



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](#)

### Minutes for the Board Meeting held on Thursday 28 October 2021

#### **Present:**

#### **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

Mr Stephen Forbes

Councillor Alexander Hyde

Ms Stephanie Johnston

Mr Craig Wilkins

Mr Ben Willsmore

Board Meeting Minutes, Thursday 28 October 2021, at 5:34pm  
Colonel Light Room, Town Hall, King William Street, Adelaide

## Welcome and Opening

- 1.1 Acknowledgment of Country** With the welcome and opening of the Board Meeting, the Presiding Member, Lord Mayor Sandy Verschoor stated:  
‘Adelaide Park Lands Authority acknowledges that we are meeting on traditional Country of the Kurna people of the Adelaide Plains and pays respect to Elders past and present. We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kurna people living today.  
And we also extend that respect to other Aboriginal Language Groups and other First Nations who are present today.’
- 1.2 Apologies** Ms Jessica Davies-Huynh (Maternity Leave)
- 1.3 Confirmation of Minutes - 23/9/2021, 30/9/2021 & 14/10/2021 [APLA]** Board Decision  
That the Minutes of the meeting of the Board of the Adelaide Park Lands Authority held on 23 September 2021 and Special meetings of the Board held on 30 September 2021 and 14 October 2021 be taken as read and be confirmed as an accurate record of proceedings.
- 1.4 Business Arising** Noted as per Status Update for Actions Arising in Link 1 [here](#)  
\*Collated list of Actions Arising

## Conflict of Interest

- 2.1 Disclosure of Conflict of Interest** Deputy Presiding Member, Ms Kirsteen Mackay  
South Australian Government Architect Office for Design and Architecture SA | Attorney-General's Department  
Item 7.1 - Rymill Park Lake – Renewal Options  
Advised this proposal is currently being considered for an Open Space Grant from the Planning and Development Fund.  
A conflict arises as chair of the Open Space Grant Program Evaluation Panel providing recommendations to the Minister for Planning and Local Government
- Disclosure of Conflict of Interest Deputy Presiding Member, Ms Kirsteen Mackay  
South Australian Government Architect Office for Design and Architecture SA | Attorney-General's Department  
Item 3.1 – Riverbank Precinct Code Amendment Update  
Advised the Code Amendment process is being managed within the Planning and Land Use Division of the Attorney- General’s Department and will be considered and determined by the Attorney as Minister for Planning and Local Government.  
A conflict arises as a provider of independent advice in the role of Government Architect, on the projects coming forward under the potential Code Amendment in a statutory capacity to the State Planning Commission and the Minister for Planning and Local Government.

## Presiding Member Report (verbal)

- 3.1 Presiding Member Verbal Report**  
Dual Naming & Charter  
Attorney-General has approved the branding name change Kadaltilla / Park Lands Authority and the Charter changes.

Riverbank Precinct Code Amendment Update

Tuesday 26/10/2021, to inform Council's discussion and decision making about the broader topic of the Riverbank Precinct Code Amendment, Council received a presentation on a revised design for the New Women's and Children's Hospital and a proposed reduction in the 'Transit Hub' footprint.

Brendan Hewitt, Executive Director Infrastructure and Project Director, New Women's and Children's Hospital Project, SA Health is present for the information of the Board, to give the presentation provided to the Council.

Deputy Presiding Member, Ms Kirsteen Mackay having disclosed a conflict of interest in Item 3.1 [Riverbank Precinct Code Amendment Update - nWCH Western Precinct – Design Response] left the Board meeting and Colonel Light Room at 5.38pm.

nWCH Western Precinct – Design Response

\*\*PowerPoint presentation attached

Discussion Points:

Presenters from SA Health:

Brendan Hewitt, Executive Director Infrastructure and Project Director, New Women's and Children's Hospital Project

David Forster, Deputy Project Director, New Women's and Children's Hospital Project

- Master Plan Footprint
- Stakeholder Feedback
- Revised Option Summary
- Revised Option – reduced footprint
- Revised Option – improved Park Lands connection & heritage frontages
- Revised Option – site circulation paths
- Access points to both hospitals / road infrastructure
- Cycling access / shared use paths / pedestrian linkage
- A separated path for the pedestrian path crossing the ambulance access point
- Land swap proposal - activation of Park Land under State control adjacent old Adelaide Gaol (@eight and a half thousand square metres), a transfer of a commensurate amount of land equivalent to that which is required for a car park with a commitment to landscape sympathetic to the other treatments in the zone and heritage listing
- Land swap opportunity and open space considerations
- Capacity for driving over railway line
- Dependency on rezoning process
- Alternatives to Park Lands encroachment
- Project challenges, complexities and associated costs
- Activation numbers & movements into/from hospital
- Size of the nWCH in comparison to the existing hospital
- Boundary of National Heritage Place considerations with the land swap proposal for the long term

Brendan Hewitt & David Forster left the Board meeting at 6.17pm

- Discussion and response to the Riverbank Precinct Code Amendment by the CoA Council is a separate matter to discussion on the nWCH project
- Code amendment requirement before land swap opportunity or further considerations of the request for Care and Control of Kate Cocks Park to be transferred to the Minister for Health and Wellbeing

Deputy Presiding Member, Ms Kirsteen Mackay re-entered the Board meeting at 6.20 pm.

Representations (verbal)

Nil

## Exclusion of the Public

- 5.1** Exclusion of the Public  
 [2018/04291] [APLA]  
 Item for Board Discussion –  
 Rymill Park/Murlawirrapurka - Kiosk  
 Enhancement Proposal  
 [s90(3) (d)]

### Order to Exclude the Public

That the Adelaide Park Lands Authority:

1. Having taken into account the relevant considerations contained in Clause 4.8.21 of the *Adelaide Park Lands Authority Charter* and s 90(3) (d) and 90(4) & (7) of the *Local Government Act 1999 (SA)*, this meeting of the Board of the Adelaide Park Lands Authority dated 28 October 2021 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 6.1 [Rymill Park/Murlawirrapurka - Kiosk Enhancement Proposal] listed on the Agenda in a meeting open to the public would on balance be contrary to the public interest.

### Grounds and Basis

This Item is confidential as it contains commercial information of a confidential nature (not being a trade secret). The disclosure of information in this report could reasonably be expected to prejudice the commercial position of the person who supplied the information and confer a commercial advantage on a third party

### Public Interest

The Board is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the disclosure of this information may result in release of information prior to the finalisation of 'commercial in confidence' negotiations between the proponent and their suppliers and may materially and adversely affect the financial viability of the proponent in relation to contract negotiations which on balance would be contrary to the public interest.

2. Pursuant to Clause 4.8.21 of the *Adelaide Park Lands Authority Charter* this meeting of the Board of the Adelaide Park Lands Authority dated 28 October 2021 orders that the public (with the exception of members of Council staff who are hereby permitted to remain) be excluded from this meeting to enable the Board to consider in confidence Item 6.1 [Rymill Park/Murlawirrapurka - Kiosk Enhancement Proposal] listed in the Agenda, as the matter is of a kind referred to in s 90(3) (d) of the *Local Government Act 1999 (SA)*.

Members of the public and members of City of Adelaide staff not directly involved with Item 6.1 left the Board meeting at 6.21pm

Items considered in Confidence

**6.1** Item for Board Discussion - Rymill  
Park/Murlawirrapurka - Kiosk  
Enhancement Proposal

Clause 4.8.21 & 4.8.25 of the *Adelaide Park Lands Authority Charter*  
Section 90(3) (d) of the *Local Government Act 1999 (SA)*  
Page 5

The Board meeting re-opened to the public at 7.06pm

### Confidentiality Orders

#### 6.1 Item for Board Discussion - Rymill Park/Murlawirrapurka - Kiosk Enhancement Proposal [APLA]

#### Confidentiality Order

The Adelaide Park Lands Authority:

Having considered Item 6.1 [Riverbank Precinct Code Amendment] listed on the Agenda for the meeting of the Board of the Adelaide Park Lands Authority held on 26 August 2021 in confidence pursuant to Section 4.8.21 of the *Adelaide Park Lands Authority Charter* and s 90 (3) (j) of the *Local Government Act 1999 (SA)*, orders that the report, the discussion and any other associated information submitted to this meeting of the Board and the Minutes of this meeting in relation to the matter remain confidential and not available for public inspection until 31 December 2028 or until the matter is released by the City of Adelaide Chief Executive Officer.

### Items for Board Decision

Deputy Presiding Member, Ms Kirsteen Mackay having disclosed a conflict of interest in Item 7.1 [Rymill Park Lake – Renewal Options] left the Board meeting and Colonel Light Room at 7.06pm.

#### 7.1 Rymill Park Lake – Renewal Options [2017/02686] [APLA]

\*\*\*PowerPoint presentation attached

\*\*\*\*Rymill Lake Options Benefit Cost Analysis Summary Brochure attached

#### Discussion Points:

- Background, design history of Park and current activities undertaken in Rymill Park
- Structural integrity
- Botanic Creek watercourse
- Engagement with Kaurna community
- Draft Rymill Park Master Plan
- Community desires & environmental benefits
- Consultation response inconclusive on preference
- Options A, B and C
- Cost benefit analysis of Options A, B and C
- The preferred option - Sustainable Lake (Option C)
- Consistency with the draft CLMP and objectives of the Draft Master Plan
- Next Steps – APLA advice presented to the Council, the final option determined by Council will go into the Master Plan and CLMP and brought back to both Council and APLA for endorsement
- Costs and infrastructure budget 2022/23 and the year after
- Current annual and ongoing operating costs
- Water quality improvement process
- Sustainability – difference between current and proposed
- Biodiversity, nature inclusions, capture, storage & return to ground water
- Valuation of biodiversity
- Community feedback
- Engagement and feedback to community on the selected option
- Water flow and retention assumptions

- Feedback comments related to an ornamental lake and/or wetland consideration
- Cultural history of lake and wetland investment upstream
- Final design to address edge softening considerations

#### Action Arising

Clarify infrastructure budget components and all costs associated with the lake renewal proposal including current annual operating costs and ongoing annual operating costs

#### Board Decision to Advise City of Adelaide

That the Adelaide Park Lands Authority:

1. Supports the renewal of the Rymill Park Lake with a sustainable lake (Option C), as detailed in Attachment A to Item 7.1 on the Agenda for the meeting of the Board of the Adelaide Park Lands Authority held on 28 October 2021.
2. Supports the finalisation of the Rymill Park Master Plan and the Community Land Management Plan to include the sustainable lake (Option C).

CoA Council meeting to note APLA advice 9 November 2021.

