



# COUNCIL AGENDA & REPORTS

for the meeting

Tuesday 15 December 2020  
at 5.00pm

in the Council Chamber,  
Adelaide Town Hall



Members - The Right Honourable the Lord Mayor, Sandy Verschoor (Presiding)  
Deputy Lord Mayor, Councillor Couros  
Councillors Abrahamzadeh, Donovan, Hou, Hyde, Khera, Knoll,  
Mackie, Martin, Moran and Simms.

## 1. Acknowledgement of Country

At the opening of the Council Meeting, the Lord Mayor will state:

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

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

## 2. Acknowledgement of Colonel William Light

Upon completion of the Kurna Acknowledgment, the Lord Mayor will state:

'The Council acknowledges the vision of Colonel William Light in determining the site for Adelaide and the design of the City with its six squares and surrounding belt of continuous Park Lands which is recognised on the National Heritage List as one of the greatest examples of Australia's planning heritage.'

## 3. Prayer

Upon completion of the Acknowledgment of Colonel William Light by the Lord Mayor, the Chief Executive Officer will ask all present to pray -

'Almighty God, we ask your blessing upon the works of the City of Adelaide; direct and prosper its deliberations to the advancement of your glory and the true welfare of the people of this City. Amen'

## 4. Memorial Silence

The Lord Mayor will ask all present to stand in silence in memory of those who gave their lives in defence of their Country, at sea, on land and in the air.

## 5. Apologies and Leave of Absence

Nil

## 6. Confirmation of Minutes – 10/11/2020 & 8/12/2020

That the Minutes of the meeting of the Council held on 10 November 2020, and the Special meeting of the Council held on 8 December 2020, be taken as read and be confirmed as an accurate record of proceedings.

## 7. Deputations

Granted at time of Agenda Publication – 10/12/2020

Nil

## 8. Petitions

Nil

## 9. Advice from Adelaide Park Lands Authority & Recommendation of the Reconciliation Committee

### 9.1 Advice of the Adelaide Park Lands Authority – 30 November 2020 [2018/04062] [Page 5]

Advice 1 Planning and Design Code – consultation on revised draft

Advice 2 Proposed event in the Park Lands - Digital Arts & Culture Exhibition in Victoria Square / Tarntanyangga (South)

- 9.2** Recommendation of the Reconciliation Committee – 2 December 2020 [2018/04062] [Page 7]  
 Recommendation 1 Stretch RAP 2018-2021 Implementation Progress Report – September to December 2020

## 10. Reports for Council (Chief Executive Officer's Reports)

### Strategic Alignment – Thriving Communities

- 10.1** Free Public Transport Tickets [2020/01764] [Page 8]  
**10.2** Melbourne Street Pedestrian Crossing Investigation [2020/01802] [Page 14]  
**10.3** Bunday's Paddock/Tidlangga Sports Building & CLMP [2015/00666] [Page 19]  
**10.4** East-West Bikeway [VS2020/7596] [Page 99]

### Strategic Alignment – Strong Economies

- 10.5** Adelaide Economic Development Agency Transitional Funding Arrangement 2020/21  
*To be distributed separately*

### Strategic Alignment – Dynamic City Culture

- 10.6** Council Appointment of City of Adelaide member to the Adelaide City of Music Limited Board [2020/01232] [Page 125]  
**10.7** Proposed event in the Park Lands - Digital Arts and Culture Exhibition in Victoria Square/Tarntanyangga (South) [2020/01801] [Page 129]  
**10.8** Proposed Event in the Park Lands - RCC 2021 [2020/01846] [Page 134]  
**10.9** Proposed Event in the Park Lands - Wonderland Spiegeltent 2021 – Hindmarsh Square [2020/01835] [Page 142]

### Strategic Alignment – Environmental Leadership

- 10.10** City of Adelaide's Water Sensitive City Action Plan 2021-2025 [2019/01449] [Page 147]  
**10.11** Draft Community Land Management Plan: General Provisions [2019/01693] [Page 178]

### Strategic Alignment – Enabling Priorities

- 10.12** 2021 - 2022 Business Plan & Budget - Budget Parameters [2020/01920] [Page 205]  
**10.13** Draft Planning and Design Code – Council Response to Second Engagement [2014/02115] [Page 222]  
**10.14** Adelaide Park Lands Authority Strategic Plan [2018/02283] [Page 317]  
**10.15** StudyAdelaide Board [2018/04054] [Page 321]  
**10.16** Appointment of Council Members to Reconciliation Committee [2018/04071] [Page 324]  
**10.17** Council of Capital City Lord Mayors (CCCLM) 2020 Update [2015/03039] [Page 327]  
**10.18** City Business Stimulus Program  
*To be distributed separately*

## 11. Exclusion of the Public

- 11.1.** Exclusion of the Public [2018/04291] [Page 332]  
 For the following Reports of Committees seeking consideration in confidence
- 12.1.1.** Recommendation of the Special Audit Committee in Confidence – 24 November 2020 [s 90(3) (k)]
- For the following reports for Council (Chief Executive Officer's Reports) seeking consideration in confidence
- 12.2.1.** Activating Eighty Eight O'Connell [s 90(3) (d)]  
**12.2.2** Unnamed public road off Tom's Court [s 90(3) (h)]  
**12.2.3** Contract Award Report - Moonta Street Construction [s 90(3) (d)]  
**12.2.4** Strategic Property Action Plan [s 90(3) (b) & (d)]  
**12.2.5** Adelaide Economic Development Agency Appointment of Board Members [s 90(3) (a)]  
**12.2.6** Citizen of the Year Awards 2021 [s 90(3) (a)]

## 12. Confidential Reports

### 12.1. Confidential Report of Committees

- 12.1.1.** Recommendation of the Special Audit Committee in Confidence – 24 November 2020 [2018/04062] [Page 338]

### 12.2. Confidential Report/s for Council (Chief Executive Officer's Reports)

#### Strategic Alignment – Strong Economies

- 12.2.1** Activating Eighty Eight O'Connell [2018/02324] [Page 341]  
**12.2.2** Unnamed public road off Tom's Court [2020/01605] [Page 349]

#### Strategic Alignment – Dynamic City Culture

- 12.2.3** Contract Award Report - Moonta Street Construction [2020/00150] [Page 364]

#### Strategic Alignment – Enabling Priorities

- 12.2.4** Strategic Property Action Plan [2017/04450] [Page 381]  
**12.2.5** Adelaide Economic Development Agency Appointment of Board Members  
*To be distributed separately*  
**12.2.6** Citizen of the Year Awards [2020/00377] [Page 434]

## 13. Lord Mayor's Reports

## 14. Councillors' Reports

- 14.1** Reports from Council Members [2018/04064] [Page 469]

## 15. Questions on Notice

- 15.1** Councillor Khera – Question on Notice – National Climate Emergency Summit [Page 472]  
**15.2** Councillor Martin – Question on Notice - Operating Budget and Borrowing History [Page 473]  
**15.3** Councillor Martin – Question on Notice - Rate Freeze Impacts on Council Revenue [Page 474]  
**15.4** Councillor Martin – Question on Notice - City of Adelaide Christmas in the City [Page 475]  
**15.5** Councillor Martin – Question on Notice - Commercial Property Vacancies [Page 476]  
**15.6** Councillor Martin – Question on Notice – City of Adelaide Debts [Page 477]  
**15.7** Councillor Martin – Question on Notice – Lord Mayor's Christmas Party [Page 478]  
**15.8** Councillor Martin – Question on Notice – Lord Mayoral Transport [Page 479]  
**15.9** Councillor Martin – Question on Notice - Aboriginal and Torres Strait Islander Employment at the City of Adelaide [Page 480]

## 16. Questions without Notice

## 17. Motions on Notice

- 17.1** Councillor Simms – Motion on Notice – Automation of all Pedestrian crossings in the CBD [2018/04053] [Page 481]  
**17.2** Councillor Moran – Motion on Notice – East West Bikeway [2018/04053] [Page 483]  
**17.3** Councillor Mackie – Motion on Notice – Greater Central West Precinct [2018/04053] [Page 485]  
**17.4** Councillor Khera – Motion on Notice – Traffic Calming, McLaren Street [2018/04053] [Page 487]  
**17.5** Councillor Simms – Motion on Notice – Pride Walk on Light Square [2018/04053] [Page 489]  
**17.6** Councillor Moran – Motion on Notice – Revoke Decisions of 11 December 2018, 10 March 2020 and 9 June 2020 relating to Council Member appointments [2018/04071] [Page 491]  
**17.7** Councillor Moran – Motion on Notice – CoA Eateries [Page 493]  
**17.8** Councillor Khera – Motion on Notice – Aquatic Centre [Page 494]  
**17.9** Councillor Martin – Motion on Notice – CAP Representations [2018/04053] [Page 495]  
**17.10** Councillor Martin – Motion on Notice – North South Bikeway [Page 497]  
**17.11** Councillor Martin – Motion on Notice – Masterplan Spending [2018/04053] [Page 498]



18. Motions without Notice

19. Closure

# Advice of the Adelaide Park Lands Authority - 30 November 2020

**ITEM 9.1** 15/12/2020  
**Council**

**Program Contact:**  
Rudi Deco, Manager Governance  
8203 7442

2018/04062  
Public

**Approving Officer:**  
Mark Goldstone, Chief Executive  
Officer

## 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 document [here](#)) on Monday 30 November 2020.

A deliberation of the Board in relation to:

- Planning and Design Code – consultation on revised draft
- Proposed event in the Park Lands – Digital Arts and Culture Exhibition in Victoria Square/Tarntanyangga (South)

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

These subject matters were presented in a separate report to The Committee 8 December 2020 & Council 15 December 2020:

## APLA ADVICE TO NOTE

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

**1. Advice 1 – Planning and Design Code – consultation on revised draft**

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 ahead of implementation of Phase 3 of the Planning and Design Code regarding any possible effect the Code may have on the values which underpin the National Heritage Listing of the Adelaide Park Lands and City Layout.
2. Recommends further refinements to the Planning and Design code to promote the special status, attributes and character of the Adelaide Park Lands as per the *Adelaide Park Lands Act, 2005* (SA) as set out 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 November 2020, subject to:

- PO3.2 being amended to read “.....*Adelaide Park Lands and City Layout National Heritage Values*”.
- The following inclusions shown in *italics*

**Recommendations:**

*City Riverbank Zone*

- Introduce effective DO or additional policy mechanism to reinstate overall vision for City Riverbank Zone and addresses the following:
  - That the zone is located within the Adelaide Park Lands *and is subject to the statutory principles of the Adelaide Park Lands Act 2005.*

2. **Advice 2** - Proposed event in the Park Lands - Digital Arts & Culture Exhibition in Victoria Square / Tarntanyangga (South)

THAT THE ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Adelaide Park Lands Authority:

1. Supports the application from Illuminate Adelaide Foundation Ltd. to hold a Digital Arts and Culture Exhibition in Victoria Square/Tarntanyangga (South) from 23 June 2021 to 29 August 2021, with bump-in and bump-out from 24 May 2021 to 10 September 2021, as part of the inaugural Illuminate Adelaide festival in 2021.
2. Recommends that the footprint of the event be limited to a single zone entirely contained within the south west corner of Victoria Square / Tarntanyangga, and not infringe upon the south east section of the Square.
3. Recommends that Illuminate Adelaide explore options for significantly reducing the amount and impact of fencing being proposed, given a pavilion is being built to house the event.
4. Recommends that Illuminate Adelaide explore options to reduce bump in and bump out times.

