



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](#)

### Thursday 30 September 2021 Special Board Meeting

#### **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)

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

## Agenda

		Purpose	
<b>1.</b>	<b>Welcome and Opening</b>		
1.1	Acknowledgement of Country	To Acknowledge	Page 3
1.2	Apologies	To Note	Page 3
<b>2.</b>	<b>Conflict of Interest</b>	To Note	
<b>3.</b>	<b>Items for Board Decision</b>		
3.1	Riverbank Precinct Code Amendment [2021/01631]	Decision to Advise SG & CoA	Page 4
3.2	Request for Care and Control of Kate Cocks Park to be transferred to the Minister for Health and Wellbeing [2021/01631]	Decision to Advise CoA	Page 12
<b>4.</b>	<b>Special Meeting Close</b>		
	Next meeting – Thursday, 28 October 2021, 5.30pm	To Note	

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## 1. Welcome and Opening

### 1.1 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 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

Board Member - Ms Jessica Davies-Huynh (Maternity Leave 3 Months)

Deputy Presiding Member – Ms Kirsteen Mackay (Conflict of Interest disclosed 23 September 2021)



## Riverbank Precinct Code Amendment

**ITEM 3.1** 30/09/2021  
**Board Meeting**

**Author:**

Lara Daddow, Acting Associate  
Director, Park Lands, Policy &  
Sustainability 8203 7884

2021/01631  
Public

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### Purpose

To facilitate discussion and to seek the Authority's advice to the State Government and the City of Adelaide on the Riverbank Precinct Code Amendment which may affect the values and status of the Adelaide Park Lands.

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### Recommendation

THAT THE ADELAIDE PARK LANDS AUTHORITY ADVISES THE STATE GOVERNMENT AND COUNCIL:

That the Adelaide Park Lands Authority

1. Provides its advice regarding the proposed Riverbank Precinct Code Amendment as outlined in Attachment A to Item 3.1 on the Agenda for the Special Meeting of the Board of the Adelaide Park Lands Authority held on 30 September 2021.
  2. Notes that the Presiding Member will write to the Premier of South Australia (cc'd to Minister for Planning & Local Government and the Minister for Environment & Water, CEO of the Attorney General's Department and the State Government's Planning and Land User Services) to outline the Adelaide Park Lands Authority advice on this matter.
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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 current APLMS does not contemplate:</p> <ul style="list-style-type: none"> <li>• The type of development enabled by the Riverbank Precinct Code Amendment, such as: <ul style="list-style-type: none"> <li>○ Large scale-built form on Pinky Flat (Tarntanya Wama (Park 26))</li> <li>○ Large multi-storey buildings or residential apartment buildings</li> </ul> </li> <li>• A large indoor Riverbank Arena in Helen Mayo Park (Park 27) <ul style="list-style-type: none"> <li>○ Strategy 1.4 only supports buildings in the Park Lands where they provide for outdoor recreation.</li> </ul> </li> <li>• A multi-storey car park in Kate Cocks Park (Park 27) <ul style="list-style-type: none"> <li>○ Strategy 2.8 only contemplates parking on the Park Lands for Park Lands related recreational purposes, which is to be reduced by 5% in the period to 2025.</li> </ul> </li> <li>• A second hospital at the western end of the Royal Adelaide Hospital site, which the hospital's Master Plan reserves as open space to strengthen the continuity of Adelaide's Park Lands.</li> </ul>
<p>APLA 2020-2025 Strategic Plan</p>	<p><a href="#">Adelaide Park Lands Authority 2020-2025 Strategic Plan</a></p> <p>APLA's Purpose is stated as:</p> <p><i>To conserve and enhance the environmental, cultural, recreational, and social importance of the Adelaide Park Lands</i></p> <p>Guiding Principles for APLA to use are:</p> <ul style="list-style-type: none"> <li>• <i>Preserve and strengthen the integrity of the Adelaide Park Lands</i></li> <li>• <i>Promote the values of the Park Lands – as Adelaide's defining feature, and an internationally unique asset</i></li> <li>• <i>Contribute to the delivery of The City of Adelaide's Strategic Plan and vision, and the State Government's 30-year plan for Greater Adelaide.</i></li> </ul>
<p>Policy</p>	<p>Not as a result of this report</p>
<p>Consultation</p>	<p>Not as a result of this report</p>
<p>Resource</p>	<p>Not as a result of this report</p>
<p>Risk / Legal / Legislative</p>	<p>To enable APLA to fulfill its statutory function to provide advice to the Council and State Government on policy, development, heritage or management issues affecting the Adelaide Park Lands.</p>
<p>Opportunities</p>	<p>Not as a result of this report</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. At its meeting on 26 August 2021, the Authority received a presentation from the State Government on the proposed Riverbank Precinct Code Amendment.
2. The Draft Riverbank Precinct Code Amendment was released for public consultation on Wednesday 15 September 2021. Submissions are invited until 27 October 2021.
3. At its meeting on 23 September 2021, the Authority discussed the proposed Code Amendment and their preference for consultation feedback to be a high-level response reiterating the values of the Park Lands and the importance of the Riverbank Precinct.
4. Section 4 of the *Adelaide Park Lands Act 2005 (SA)* contains seven statutory principles which guide the operation of the Act and therefore guide the management of the Park Lands. These principles are summarised as follows. The Adelaide Park Lands should:
  - 4.1. Correspond with the general intention of Colonel William Light's first Plan of Adelaide in 1837.
  - 4.2. Be held for the public benefit of the people of South Australia, and be available for their use and enjoyment.
  - 4.3. Reflect and support a diverse range of environmental, cultural, recreational and social values and activities.
  - 4.4. Provide a defining feature to the City of Adelaide and contribute to the economic and social well-being of the City.
  - 4.5. Contribute to the natural heritage and improve the biodiversity and sustainability of the Adelaide Plains.
  - 4.6. Be managed cooperatively and collaboratively for protection and enhancement by the City of Adelaide and State Government.
  - 4.7. Reflect the interests of the South Australian community in maintaining or enhancing the environmental, cultural, recreational and social heritage status of the Park Lands for the benefit of the State.
5. The Adelaide Park Lands Management Strategy does not contemplate:
  - 5.1. Large scale permanent multi-storey built form, residential development or tourist accommodation.
  - 5.2. A large indoor Riverbank Arena in Helen Mayo Park (Park 27).
  - 5.3. A multi-storey car park in Kate Cocks Park (Park 27) (Note that car parking on the Park Lands is only contemplated when associated with use of the Park Lands and no reasonable alternative is available).
  - 5.4. A second hospital at the western end of the Royal Adelaide Hospital site.
6. In addition, the relevant Community Land Management Plans do not envisage significant built form on the Park Lands.
7. The current Adelaide Park Lands Zone provides the following Desired Outcomes which sets the general policy agenda for the Zone:
  - 7.1. A unique publicly accessible and well connected open space system, including the formal city squares, that creates a distinctive landscaped park setting for the City of Adelaide.
  - 7.2. A range of passive and active recreational activities with a high-level of amenity, including a safe and connected walking and cycling network, natural areas, sporting fields and club facilities, formal cultural gardens, public artwork and passive recreation areas, as well as opportunities to support a variety of temporary events, such as festivals, concerts and sporting events.
8. The Adelaide Park Lands Zone also provides policies which seek to minimise any new building footprint on the Adelaide Park Lands.
9. The Riverbank Precinct Code Amendment proposes to move several areas within the Adelaide Park Lands and rezone it to the City Riverbank Zone. In doing so, it will remove several relevant key policies which protect the open, accessible landscaped character of the Adelaide Park Lands. Additionally, at odds with the Adelaide Park Lands principles, the City Riverbank Zone envisages high rise built form.
10. Council and the Adelaide Park Lands Authority have consistently, when assessing built form in the Park Lands, looked to minimise the built form footprint, either by reducing the base floor plate or by seeking a net offset in another part of the Park Lands.