Deputy Presiding Member, Ms Kirstten Mackay re-entered the Board meeting at 8.01pm

#### Items for Board Discussion

##### **8.1 Associate Director / APLA Update**

\*\*\*\*\*PowerPoint presentation attached

#### Updates

- Community Forum held on Saturday 23 October 2021
- Riverbank Precinct Code Amendment
- Community Land Management Plan
- Birds in the City

During Item 8.1, Mr Craig Wilkins left the Board meeting at 8.04pm and re-entered at 8.06pm

##### **8.2 Date and Insights – Urban Heat & Tree Canopy [APLA]**

#### Board Decision

Deferred to next Board meeting

##### **8.3 Adelaide Park Lands Management Strategy – Update on Review, August 2021 [APLA]**

#### Board Decision

Deferred to come back at next Board meeting with the Community Forum feedback

#### Items for Noting

##### **9.1 Correspondence Presiding Member Verbal Update**

Nil

#### Other Business

##### **10.1 Hub in the Park Lands [APLA] Mr Craig Wilkins**

6-8 week pilot project outlined

##### **10.2 Olive Grove & Police Greys Ms Stephanie Johnston**

Council decision outlined

## Meeting Close

Board meeting closed at 8.14pm.

## Next Board meeting

5.30pm Thursday 25 November 2021

Colonel Light Room, Adelaide Town Hall

Lord Mayor, Sandy Verschoor  
 Presiding Member  
 Adelaide Park Lands Authority

## Attached for Reference

*	Collated List	Actions Arising
**	PowerPoint Presentation	Presentation - nWCH Western Precinct – Design Response
***	PowerPoint Presentation	Rymill Park Lake – Renewal Options
****	Brochure	Rymill Lake Options Benefit Cost Analysis Summary
*****	PowerPoint Presentation	APLA Update
	Video	Birds in the City - : <a href="#">Birds in the City video on Vimeo</a>
	Booklet	Birds in the City – A Bird Adventure

## City of Adelaide Staff

### In Attendance

Tom McCready – Acting Director City Shaping  
 Gary Herdegen – Associate Director Infrastructure  
 Christie Anthoney – Associate Director, City Culture  
 Maria Zotti – Manager Park Lands & Sustainability  
 Rachel Emmott – Manager City Lifestyle  
 Belinda Dohring – Manager Low Carbon & Circular Economy  
 Ray Scheuboeck – Team Leader, Community Lifestyle  
 Laura Morgan – Community Leasing Coordinator  
 Kate Naumann-Smith – Senior Landscape Architect  
 Bicky Shakya – Principal Civil Engineer  
 Tanya Roe – Senior Sustainability Advisor  
 Daryl Tian – Park Lands Planner  
 Ben Makepeace – Advisor Office of the Lord Mayor  
 Judy Speck - Council Governance Advisor



### Actions Arising - Business of the Board in progress

	Date	Topic and Action Arising	Responsibility
9	25/3/2021	CLMP targets & measures <u>Action Arising</u> Paper to lead Board discussion on targets & measures (purpose and the level of accountability) in CLMP's	Park Lands, Policy & Sustainability

	Date	Topic and Action Arising	Responsibility
28	22/7/2021	Risk Management & Mitigation <u>Action Arising</u> Draft Risk Register addressing governance/reputational etc to be presented to the Board in the next couple of months for review with a view to sign off by the end 2021.	Park Lands, Policy & Sustainability / Corporate Governance & Risk
29	22/7/2021	Adelaide Park Lands Act 2005 (SA) <u>Action Arising</u> Convene a separate workshop to discuss and assess whether the Board is delivering on the intent of the objectives in the Act.	Governance / Office of the Lord Mayor

	Date	Topic and Action Arising	Responsibility
33	23/9/2021	Date & Insights – Biodiversity <u>Action Arising</u> Schedule presentation to the Board on the Torrens River / Karrawirra Parri wetlands proposal.	Associate Director, Park Lands, Policy & Sustainability
34	23/9/2021	Authority Annual Report 2020/21 <u>Action Arising</u> Planning and Design Code – Reference in Annual Report 2020/21 - Follow up and advise Board whether the November 2020 request seeking self-assessment on heritage values was undertaken and can be provided to the Board.	Associate Director, Park Lands, Policy & Sustainability
35	23/9/2021	Authority Annual Report 2020/21 <u>Action Arising</u> Draft Riverbank Masterplan – Reference in Annual Report 2020/21 - Follow up and advise Board when the Riverbank Masterplan will be released.	Associate Director, Park Lands, Policy & Sustainability
36	23/9/2021	Leases & Licences <u>Action Arising</u> Provide to the Board information on the lease and licences that currently exist in the various Parks, ahead of its review of the Park Lands Management Strategy including spatially where leases and licences are in each Park.	Associate Director City Culture

	Date	Topic and Action Arising	Responsibility
39	14/10/2021	Forwarding Board advice to Green Adelaide <u>Action Arising</u> Presiding Member to forward to Green Adelaide the Board's advice on the Riverbank Precinct Code Amendment & the request for Care and Control of Kate Cocks Park to be transferred to the Minister for Health and Wellbeing.	Office of the Lord Mayor

	Date	Topic and Action Arising	Responsibility
40	28/10/2021	Rymill Park Lake – Renewal Options <u>Action Arising</u> Clarify infrastructure budget components and all costs associated with the lake renewal proposal including current annual operating costs and ongoing annual operating costs	Associate Director, Infrastructure