---

- END OF REPORT -

# Recommendation of the Reconciliation Committee – 2 December 2020

**ITEM 9.2** 15/12/2020  
**Council**

**Program Contact:**  
Rudi Deco, Manager Governance  
8203 7442

2018/04062  
Public

**Approving Officer:**  
Mark Goldstone, Chief Executive  
Officer

---

## EXECUTIVE SUMMARY:

The City of Adelaide Reconciliation Committee is required to recommend to Council a Reconciliation Action Plan, provide input to policy development and strategic advice and monitor the implementation of the guiding principles of Council's Reconciliation Vision Statement across Council.

The Reconciliation Committee met on Wednesday 2 December 2020. See [here](#) for the Reconciliation Committee Agenda.

The deliberations of the Reconciliation Committee have resulted in the presentation of the following recommendation to Council to note in relation to:

- Stretch RAP 2018- 2021 Implementation Progress Report.

The Lord Mayor will seek a motion for the recommendation presented by the Reconciliation Committee below for determination by Council.

---

## ADVICE/RECOMMENDATION:

1. **Recommendation 1** - Stretch RAP 2018-2021 Implementation Progress Report – September to December 2020

That Council:

1. Notes the report.

---

## ATTACHMENTS

Nil

---

- END OF REPORT -

# Free Public Transport Tickets

ITEM 10.1 15/12/2020  
Council

Strategic Alignment - Thriving Communities

**Program Contact:**  
Matthew Morrissey, AD  
Infrastructure 8203 7462

2020/01764  
Public

**Approving Officer:**  
Klinton Devenish, Director Place

## EXECUTIVE SUMMARY

At its meeting on 8 September 2020, Council resolved:

*'That Council requests that administration prepare a report with options to offer free bus, train and tram tickets to encourage visitors to the city.'*

Approximately 100,000 people use public transport to travel to the city every weekday by bus, train and tram with over 52,000 of these commuting for work (according to the 2016 Census data).

The State Government is responsible for managing metropolitan public transport services and subsidise the cost of operation. The lack of City of Adelaide (CoA) involvement in service planning and operation presents challenges for the implementation and management of a free public transport promotion. Additionally, as Adelaide Metro record point of origin only and not point of destination, it would be difficult to quantify the success of any promotion, and to identify any misuse.

A number of options for a free public transport promotion have been considered, including free Adelaide Metro travel in the city, reimbursement of fares, linking free public transport tickets to events and assisting international students.

Due to the cost and complexity of implementing the assessed options and the difficulty in tracking the success, uptake, or misuse of a free public transport promotion, none of the assessed options are considered to be feasible. All investigated options would be ratepayer funded but would be targeted at and benefit non-ratepayers.

## RECOMMENDATION

### THAT COUNCIL

- Notes the report investigating various options to provide free public transport to encourage visitors to the City but due to the cost, implementation challenges and lack of ability to measure benefit to ratepayers, the assessed options are not considered feasible for implementation.



## IMPLICATIONS AND FINANCIALS

City of Adelaide 2020-2024 Strategic Plan	<b>Strategic Alignment – Thriving Communities</b> Implement City Access projects (walking, cycling and public transport) in partnership with the State Government, including the North-South and East-West city bikeways
Policy	Not as a result of this report
Consultation	Not as a result of this report
Resource	Not as a result of this report
Risk / Legal / Legislative	Not as a result of this report
Opportunities	Encouraging travel to the city could help to promote the city and provide a boost to local businesses.
20/21 Budget Allocation	Not as a result of this report
Proposed 21/22 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	Not as a result of this report
20/21 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report

## DISCUSSION

### Background

- At its meeting on 8 September 2020, Council resolved:
 

*'That Council requests that administration prepare a report with options to offer free bus, train and tram tickets to encourage visitors to the city.'*
- Tram services within CoA operate free of charge between South Terrace, the Entertainment Centre, Botanic Gardens and Festival Plaza.
- The Adelaide Metro ticketing system records point of origin, but not the trip destination. It is therefore not possible to determine from ticketing data how many people use public transport to access the city.
- 2016 census data tells us that 52,000 people commute to the city for work on public transport each day. This does not include visitors or those commuting for education or other purposes.

### Ticket Types

- Adelaide Metro offers two ticketing types: Metrocard for regular users and short-term (paper) tickets for infrequent users.
  - Metrocards are targeted at regular public transport users given the upfront cost of the card, hence they are less suitable for use as a broad incentive to visit the city by bus, train and tram, but would be more suitable for a promotion targeted at a specific group.
  - Short-term tickets are considered more suitable for a promotional offer to encourage visitors to the city. Adelaide Metro offers three short-term ticket options for regular fares (excluding concession and student tickets), including peak single trip (\$5.70), off-peak single trip (\$3.80), and daytrip allowing unlimited daily travel (\$10.80).
  - Peak trips are before 9:01am and after 3pm, Monday to Friday, and all-day Saturday.
  - Off-peak trips are 9:01am to 3pm, Monday to Friday, and all-day Sunday and public holidays.

### Patronage

- Current data collected using the existing Adelaide Metro ticketing system does not provide data on how many people use public transport to access the CoA, as the Adelaide Metro ticketing system records point of origin only, not the trip destination. However, boarding data from city stops can provide an indication of trips, as it is considered that the majority of single trips form part of a two-way journey.
- Boarding data provided by the South Australian Public Transport Authority (SAPTA) indicates the following public transport patronage in the CoA. A detailed breakdown of public transport boarding data in the CoA can be viewed at Link 1 view [here](#).

Transport Mode	Average Daily Patronage			Average Weekly Patronage
	Weekday	Saturday	Sunday	
<b>Bus</b>	55,200	18,400	2,500	296,900
<b>Train</b>	43,200	12,000	7,500	235,500
<b>Tram</b>	3,400	300	200	17,500
<b>Total</b>	<b>101,800</b>	<b>30,700</b>	<b>10,200</b>	<b>549,900</b>

Note: Tram figures are for validated trips only. Free trips are not included.

- While exact ticket revenue cannot be calculated without data on the ticket type used for each individual trip, it is estimated that ticket revenue could be in the order of \$2-3 million per week. Providing free travel to everyone who travels to the City would not be feasible. Any promotion to encourage people to visit the City should allow for oversight so that cost, uptake and effectiveness can be monitored.

### Challenges

- The CoA is not involved in the operation of Adelaide Metro services. The CoA will therefore be administering the promotion as a third party.
- Reaching the correct target audience will be key to the success of the promotion.
- As the above table outlines, approximately 550,000 people access the city via public transport every week. Allowing these users to avail of the promotion would effectively subsidise existing public transport trips to the city, not necessarily generating new trips to the City.

12. Seniors already receive free Adelaide Metro travel outside of peak periods. For this group, peak periods only extend from 7:01am to 9am and 3:01pm to 7pm, Monday to Friday.
13. The success of the promotion will be difficult to quantify. Measurable outcomes are important to demonstrate that the promotion is a responsible use of Council funds.
14. The lack of tap-off infrastructure on services means that user destinations cannot be recorded. Therefore, there is no way of recording whether those availing of the promotion are using the free tickets to access the city or are travelling elsewhere.
15. There is no way of recording whether issued free tickets have been utilised.
16. Public transport patronage regularly fluctuates and given the current high passenger numbers, the extent of this promotion is unlikely to be statistically significant.
17. While measurable outcomes are important, there is a risk that overly complicating the process to avoid the issues outlined above could discourage uptake. There is also a reputational risk to Council from a system being perceived as unnecessarily complicated.

### **Other Funding Sources**

18. The Administration approached SAPTA regarding the possibility of a co-funding arrangement. While SAPTA is supportive of the proposal, they will not contribute towards funding the initiative. Public transport is already subsidised by the State Government, with service cost exceeding revenue.

### **Options to Provide Free Public Transport**

19. The following options have been considered to provide free public transport to encourage visitors to the city:
  - 19.1. Offering free Adelaide Metro travel within the CoA.
  - 19.2. Reimbursing public transport users for the cost of their fares.
  - 19.3. Linking free public transport travel to events run or sponsored by the CoA.
  - 19.4. Facilitating free public transport for international students remaining in Adelaide over the summer break.
20. Each option is discussed in greater detail below.

### **Free Adelaide Metro Travel Within the CoA**

21. Free Adelaide Metro travel within the CoA could encourage people visiting the city to park on the periphery and use public transport to access the city.
22. This option has previously been discussed with SAPTA, which does not support the measure. The Lord Mayor wrote to the Minister for Transport in June 2020 requesting consideration of free Adelaide Metro travel within the city. A response was received from the Minister in July advising that the option would not be pursued and that the existing free bus and tram services within the city are sufficient to meet the current level of demand. A copy of the Lord Mayor's letter to the Minister can be viewed at Link 2 view [here](#). A copy of the Minister's response can be viewed at Link 3 view [here](#).
23. As the Department for Infrastructure and Transport have previously advised that this option is not supported, it is not considered feasible.

### **Fare Reimbursement**

24. The CoA could reimburse public transport users for the cost of their fare. This could be undertaken by the Administration directly or run as a promotion in tandem with local businesses.
25. This option would allow the success of the promotion to be quantified. However, there are a number of challenges to successful implementation:
  - 25.1. For in-person reimbursement users would be required to pay to travel to the city before availing of the offer.
  - 25.2. There is a risk of misuse, as it would be difficult to verify whether those partaking in the offer already work in the city or have resulted in a new trip to the city.
  - 25.3. A simple and user-friendly reimbursement system would be required to encourage uptake. An overly complicated system could discourage uptake and reflect poorly on Council.
  - 25.4. Cooperation by business would be required for a tandem promotion. Requiring businesses to monitor the system for misuse would be overly burdensome.

