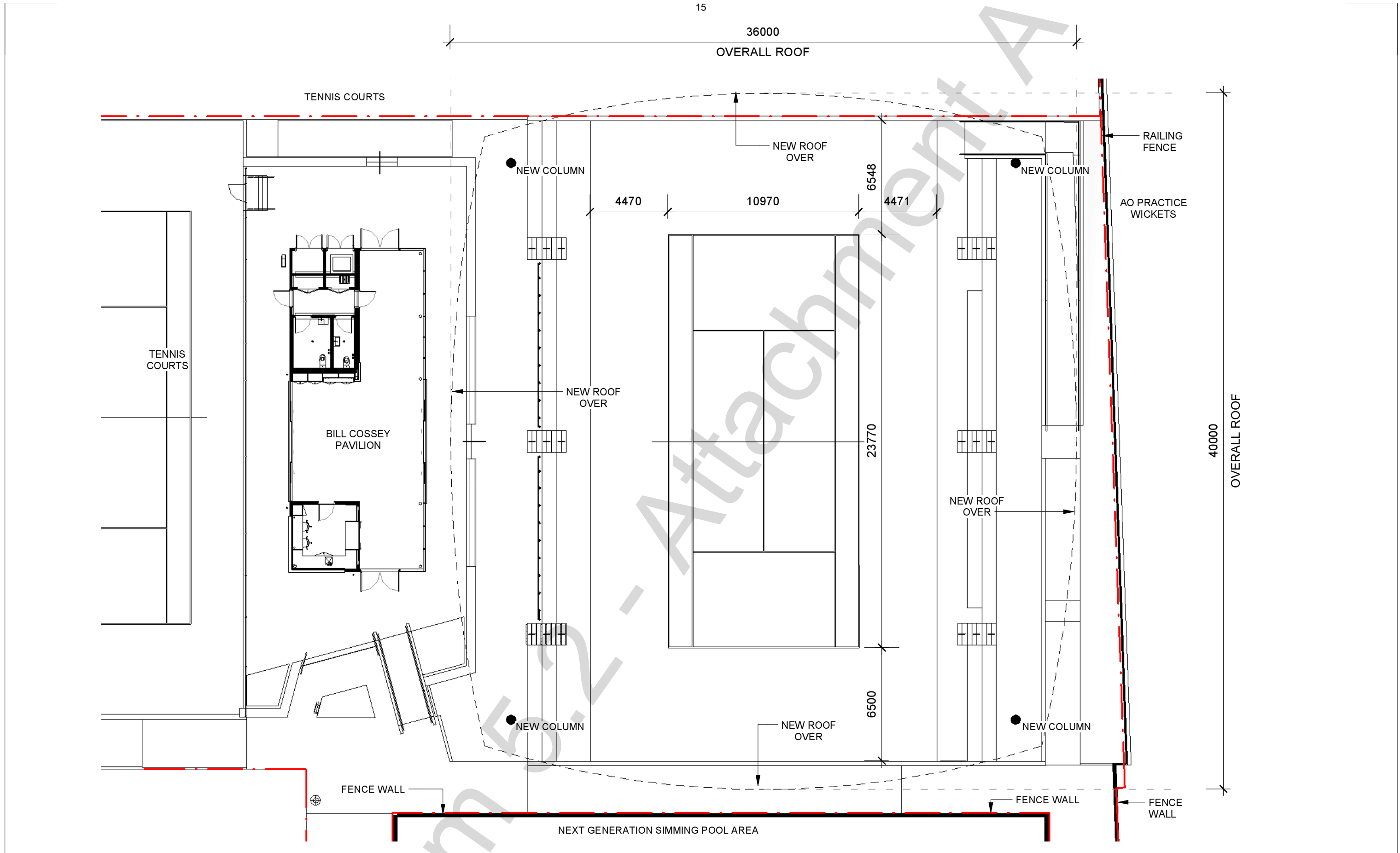
SITE PLAN

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Date: 01/18/21

Revision:

Drawing Number: SC-ASK-00

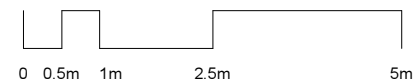


Cox Architecture

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Adelaide Park Lands Authority - Board Meeting - Agenda - 22 April 2021

Scale 1:100



Project

TCCD2 - SHOW COURT ROOF  
MEMORIAL DRIVE, NORTH ADELAIDE

Drawing Title

PLAN

Scale:

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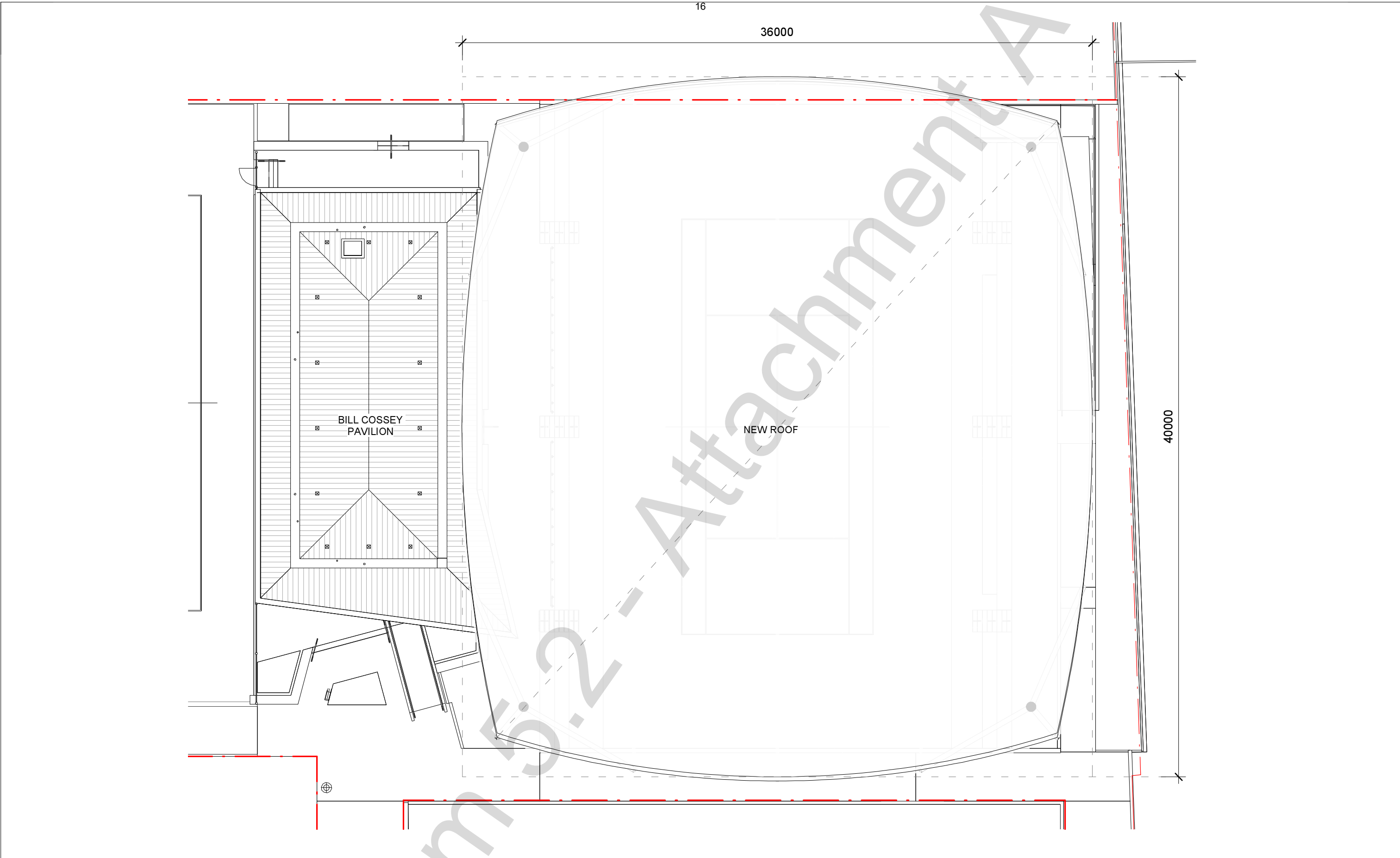
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Revision:

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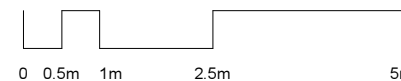
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Project

TCCD2 - SHOW COURT ROOF  
MEMORIAL DRIVE, NORTH ADELAIDE

Drawing Title

ROOF PLAN

Scale:

1 : 200 @ A3

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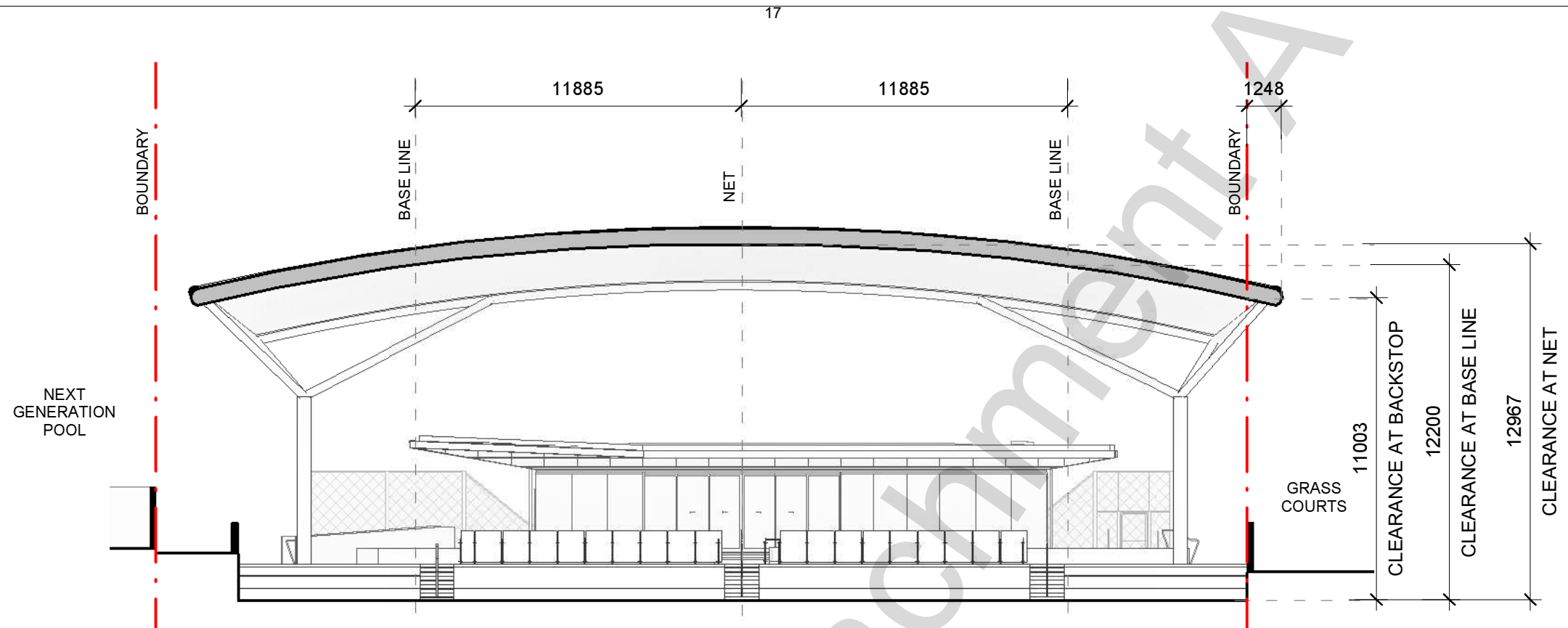
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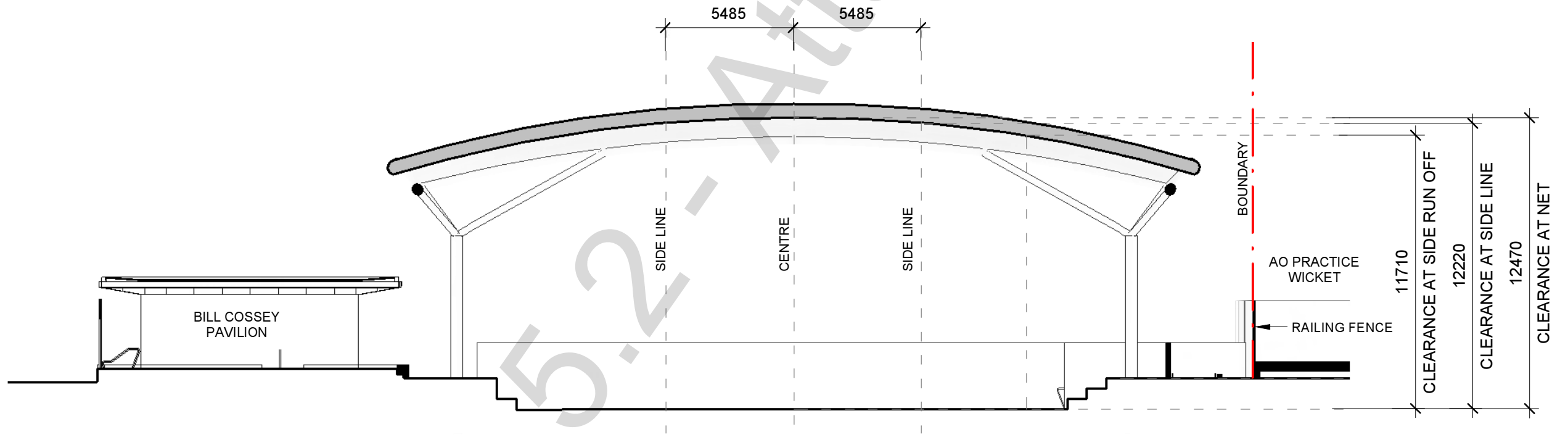
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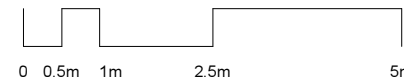
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Project  
TCCD2 - SHOW COURT ROOF  
MEMORIAL DRIVE, NORTH ADELAIDE

Drawing Title  
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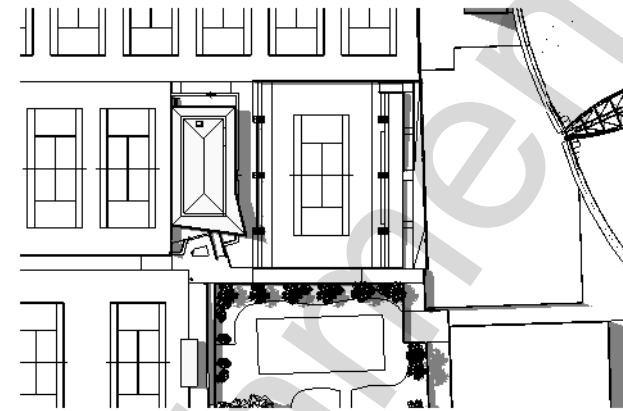
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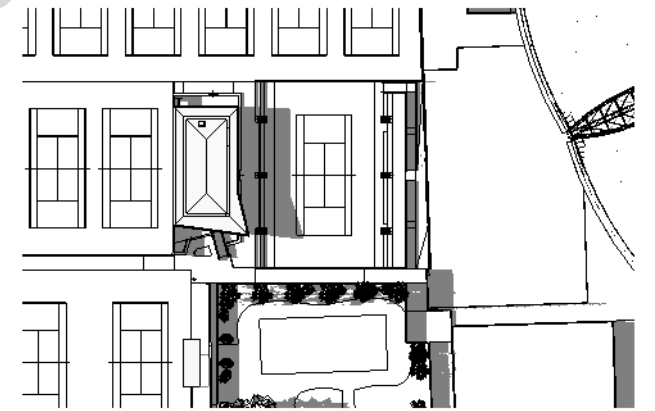
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SUMMER - 12PM

