

Advice of the Adelaide Park Lands Authority - 6/2/2020

ITEM 9.1 11/02/2020
Council

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Public

Approving Officer:
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EXECUTIVE SUMMARY:

The Adelaide Park Lands Authority (APLA) is the principal advisor to both the Council and the State Government on the protection, management, enhancement and promotion of the Adelaide Park Lands.

Future reports to Council on matters considered by APLA will include APLA's advice.

The Board of the Adelaide Park Lands Authority met (see Agenda [here](#)) on Thursday 6 February 2020.

A deliberation of the Board in relation to:

- Response to Park 2 AFC Proposal
- Submission to the Planning and Design Code consultation
- Karna Community Hub in the Adelaide Park Lands

resulted in advice from the Board presented below for Council to note.

The following subject matter is scheduled for presentation in a separate report to:

- Council – 11 February 2020 - Submission to the Planning and Design Code consultation [refer to Item 12.12 in this Council meeting Agenda]
- The Committee – 3 March 2020 & Council 10 March 2020 - Karna Community Hub in the Adelaide Park Lands

APLA ADVICE TO NOTE:

THAT COUNCIL NOTES THE FOLLOWING ADVICE OF THE ADELAIDE PARK LANDS AUTHORITY:

1. Advice 1 - Response to Park 2 AFC Proposal

THAT THE ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL

That the Adelaide Park Lands Authority provides the following-input on the Adelaide Football Club (AFC) proposal released for consultation in December 2019 for a combined training, administrative, community and aquatic facility in Denise Norton Park / Pardipardinyilla (Park 2), in accordance with the Adelaide Parklands Act 2005:

1. The extent of the proposed AFC training, administrative and commercial components appears potentially inconsistent with the Statutory Principles in the Adelaide Park Lands Act 2005 (SA) (particularly that the Park Lands exist for the public benefit of the people of South Australia) and the provisions of the Adelaide Park Lands Management Strategy that support use of the Park Lands for community outdoor recreation and ancillary infrastructure, but not large-scale commercial facilities. Council might seek specific legal advice about this.
2. Seeks further information regarding the extent of any administrative and commercial components and its consistency with the Statutory Principles in the Adelaide Park Lands Act 2005 (SA) (particularly that the Park Lands exist for the public benefit of the people of South Australia) and the provisions of the Adelaide Park Lands Management Strategy

3. Recommends an Environment Protection and Biodiversity Conservation (EBPC) Act self-assessment and referral process in regard to any possible effect on the values which underpin the National Heritage Listing of the Adelaide Park Lands and City Layout.
4. Recommends that the Guiding Principles established by City of Adelaide to assess the AFC proposal need amendment to specifically incorporate and fully reflect the Statutory Principles in the Adelaide Park Lands Act 2005 (SA) and requirements of the Local Government Act 1999 (SA) along with the policy provisions in the Adelaide Park Lands Management Strategy, the Community Land Management Plan and the relevant provisions of the existing City of Adelaide Development Plan.

2. Advice 2 - Submission to the Planning and Design Code consultation

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

That the Adelaide Park Lands Authority:

1. Recommends that a self-assessment and referral process is undertaken regarding any possible effect the P&D Code may have on the values which underpin the National Heritage Listing of the Adelaide Park Lands and City Layout.
2. Provides the following comments on the draft P & D Code as Attachment A: Summary of Changes and Proposed Amendments to Item 9.2 on the Agenda for the meeting of the Board of the Adelaide Park Lands Authority held on 6 February 2020:
 - 2.1. Supports the recognition of the special attributes of the Adelaide Park Lands through inclusion of a dedicated Zone in the P&D Code.
 - 2.2. Suggests renaming City Park Lands Zone to Adelaide Park Lands Zone.
 - 2.3. Suggests that the boundary of the Adelaide Park Lands Zone should include the six squares which are a part of the Adelaide Park Lands.
 - 2.4. Suggest the deletion of the proposed Subzones in favour of comprehensive Zone wide policies.
 - 2.5. Strengthens policies to prevent inappropriate development (land uses and built form) in the Adelaide Park Lands Zone noting the removal of the current non-complying pathway.
 - 2.6. Includes within the 'Desired Outcomes' of the Zone more descriptive policies to protect and enhance the unique features of the Adelaide Park Lands.
 - 2.7. Revises the 'Built-form and Character' provisions to provide greater clarity regarding new buildings in the Adelaide Park Lands, including the incorporation of the City of Adelaide's Park Lands Building Design Guidelines (under development) into the P&D Code; or being adopted as a Design Standard to further support high quality Park Lands building design.
 - 2.8. The unique planning considerations for the zone warrant zone specific policy content on matters including movement and parking, advertising and fencing (rather than the general policy that applies across other zones that does not adequately recognise the unique qualities of the Adelaide Park Lands).
 - 2.9. Supports public notification where it involves all other code assessed development assessments; however, suggest minor types of development that are currently not subject to notification be exempt from public notification.
 - 2.10. Suggests reinstatement and addition of mapping and / or concept plans to support a clearer statutory planning framework.
 - 2.11. Suggests educational establishment, hotel and public infrastructure should be Code Assessed (Performance Assessed) Development rather than Restricted Development.
3. Supports further updates to the P&D Code following introduction of the initial version in July 2020 to reflect current strategies that relate to the Adelaide Park Lands (as already identified by Council).

3. Advice 3 - Karna Community Hub in the Adelaide Park Lands

THAT THE ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL

That the Adelaide Park Lands Authority:

1. Supports the Kurna Yerta Aboriginal Corporation Incorporated (KYAC) using the North Adelaide Railway Station Building as a Kurna Community Hub to provide a base from which to deliver cultural, economic and social development activities.
2. Requests the administration to coordinate preparation of a detailed scope of works and plans to inform further decision-making.
3. Supports administration commencing lease negotiations with KYAC for the use and occupation of the North Adelaide Railway Station Building in accordance with the Park Lands Leasing and Licensing Policy.

- END OF REPORT -