- 25.5. It is possible that a significant amount of Administration time would be required to manage the promotion to ensure successful execution and resource employed to administer the scheme.
26. Reimbursement of tickets would need to be undertaken with a capped limit (for example \$50k, which is approximately 5,000 day trips), however considering the complexities highlighted above, this option is not considered feasible.

### **Linking to CoA Events**

27. Events run or sponsored by the CoA could include free public transport travel.
28. For ticketed events, event tickets could be used for free travel, with Adelaide Metro reimbursed based on the number of tickets sold for each event, this would need to be agreed to by Adelaide Metro. An alternate option is that a public transport ticket could be ordered with the event ticket, however if it was offered free, there is a risk that patrons order the ticket but do not use it, but CoA would still be required to pay for it.
29. For non-ticketed events, two options could be considered:
- 29.1. Subsidise free public transport on the day of or in the hours before and after an event. However, noting the high patronage of public transport for transport to events in the City, this option may be prohibitively expensive as this option would need to be done with an agreement with Adelaide Metro on an estimated uptake of the promotion (ie 50% of event patrons assumed to use public transport to the event).
- 29.2. Include a link on the event page for attendees to request a free ticket. This option could risk low uptake, as attendees may be less likely to check an event page for an unticketed event. There is also a risk of the system being exploited, as there would be no way of ensuring that those who request tickets attend the event or visit the city. Due to these issues, this option is not recommended.
30. Discussions with SAPTA would be required to determine the feasibility of linking free public transport travel to CoA events. While free public transport is provided for events at Adelaide Oval, this was a commitment as part of the Oval redevelopment. The cost of public transport is the responsibility of the event organiser and is typically incorporated into the price of a ticket.
31. The CoA does not typically directly run ticketed events. Without event tickets, it would be difficult to provide free transport to participants and to track the success, uptake, or misuse of a free public transport promotion.
32. For ticketed events sponsored by the CoA, ticketing is managed by external organisations and Council does not have involvement in or oversight of the ticketing process. Requiring a public transport component be incorporated into ticketing would require the agreement of the organiser of each event, which may not be achieved for each event. The organiser would also need to provide ticketing information to the CoA to allow for monitoring of the promotion, requiring additional work on the part of the organiser. Based on the complexities involved and the need for the cooperation of external organisations, this option is not considered feasible.
33. For a one-off event with 20,000 people, and assuming a 50% uptake in the promotion of a free public transport ticket to and from the event, the cost would be in the order of \$108k, in addition to time for administering the promotion.
34. It is recommended that public transport options to access the city are highlighted as part of the promotion of CoA events, to make participants aware of the available sustainable travel options.

### **Facilitating Travel by International Students**

35. International Students are one of the CoA's key communities. It is understood that due to COVID-19 travel restrictions, thousands of international students will be unable to return to their home countries over the summer break.
36. There is an opportunity for the CoA to engage with and assist these students during a time when they are not usually in the State and at a time when some are experiencing financial hardship.
37. The CoA could demonstrate care and commitment to the wellbeing of international students by offering free public transport tickets to those that remain in South Australia over the summer break. Providing tickets to those students that live outside the CoA would allow them to travel to the city for work or leisure.
38. Discussions with the student associations and student unions of each of the universities in the city would be required to determine the feasibility and mechanics of supporting international students living outside the city.
39. Working with the universities to administer the system would assist with measurement of the success of the initiative. However, it would not be possible to determine whether tickets are used for travel to the city or elsewhere.

40. Providing up to 1,000 international students with a 28-day pass (concession) would cost \$55k (including the cost of a concession metro-card), in addition to time to administer the scheme. It is unclear how many students will remain in Adelaide over the summer break and how many will be in need of financial assistance.
- 

## DATA AND SUPPORTING INFORMATION

**Link 1** – Public transport boarding data May 2019

**Link 2** – Lord Mayor’s letter to the Minister for Transport requesting free Adelaide Metro travel within the CoA

**Link 3** - Minister for Transport’s response to the Lord Mayor’s letter requesting free Adelaide Metro travel within the CoA

---

## ATTACHMENTS

Nil

---

- END OF REPORT -



# Melbourne Street Pedestrian Crossing Investigation

**ITEM 10.2** 15/12/2020  
**Council**

Strategic Alignment - Thriving Communities

**Program Contact:**  
Matthew Morrissey, AD  
Infrastructure 8203 7462

2020/01802  
Public

**Approving Officer:**  
Klinton Devenish, Director Place

---

## EXECUTIVE SUMMARY

At its meeting on 8 September 2020, Council requested Administration investigate options to improve the means of pedestrian movement and safety across Melbourne Street between the Ronald McDonald House buildings and the other medical consultancies.

This report provides the statistics around volume of pedestrians and vehicle flow which have been assessed as warranting safe pedestrian access infrastructure. It outlines the options available and provides an identified solution that could improve safety and accessibility for pedestrians, however, may as a result impact traffic flow.

---

## RECOMMENDATION

### THAT COUNCIL

1. Notes that a raised wombat pedestrian crossing is the only pedestrian crossing type that currently meets the pedestrian demand warrants for the Melbourne Street road environment.
  2. Notes the concept for a raised pedestrian wombat crossing, as set out in Attachment A to Item 10.2 on the Agenda for the meeting of the Council held on 15 December 2020.
  3. Notes that detailed design and construction of a raised wombat crossing on Melbourne Street will be considered and prioritised against other projects as part of future budgeting processes.
-

## IMPLICATIONS AND FINANCIALS

City of Adelaide 2020-2024 Strategic Plan	<b>Strategic Alignment – Thriving Communities</b> A safe, affordable, accessible, well-connected city for people of all ages and abilities, and all transport modes
Policy	Not as a result of this report
Consultation	Not as a result of this report
Resource	Not as a result of this report
Risk / Legal / Legislative	Not as a result of this report
Opportunities	Not as a result of this report
20/21 Budget Allocation	A budget of \$12k has been allocated to preliminary design and investigation from the Transportation Design budget within the 20/21 Infrastructure Program. This budget does not include detailed design
Proposed 21/22 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	Not as a result of this report
20/21 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report

## DISCUSSION

- At its meeting on 8 September 2020, Council resolved:

*That Council:*

*Noting the number of children and parents traversing Melbourne Street between the separately located Ronald McDonald House buildings and to the significant number of medical consultancies, asks the Administration to provide a report to Council by December 2020 on options for providing a safe means of aiding pedestrian movements in the location.'*

### Site Conditions

- Melbourne Street comprises of one lane of traffic in each direction and parallel on-street parking. A narrow bike lane is located between the traffic lanes and parking.
- Ronald McDonald House is located on Melbourne Street between Brougham Place and Jerningham Street, and has buildings located on both sides of the road. There are also numerous other medical consultancies in the vicinity.
- Between Brougham Place and Jerningham Street, there are no formalised pedestrian crossing facilities other than existing kerb protuberances located directly in front of Ronald McDonald House (270 and 271 Melbourne Street), constructed in 2012/13.
- This section of Melbourne Street is configured with 2 kerb protuberances which reduce the width of unprotected road that pedestrians have to cross and improve sight lines, however this type of facility does provide priority to pedestrians. The closest priority pedestrian crossing to Ronald McDonald House is at the intersection of Melbourne Street/Frome Road which is approximately 160m to the west of the site.
- A traffic count was undertaken in September 2020 and identified approximately 13,000 vehicles per day using Melbourne Street at this location. This included approximately 350 buses, 150 trucks or similar, and approximately 100 people riding bikes. Approximately 350 pedestrians were counted crossing Melbourne Street per day in the vicinity of the site.
- There have been nine recorded crashes within a 100m of the existing location of the kerb protuberances on Melbourne Street between 2015-2019, with none of them involving a pedestrian. Seven of the crashes were rear ends resulting in one injury treated at hospital and one minor injury. The remaining two crashes were side swipe crashes resulting in two injuries treated at hospital. Four of the crashes were caused by inattention, three by vehicles following too closely, and two failing to give-way.

### Treatment Options

- A review of different options to improve safety for pedestrian has been undertaken including reviewing the requirements for these devices by the Department of Infrastructure and Planning (DIT), and is summarised in the below table:

**Table 1 - Summary Table of Treatment Options**

<i>Treatment Type</i>	<i>Suitable for Existing Road Environment</i>	<i>Pedestrian and Traffic Volumes Meet DIT Requirements</i>	<i>Impact on Traffic</i>
<i>Zebra Crossing</i>	No	No	Low
<i>Wombat Crossing</i>	Yes	Yes	Medium
<i>Signalised Pedestrian Crossing</i>	Yes	No	High

#### 8.1. Zebra Crossing

A zebra crossing is an at-grade crossing that utilises large white horizontal lines to give pedestrians priority to cross. Slow road environments of 30 km/h or less are required by the DIT to install Zebra crossings.

8.1.1. The road environment on Melbourne Street is consistent with a 50 km/h speed environment and would require significant modification to the road reserve to achieve the required 30 km/h or less speed environment.

8.1.2. A zebra crossing could be considered as part of the future Melbourne Street Main Street Improvement Plan project subject to scope of the project, traffic calming elements and timing.

## 8.2. Wombat crossing

A wombat crossing is a zebra crossing installed on a raised plateau to physically slow vehicle speeds through the crossing. The raised plateau moderates vehicle speeds to the desired 30 km/h speed environment so is not reliant on the existing road environment to manage road user behaviour.

8.2.1. The road environment on Melbourne Street is suitable for a wombat crossing.

8.2.2. The traffic and pedestrian volumes meet the warrant for a wombat crossing as per the DIT's requirements.

8.2.3. A wombat crossing would result in some noise pollution resulting from motor vehicles, including buses traversing the crossing.

8.2.4. Construction of a wombat crossing would require upgrades to stormwater infrastructure and installation of several new light poles at the crossing location.

8.2.5. A concept for a wombat crossing in Melbourne Street is included in **Attachment A**.

## 8.3. Signalised Pedestrian Crossing

Mid-block traffic signals for pedestrian access only. The DIT requires high levels of pedestrian activity to warrant a signalised pedestrian crossing as it has a significant impact on traffic flows.

8.3.1. The pedestrian and vehicle volumes on Melbourne Street do not meet the DIT's required warrant for a signalised pedestrian crossing.