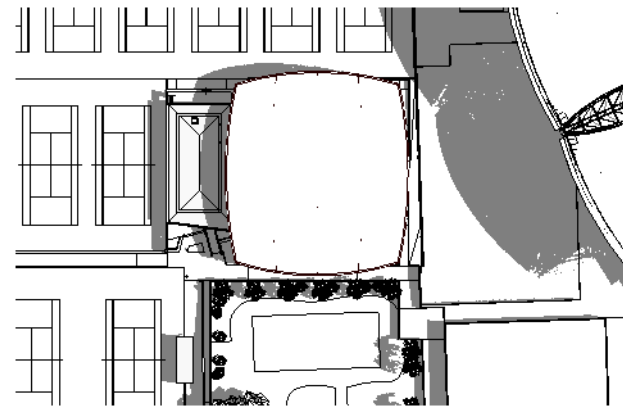


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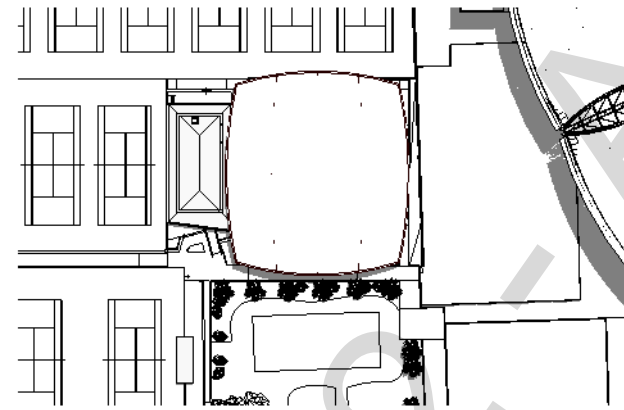


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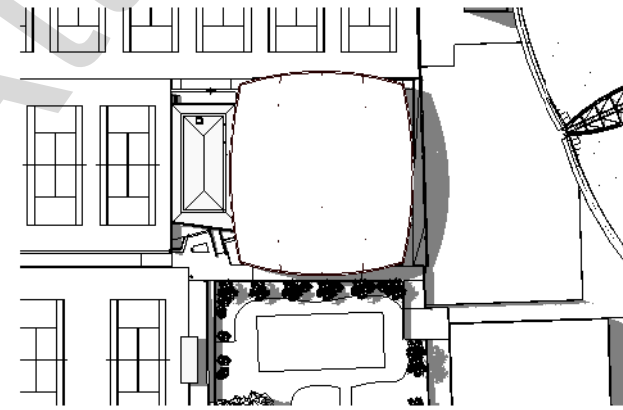
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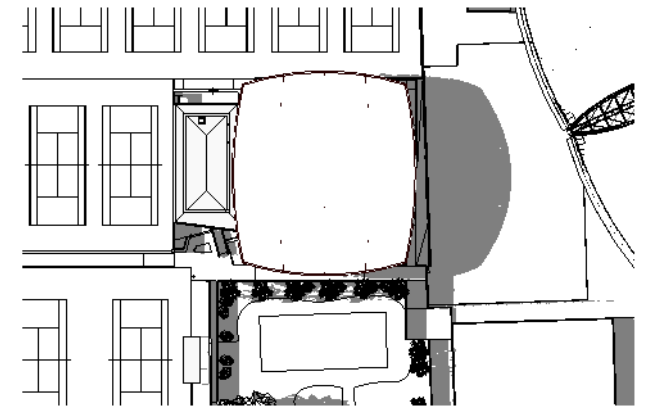
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SUMMER - 3PM



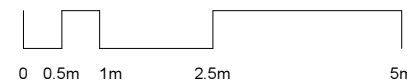
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Scale 1:100



Project  
TCCD2 - SHOW COURT ROOF  
MEMORIAL DRIVE, NORTH ADELAIDE

Drawing Title  
SUN STUDIES - SUMMER

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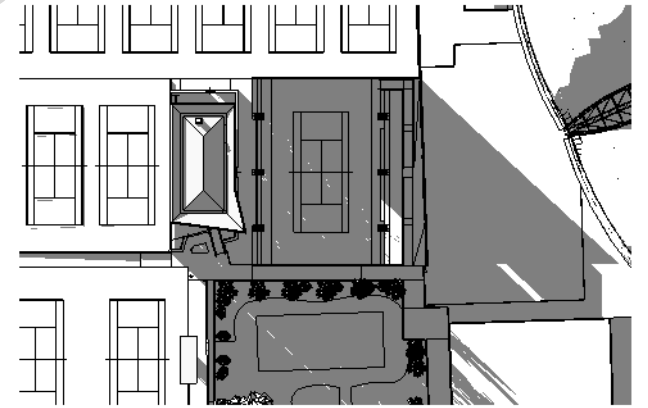
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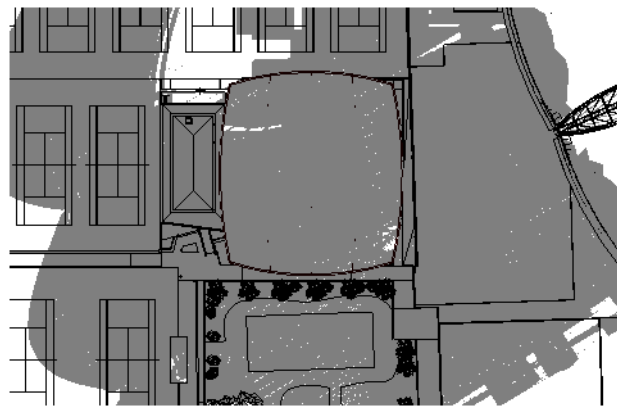