nWCH

# Western Precinct – Design Response

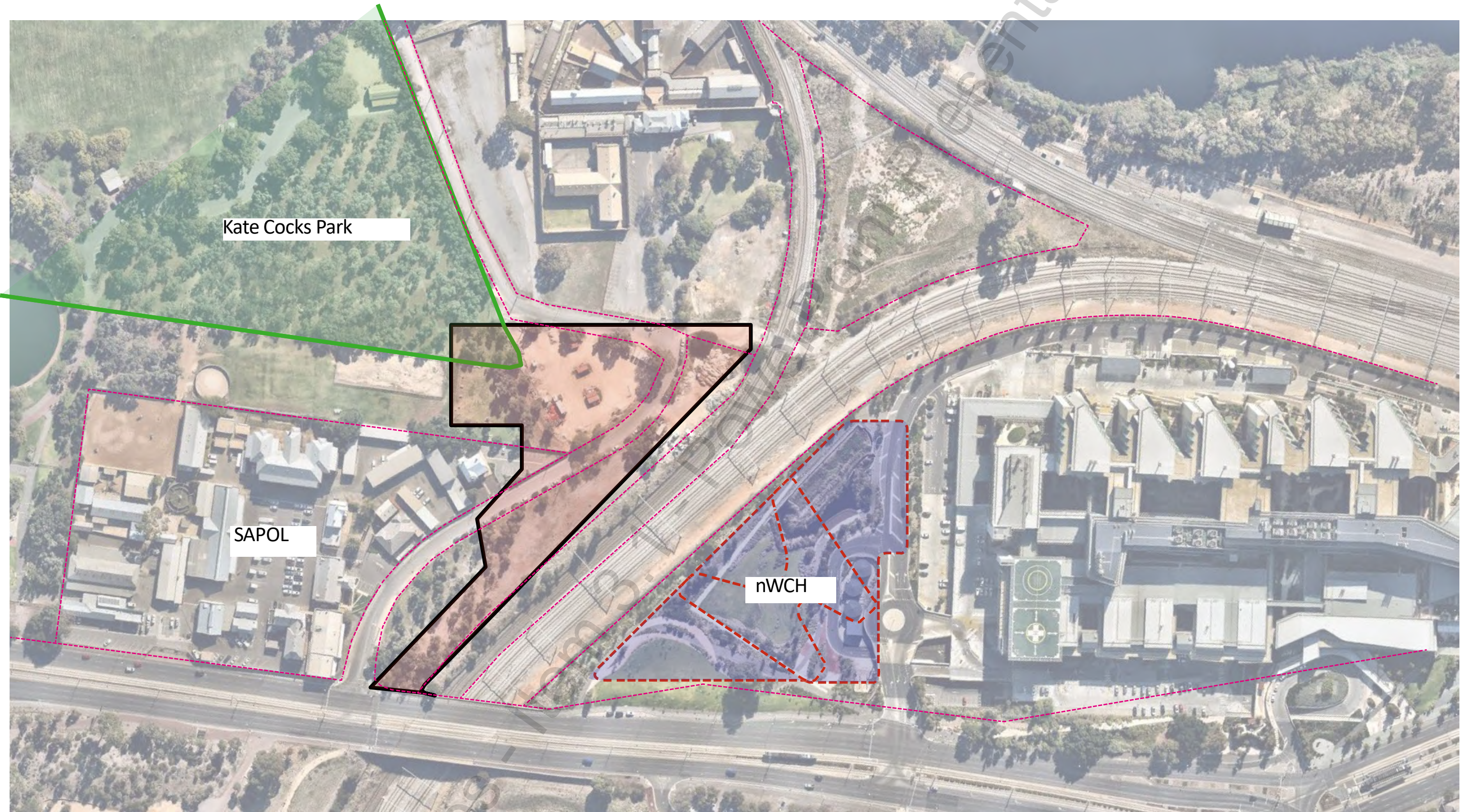
October 2021



# 01 nWCH Master Plan Image



# 02 Current Masterplan – Master Plan Footprint



Extent of Endorsed Master plan Building Works

Transit Hub Building Footprint

Master Plan Footprint State

Park Lands

CoA Park Lands

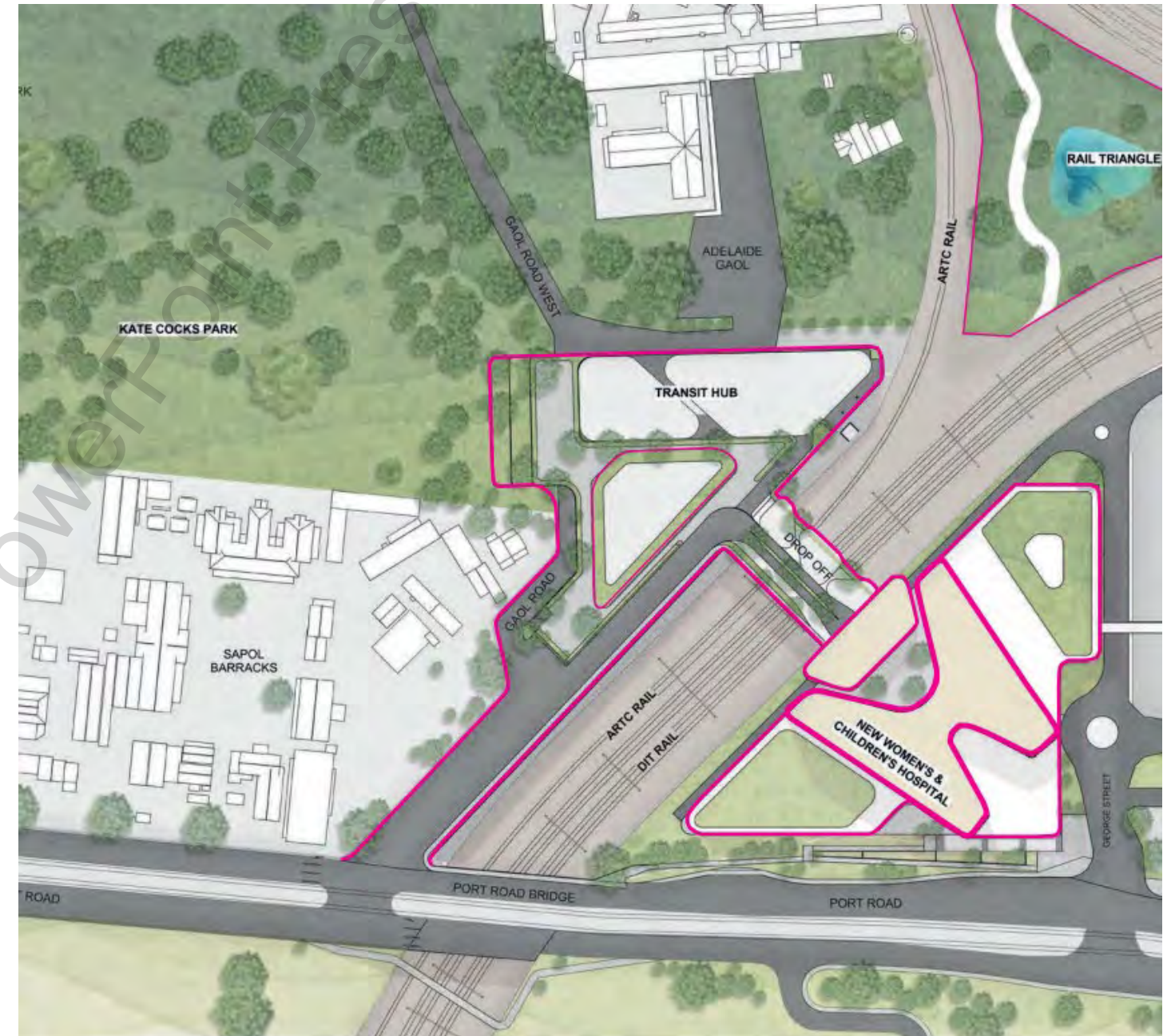
15400sqm

620sqm

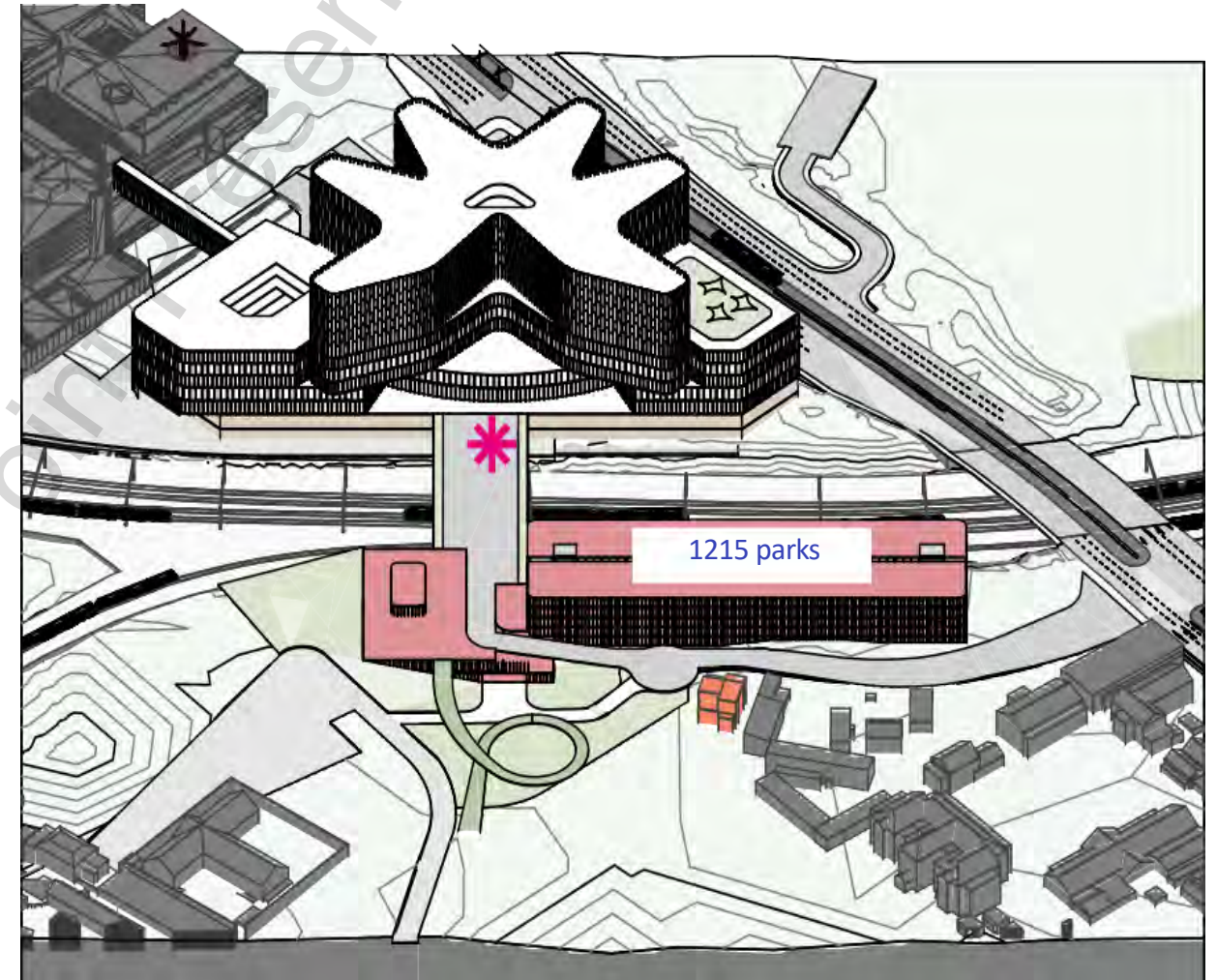
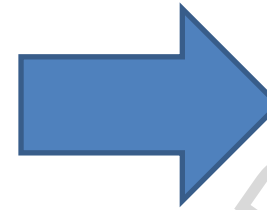
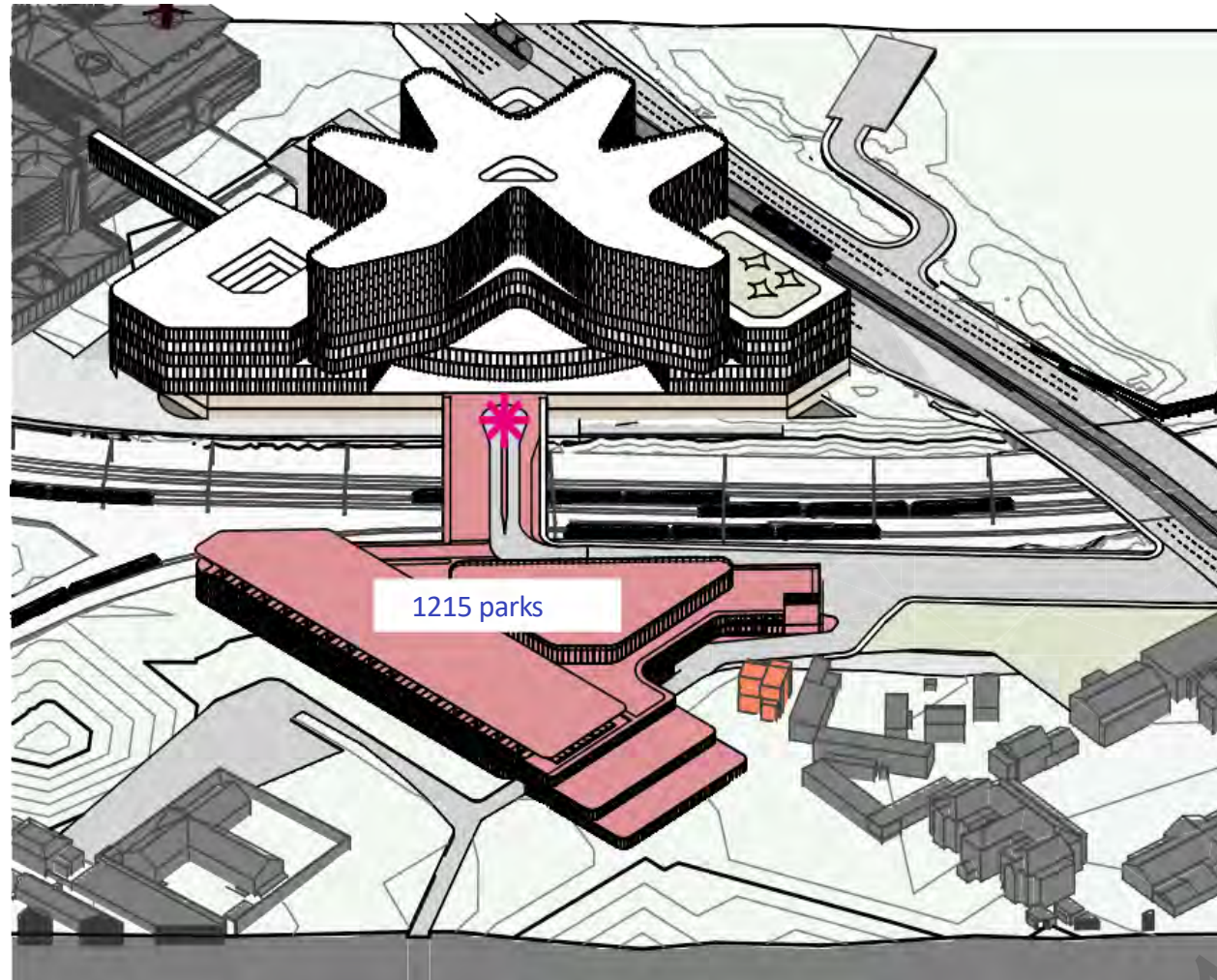
14780sqm

## 03 Current Masterplan – Stakeholder Feedback

- Reduce built form and building foot print incursion into the Western Adelaide Park Lands (WAPL)
- Design to be more sensitive to the heritage and environment of the Park Lands
- Improve public access to and from the WAPL
- More public amenity within the Park Lands immediately west of the transit hub
- Activate recreational bike and pedestrian pathways between WAPL and Adelaide Biomed City
- No net loss of Park Lands under Council control



# 04 Revised Option Summary



Impact to Parklands: 15,400m<sup>2</sup>

Impact to Parklands: 8,350m<sup>2</sup>

- **Reduced foot print (-7,050m<sup>2</sup>)** ✔
- **Minimise incursion into the Western Park Lands** ✔
- **More sensitive to the heritage and environment** ✔
- **Improved public access to and from the Park Lands** ✔
- **More public amenity within the Park Lands** ✔
- **Activate bike and pedestrian pathways** ✔
- **No net loss of Park Lands under Council control** ✔

# 05 Revised Option – Artistic Impression



# 06 Revised Option - Footprint



Extent of Endorsed Master plan Building Works

Transit Hub Building Footprint

Desirable Connections

Transit Hub Footprint State

Park Lands

CoA Park Lands

Masterplan vs Proposed

8350sqm

100sqm

8250sqm

(7050sqm)