### Next Steps

9. Based on the above, a wombat crossing is the only pedestrian crossing facility that both suits the existing road environment, meets the relevant warrants and would improve safety for pedestrians.
10. Preliminary site investigation, concept design and cost estimating has been undertaken by the Administration for a wombat crossing to replace the existing kerb protuberances. This work has provided an indicative project cost of between \$140,000 - \$180,000 subject to detailed design.
11. A raised wombat crossing in Melbourne Street can be considered and prioritised against other projects as part of future Council budgeting processes.

---

## ATTACHMENTS

### Attachment A – Melbourne Street wombat pedestrian crossing concept

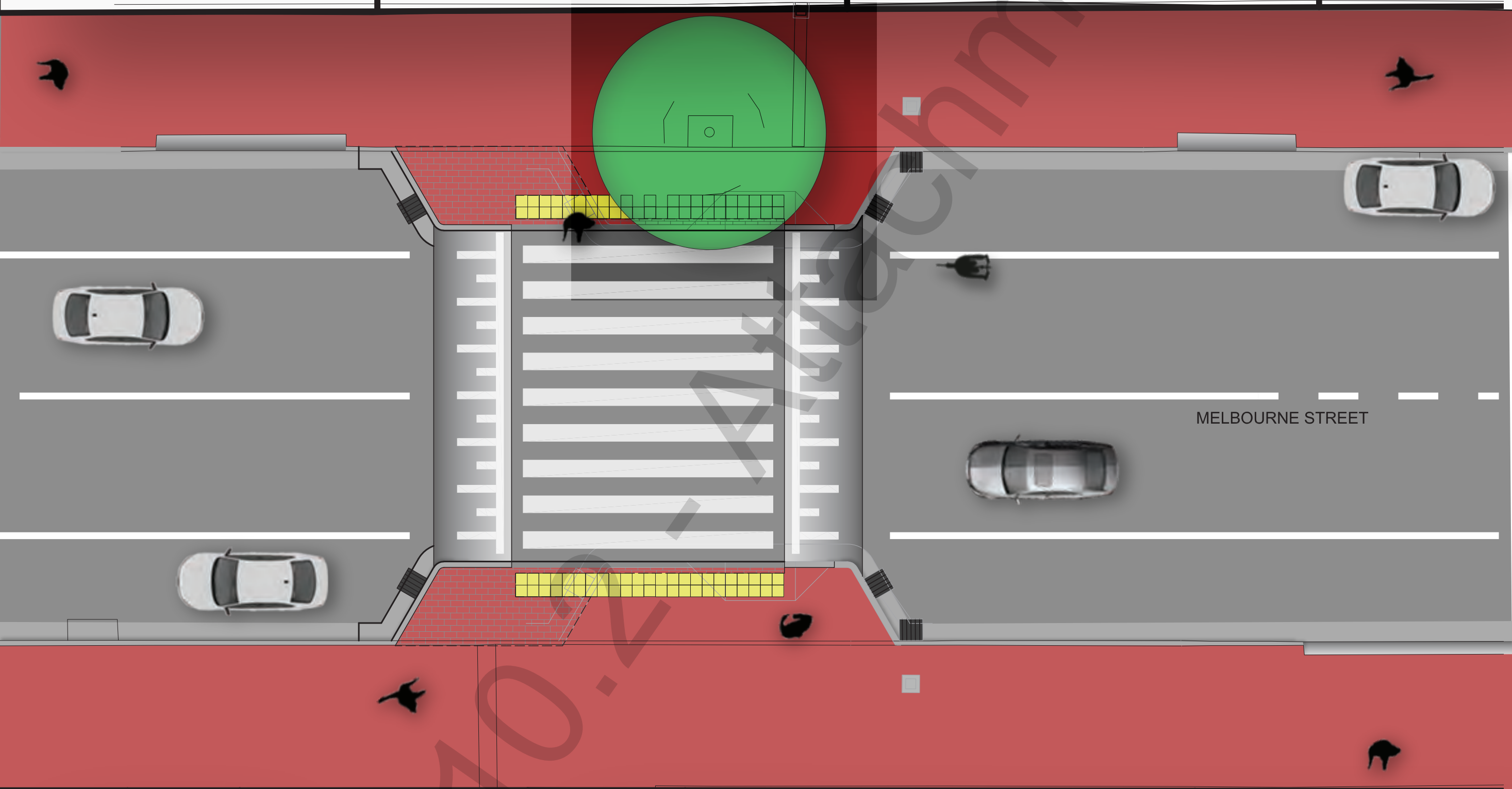
---

- END OF REPORT -

ESSENCE  
ACUPUNCTURE  
& NATUROPATHY

CHISHOLM  
ORTHODONTICS

RONALD  
McDONALD  
HOUSE



COLLEY & CO  
REAL ESTATE

RONALD  
McDONALD  
HOUSE



# Bundey's Paddock/Tidlangga Sports Building & CLMP

**ITEM 10.3** 15/12/2020  
**Council**

Strategic Alignment - Thriving Communities

**Program Contact:**  
Christie Anthoney, AD  
Community & Culture 8203 7444

2015/00666  
Public

**Approving Officer:**  
Clare Mockler, Deputy CEO &  
Director Culture

## EXECUTIVE SUMMARY

In 2015, Council supported community engagement on a building concept developed by Prince Alfred College (PAC) for Bundey's Paddock/Tidlangga (Park 9). The concept proposed a building footprint of 486sqm located on the south-west edge of the existing oval.

In 2017, in response to the community engagement findings, Council approved the establishment of a new building in Park 9 with a maximum building footprint of 375sqm and its location beginning at the site of the existing changerooms.

This report discusses a building concept developed by PAC in response to the 2017 Council Decision. Whilst the building design reflects the guiding principles of the Adelaide Park Lands Building Design Guideline, it is inconsistent with the Council Decision in relation to location and size.

This matter was considered by the Adelaide Park Lands Authority (APLA) in August 2020, who requested further investigations into the costs and implications of the building location. Concerns were also raised about the permitted uses of the building. Following receipt of the requested information, APLA reconsidered this matter in November 2020. APLA supported the proposed building location and requested that the building footprint be increased to 410sqm to align with the PAC building concept.

This report includes a revised chapter of the Adelaide Park Lands Community Land Management Plan (CLMP). The draft CLMP and this project specifically are consistent with the Adelaide Park Lands Management Strategy with regards to creating dynamic, active and tranquil places and supporting activation of the Park Lands by upgrading and enhancing buildings responsive to their park setting. The development of an activity hub with a 'multi-purpose building for sports and the community which provides public toilets' in Park 9 is the Strategy's highest priority project for this precinct.

Subject to consideration by Council and the Minister, the CLMP chapter along with the draft Lease Agreement and a modified building concept will be released for public consultation for a four week period in early 2021.

## RECOMMENDATION

### THAT COUNCIL

1. Notes the timeline of advice and decisions to date on this matter including Council approval in 2015 to consult on a building concept developed by Prince Alfred College as shown in Attachment A to Item 10.3 on the Agenda for the meeting of the Council held on 15 December 2020.
2. Approves the building concept for Bundey's Paddock/Tidlangga (Park 9) as shown in Attachment B to Item 10.3 on the Agenda for the meeting of the Council held on 15 December 2020 for the purpose of community consultation for a four week period, subject to the building concept incorporating the following amendments:
  - 2.1. A building footprint, as defined by the Adelaide Park Lands Building Design Guideline, that does not exceed 375sqm as previously approved by Council.
  - 2.2. A floor plan with changerooms and player amenities that meet the minimum requirements for a local facility as per the AFL Preferred Facility Guidelines and three unisex public toilets including an accessible toilet.

- 2.3. The proposed removal of the Callitris tree adjacent the public toilets.
  - 2.4. Lighting along the permeable entry path between Bundeys Road and the public amenities.
  - 2.5. A series of treatments including consideration of extending the proposed swales, tree plantings and provision of urban elements (bollards and light poles) to ensure service/maintenance vehicles are contained to the permeable entry path.
  3. Approves the draft Lease Agreement as shown in Attachment C to Item 10.3 on the Agenda for the meeting of the Council held on 15 December 2020, being released for statutory consultation for a four week period.
  4. Notes the 'Prince Alfred College Park 9 Management Plan' as per Attachment D to Item 10.3 on the Agenda for the meeting of the Council held on 15 December 2020 and requests that the Plan specifically identify residents living on MacKinnon Parade between Mann Terrace and Jerningham Street as being provided in their letterbox with:
    - 4.1. An annual calendar of football matches scheduled in Bunday's Paddock/Tidlangga (Park 9) 14 days prior to the scheduling of the first match of the season.
    - 4.2. Notification of an event or activity that is likely to attract greater than 250 people (including participants) in Bunday's Paddock/Tidlangga (Park 9) 14 days prior to the event or activity.
  5. Approves the revision of the Adelaide Park Lands Community Land Management Plan for Bunday's Paddock/Tidlangga (Park 9) as per Attachment E to Item 10.3 on the Agenda for the meeting of the Council held on 15 December 2020, being released for statutory consultation for a four week period.
-

## IMPLICATIONS AND FINANCIALS

City of Adelaide 2020-2024 Strategic Plan	<b>Strategic Alignment – Thriving Communities</b> This project will ensure fit for purpose facilities are provided and managed to support our City community using the Park Lands.
Policy	The draft Lease Agreement has been prepared in accordance with the Adelaide Park Lands Leasing and Licensing Policy. Council resolved to consider a lease for up to 21 years to Prince Alfred College (PAC) in October 2015, prior to the endorsement of the Adelaide Park Lands Leasing and Licensing Policy in January 2016. Therefore, PAC was not required to participate in an expression of interest process. The building design reflects the principles of the Adelaide Park Lands Building Design Guideline. This project is consistent with the Adelaide Park Lands Management Strategy. The development of an activity hub with a ‘multi-purpose building for sports and the community which provides public toilets’ in Bunday’s Paddock/Tidlangga (Park 9) is the Strategy’s highest priority project for this precinct
Consultation	A community and stakeholder engagement process undertaken in late 2015, along with the advice of the Adelaide Park Lands Authority and Council in 2017, has informed the building design and draft Lease Agreement for Park 9. Subject to Council approval and consultation with the Minister responsible for the <i>Adelaide Park Lands Act 2005</i> , a revised chapter of the Community Land Management Plan (CLMP) for Park 9 will be released for community and stakeholder engagement for a period of four weeks. Consultation on the draft Lease Agreement in accordance with the <i>Local Government Act (SA) 1999</i> will be conducted jointly with the CLMP, along with the building concept.
Resource	We will coordinate the community engagement process utilising internal resources.
Risk / Legal / Legislative	The existing public toilets do not meet disability access requirements. The proposed building design addresses this issue and creates connections to existing paths in the park. The removal of existing buildings and provision of a new building will require Development Approval. The City of Adelaide is required to review its CLMP for the Adelaide Park Lands at least once every five years. This report proposes a revision to the CLMP chapter for Park 9.
Opportunities	New fit for purpose amenities will create accessible public toilets to service the entire activity hub and provide a facility that can cater for contemporary community sporting requirements including male, female and junior participants. Additional paths will improve accessibility within the park.
20/21 Budget Allocation	Approximately \$3,000 for advertising of the community consultation.
Proposed 21/22 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	A minimum of 21 years
20/21 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	In accordance with their lease agreement, PAC will be responsible for ongoing maintenance costs related to the building and associated sports infrastructure, excluding the public amenities and some elements of the landscaping. Council will undertake maintenance of the public amenities and agreed landscape elements as per current maintenance schedules of existing facilities.
Other Funding Sources	The removal and remediation of existing buildings and the provision of the proposed new building, including the public amenities and associated landscaping, will be funded by PAC.