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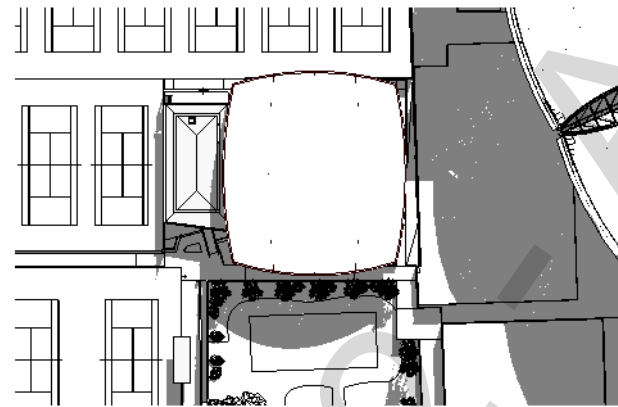


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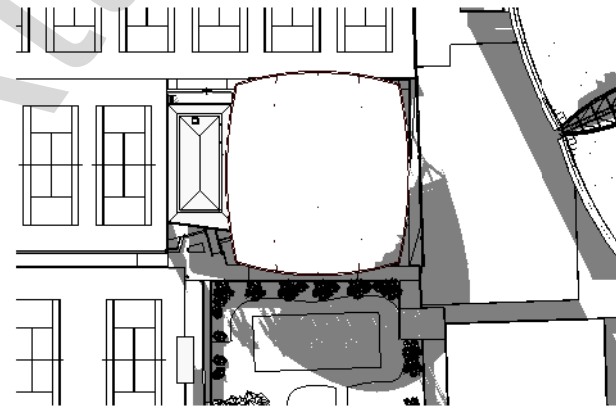
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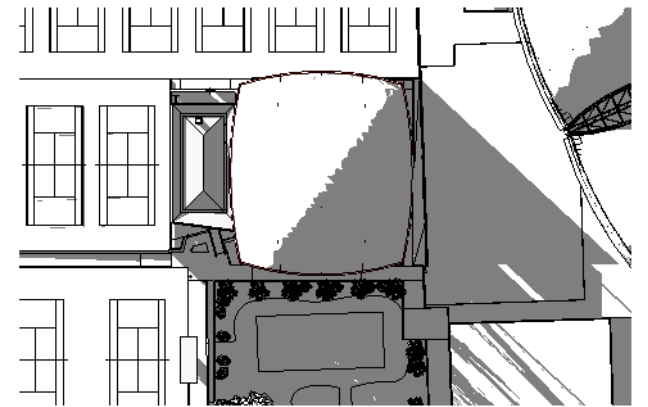
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WINTER - 3PM



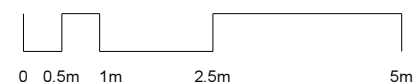
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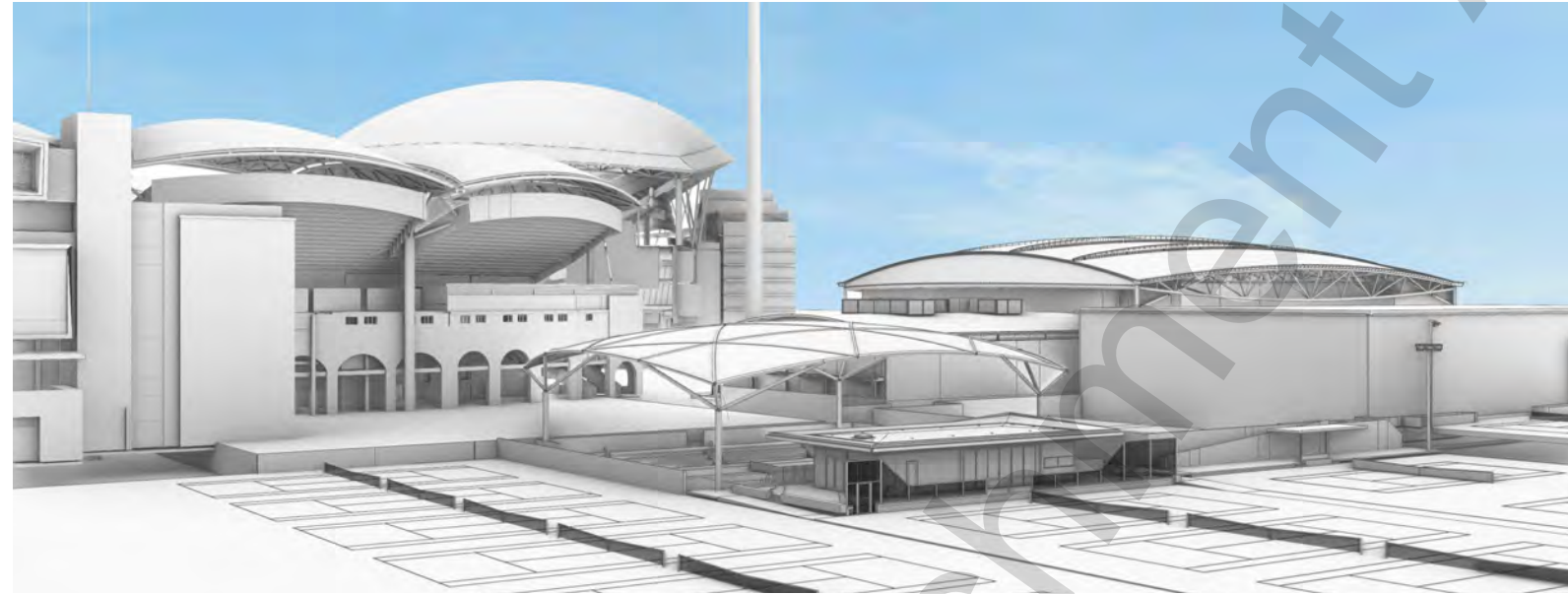
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Project  
TCCD2 - SHOW COURT ROOF  
MEMORIAL DRIVE, NORTH ADELAIDE