# 07 Revised Option - Improved Parklands Connection & Heritage Frontages



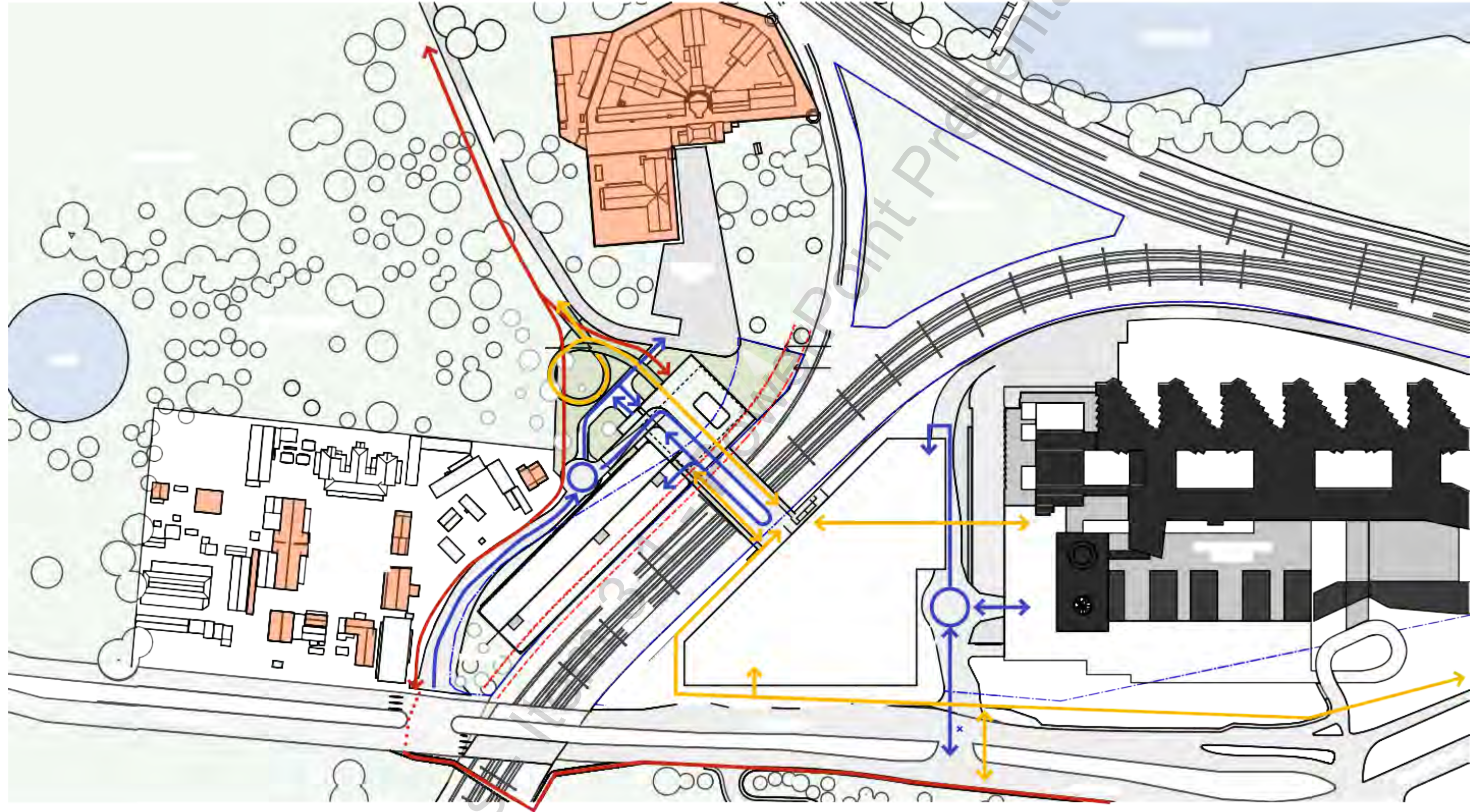
Location of State Heritage Listed sites






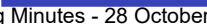


View lines

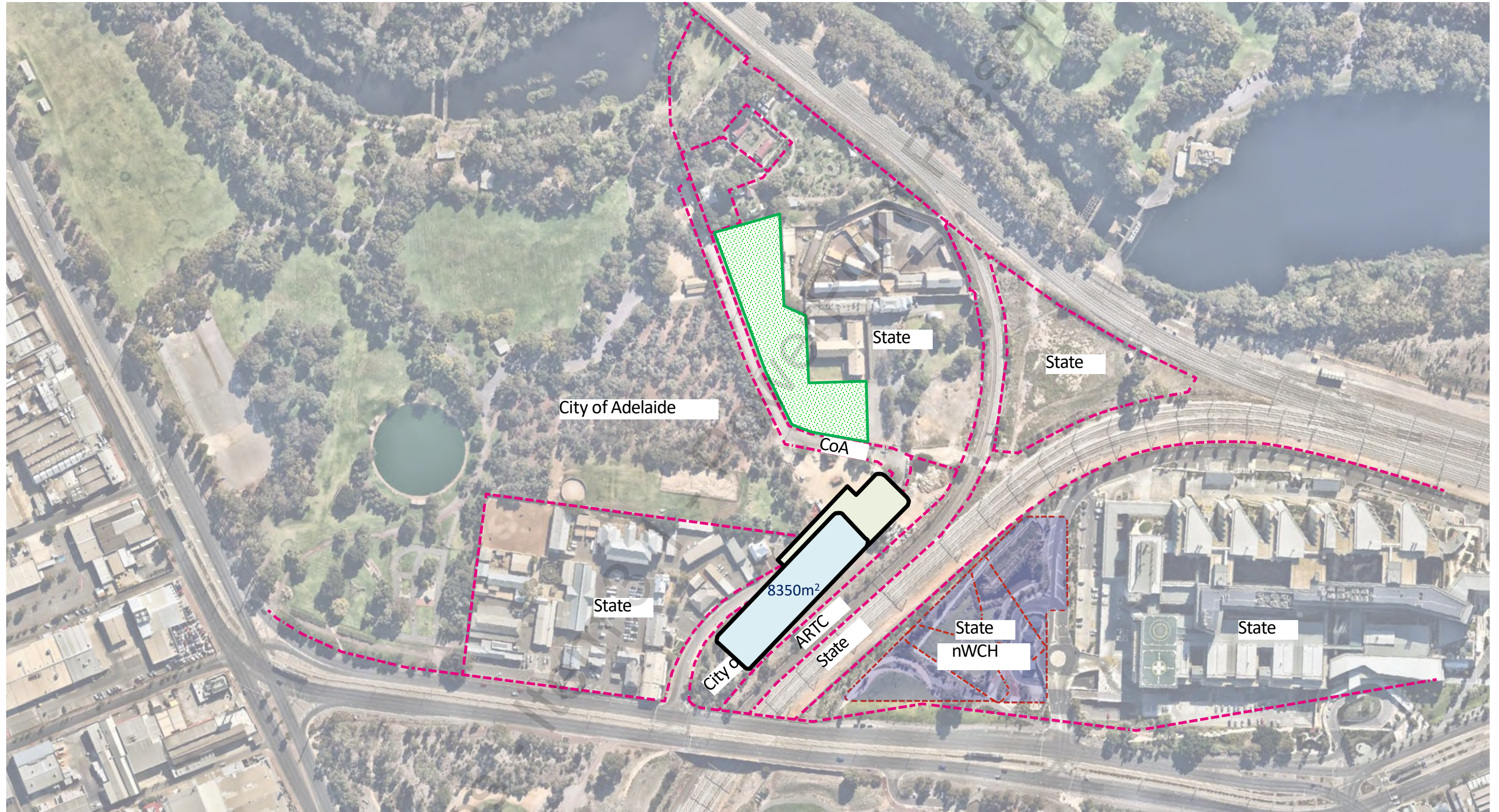


# 08 Revised Option - Site Circulation Paths

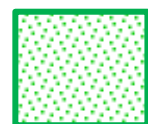


-  Pedestrians 
-  Bicycle 
-  Vehicles 

# 09 Land Boundaries



----- Title boundary



Land proposed for transfer to ACC with landscaping complementary to the State Heritage listing of the Old Adelaide Goal