## DISCUSSION

1. Community sporting facilities in Bunday's Paddock/Tidlangga (Park 9) consist of changerooms with public amenities at the rear, a storage shed and a sports oval with sports lighting. These facilities are leased by Prince Alfred College (PAC). The Prince Alfred Old Collegians Association is the main user, utilising the facilities year round for football and cricket training and competition.
2. In recent years Walkerville Junior Football Club has utilised the oval on Sundays for junior boys and girls competitions. The Club has confirmed with PAC that this usage will be ongoing. Wilderness School also used the oval in 2019 on Fridays for women's football.
3. The landscape of Park 9 has changed extensively over the last 20 years, commencing with the removal of dilapidated courts and lawn tennis courts licensed by PAC. Park 9 now contains a contemporary children's playspace with inclusive play elements, a community tennis court and 3 on 3 basketball court, petanque piste, picnic facilities and extensive landscaping including a community pocket orchard.
4. To replace the existing changerooms, public amenities and storage shed (combined footprint of 229sqm) and complement the enhanced landscape of Park 9, PAC developed a building concept with a ground footprint of 486sqm and a further 80sqm of raised decking. This proposal included an indoor viewing space of 124sqm and maintenance area of 60sqm (see **Attachment A**).
5. On 13 October 2015, Council resolved, inter-alia:  
*'That Council:*
  5. *Supports Administration undertaking community engagement on a proposal by the Prince Alfred Old Collegians Association (PAOCA) to remove the two existing buildings in Tidlangga (Park 9) and establish a consolidated sports building containing public amenities to support the activity hub as outlined in Attachment E to Item 14 listed on the Agenda of the Strategy, Planning & Partnerships Committee on 6 October 2015, subject to the following conditions that are to inform this community engagement and form the basis for future lease agreement negotiations:*
    - 5.1 *Prince Alfred College (PAC), as the primary lessee/licensee in Tidlangga (Park 9), is considered for a lease/licence term of up to a maximum of 21 years as per the Draft Park Lands Leasing and Licensing Policy, with no right of renewal.*
    - 5.2 *PAC being charged lease fees for the building and licence fees for the oval as per Council's endorsed fees and charges.*
    - 5.3 *PAC being responsible for removal of the existing buildings and make good the areas to a standard acceptable to Council, including any associated soil remediation.*
    - 5.4 *PAC being responsible for the construction, operation and maintenance of the building with Council only being responsible for the operation and maintenance of the public amenities (public toilets) after they have been constructed to a standard that is acceptable to Council.*
    - 5.5 *PAC facilitating the hiring of the building and associated facilities in accordance with its liquor licence conditions, including restricting hiring to daytime recreation and sport related activities and only permitting functions that relate directly to the sporting activities of the lessee.*
    - 5.6 *Live entertainment/DJ's will not be permitted.*
    - 5.7 *Naming rights over the new building, the name and how this will be communicated or displayed being approved by Council.'*
6. Throughout November and early December 2015, we undertook community engagement on this building concept and proposed usage conditions. The engagement included face to face conversations with people living on MacKinnon Parade and two on-site information sessions, where the proposed building layout and location was marked out in Park 9. A summary of the community engagement findings is provided at Link 1 view [here](#).
7. In total, 99 community survey responses were received, with 45 of these received from MacKinnon Parade residents. Key findings were:
  - 7.1. Over two thirds of respondents (69%) agreed with the proposed usage conditions of the new building (MacKinnon Parade residents provided a similar response of 65%).
  - 7.2. The majority of respondents (64%) believed the proposed building location was appropriate whilst nearly a quarter (22%) strongly disagreed (53% of MacKinnon Parade respondents agreed that the location was appropriate and nearly a third (31%) strongly disagreed).
  - 7.3. Unprompted issues raised by respondents were:

- 7.3.1. Liquor licence/big functions – mentioned 21 times.
- 7.3.2. Size of the building/features – (19).
- 7.3.3. Car parking (noting some concerns related to lack of parking space on MacKinnon Parade and some related to vehicles parking on the Park Lands) – (15).
- 7.3.4. Building needing to look better than existing (11).
- 7.3.5. Give preference to locals (access) (10).
- 7.3.6. Height of the building (9).
- 7.3.7. Building should be located closer to Bundeys Road (9).
8. On 28 November 2017, Council resolved:
- 'That Council:*
1. *Receives the findings of the community engagement for a new sports building in Bundeys Paddock/Tidlangga as detailed in Attachment A to Item 12.9 of the Agenda for the meeting of the Council held on 28 November 2017.*
  2. *Approves Option 2, involving the removal of the existing change rooms and maintenance shed and establishing a minimum sized fit for purpose local community club sports facility with a maximum footprint of 375sqm including the provision of a small community space of 75sqm and public toilets to service the adjacent community activity hub.*
  3. *Notes that in response to concerns raised in the community engagement:*
    - 3.1. *Prince Alfred Old Collegians Association has committed to developing a management plan (including a cleaning and maintenance schedule, communication policy and community use booking process) and has also committed to developing a code of conduct governing its members;*
    - 3.2. *a detailed building concept with its footprint beginning at the site of the current clubrooms, a draft lease agreement with Prince Alfred College and information on minor landscape and access improvements will be tabled with the Authority and Council for the purposes of seeking advice and approval to undertake community engagement on the draft lease agreement.*
  4. *Notes that as part of considering landscape and access improvements, Administration give priority to:*
    - 4.1. *disabled access parking on street to support use of the playspace and viewing sport on the oval;*
    - 4.2. *providing on street loading/unloading zones in close proximity to the change rooms;*
    - 4.3. *a formal access point to service the public toilets; and*
    - 4.4. *landscape treatments to deter unauthorised vehicles entering the Park.*
  5. *Notes that in addition to the minor landscape and access improvements proposed, a separate report will be tabled with the Adelaide Park Lands Authority and Council in relation to increasing car parking opportunities on the northern side of Bundeys Road.*
  6. *Asks the Administration to work with PAC to encourage greater use of the new facility by women's and children's sport.'*
9. In response, PAC developed a building concept that was tabled with the Adelaide Park Lands Authority (APLA) on 6 August 2020 (see **Attachment B**). The building concept was at odds with the previous APLA advice and Council Decision in relation to footprint and location.
10. The concept had a building footprint of 410sqm compared with 375sqm approved. This came about through focusing on the net floor area (370sqm proposed) rather than the gross building footprint. The recently adopted Adelaide Park Lands Building Design Guideline defines the calculation of building footprint as 'the area of a building measured to the outside wall line, not including hardstand areas'.
11. The concept had the building starting approximately 15m from the northern edge of the current clubrooms (approximately 40m from the street edge) compared with approval for it beginning at the site of the current clubrooms.
12. On 6 August 2020, APLA determined *'that the matter be deferred for further investigations relating to the siting of the building including but not limited to costs and implications on the relocation of water infrastructure, impacts on tree removals, noise and CPTED'*. The acronym CPTED stands for crime prevention through environmental design.



### Site Investigations

13. For the purpose of conducting building siting investigations, we made the assumption that a new building beginning on the location of the current building would have the same footprint and orientation as PAC's concept.
14. The following table is a summary of the findings of our investigations, with more detail of the key elements provided at Link 2 view [here](#).

Topic	Current Building Location (Approved by Council)	PAC Proposed Location
Cost to relocate SA Water pipe	SA Water has indicated that the cost to relocate the water pipe would be approximately \$29,000.	No cost
Cost to hire temporary change rooms and amenities	Assuming it would take nine months to complete construction, then the costs to hire temporary facilities would be approximately \$82,000. <ul style="list-style-type: none"> <li>Monthly hire fees – \$4,429 per month x 9 months = \$39,861</li> <li>Delivery, installation and removal fees – \$42,405</li> </ul>	No cost
Trees	Up to six Eucalyptus trees would require removal. Three of the trees are juvenile and three are semi-mature. None are classified as significant.	The CPTED audit identified a tree (Callitris) that would require removal. This tree is not significant.
Noise	The nearest noise sensitive receivers were residences between 1 and 57 MacKinnon Parade. Predicted noise levels were compliant with the relevant noise criteria (47dB between 7am and 10pm) and between one and two dB lower in this location (41dB – 42dB).  Acoustic modelling was based on a maximum of 44 persons being inside the building. There was no acoustic assessment of noise generated from outside the building as this would not change irrespective of the building location.	The nearest noise sensitive receivers were residences between 1 and 57 MacKinnon Parade. Predicted noise levels were compliant with the relevant noise criteria (47dB between 7am and 10pm) and between one and two dB higher in this location (42dB – 43dB).  Acoustic modelling was based on a maximum of 44 persons being inside the building. There was no acoustic assessment of noise generated from outside the building as this would not change irrespective of the building location.
CPTED	Good visual connection from the activity hub.  Good access/egress for people using the public amenities at night (from Bundeys Road side).  Passive surveillance from passing traffic on Bundeys Road would be moderately better.	Good visual connection from the activity hub, although a tree requires removal to enhance sight lines to public amenities.  Improved safety for children accessing the public amenities as they would be placed further from adjacent roads.  Passive surveillance from residents living along MacKinnon Parade would be moderately better. Potential for increased vandalism at night – risk could be mitigated through appropriate lighting on the building.  Potential risk to users of public amenities at night – risk could be mitigated through lighting of new path.  Increased likelihood of vehicles entering the park – risk could be mitigated through landscape treatments.