Drawing Title  
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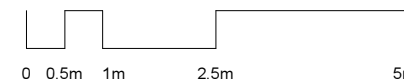
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Project

TCCD2 - SHOW COURT ROOF  
MEMORIAL DRIVE, NORTH ADELAIDE

Drawing Title

PERSPECTIVES - SHEET 1

Scale:

1:5 @A3

Date:

01/19/21

Revision:

Drawing Number:

SC-ASK-07

# TCCD2 Sunken Show Court

SC-ASK-14 [7] - Next Gen Balcony Outlook



TCCD 2

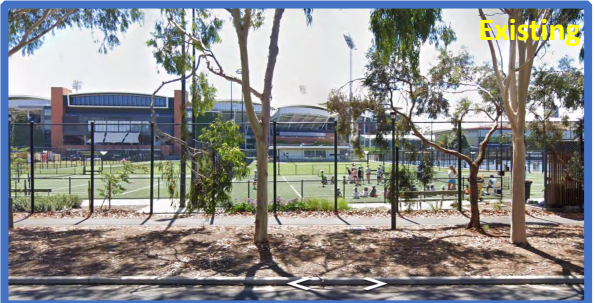
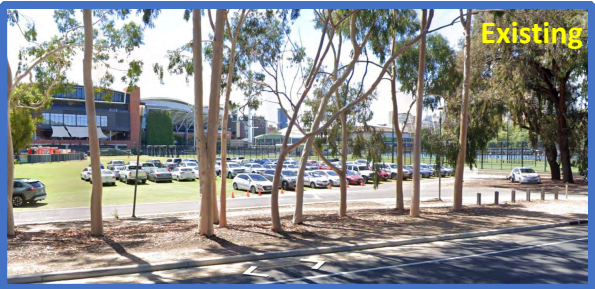
# TCCD2 Sunken Show Court

SC-ASK-14 [7] - Next Gen Pool Deck Outlook



TCCD 2

# Tennis SA – Sunken Showcourt Roof Structure



Adelaide Park Lands Authority - Board Meeting - Agenda - 22 April 2021



## Tennis SA – Sunken Showcourt Roof Structure



Existing View – from Montefiore Road (Site 1)

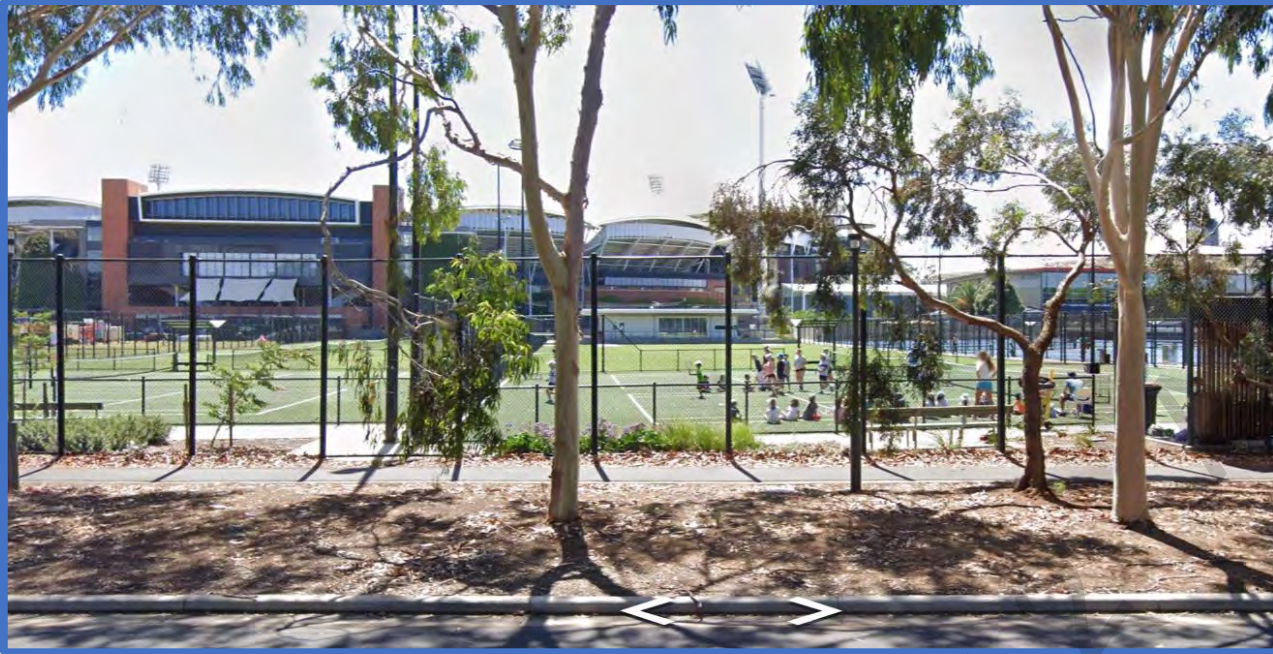


3-D Perspective View – from Montefiore Road (Site 1)

**Note:** 3-D Perspective View does not include existing fencing, landscaping or other elements which reduce the visual appearance of the proposed Sunken Showcourt Roof Structure



## Tennis SA – Sunken Showcourt Roof Structure



Existing View – from Montefiore Road (Site 2)



3-D Perspective View – from Montefiore Road (Site 2)

**Note:** 3-D Perspective View does not include existing fencing, landscaping or other elements which reduce the visual appearance of the proposed Sunken Showcourt Roof Structure



## Biodiverse Carbon Offset Planting Demonstration Site

**ITEM 7.1** 22/04/2021  
**Board Meeting**

**Author:**  
Michelle English, Associate  
Director, Park Lands, Policy &  
Sustainability 8203 7687

2021/40360  
Public

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### Purpose

The Biodiverse Carbon Offset Planting Demonstration Site Project (the Project) was initiated in response to a decision of Council from 11 September 2018.