# 10 Revised Option – Artistic Impression - View from Gaol Road



# Environmental Leadership

## Rymill Park Lake – Renewal Options

Kate Naumann Smith  
Bicky Shakya  
& Belinda Dohring

S - Item 7.1 - Po

# Rymill Park Lake – Renewal Options

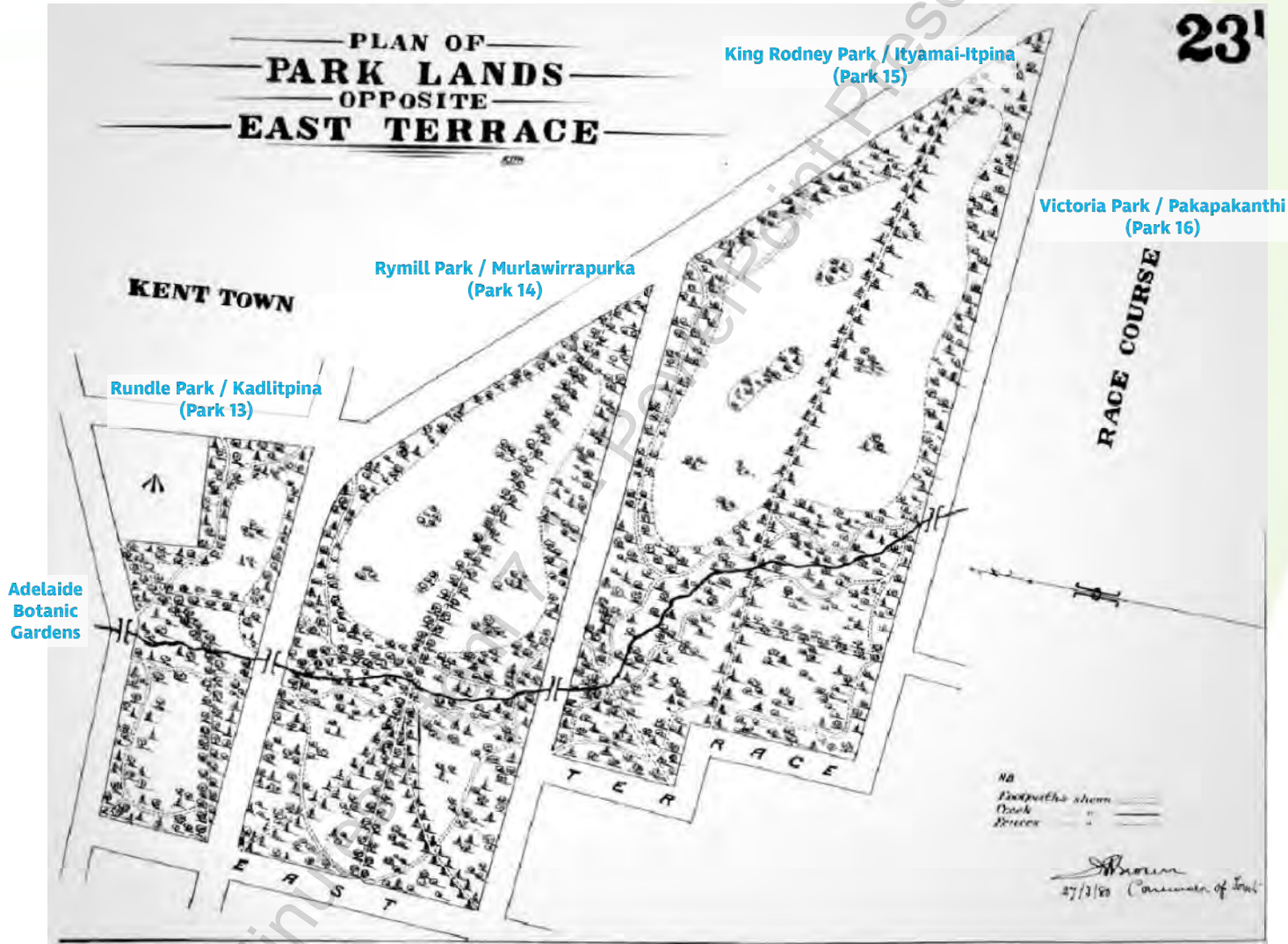
## Background

22

- The lake is structurally unsound, is leaking, and requires renewal
- The lake is well-loved by the community and is one of only a few ornamental water features in the Park Lands
- The lake is an integral piece of the landscape character of Rymill Park
- It is used for boating and the Australian International 3 Day Event.



# History



# History

## Rymill Park in 1962

(City of Adelaide Archives)





# History

## Rymill Park in 1980-1990

(City of Adelaide)



# Today

## Rymill Park today



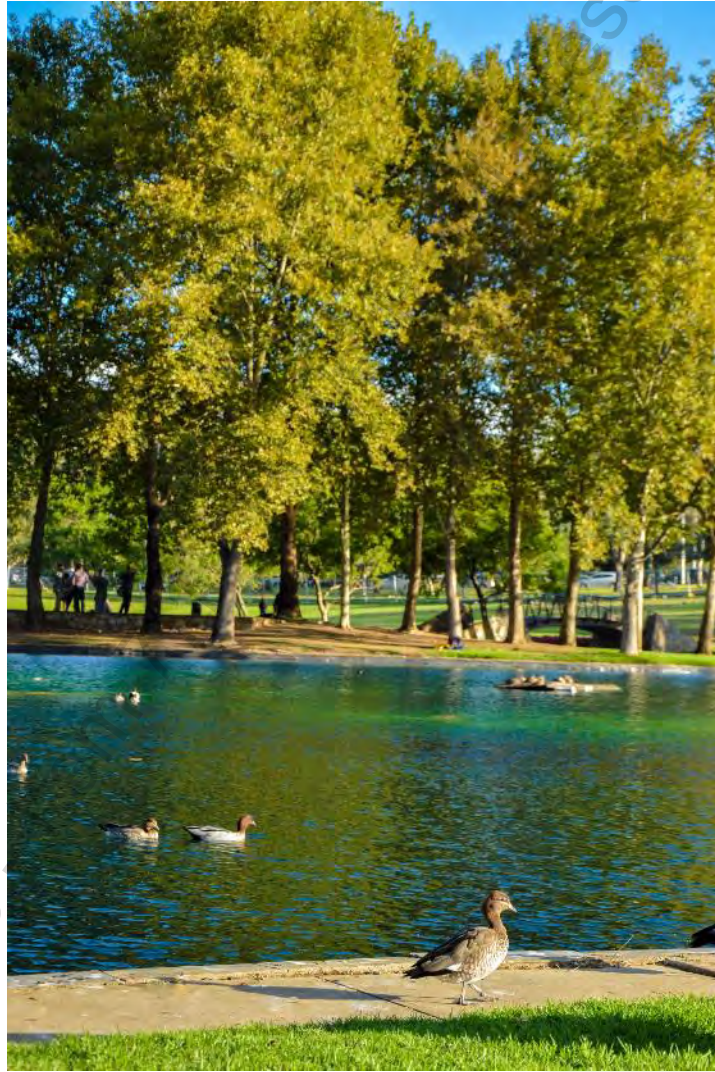
© Nicole Coderio Photography & CheeseFest+FERMENT



© Helen Page & Borealis



© Adelaide International 3 Day Event - Board Meeting Minutes - 28 October 2021



# Today



© Adelaide Now  
[Algal bloom from the air | The Advertiser \(adelaidenow.com.au\)](http://TheAdvertiser.adelaidenow.com.au)



# Why now?



**ADELAIDE PARK LANDS MANAGEMENT STRATEGY 2015-2025**  
ACCEPTED BY THE ADELAIDE CITY COUNCIL ON 15 NOVEMBER 2016  
The strategy is currently being considered by the State Government and is scheduled for final adoption in early 2017.



City Of Adelaide  
**Strategic Asset Management Plan**  
2020 – 2024



**WATER SENSITIVE CITY ACTION PLAN 2021-2025**



**Rymill Park / Murlawirrapurka (Park 14)**  
**Draft Master Plan**

November 2019  
For community consultation



# Objectives

## Community desires:

- Improved water quality – safe and accessible lake
- Open water lake with attractive views
- Row boats
- Facilitates events
- Benefits operation of kiosk

## Environmental benefits:

- Reduced reliance on mechanical infrastructure
- Improved water quality downstream

Minutes - Item 7.1 - PowerPoint Presentation

# Options summary

## Option A: Ornamental Lake

Renewal of lake walls and base, filled with recycled wastewater, with new mechanical water treatment plant.

## Option B: Wetland

Conversion of the existing lake to vegetated wetland, utilising stormwater diverted from eastern CBD catchment (38 ha).

## Option C: Sustainable Lake

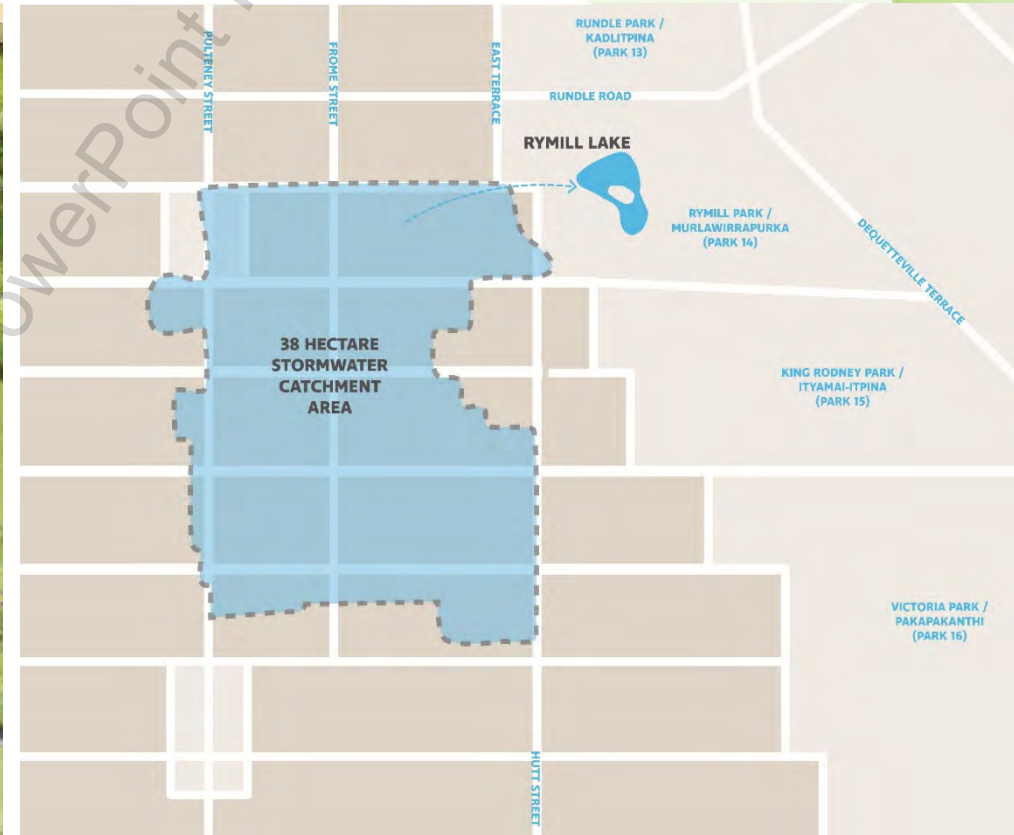
Renewal of lake walls and base, utilising stormwater diverted from Botanic Creek catchment (235 ha) and treated through upstream WSUD systems in Parks 15 and 16.

# Options considered

## Option A Ornamental Lake

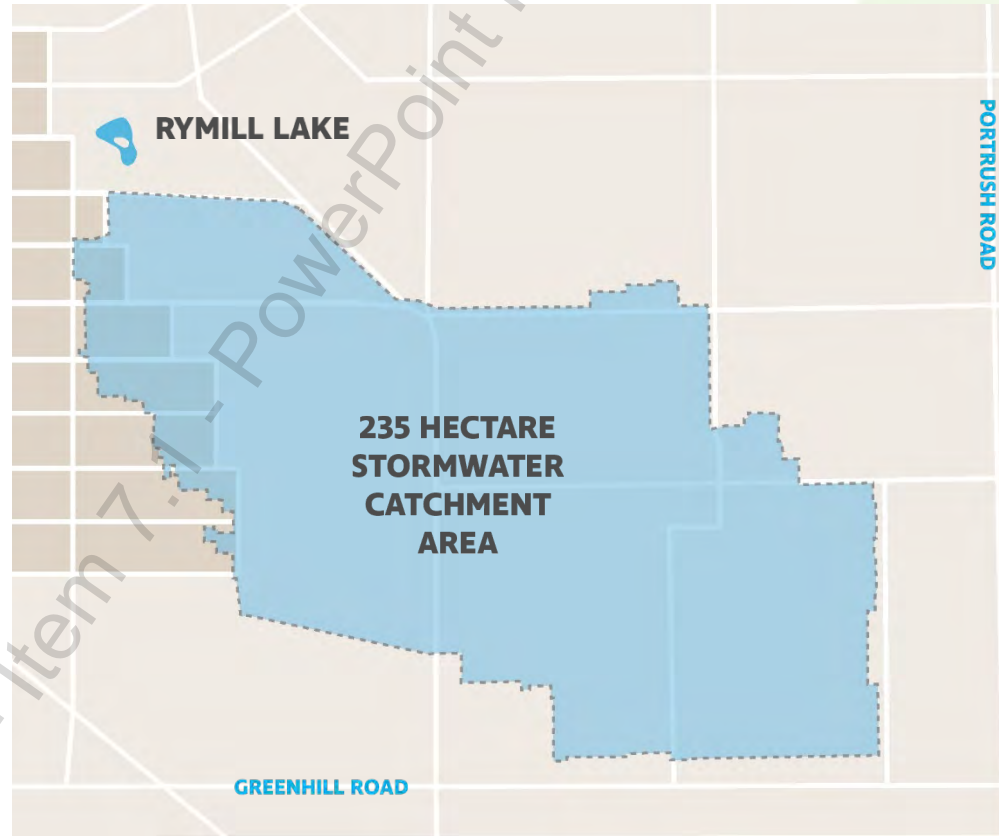











# Option B Wetland





# Option C Sustainable Lake



	Option A Ornamental Lake	Option B Wetland	Option C Sustainable Lake
<b>Water source</b>			
<b>Improves downstream water quality</b>			
<b>Consistent with Draft CLMP</b>			