Topic	Current Building Location (Approved by Council)	PAC Proposed Location
Functionality	<p>The primary purpose of the proposed building is to support use of the oval in Park 9. In this location spectator benefits would be negligible with a likely outcome of people standing between the oval and the building. The requirement for game day infrastructure would remain the same.</p> <p>The external covered areas would offer respite for everyone using the park, particularly during extreme weather events.</p> <p>Public amenities would be perceived as more accessible to people passing by on Bundeys Road and utilising adjacent parks.</p> <p>Due to the lineal building design extending into the park, servicing of the building including the public amenities would require maintenance vehicle access.</p>	<p>The primary purpose of the proposed building is to support use of the oval in Park 9. The building would be optimally located to service the oval and enable spectators sheltered viewing, whilst retaining a visual and physical connection between the oval and activity hub. The distance to move game day infrastructure would be reduced (ie goal post pads, home and away team shelters) and there would be less requirements for spectator facilities (ie marquees). Public amenities would be centrally located to the oval and activity hub.</p> <p>The external covered areas would offer respite for everyone using the park, particularly during extreme weather events.</p> <p>Servicing of the building including the public amenities would require maintenance vehicle access.</p>
Visual Amenity and Open Space	<p>The greatest visual impact would be experienced by people using the oval, Park Lands Trail and adjacent Mann Road (to the east).</p> <p>The visual impact of the building for residents living along MacKinnon Parade would be negligible.</p> <p>The open space to the north of the existing building would be partially retained.</p>	<p>The greatest visual impact would be experienced by people using the oval, Park Lands Trail and adjacent Mann Road (to the east). There maybe some visual impact for residents living at the east end of MacKinnon Parade.</p> <p>The building set back would slightly reduce the visual impact for people travelling along Bundeys Road.</p> <p>The building set back and associated landscaping would impact on the 'open space' to the north of the existing building.</p>

### **Advice of the Adelaide Park Lands Authority**

15. On 10 November 2020, the Adelaide Park Lands Authority (APLA) reconsidered this matter. APLA was supportive of the building location and footprint proposed by PAC. APLA proposed an amendment to the draft Lease Agreement, extending the permitted use of ancillary activities to two hours (from one hour) after the conclusion of a sporting event and requested that 'daylight hours' be defined in relation to hiring the building.
16. APLA resolved to provide the following advice to Council:
 

*'That the Adelaide Park Lands Authority:*

  1. *Notes the 2015 building concept for Bunday's Paddock/Tidlangga (Park 9) that was supported by the Board and Council for the purpose of community consultation as shown in Attachment A to Item 8.1 on the Agenda for the meeting of the Board of the Adelaide Park Lands Authority held on 5 November 2020.*
  2. *Supports the building concept for Bunday's Paddock/Tidlangga (Park 9) as shown in Attachment B to Item 8.1 on the Agenda for the meeting of the Board of the Adelaide Park Lands Authority held on 5 November 2020 for the purpose of community consultation for a four week period, subject to the building concept incorporating the following amendments:*
    - 2.1. *A building footprint, as defined by the Adelaide Park Lands Building Design Guideline, that does not exceed 410sqm.*
    - 2.2. *A floor plan with changerooms and player amenities that meet the minimum requirements for a local facility as per the AFL Preferred Facility Guidelines and three unisex public toilets including an accessible toilet.*

- 2.3. *The proposed removal of the Callitris tree adjacent the public toilets.*
- 2.4. *Lighting along the permeable entry path between Bundeys Road and the public amenities.*
- 2.5. *A series of treatments including consideration of extending the proposed swales, tree plantings and provision of urban elements (bollards and light poles) to ensure service/maintenance vehicles are contained to the permeable entry path.*
3. *Supports the draft Lease Agreement as shown in Attachment C to Item 8.1 on the Agenda for the meeting of the Board of the Adelaide Park Lands Authority held on 5 November 2020, with the time limit in Item 5 and Item 9 of the Schedule to the lease extended to two hours, being released for statutory consultation for a four-week period.*
4. *Supports the revision of the Adelaide Park Lands Community Land Management Plan for Bunday's Paddock/Tidlangga (Park 9) as per Attachment E to Item 8.1 on the Agenda for the meeting of the Board of the Adelaide Park Lands Authority held on 5 November 2020, being released for statutory consultation for a four week period.*
5. *Notes the 'Prince Alfred College Park 9 Management Plan' as per Attachment D to Item 8.1 on the Agenda for the meeting of the Board of the Adelaide Park Lands Authority held on 5 November 2020 and advises that the Plan specifically identify residents living on MacKinnon Parade between Mann Terrace and Jerningham Street as being provided in their letterbox with:*
  - 5.1. *An annual calendar of football matches scheduled in Bunday's Paddock/Tidlangga (Park 9) 14 days prior to the scheduling of the first match of the season.*
  - 5.2. *Notification of an event or activity that is likely to attract greater than 250 people (including participants) in Bunday's Paddock/Tidlangga (Park 9) 14 days prior to the event or activity.'*
17. A timeline of the advice and decisions to date in relation to this matter is shown at **Attachment A**.

### **PAC Building Proposal**

18. The Adelaide Park Lands Management Strategy (APLMS) identifies the following relevant actions in relation to buildings:
  - 18.1. Ensure buildings are fit for purpose and support multiple Park Lands activities.
  - 18.2. Enhance visitor experience at activity hubs.
  - 18.3. Achieve least possible footprint and floor area whilst ensuring facilities are fit for purpose.
19. The estimated cost of the PAC concept is currently \$2,300,000 and includes removal and remediation of the two existing buildings.
20. PAC has indicated that they will not consider an alternative location for the building that they have designed, as it incorporates a social space to enable viewing of the oval from this space and the undercover areas. They believe this design will not be functional if located on the footprint of the existing building and does not warrant the level of investment required to construct this building design. PAC has provided further explanation and supporting documentation at Link 3 view [here](#).



Existing Maintenance Shed



Existing Changerooms with Public Amenities at the rear

21. We have reviewed the building concept against the Adelaide Park Lands Building Design Guideline. The following is a summary of our review:
  - 21.1. This concept addresses each of the Guiding Principles of the Guideline. The lessee has considered the siting and appearance of this building not only from the immediately adjacent Park Land spaces, but also from wider views, namely MacKinnon Parade and Hackney Road.
  - 21.2. The siting of the building proposed by PAC connects logically with other park facilities, namely the sports field and adjacent activity hub. The public amenities are located away from the road edge to service park users and the setback ensures the building is less visually dominant from Bundeys Road.

This is consistent with the Building Design Guideline, which recommends that buildings be set back from street edges to reinforce the green edge of the Park Lands.

- 21.3. The material palette will age and weather gracefully, remaining appropriate for a building within the Park Lands.
- 21.4. The long sweeping roof line will provide appropriate shading and weather protection for the building, whilst also providing ample covered space for spectators. The orientation of the building along with the location of the extended roofline optimises views to the playing field.
- 21.5. The design considers sun angles and cross flow ventilation to critical areas such as the changerooms, reducing its reliance on mechanical heating and cooling. Rainwater catchment and ground water replenishment are also considered.
- 21.6. The design provides appropriate facilities for the concealed storage of waste.
- 21.7. The design provides for universal access.
- 21.8. The design provides for one accessible and three unisex toilets. We regard this as excessive for a relatively small activity hub with a single sports field and recommend three toilets including the accessible toilet.
- 21.9. The proposed building floor area of 370sqm results in a total building footprint of 410sqm. The proposed floor plan includes elements that are optional according to the AFL Preferred Facility Guidelines, whilst critical elements such as player amenities are proposed to be undersized.
- 21.10. Noting the Council Decision to restrict the area of the community/social space to less than the AFL recommended area (75sqm compared with 100sqm), we believe the Council approved building footprint of 375sqm can be achieved while ensuring the building meets the remainder of the AFL guidelines for a local community facility and is fit for purpose in the context of servicing a single oval. A comparison of the proposed and recommended building floor area is shown at Link 4 view [here](#).

### **Access**

22. As part of the 2017/18 infrastructure works program, Council delivered over \$300,000 in visual improvements to Bundeys Road through landscaping the central median and verges. No design changes to Bundeys Road have been formally considered since.
23. In May 2018, two accessible parking spaces were installed on the north-west edge of Park 9.
24. The scope of works by PAC include permeable paths to match in with existing paths and connect the new public amenities to the adjacent activity hub and Bundeys Road. The new path from Bundeys Road is designed to accommodate Council vehicles needed for cleaning the public amenities.
25. Currently, a City of Adelaide permit zone is provided on Bundeys Road east of the pedestrian refuge to facilitate cleaning of the existing public amenities. The proposed alignment of the new path will require this permit zone to be removed and for modifications to be undertaken to the kerb and foot path. A loading/unloading space to the east of the new path (and the permit zone) on Bundeys Road is proposed to reduce requirements for non-essential vehicles to enter the park, such as club members dropping off supplies or equipment. If implemented, this would result in the loss of one existing on-street car park.
26. No off-street parking is planned for with a removable bollard and swales proposed to control vehicle access and movement.
27. It's recommended that a series of treatments are considered, including extending the swales, planting trees and installing urban elements (bollards and light poles) to ensure vehicles are contained to the permeable path.

### **Draft Lease Agreement**

28. As per the Council Decision of 13 October 2015, we have developed a draft Lease Agreement for Park 9 with a lease/licence term of up to a maximum of 21 years with no further rights of renewal (**Attachment C**).
29. Council's standard Institutional Park Land Lease Agreement (with attached licensed areas) was used to determine the basic terms and conditions associated with this leasing arrangement together with a few bespoke arrangements and special conditions as detailed in the First Schedule of the Lease; in particular:
  - 29.1. Redevelopment Clause (C.17)  
This clause allows Council to terminate the lease as a result of any Council approved redevelopment or to conduct a Council project. However, if the termination occurs within the first ten years of the term, then PAC can seek compensation from Council.

29.2. ITEM 11: Special Condition: 6.1

The new building is to be complete within the first 18 months of the 21 year lease agreement. If this is not achieved, then the 21 year lease will revert to a 5 year lease agreement – subject to both parties acting reasonably to achieve this goal.