11. The Authority also requested aerial photos showing the heritage places and land tenure arrangements in the Riverbank Precinct of the Adelaide Park Lands, which can be found in Link 1 [here](#).
  12. It is recommended that the **attached** draft key messages form part of a letter to the Premier of South Australia (cc'd to Ministers for Planning & Local Government and Environment & Water, CEO of the Attorney General's Department and State Government's Planning and Land Use Services) and constitutes the advice of the Authority on this matter.
  13. The draft key messages for submission outlines the:
    - 13.1. Board's position, purpose and responsibilities.
    - 13.2. Values of the Adelaide Park Lands and the rationale for their inclusion (along with the City Layout) on the National Heritage List.
    - 13.3. Erosion of Park Lands that has occurred in the Riverbank Precinct.
    - 13.4. Adequacy of current planning provisions to appropriately activate the Riverbank Precinct.
    - 13.5. Inconsistency of the policy which may allow a multi-storey car park associated with the new Women's and Children's Hospital and the Riverbank Sports Arena with the statutory principles in the *Adelaide Park Lands Act 2005* and the Adelaide Park Lands Management Strategy.
    - 13.6. Need to refer the proposed Riverbank Precinct Code Amendment to the Australian Government's Minister for the Environment as possible actions which may affect the National Heritage Listing.
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## Attachments

### **Attachment A** – Key Messages for Submission on Riverbank Precinct Code Amendment

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- END OF REPORT -

## Key Messages for Submission on Riverbank Precinct Code Amendment

The Riverbank Precinct lies at the heart of the Adelaide Park Lands, as defined by the *Adelaide Park Lands Act 2005* (the Act).

The Act was developed in the early 2000s at a time when the Adelaide Park Lands were under threat from development, most notably in the form of the National Wine Centre and Next Generation fitness centre. The purpose of the Act was to "*establish a legislative framework that promotes the special status, attributes and character of the Adelaide Park Lands; to provide for the protection of those park lands and for their management as a world-class asset to be preserved as an urban park for the benefit of present and future generations*".

Importantly, the Act contains seven statutory principles, which, in summary, state that the Adelaide Park Lands should:

- Correspond with the general intention of Colonel William Light's first Plan of Adelaide in 1837
- Be held for the public benefit of the people of South Australia, and be available for their use and enjoyment
- Reflect and support a diverse range of environmental, cultural, recreational and social values and activities
- Provide a defining feature to the City of Adelaide and contribute to the economic and social well-being of the City
- Contribute to the natural heritage and improve the biodiversity and sustainability of the Adelaide Plains
- Be managed cooperatively and collaboratively for protection and enhancement by the City of Adelaide and State Government
- Reflect the interests of the South Australian community in maintaining or enhancing the environmental, cultural, recreational and social heritage status of the Park Lands for the benefit of the State.

Subsequent to the establishment of the Act, in 2008 the Adelaide Park Lands and City Layout was included on Australia's National Heritage List, which states:

*The Adelaide Park Lands and City Layout is rare as the most complete example of nineteenth century colonial planning where planning and survey were undertaken prior to settlement. The historical layout as conceived in the 1837 Adelaide Plan remains clearly legible today. The place is also the only Australian capital city to be completely enclosed by park lands and is the most extensive and substantially intact nineteenth century park lands in Australia.*

The inclusion on the National Heritage List, as "a masterwork of urban design", confirmed the importance of the Park Lands to Adelaide's identity and to the Nation's heritage. It was included for many reasons, including that the Park Lands and City Plan is "*substantially intact and reflects Light's design intentions with high integrity*". In the Board's view, the wholesale changes which could be brought about through the ambitious provisions of the Riverbank Precinct Code Amendment would seriously undermine the integrity of the Park Lands and further enable the commodification of our public land.



Over the last 184 years, that stretch of the Adelaide Park Lands between North Terrace and River Torrens / Karrawirra Pari, some 166ha, has been subject to continuous built form encroachments. Over 71ha, or 42%, of that space has been lost to various institutions, venues, hotels, hospital and car parks.

The remaining tenuous strips of green Park Lands between the ever-encroaching built form and River Torrens / Karrawirra Pari need enhancing as open recreational space, to maintain the green connections to and along the River. Colonel Light is often quoted as saying that one of the primary reasons he located Adelaide where he did was because of the superior connections with River Torrens / Karrawirra Pari. Let us not lose those critical green connections.

Under the Act and Adelaide Park Lands Management Strategy (which was adopted by Council and the State Government in 2017) it is incumbent on the Board, Council and State Government to prevent the erosion of open space and to protect and nurture the Park Lands.

The current Planning and Design Code, Adelaide Park Lands Zone provides Desired Outcomes which seek:

- A unique **publicly accessible and well connected open space system**, including the formal city squares, that creates a distinctive landscaped park setting for the City of Adelaide.
- A range of **passive and active recreational activities with a high-level of amenity**, including a safe and connected walking and cycling network, natural areas, sporting fields and club facilities, formal cultural gardens, public artwork and passive recreation areas, as well as opportunities to support a variety of **temporary** events, such as festivals, concerts and sporting events.