	Option A Ornamental Lake	Option B Wetland	Option C Sustainable Lake
<b>Footprint/ Impact to Park Lands</b>	-	-	-
<b>Facilitates row boats on lake</b>	✓	✗	✓
<b>Facilitates equestrian events</b>	✓	✗	✓

	<b>Option A Ornamental Lake</b>	<b>Option B Wetland</b>	<b>Option C Sustainable Lake</b>
<b>Capital Cost (construction)</b>	\$2.7M \$	\$2.5M \$	\$3M \$
<b>Annual Operating Cost (maintenance)</b>	\$161K \$\$\$\$	\$64K \$	\$120K \$\$
<b>Net Present Value Benefits (30 years)</b>	\$1.62M \$	\$6.32M \$\$	\$15.2M \$\$\$\$\$\$

# Summary

The sustainable lake (Option C) is the preferred option for several reasons:

- ✓ Meets community desires
- ✓ Environmental benefits
- ✓ Consistent with Draft CLMP
- ✓ Consistent with objectives of Draft Master Plan

Minutes - Item 7.1 - PowerPoint Presentation



# Rymill Lake Options Benefit Cost Analysis

The Rymill Lake Options Benefit Cost Analysis Study compares the social, sustainability and economic outcomes of three options for the future of the lake.

## Background

Rymill Lake is an ornamental water body within the Adelaide Park Lands and is the central feature of Rymill Park / Murlawirrapurka (Park 14).

The lake's structural condition, shallow design and filling with recycled water have contributed to ongoing water quality and amenity issues, resulting in public appeals to restore the lake.

In 2015 and again in 2018, concept designs to address the lake's decline were proposed. These formed the basis for consulting on the park's masterplan in 2020, however community feedback did not provide clear direction for the lake's future. In discussing the proposed options, environmental and social benefits had not been considered, and the potential long-term value of each concept not estimated.

The Rymill Lake Options Benefit Costs Analysis Study offers a theoretical economic perspective of the social and sustainability outcomes in response to the community's desire to achieve a healthy, high quality, ornamental water body that is environmentally sustainable and engages with nature.

## Methodology

A collaboration between Water Technology, URPS and BDO EconSearch applied the Investment Framework for Economics of Water Sensitive Cities to three conceptual options for the renewal of Rymill Lake. The concepts were taken directly from existing consultant proposals from 2015 and 2018 and a third concept was developed by CoA technical experts.

Economic principles and criteria were used to ascertain the financial value of benefits that could be attributed to each option, compared to the baseline scenario.

Eight benefits were calculated and are described on the following page.

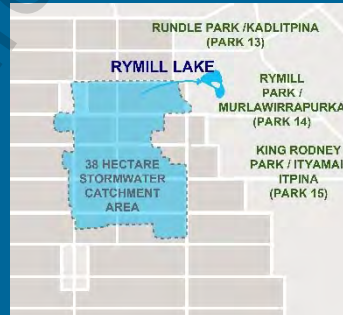
## Options Assessed

### Option A: Ornamental Lake



Structural renewal of lake with the same footprint. Lake filled from the existing recycled wastewater network.

### Option B: Wetland



Convert existing lake into vegetated water body. Lake filled from a 35ha stormwater catchment of the City East End.

### Option C – Sustainable Lake



Structural renewal of lake. Lake filled from the 240ha Botanic Creek stormwater catchment extending east to Dulwich and Toorak



**Capital costs** include the design and construction of each option, such as structural components, pipes, pumps, trash racks and vegetation establishment.



**Operating costs** include maintenance costs associated with constructed components including mechanical water treatment and natural features such as biofiltration and vegetation. Costs to supply mains water backup are also included for Option B.



The change in **business profits** assume that if the Lake is more attractive, people will choose to visit the kiosk over other local options. It assumes more open water is more attractive to visitors and boat users so Options A and C show greater benefit.



The increase in **business profits** associated with the Australian International 3 Day Event in Rymill Park are assumed to increase with Option C due to restoration of Botanic Creek in Parks 15 and 16 where event guests gather. For Option B, the lake will no longer be suitable for use for the event and there is an associated loss of trade.



The benefit of increased **opportunities for events** at the lake is associated with no lake closures impacting events in the park. This is assumed to be the same for all options.



**Water quality** benefits relate to reducing the impact of nutrient outflows such as nitrogen and phosphorus to the River Torrens from stormwater runoff which contributes to algal blooms.



It is assumed that more **local residents** will be encouraged to exercise around Rymill Park if the lake environment is improved. This will have physical health benefits leading to reduced mortality and morbidity. Option C has a greater benefit value as a restored Botanic Creek in Parks 15 and 16 will attract more local residents to participate in outdoor activities.



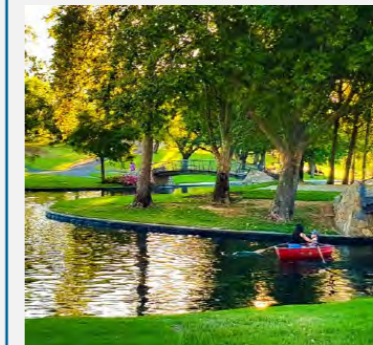
It is assumed that more **Adelaide commuters** will choose to travel to work through the Park Lands when the lake and park environment is improved. This will have physical health benefits and reduced mortality and morbidity. Option C has a greater benefit value as a greater area of Park Land will be improved.

COSTS	Baseline	Option A	Option B	Option C
<b>Capital Costs</b>	\$300,000	\$2,730,000	\$2,530,000	\$3,022,000
<b>Annual</b>	\$170,000	\$140,000	\$60,000	\$120,000
<b>Net Present Cost (30 years)</b>	<b>\$3,250,000</b>	<b>\$5,510,000</b>	<b>\$2,890,000</b>	<b>\$4,190,000</b>
BENEFITS	Baseline	Option A	Option B	Option C
<b>Business Profits</b>		\$89,800	\$60,000	\$89,800
<b>Business Profits</b>		No change	-\$24,000	\$24,000
<b>Opportunities for Events</b>		\$4,000	\$4,000	\$4,000
<b>Water Quality</b>		-	\$319,025	\$745,685
<b>Local resident morbidity</b>		-	\$2,274	\$5,169
<b>Local resident mortality</b>		-	\$1,467	\$3,335
<b>Adelaide commuters - morbidity</b>		-	\$1,550	\$3,100
<b>Adelaide commuters - mortality</b>		-	\$1,000	\$2,000
<b>Total annual benefit</b>		<b>\$93,800</b>	<b>\$365,317</b>	<b>\$877,089</b>
<b>Net Present Benefit (30 years)</b>		<b>\$1,621,993</b>	<b>\$6,317,065</b>	<b>\$15,166,661</b>

### Baseline Scenario

A like for like restoration of the lake, continued use of recycled wastewater, continuation of current annual maintenance program and management of water quality issues as required.

### Option A – Ornamental Lake



Option A will include work to renew the lake structure. The lake will continue to be filled with SA Water recycled water and an onsite mechanical water treatment system will be installed to maintain water quality.

### Option B - Wetland



Option B will significantly re-design the water body, with 80% of the current lake to be planted with vegetation to receive and treat stormwater from a 34ha water catchment in the south-east of the city. A gross pollutant trap and sedimentation basin would also be installed to filter water before it enters the lake.

### Option C – Sustainable Lake

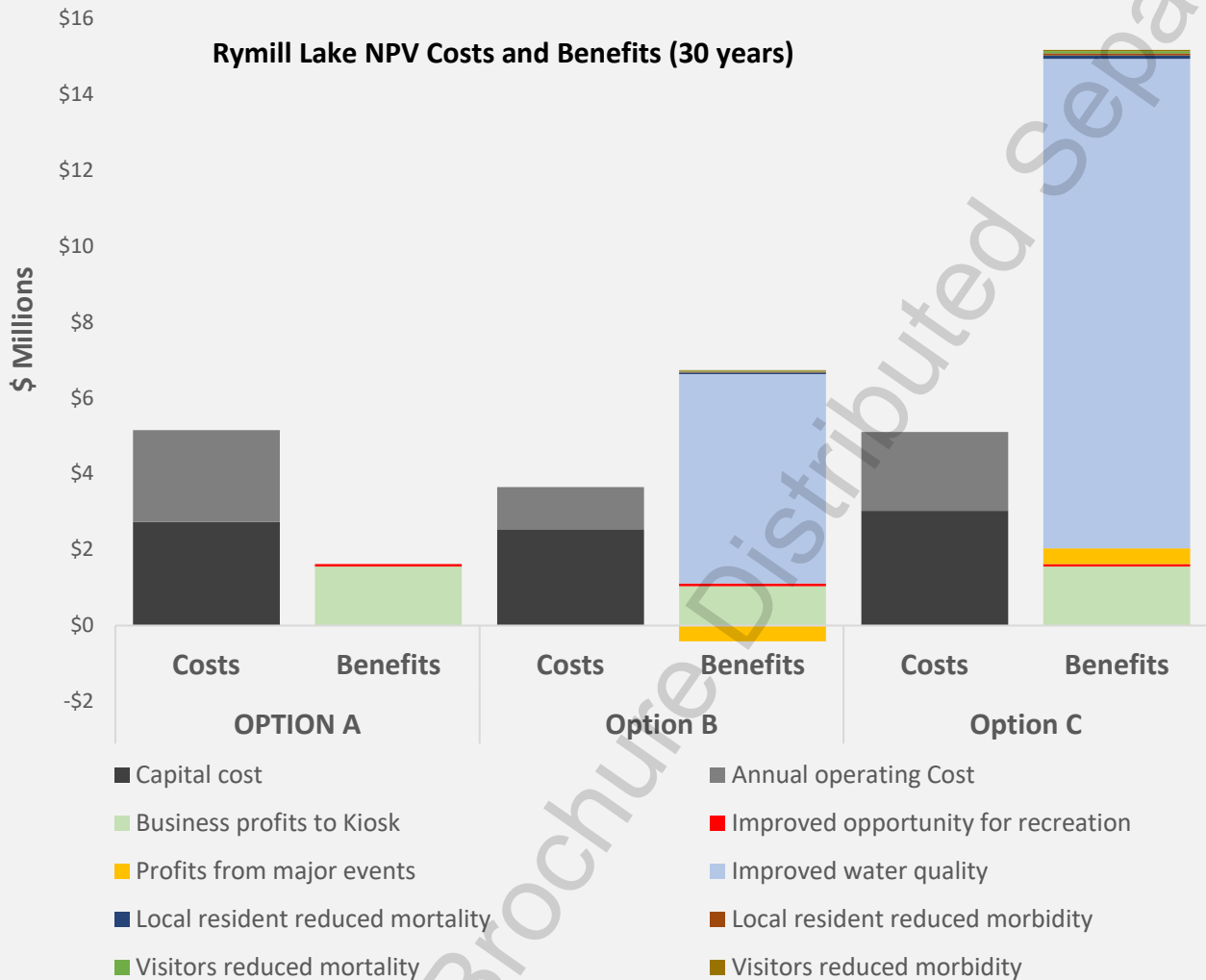


Option C will include work to renew the lake structure. The lake will be filled with stormwater from the 240ha Botanic Creek catchment. Revegetation and natural treatment features such as biofiltration basins along Botanic Creek in Parks 15 and 16 will treat and hold the stormwater before it reaches the lake.