The Project has an objective to create a Biodiverse Carbon Offset Planting demonstration site with native vegetation from the Mallee Box Woodland ecological community. The features of the site will be promoted with an interpretive trail, including signage. This will inform visitors about the benefit of carbon offset plantings, and the cultural and natural heritage of the site.

In 2020, City of Adelaide (CoA) secured a grant of \$25,000 from Green Adelaide to deliver the Project, with Council providing \$9,000 (including \$5,000 in-kind) support. The site selected for the Project implementation is an approximately 3,000 sqm section at the northern tip of Reservoir Park / Kangatilla (Park 4). A new interpretive *Disability Discrimination Act 1992* compliant path will be created, while the existing Park Lands Trail will be retained.

Approximately 575 tube stock of selected species with appropriate provenance will be planted by CoA's Biodiversity Team. Three interpretive signs will be placed to inform the public about key features including the biodiverse carbon offset site and the cultural and natural heritage of the site.

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### Recommendation

THAT THE ADELAIDE PARK LANDS AUTHORITY:

1. Notes the update on the Biodiverse Carbon Offset Planting Demonstration Site Project in the Adelaide Park Lands, Reservoir Park / Kangatilla (Park 4).
-

## Implications

<p>Adelaide Park Lands Management Strategy 2015-2025</p>	<p><a href="#">Adelaide Park Lands Management Strategy 2015-2025</a></p> <p>For the Park Lands, the project will enhance biodiversity, strengthen its role in developing a carbon neutral city, and make it more resilient to the impacts of climate change. Furthermore, it will expand and improve the path network in the Park Lands.</p> <p>The project will address the following strategies listed in the Adelaide Park Lands Management Strategy: Strategies 2.4, 4.1, 4.4 and 4.5.</p>
<p>Policy</p>	<p>The City of Adelaide's 2020-2024 Strategic Plan</p> <ul style="list-style-type: none"> <li>• 1.1: Leverage the Adelaide Park Lands to promote health, wellbeing and lifestyle experiences.</li> <li>• 1.2: Support volunteerism to build community capacity and connectedness.</li> <li>• 4.4: Support our community to transition to a low carbon economy through education, incentives and appropriate infrastructure.</li> <li>• 4.5: Enhance biodiversity in the Park Lands and connect our community to nature.</li> </ul> <p>Integrated Biodiversity Management Plan 2018 - 2023</p> <ul style="list-style-type: none"> <li>• Action 1.3: Manage areas planted with native species to ensure they make positive contributions to achieving ecological objectives.</li> <li>• Action 3.2: Provide diverse opportunities for people to interact with nature in the Park Lands.</li> <li>• Action 3.3: Continue to support community volunteers to have meaningful and skilled input to priority biodiversity projects in the Park Lands.</li> <li>• Action 5.1: Manage ecosystems and species for resilience, connectivity and genetic diversity to assist remnant vegetation and populations of species to cope with changes in climate.</li> </ul>
<p>Consultation</p>	<p>External: Representatives from Green Adelaide (Department of Environment and Water), experts on native vegetation (and revegetation) at Trees for Life (Bush for Life).</p> <p>Internal: Integrated Biodiversity Management Plan Governance Group.</p>
<p>Resource</p>	<p>Not as a result of this report</p>
<p>Risk / Legal / Legislative</p>	<p>Failure to meet the criteria for the grant has the potential of financial and/or reputational risks.</p>
<p>Opportunities</p>	<p>The project aligns with the State Government's Green Adelaide initiative by increasing the ecological vibrancy of the City of Adelaide (CoA).</p> <p>In addition:</p> <ul style="list-style-type: none"> <li>• Connectivity is improved for native plants and animals.</li> <li>• Native biodiversity is increased and enhanced.</li> <li>• Public awareness of Kaurna culture, Biodiversity Sensitive Urban Design and carbon offset planting is improved.</li> <li>• An attraction is added to the Park Lands Trail.</li> <li>• Canopy coverage is increased (improved cooling effect).</li> <li>• Educational and volunteer opportunities are created.</li> </ul>
<p>City of Adelaide Budget Allocation</p>	<p>Total of \$34,000 excluding GST Green Adelaide Grant (\$25,000) CoA contribution \$9,000 (including \$5,000 in-kind)</p>
<p>Life of Project, Service, Initiative or (Expectancy of) Asset</p>	<p>Project to be completed by 30 June 2021.</p>
<p>Ongoing Costs (eg maintenance cost)</p>	<p>The project does not include maintenance costs. It is intended that ongoing maintenance of the site will be arranged with volunteers from a local not for profit organisation. If the site is maintained by CoA staff, the expected annual cost is approximately \$10,000.</p>
<p>Other Funding Sources</p>	<p>Contribution of \$25,000 from Green Adelaide as part of the inaugural Biodiversity Sensitive Urban Design Grants 2020–2021.</p>