Rezoning land within the Adelaide Park Lands Zone will remove these key Desired Outcomes of the Park Lands and instead replace them with Desired Outcomes for the land which envisages built form. Whilst the Desired Outcomes of the proposed City Riverbank Zone recognise connections with the Adelaide Park Lands, **it is the built form on the Adelaide Park Lands that the Board does not support.**

The Riverbank Precinct Code Amendment clearly envisages more built form and further loss of open space. The removal of land from the Adelaide Park Lands Zone in the Riverbank Precinct Code Amendment sets up a planning framework that could lead to development which is inconsistent with Park Lands values. This could include an increase in buildings, particularly the scale of such buildings, less emphasis on open space and less emphasis on public use which, in turn, will lead to the alienation of public land. It is difficult to understand the State Government's vision for the Riverbank Precinct without a current Master Plan available for viewing.

### **Riverbank Subzone**

In relation to existing uses, the CoA already leases sites for three cafes and two restaurants in the Riverbank Precinct. The State Government itself also permits many such venues to operate within the Precinct, with at least two which overlook River Torrens / Karrawirra Pari. Some of the Rowing Clubs along River Torrens / Karrawirra Pari operate small function centres to support their operations. In addition, many large and small events are held in Elder Park, Pinky Flat, Barr Smith Walk and elsewhere each year, making the Riverbank an already well activated site. All this, and more, can occur under the existing planning provisions so the Board does not support the proposed Riverbank Subzone.

It is well understood that the River Torrens / Karrawirra Pari is of great significance to Kaurna, particularly Pinky Flat and the adjacent Adelaide Oval area which, together, formed an important camp site and corroboree ground. For this reason, Pinky Flat should be respected and left free from permanent built form.

### **Health Subzone**

The Riverbank Precinct Code Amendment's proposed Health Subzone extension on to Kate Cocks Park (Park 27) allows for a commercial car park to be built in association with the new Women's and Children's Hospital, potentially to a height of 15 building levels. Whilst the Riverbank Precinct Code Amendment states that building heights should transition down towards the Adelaide Park Lands and heritage sites, no additional guidance is provided as to what transition would be appropriate. This area is the remaining open Park Lands space between the State Heritage sites of the Adelaide Gaol and the Police Barracks. Kate Cocks Park is first and foremost part of the Adelaide Park Lands. The additional built form that the Riverbank Precinct Code Amendment would allow, of such a scale is at odds with the spirit and provisions of both the statutory principles in the Act and the Adelaide Park Lands Management Strategy. The Board urges the State Government to work with the CoA to implement the vision of the Adelaide Park Lands Management Strategy for Kate Cocks Park (Park 27) and transform this space into a beautiful park setting to complement the historic Gaol and area.

### **Entertainment Subzone**

The Riverbank Precinct Code Amendment's Entertainment Subzone extension on to Helen Mayo Park (Park 27) allows for an entertainment arena, residential, commercial and health developments. The proposed Entertainment Subzone provides a height guidance of 20 building levels, providing a transition down in scale toward the river, however the Stadium Arena video released with the Code Amendment consultation material shows an arena in this area that provides no transition in scale down to the river. Helen Mayo Park (Park 27) is a slim stretch of green Park Lands re-created out of dis-used rail land. The construction of a very large arena and other potential developments on this site will destroy the continuity of this reclaimed Park Lands green connection along the River and is contrary to the statutory principles of the Act and the directions of the Adelaide Park Lands Management Strategy.

### **Innovation Subzone**

Frome Park / Nellie Raminyemmerin, between the new Botanic High School and the Lot Fourteen site, was reclaimed as Park Lands from an old car park in the late 1990s. It forms a valuable green space connection to the Botanic Garden, is used for WOMA Adelaide and other events and contains a little known, but highly significant site for Kaurna. There has been no valid reason given for the rezoning of this site from Adelaide Park Lands Zone to City Riverbank Zone (Innovation Subzone). The rezoning puts Frome Park at risk as it enables the transition from open green space to an ancillary area for Lot Fourteen and Botanic High School.