29.3. ITEM 11: Special Condition 8

In reference to the Council Decision on 28 November 2017 (part 3.1), PAC has developed a management plan for the facilities that it manages in Park 9. Whilst a copy of the plan is not attached to the lease agreement itself, this special condition acknowledges that one exists and that any amendment to this plan requires the consent of Council. This special condition also reinforces the consistency of the Management Plan with the Permitted Use of the lease.

30. The PAC Management Plan is shown at **Attachment D**. This standalone document seeks to:
- 30.1. identify legal entities associated with the new facility (Council, PAC and external hirers).
- 30.2. document a process for venue hire and reinforce the Permitted Use conditions of the lease agreement.
- 30.3. address PAC's Code of Conduct, Liquor Licensing conditions, and no-smoking regulations.
31. The Plan stipulates that PAC advise residents of large sporting events/activities no less than 14 days prior to the event. It's recommended that the Plan specifically identify residents living on MacKinnon Parade between Mann Terrace and Jerningham Street as being provided in their letterbox with:
- 31.1. An annual calendar of football matches scheduled in Bunday's Paddock/Tidlangga (Park 9) 14 days prior to the scheduling of the first match of the season.
- 31.2. Notification of an event or activity that is likely to attract greater than 250 people (including participants) in Bunday's Paddock/Tidlangga (Park 9) 14 days prior to the event or activity.
32. Following comments made at the APLA meeting on 10 November 2020, we have made the following amendments to the draft Lease Agreement.

Lease Topic	Amendment made to the draft Lease Agreement
10.4 Subletting and hiring out	Distinction made between subletting (ongoing) and hiring out (casual, one-off) with hiring out only permitted between the hours of 8.00am and 6.00pm.
Item 5 and Item 9 (of the First Schedule) Permitted Use of Leased and Licensed Areas	Amended timing of post-match activities...with functions or events limited to sports related functions or events during and for a period not exceeding two (2) hours immediately following a sporting event and concluding no later than the times stated in ITEM 7'.

### **Revised Community Land Management Plan**

33. The Adelaide Park Lands Community Land Management Plan (CLMP) consists of several chapters with the first chapter covering general provisions applicable across the Park Lands. This report proposes a revised chapter for Park 9 as shown at **Attachment E**, to ensure consistency with the current Adelaide Park Lands Management Strategy (APLMS).
34. The main differences between the current CLMP for Park 9 and the revised CLMP (this report) are detailed below:

Current CLMP for Park 9	Revised CLMP for Park 9
Includes Bulrush Park/Warnpangga (Park 10) and Mistletoe Park/Tainmuntilla (Park 11)	This CLMP is for Park 9 only
Format consistent with previous CLMP chapters	Format consistent with new CLMP chapters
Kaurna significance and naming recognised	Updated Kaurna statement and additional Kaurna context
In addition to the sporting licensed area, the CLMP recognises a tennis court, 3 on 3 basketball court and petanque piste in Park 9	This CLMP reflects the physical changes that have occurred to Park 9, namely the growth of the activity hub with improved informal recreation opportunities and landscape features (consistent with the APLMS)

General statement about the rationalisation of buildings and upgrade of regional sporting areas	Calls out the replacement of the existing buildings with a new fit for purpose clubroom facility (consistent with the APLMS)
General statement about managing car parking availability on MacKinnon Parade to ensure availability for users of park facilities	Calls out that no parking will be provided on Park 9 and parking is to be managed on surrounding streets to ensure availability for park users

### **Next Steps**

35. Subject to the approval of Council, we will ask PAC to modify the building concept to reflect the recommendations contained in this report.
36. Subject to Council approval and consultation with the Minister, we will undertake community and stakeholder consultation on the revised CLMP chapter for Park 9 along with the draft Lease Agreement between the City of Adelaide and PAC and the updated building concept. Given the level of detail being consulted on, it's recommended that consultation be conducted for a period of four weeks.
37. Following conclusion of this consultation, the findings will be tabled for consideration by the Adelaide Park Lands Authority and Council.

---

## DATA AND SUPPORTING INFORMATION

**Link A** – November to December 2015 Community Engagement Summary

**Link B** – Building siting investigations

**Link C** – PAC additional information and supporting documentation

**Link D** – Building floor area comparison

---

## ATTACHMENTS

**Attachment A** – Timeline and 2015 PAC Sports Building Concept

**Attachment B** – Bunday's Paddock/Tidlangga (Park 9) Sports Building Concept - 2020

**Attachment C** – Draft Lease Agreement for Bunday's Paddock/Tidlangga (Park 9)

**Attachment D** – Prince Alfred College Park 9 Management Plan

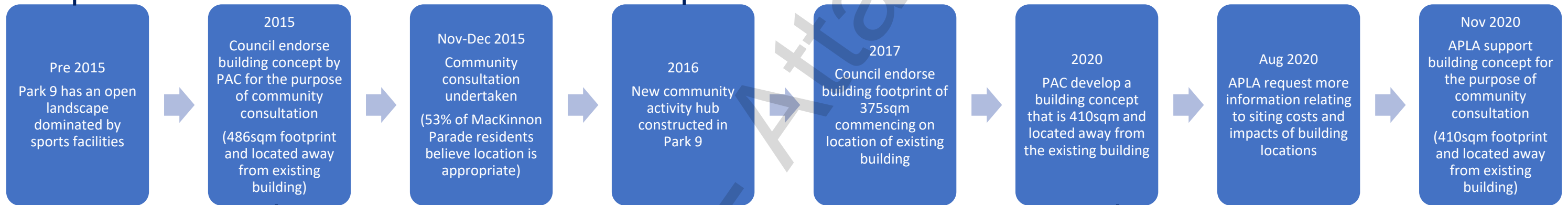
**Attachment E** – Draft CLMP Chapter Bunday's Paddock/Tidlangga (Park 9)