## Discussion

1. The Biodiverse Carbon Offset Planting Demonstration Site Project (the Project) was initiated in response to a decision of Council from 11 September 2018.
2. In 2019 and 2020, City of Adelaide (CoA) investigated a number of sites that could be suitable for a carbon offset demonstration planting. This provided a shortlist of site options to explore should funding become available.
3. In 2020, Green Adelaide accepted applications for the inaugural Biodiversity Sensitive Urban Design (BSUD) Grants 2020–2021 (the Grant). The criteria of this grant had commonalities with the principles of a biodiverse carbon offset planting.
4. In 2020, City of Adelaide (CoA) secured a grant of \$25,000 from Green Adelaide to deliver the Project, with Council providing \$9,000 (including \$5,000 in-kind) support.
5. The Project aligns with several actions and strategies of the Integrated Biodiversity Management Plan 2018 – 2023 (as seen in Link 1 [here](#)) (IBMP) and has the following objectives:
  - 5.1. Plant a Biodiverse Carbon Offset Planting Demonstration site with native vegetation from the Mallee Box Woodland ecological communities.
  - 5.2. Promote the features of the site with an interpretive trail and signage informing visitors about carbon offset plantings and the cultural and natural heritage of the site.
6. The demonstration site is not intended to be eligible for carbon offset credits or any form of carbon sequestration reward/payment scheme. This requires strict and regular auditing, assessment, and calculation of sequestered carbon. The small size of the demonstration site and low potential net carbon yield does not warrant the regulatory commitments of accruing carbon credits.
7. The demonstration site will show what a biodiverse carbon offset planting looks like and through the interpretive signage will explain the differences between biodiverse carbon offset plantings and *plantation style* carbon offset plantings.
8. After investigating a number of potential sites, City of Adelaide determined a suitable site for the Project to be an approximately 3000 sqm section at the northern tip of Reservoir Park / Kangatilla (Park 4). The site is within a Key Biodiversity Area (KBA) and was selected because it presents opportunities for the following:
  - 8.1. Demonstrate to visitors what a biodiverse carbon offset planting looks like and the benefits it can provide.
  - 8.2. Improve native vegetation connectivity.
  - 8.3. Increase the amount of Mallee Box Woodland vegetation, which is under-represented in the northern Park Lands.
  - 8.4. Improve habitat for native flora and fauna for the area.
  - 8.5. Promote the site to increased visitation via the Park Lands Trail.
9. Furthermore, the site was selected because of the following:
  - 9.1. The soil has no known level of toxic or hazardous contamination.
  - 9.2. This area is currently without any trees and is covered by irrigated Kikuyu and Couch grass and is traversed by the Park Lands Trail (Figure 1).
  - 9.3. This site has relatively low visitation and is not currently a formal recreation, art, or event space.



**Figure 1:** Photo-points illustrating the current conditions of the area (locations shown in Figure 2). Photo-point: 1 looks south west, shows open grass area and trees that border the site - Main North Road and Park Lands Trail in the background; 2 looks south, shows more open grass and bordering trees - Park Lands Trail in the background; 3 looks south from within the site, shows Park Lands Trail and patch south of the Trail; and 4 looks north east, shows the patch north of the Park Lands Trail.

10. Completing the Project at this site offers the following opportunities for the CoA:
  - 10.1. Increase visitation to Park 4 by offering a destination for the public.
  - 10.2. Raise community awareness of Kurna culture, BSUD and carbon offset planting benefits.
  - 10.3. Improve natural connectivity in the Adelaide Park Lands, and in doing so, improve viability for native biodiversity.
  - 10.4. Improve the connection of our community with nature.
11. Details of the Project:
  - 11.1. The site will be prepared by experts in horticulture and native revegetation.
  - 11.2. The existing Park Lands Trail will be retained. A new interpretive *Disability Discrimination Act 1992* compliant path made of compacted quarry rubble will be created (draft shown in Figure 2.).
  - 11.3. Approximately 575 tube stock of selected species with appropriate provenance will be planted by the Biodiversity Team and protected by a tree guard. This includes:
    - 11.3.1. Six over-storey (tree) species (eg Mallee Box, Drooping Sheoak).
    - 11.3.2. Ten mid-storey (shrub / small tree) species (eg Golden Wattle, Ruby Saltbush).
  - 11.4. The long-term target for the vegetation structure is 40% over-storey, 30% mid-storey and 95% understorey. This aligns with the Management Plan for this Key Biodiversity Area.
  - 11.5. Vegetation is set-back at least 1.5 metres from the Park Lands trail and interpretive path to maintain sightlines aligning with Crime Prevention Through Environmental Design principles, the curve of the Park Lands trail also retains clear sightlines. The target coverage of over-storey and mid-storey will also retain reasonably open lines of sight.

- 11.6. Three interpretive signs will inform the public about key features including the biodiverse carbon offset site and the cultural and natural heritage of the site.
- 11.7. No trees (exotic or native) will be removed for this project.
- 11.8. Planting will be complete by 30 June 2021.
- 11.9. Planting of understorey species is not part of the Project and will occur within five years, allowing larger plants time to establish.



Figure 2: Indication of the proposed planting plan within Reservoir Park / Kangatilla (Park 4). Numbers relate to photo-points from Figure 1.

12. Ongoing maintenance of the site will be negotiated with volunteers of a not-for-profit organisation, similar to the agreement the CoA currently has with Bush for Life to maintain a selection of sites of remnant native vegetation in the Park Lands.

## Attachments

Nil

- END OF REPORT -