### **Summary**

Large-scale built form, such as sporting arenas, commercial car parks and residential or commercial buildings, are completely at odds with the statutory principals under the Park Land's Act including:

- 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; and

- 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.

The Adelaide Park Lands are a key feature of the State Government's bid for Adelaide to become a National Park City. Facilitating further built form development and enabling the commodification of the Park Lands is inconsistent with this ambition.

In 1902, the Adelaide Park Lands inspired the Garden Cities movement through Ebenezer Howard. We should take heart from that inspiration. One of the most liveable cities in the world should not be building on its Park Lands. We should only ever improve parks, make them more beautiful, more rewarding. This is especially so at a time when urban infill in greater Adelaide is increasing, and the wonderful opportunities of the Park Lands are becoming ever more important to the broader community.

In addition, because of the potential impacts on the National Heritage Listing of the Adelaide Park Lands and City, the Board urges the State Government to refer the proposed Riverbank Precinct Code Amendment, Riverbank Arena and commercial car park associated with the new Women's and Children's Hospital to the Australian Government's Minister for the Environment. Such momentous policy proposals and developments deserve consideration as actions which may affect the National Heritage Listing, in accordance with the requirements of the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.



## Request for Care and Control of Kate Cocks Park to be transferred to the Minister for Health and Wellbeing

**ITEM 3.2** 30/09/2021  
**Board Meeting**

**Author:**

Lara Daddow, Acting Associate Director, Park Lands, Policy & Sustainability 8203 7884

2021/01631  
Public

### Purpose

To seek the Authority's advice to Council regarding the Department for Health and Wellbeing's formal request to transfer that section of the Adelaide Park Lands known as Kate Cocks Park (Park 27), currently in the care and control of the City of Adelaide, to the Minister for Health and Wellbeing.

### Recommendation

THAT THE ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Adelaide Park Lands Authority

1. Acknowledges the importance of locating the proposed new Women's and Children's hospital adjacent the Royal Adelaide Hospital, however does not support the request from the Chief Executive of the Department for Health and Wellbeing for the transfer of care and control of the area of Park Lands (known as Kate Cocks Park), from the City of Adelaide to the Minister for Health and Wellbeing, for the purposes of constructing a multi-storey car park as part of the proposed new Women's and Children's Hospital development.