## Benefits and Cost Summary

The figure below provides a summary of Net Present Value (NPV) costs and benefits for the three options.



## Project background

The INFFEWS tool is approved by SA Treasury developed by the Cooperative Research Centre (CRC) for Water Sensitive Cities.

The CRC for Water Sensitive Cities was a partnership between the Commonwealth Government, water sector practitioners, local governments and researchers from 2012 to 2021. The City of Adelaide participated on the South Australian Regional Advisory Panel for the CRC Water Sensitive Cities. The CRC for Water Sensitive Cities continues beyond 2021 as the Water Sensitive Cities Institute.

## Disclaimer

This benefit cost analysis is a theoretical study that has relied on existing documents and data and using the expert knowledge of a broad stakeholder group of City of Adelaide subject experts. It does not include all benefits that may be realised through the restoration or rehabilitation of Rymill Lake.

For more information: Belinda Dohring, Sustainability Advisor. Park Lands, Policy & Sustainability.

# APLA Update

October 2021

A/Associate Director  
Park Lands, Policy & Sustainability



# APLA's Park Lands Community Forum



## Riverbank Precinct Code Amendment Update

- 21 October 2021 - APLA finalised their advice on the Riverbank Code Amendment
- 26 October - Council considered Riverbank Precinct Code Amendment and draft submission
- 27 October 2021 - Presiding Member of APLA wrote to Premier of South Australia (cc: Minister for Planning and Local Government, Minister for Environment and Water, CEO Attorney-General's Department, State Government's Planning and Land Use Services), and advice of APLA formally submitted via YourSAy page.



## Community Land Management Plan Update

### October 2021

- **Rymill Park Lake options** – technical report – APLA

### November 2021

- **General Provisions CLMP** – post-consultation – APLA for endorsement

### December 2021

- **General Provisions CLMP** – Committee & Council for final approval and adoption
- **Victoria Park / Pakapakanthi (Park 16) CLMP** – report on upcoming CLMP in 2022 (Council decision from 12 October)
- **Rymill Park Lake options** – technical report – Committee

### Early to mid 2022

- **Victoria Park / Pakapakanthi (Park 16) CLMP** – Draft CLMP for APLA & Council for community consultation
- **Rymill Park / Murlawirrapurka (Park 14) CLMP** – APLA for endorsement
- **Rymill Park / Murlawirrapurka (Park 14) CLMP** – Council for final approval and adoption
- **Tarntanya Wama (Park 26) CLMP** – Draft CLMP

### Upcoming

- **Park 27 CLMP (Bonython Park / Tulya Wardli, Helen Mayo Park, Kate Cocks Park, John E Brown Park, Mary Lee Park)**





# Birds in the City

Fun, free bird-themed activities and learning tools for kids

*25 September to 4 October 2021*

**APLA Presentation**  
28 October 2021



# Birds in the City Video



Come & explore  
the incredible bird life in  
the city of Adelaide  
with us

# A BIRD ADVENTURE





# Welcome

 **MARNI NAA PUDNI**

The City of Adelaide sits on the traditional Country of the Kurna people.

It's a city inside a park, hugged by a ring of green Park Lands. It's full of life and birds too!

There are birds that fly in each year when the pine cones are ready to eat. Many others stay, noisily feeding on nectar, busily catching insects during the day, roosting at night in old gumtree hollows or right in the centre of the city.

Come on a bird adventure with us - you'll be amazed who you meet!



GET READY TO LOOK & LISTEN CLOSELY... LET'S GO!

HERE'S THE KAURNA SHIELD.

LOOK OUT FOR IT ALONG THE WAY & YOU'LL LEARN

SOME KAURNA LANGUAGE WORDS



**BIRDS TO FIND**



Use this map to **CHOOSE YOUR OWN BIRD ADVENTURE!**

- 1** Yellow-tailed Black Cockatoo  
WE LOVE PINE CONES! YOU'LL SEE US IN LARGER NUMBERS IN THE COOLER MONTHS
- 2** Musk Lorikeet  
WE'RE HERE ALL YEAR, CHATTERING & NIBBLING ON FLOWERING TREES
- 3** Australian White Ibis  
FIND US IN THE MARSHY PLACES IN THE PARK LANDS
- 4** Tree Martin  
WE FLY IN DURING FESTIVAL TIME, FEEDING IN THE SOUTHERN PARK LANDS, ROOSTING IN AN ORNAMENTAL PEAR TREE IN LEIGH STREET
- 5** Pigeon  
YOU'LL SEE US IN THE BUSIEST PARTS OF THE CITY



# BIRD 1

# Yellow-tailed Black Cockatoo

WILAMPA YELLOW-TAILED BLACK COCKATOO

WHEE-LA!

HERE ARE SOME OF MY FAVOURITE SNACKS

OUR LONG & SLOW FLYING STYLE MAKES US EASY TO SPOT

## ACTIVITY

IF IT'S A COOLER TIME OF YEAR, YOU MIGHT SPOT ME. IF YOU DO, HOW MANY ARE IN MY FLOCK?

SEE IF YOU CAN FIND THE FOODS I LIKE TO EAT - PINE CONES, HAKEA NUTS OR EVEN BANKSIA FLOWERS

### KAURNA WORDS TO LEARN

- TUDLYU ROSELLA
- KURRAKA MAGPIE
- WINTA OWL
- KATPAMARTU WATTLEBIRD

## YELLOW-TAILED BLACK COCKATOO

*Calyptorhynchus funereus*

**SIZE** 55-65cm

**DESCRIPTION** Mostly black with yellow cheek patches and yellow tail panels.

Its specific name 'funereus' relates to its dark plumage - as if dressed for a funeral. Other names include 'Wilampa' from the Kaurna language.

**WHERE TO FIND THEM** They fly over the city, through the southern Park Lands or occasionally in other parts of the Park Lands where Hakea or Radiata Pine trees grow.

LOOK UP & YOU MIGHT SEE ME WITH MY FLOCK...



PINE CONES

HAKEA SEEDS

...FLYING HIGH ABOVE THE CITY

WE'RE ALWAYS ON THE LOOKOUT FOR TREES WITH CONES TO CRUNCH!

# BIRD 2 Musk Lorikeet

You might be more familiar with their famous friend, the Rainbow Lorikeet, but the slightly smaller and extremely chatty **Musk Lorikeet** can be spotted throughout most of the Park Lands and gardens of the city of Adelaide.

They noisily feed on flowers in eucalyptus trees, often with other parrots and honeyeaters. With a brush-tipped tongue, they love tracking down pollen and nectar of many flowers, including banksias and grevilleas. They also eat seeds, fruits, insects and their larvae.

Even when they're flying, they're noisy and can travel quite a distance to reach that perfect flowering tree.



RAINBOW LORIKEET



NEW HOLLAND HONEYEATER



EASTERN SPINEBILL

I SMELL A LITTLE MUSKY – WELL MAYBE VERY MUSKY SINCE THAT'S WHERE MY NAME COMES FROM!



WE CAN SQUEEZE INTO THE SMALLEST HOLES & HOLLOW BRANCHES OF EUCALYPTUS TREES

YES, YES, YES... MY COLOURS MATCH MY FAVOURITE FOOD – EUCALYPTUS FLOWERS! THEY HELP ME TO BLEND RIGHT IN

WE LIKE TO HAVE A CHAT, AND NO! WE'RE NOT RAINBOW LORIKEETS!

HERE ARE SOME OF MY FRIENDS!

MAYBE A RAINBOW LORIKEET?

## ACTIVITY

HAVE A LOOK AROUND YOU, DO YOU SEE ANYTHING THAT I WOULD LIKE TO EAT?

HOW MANY COLOURS CAN YOU COUNT ON ME?

### KAURNA WORDS TO LEARN

- NGURIKA FLOWER BLOSSOM
- KATPA-ATPA PARROT
- NGAUWAKA BLUE-HEADED, RED BREASTED PARROT
- PATHA RED GUM TREE
- PARRA BRANCH OF A TREE

### MUSK LORIKEET

*Glossopsitta concinna*

SIZE 20-23cm

**DESCRIPTION** Mainly green with yellow patches on their sides, bright red forehead and band from eye to the ear, and a blue crown. Slightly smaller than the Rainbow Lorikeet. Very noisy.

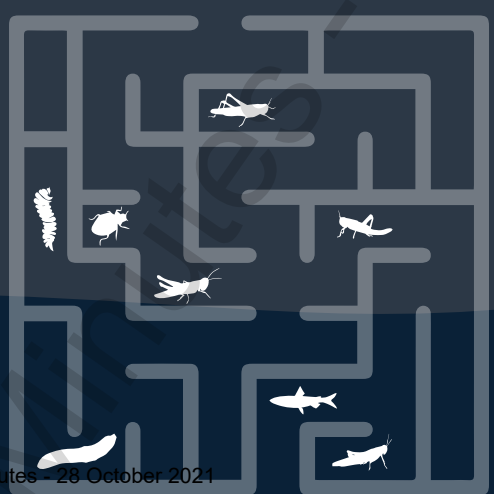
**WHERE TO FIND THEM** Any flowering eucalyptus in the Park Lands. Also seen in street trees and formal gardens through the city.



# BIRD 3 Australian White Ibis



SO YOU THINK I LIKE BINS...  
GUESS WHAT?



The **Australian White Ibis** is a little bit misunderstood. In the eastern states it's earned some nicknames, like...

**BIN CHICKEN** or **TIP TURKEY**



But in the city of Adelaide, it's not as easy finding one in a bin. You're more likely to catch an ibis walking slowly in marshy, grassy places, foraging for worms, insects, and in waterways eating mussels, yabbies and small fish.



The Australian White Ibis is a native Australian bird - it does not come from anywhere else, especially not Egypt (that's the Sacred Ibis).