## Implications

<p>Adelaide Park Lands Management Strategy 2015-2025</p>	<p><a href="#">Adelaide Park Lands Management Strategy 2015-2025</a></p> <p>The current APLMS does not contemplate:</p> <ul style="list-style-type: none"> <li>• A multi-storey car park in Kate Cocks Park (Park 27) <ul style="list-style-type: none"> <li>○ Strategy 2.8 only contemplates parking on the Park Lands for Park Lands related recreational purposes, which is to be reduced by 5% in the period to 2025.</li> </ul> </li> </ul>
<p>APLA 2020-2025 Strategic Plan</p>	<p><a href="#">Adelaide Park Lands Authority 2020-2025 Strategic Plan</a></p> <p>APLA's Purpose is stated as: <i>To conserve and enhance the environmental, cultural, recreational, and social importance of the Adelaide Park Lands</i></p> <p>Guiding Principles for APLA to use are:</p> <ul style="list-style-type: none"> <li>• <i>Preserve and strengthen the integrity of the Adelaide Park Lands</i></li> <li>• <i>Promote the values of the Park Lands – as Adelaide's defining feature, and an internationally unique asset</i></li> <li>• <i>Contribute to the delivery of The City of Adelaide's Strategic Plan and vision, and the State Government's 30-year plan for Greater Adelaide.</i></li> </ul>
<p>Policy</p>	<p>Not as a result of this report</p>
<p>Consultation</p>	<p>Not as a result of this report</p>
<p>Resource</p>	<p>Not as a result of this report</p>
<p>Risk / Legal / Legislative</p>	<p>To enable APLA to fulfill its statutory function to provide advice to the Council and State Government on policy, development, heritage or management issues affecting the Adelaide Park Lands.</p>
<p>Opportunities</p>	<p>Not as a result of this report</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. In a letter dated 3 September 2021, the Chief Executive of the Department for Health and Wellbeing wrote to the Lord Mayor formally requesting the transfer of the land in the care and control of the City of Adelaide (CoA), shown in blue in **Figure 1** (known as Kate Cocks Park (Park 27)).
2. The purpose of the requested transfer, pursuant to section 14 of the *Adelaide Park Lands Act 2005 (SA)*, to the Minister for Health and Wellbeing, is to facilitate the construction of the proposed multi-storey car park for the new Women's and Children's Hospital. The request identifies that the land would remain designated as Adelaide Park Lands, but that it would be occupied by the proposed car park. The rationale for the proposal being to *"realise the excellent opportunity this important project presents to create stronger connections to the Adelaide Park Lands for the benefit of all South Australians"*.
3. Section 14 of the *Adelaide Park Lands Act 2005 (SA)* allows for variations to the Adelaide Park Lands Plan, the instrument which provides for the designation of the custodial arrangements for the Adelaide Park Lands. Under section 14:
  - 3.1. A variation must not be made by virtue of which any land would cease to be included in the Adelaide Park Lands under the plan except in pursuance of a resolution passed by both Houses of Parliament.
  - 3.2. A variation must not be made by virtue of which any land would be placed under the care, control and management of the Adelaide City Council except at the request, or with the concurrence, of the Council.
  - 3.3. A variation must not be made by virtue of which any land would continue to be included in the Adelaide Park Lands but would cease to be under the care, control and management of the Adelaide City Council except at the request, or **with the concurrence, of the Council**.
4. Construction of the proposed multi-storey car park for the new Women's and Children's Hospital on Kate Cocks Park (Park 27) is not contemplated by either the Adelaide Park Lands Management Strategy (APLMS) or the existing Community Land Management Plan (CLMP) for the site.
5. For the area around the Adelaide Gaol, the APLMS envisages an integrated recreational landscape with the Adelaide Gaol and states:
  - 5.1. *"The hub around the Gaol will introduce a number of new activities to increase the attractiveness of the area to a broader range of people. Currently underutilised, the Gaol will undergo adaptive re-use to increase its appeal to park users, which will be reinforced through the creation of new landscaping and improved linkages to Port Road, the Riverbank Precinct and the urban park further north. A well-lit sculpture park, in the area between the Gaol and the new Royal Adelaide Hospital and Riverbank Precinct, will provide for an improved entry statement and greater amenity to highlight the historical significance of this locality."*
6. The Community Land Management Plan for Park 27 states, in relation to the area around the Gaol:
  - 6.1. *"Support the creation of an integrated heritage and cultural hub around the Old Adelaide Gaol, Olive Groves and riverfront through the interpretation of history and heritage through landscapes, artwork and information"*.
7. The proposed car park is also considered to be at variance with the statutory principles in the *Adelaide Park Lands Act 2005* Section 4 of the *Adelaide Park Lands Act 2005* contains seven statutory principles which guide the operation of the Act and therefore guide the management of the Park Lands. These principles are summarised as follows.
8. The Adelaide Park Lands should:
  - 8.1. Correspond with the general intention of Colonel William Light's first Plan of Adelaide in 1837.
  - 8.2. Be held for the public benefit of the people of South Australia, and be available for their use and enjoyment.
  - 8.3. Reflect and support a diverse range of environmental, cultural, recreational and social values and activities.
  - 8.4. Provide a defining feature to the City of Adelaide and contribute to the economic and social well-being of the City.
  - 8.5. Contribute to the natural heritage and improve the biodiversity and sustainability of the Adelaide Plains.



- 8.6. Be managed cooperatively and collaboratively for protection and enhancement by the City of Adelaide and State Government.
- 8.7. Reflect the interests of the South Australian community in maintaining or enhancing the environmental, cultural, recreational and social heritage status of the Park Lands for the benefit of the State.
9. Construction of a multi-storey car park should be referred to the Australian Government's Minister for the Environment as a possible action which may affect the National Heritage Listing of the Adelaide Park Lands and City Layout.
10. Reflecting previous resolutions and discussions at Board meetings, it is recommended that the Authority advise Council that it does not support the requested transfer of land under section 14 of the Act (ie that the Park Lands shown in blue in Figure 1 ceases to be under the care, control and management of the City of Adelaide).



Figure 1 – Aerial photo showing land tenure change request bounded in blue (land coloured yellow is Park Lands held in custody by the State Government land and coloured green, by CoA)

## Attachments

Nil

- END OF REPORT -