Another ibis, the Glossy Ibis is one of the Kurna people's most important creator ancestors.

Its Kurna name is

**TJILBRUKE**



SAY IT 'CHILL-BROO-KEY'

I LIKE WHAT'S IN MUD  
MUCH MORE THAN WHAT'S IN A BIN

## AUSTRALIAN WHITE IBIS

*Threskiornis molucca*

**SIZE** 65-76cm

**DESCRIPTION** A wading bird with mostly white feathers, a bare, black head, long downcurved bill and black legs. In flight, flocks of Australian White Ibis form distinctive V-shaped flight patterns.

**WHERE TO FIND THEM** Australian White Ibis are seen through much of the Park Lands, especially along the river, around irrigated areas like sports fields - in wetter, marshy areas.

K Lands Authority - Board Meeting Minutes - 28 October 2021

## ACTIVITY

HOW MANY CREATURES CAN YOU CATCH  
←-- IN THE MAZE?

### KAURNA WORDS TO LEARN

- TJILBRUKE** GLOSSY IBIS
- PARTI** GRUB/INSECT
- KANTU** BULLFROG
- PARRAIPA** LOCUST
- WAKU** SPIDER



AUSTRALIA



SOUTH AUSTRALIA



ADELAIDE



LEIGH STREET

WE TRAVEL TO THIS SAME PEAR TREE EVERY YEAR IN LEIGH STREET – SOMETIMES THERE ARE 10,000 OF US IN THE STREET!

WE'RE BACK!

WE LIKE THE PARTY SEASON TOO IN ADELAIDE!



PEREGRINE FALCON

I LOVE TO HUNT THESE LITTLE BIRDS DURING THE DAY



# BIRD 4 Tree Martin

**Tree Martins** fly into our city from northern Australia and other places further north like Indonesia and Papua New Guinea. They arrive in the warmer months between January and May every year. Hundreds of them (sometimes a few thousand) come to roost in one single tree - an Ornamental Pear - right amongst the goings-on in busy Leigh Street.

Like most swallows Tree Martins can be seen flying in huge numbers, chasing flying insects such as beetles, flies and wasps.

In this Leigh Street tree, it seems that they're getting a taste for Adelaide's laneway city life!

IF YOU'RE ON LEIGH STREET WHEN IT'S WARM, TRY TO COUNT US!



## TREE MARTIN

*Petrochelidon nigricans*

**SIZE** 10-13cm

**DESCRIPTION** A small swallow-like bird with a forked tail. White and brown markings, with an iridescent blue back and crown and a reddish-brown forehead.

**WHERE TO FIND THEM** The most common place to see Tree Martins is up in the air! As well as in city trees they can also be seen in many city parks like Victoria Park / Pakapakanthi (Park 16) and near any of the city's wetlands.

They nest in small hollows in upper branches and when hollows are too big, they use mud to reduce their size. In cities they can also nest on bridges and buildings.

## ACTIVITY

CLENCH YOUR FIST AND LOOK AT ITS SIZE – THAT'S ABOUT THE SIZE OF A TREE MARTIN!

THE TREE MARTIN LIKES TO TRAVEL. HAVE YOU BEEN TO MANY PLACES OUTSIDE ADELAIDE?

## KAURNA WORDS TO LEARN

**TURLU** SWIFT OR SWALLOW

**KUA** CROW

# BIRD 5

# Pigeon



YOU MAY NOT KNOW IT, BUT WE'RE ACTUALLY INCREDIBLY SMART!

WE WERE DOMESTICATED BY THE EGYPTIANS 5000 YEARS AGO

DON'T YOU LOVE OUR SHINY IRIDESCENT FEATHERS?

COO ROO COO ROO



CRESTED PIGEON

YES I'M ANOTHER PIGEON, BUT CHECK OUT MY HAIR-DO!

OF US LIVE IN CITIES AROUND THE GLOBE!  
WE'VE TAKEN OVER THE WORLD!! 400 MILLION

As in many cities around the world, it won't take long before you spot a **pigeon** - or 20!  
Pigeons arrived in Adelaide from Europe (just like some Australians) and are related to homing pigeons.

Cities provide everything that a pigeon needs: buildings create perfect nesting places, there's always some food and water to find - so there's no reason for them to leave.

You can find pigeons in all Australian cities except Darwin and they breed all year round. In Adelaide they especially love it in Rundle Mall.



STANDING PROUDLY AT 2M TALL IN RUNDLE MALL IS 'PIGEON', A NEW SCULPTURE BY SA ARTIST PAUL SLOAN. PAUL WANTS US TO IMAGINE THE PIGEON AS A PROUD & PROMENADING BIRD, WITNESSING OUR ACTIVITIES FROM DAY TO NIGHT.

## ACTIVITY

DO YOU HAVE A NICKNAME? WHAT IS IT? CAN YOU THINK OF OTHER BIRDS OR ANIMALS THAT HAVE NICKNAMES?

STAND NEXT TO THE PIGEON SCULPTURE, WHICH OF ITS BODY PART DO YOU COME UP TO?

LOOK AROUND YOU RIGHT NOW. CAN YOU SEE A PIGEON? (HINT: THEY'RE EVERYWHERE!)

### KAURNA WORDS TO LEARN

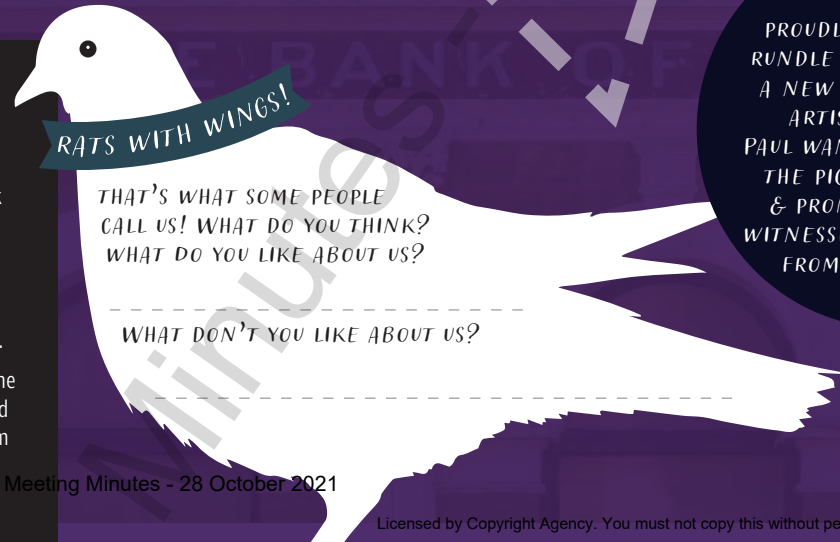
- TAAMANTI BEAK
- MUKA EGG
- WAPA FEATHER
- TARLTI WING OF LARGE BIRD



**PIGEON**  
*Columba livia*  
SIZE 33-36cm

**DESCRIPTION** Other names include Rock Pigeon, Rock Dove, Domestic or Homing Pigeon, Feral Pigeon. Feathers vary, but most common has a grey back, two black bars on their wings, a blue-grey head with some iridescent green and purple on neck.

**WHERE TO FIND THEM** All throughout the city, gathering in greatest numbers around Rundle Mall, where people often feed them (but please don't!).



THAT'S WHAT SOME PEOPLE CALL US! WHAT DO YOU THINK? WHAT DO YOU LIKE ABOUT US?

WHAT DON'T YOU LIKE ABOUT US?



Now you've learnt about these city birds, can you tell which bird is which from the clues below?

If you can, name each bird, complete each drawing and colour them in too.

NAME \_\_\_\_\_



NAME \_\_\_\_\_



NAME \_\_\_\_\_



NAME \_\_\_\_\_



NAME \_\_\_\_\_



# MY BIRD LIST

Here's a list of many of the birds that you can see in the city of Adelaide. Mark off below the birds you come across, recording when and where you saw it.

- YELLOW-TAILED BLACK COCKATOO**  
WHEN \_\_\_\_\_  
WHERE \_\_\_\_\_
- MUSK LORIKEET**  
WHEN \_\_\_\_\_  
WHERE \_\_\_\_\_
- TREE MARTIN**  
WHEN \_\_\_\_\_  
WHERE \_\_\_\_\_
- AUSTRALIAN WHITE IBIS**  
WHEN \_\_\_\_\_  
WHERE \_\_\_\_\_
- PIGEON**  
WHEN \_\_\_\_\_  
WHERE \_\_\_\_\_
- NEW HOLLAND HONEYEATER**  
WHEN \_\_\_\_\_  
WHERE \_\_\_\_\_
- MAGPIE-LARK**  
WHEN \_\_\_\_\_  
WHERE \_\_\_\_\_
- AUSTRALIAN MAGPIE**  
WHEN \_\_\_\_\_  
WHERE \_\_\_\_\_
- LAUGHING KOOKABURRA**  
WHEN \_\_\_\_\_  
WHERE \_\_\_\_\_
- NOISY MINER**  
WHEN \_\_\_\_\_  
WHERE \_\_\_\_\_
- NANKEEN KESTREL**  
WHEN \_\_\_\_\_  
WHERE \_\_\_\_\_
- ADELAIDE ROSELLA**  
WHEN \_\_\_\_\_  
WHERE \_\_\_\_\_
- RAINBOW LORIKEET**  
WHEN \_\_\_\_\_  
WHERE \_\_\_\_\_
- PEREGRINE FALCON**  
WHEN \_\_\_\_\_  
WHERE \_\_\_\_\_
- CRESTED PIGEON**  
WHEN \_\_\_\_\_  
WHERE \_\_\_\_\_
- GALAH**  
WHEN \_\_\_\_\_  
WHERE \_\_\_\_\_
- BLACK SWAN**  
WHEN \_\_\_\_\_  
WHERE \_\_\_\_\_
- WILLIE WAGTAIL**  
WHEN \_\_\_\_\_  
WHERE \_\_\_\_\_

WHAT OTHER BIRDS CAN YOU SEE?  
WHAT DO THEY LOOK LIKE?

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

THANK YOU TO OUR PHOTOGRAPHERS FOR SUPPLYING THE FOLLOWING IMAGES: CRAIG GREER FOR THE MUSK LORIKEET & TREE MARTIN, DAVIDE GAGLIO FOR THE YELLOW-TAILED BLACK COCKATOO & AUSTRALIAN WHITE IBIS.


THANKS FOR COMING ON A BIRD ADVENTURE. KEEP LOOKING & LISTENING!



THANK YOU &



SEE YOU LATER!



The city of Adelaide  
is a city in a park.  
It's full of life - bird life!

Full of information, this guide introduces you to some of Adelaide's familiar bird visitors and others that might surprise you. There are activities to keep you busy and a handy Bird List to mark what bird you see each time you visit.

Come on  with us!

A BIRD  
ADVENTURE



CITY OF  
ADELAIDE

Adelaide Park Lands Authority Board Meeting Minutes - 28 October 2021