---

- END OF REPORT -



### Bundey's Paddock/Tidlangga (Park 9)









Location Comparison of 2015 Concept to 2020 PAC Concept

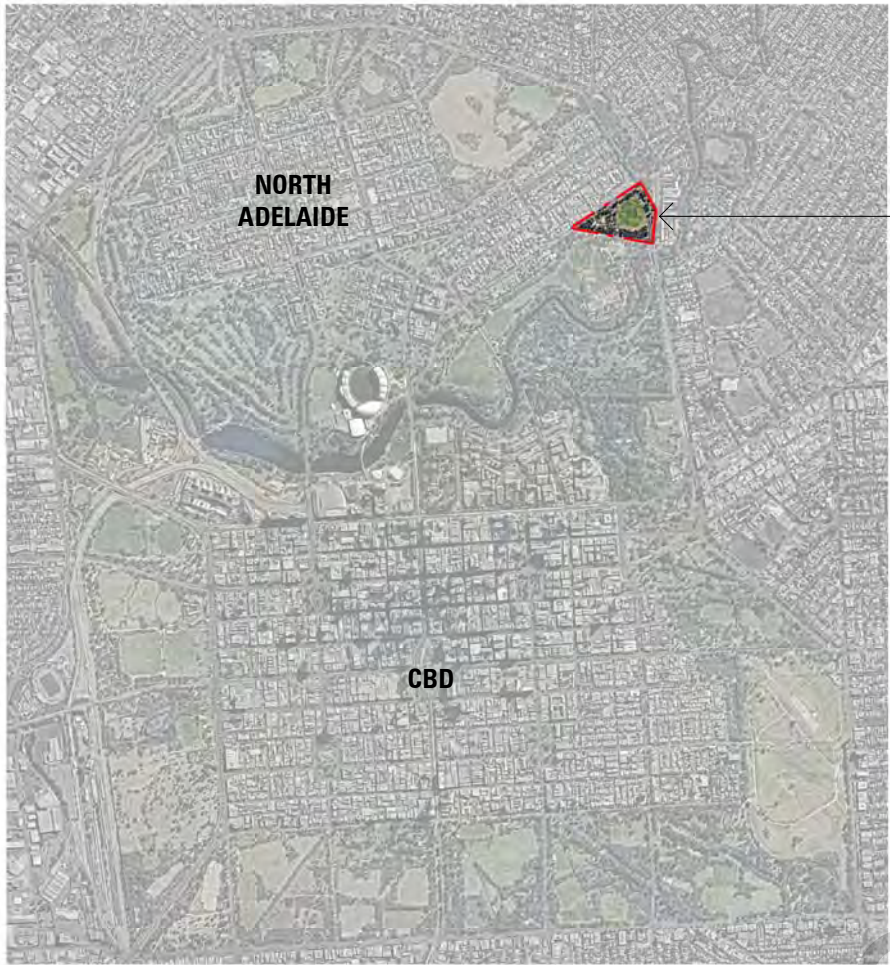


Item 10.3 -



# PRINCE ALFRED COLLEGE PARK 9 / TIDLANGGA SPORTS HUB

BUNDEYS ROAD - NORTH ADELAIDE



PARK 9 / TIDLANGGA /  
BUNDEYS PADDOCK

LOCATION PLAN







EXISTING BUILDING FOOTPRINT	
EXISTING GROUNDS SHED	120 m <sup>2</sup>
EXISTING CLUBROOM	195 m <sup>2</sup>





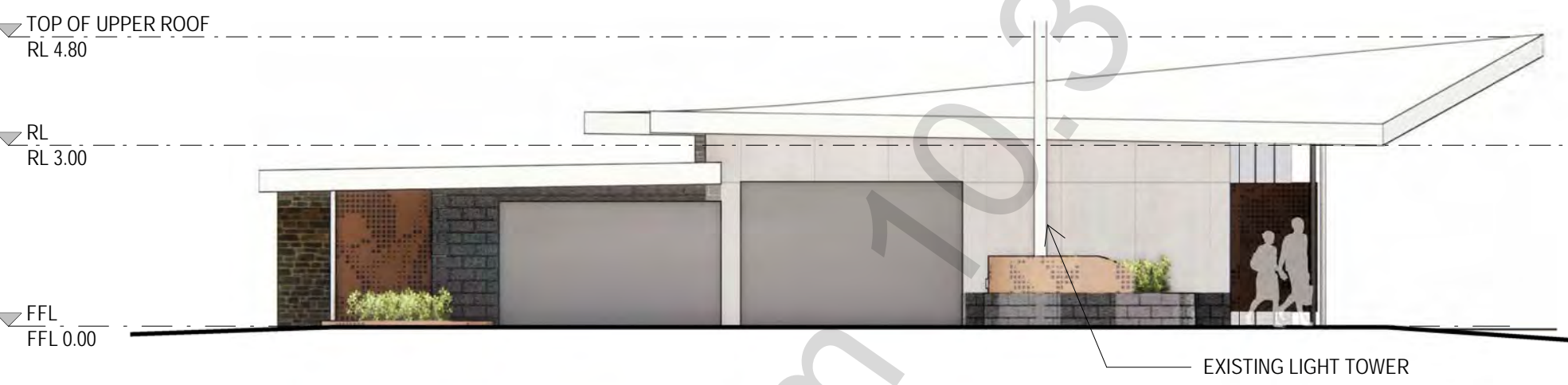




Item 10.3 - Attachment B

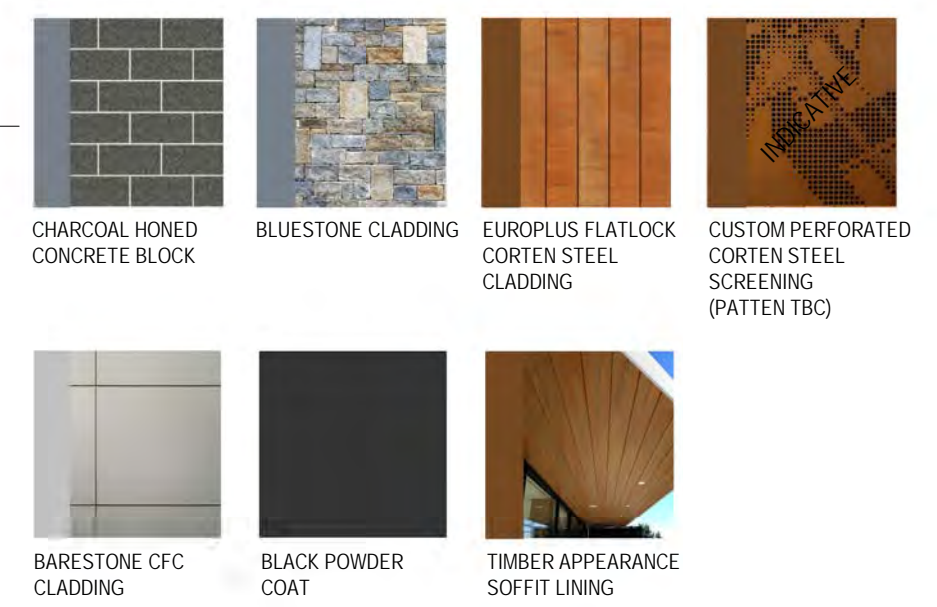


**NORTHERN ELEVATION**



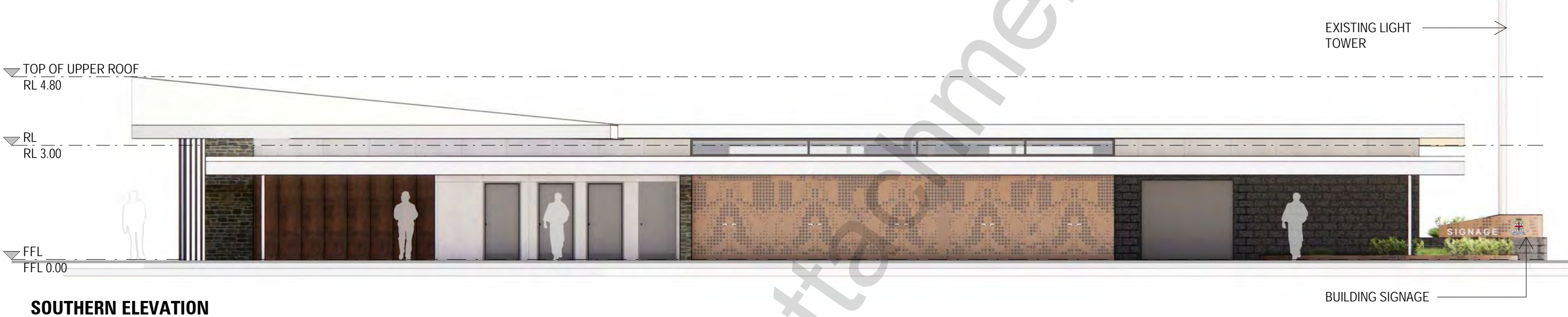
**EASTERN ELEVATION**

**EXTERNAL MATERIALS**





Item 103 - Attachment B

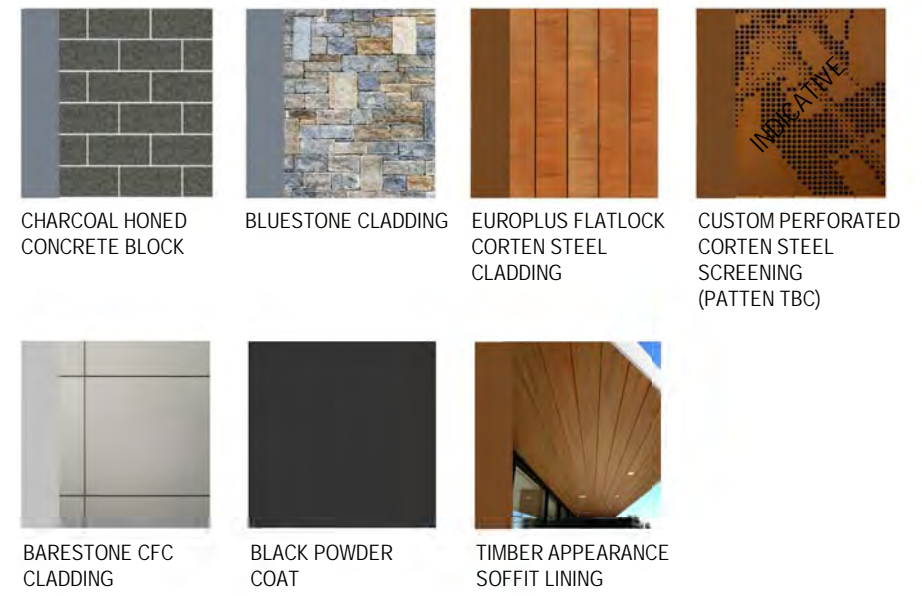


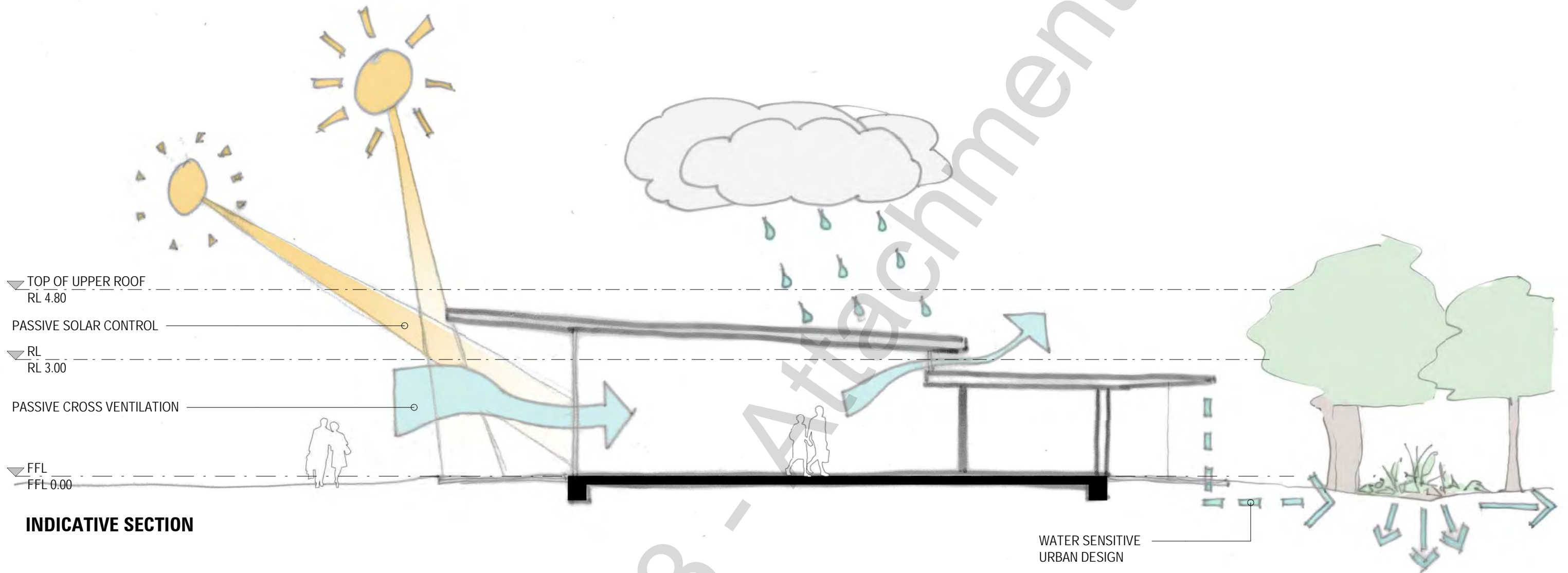
**SOUTHERN ELEVATION**



**WESTERN ELEVATION**

**EXTERNAL MATERIALS**





**INDICATIVE SECTION**



**PASSIVE SOLAR CONTROL**

- Optimisation of daylight in internal spaces
- Seasonal solar control integrated in roof form
- Upper level daylighting to changeroom



**PASSIVE THERMAL CONTROL AND VENTILATION**

- Cross ventilation for passive thermal comfort
- Natural ventilation to changerooms



**INTEGRATED LANDSCAPING**

- Planting of native vegetation
- Integrated landscaping screens and surfaces
- Minimal impact on existing vegetation



**WATER SENSITIVE URBAN DESIGN**

- Water capture & passive landscape filtration
- Collection & return to groundwater
- Utilise existing GAP water within building



**ALTERNATE TRANSPORT FACILITIES**

- Public bike parking
- Accessible pathways
- Wayfinding

**ENVIRONMENTAL SUSTAINABILITY PRINCIPLES**

All icons sourced from www.flaticon.com

























# Demolition Plan





# Vision + Principles



## Environmentally Friendly

- Value and follow the 6 principles of the Adelaide Parklands Building Design Guidelines.
- WSUD strategies and use of local indigenous plants.



## Accessible & Inclusive

- An inclusive space where everyone feels welcome.
- An accessible environment that is comfortable for spectators of all ages and walks of life.



## Landscape Integration

- Use robust, smart paving materials that define outdoor areas and enhance connection to the indoor treatments and finishes.
- Site character that correlates with the recently upgraded Tidlangga Playspace as one.

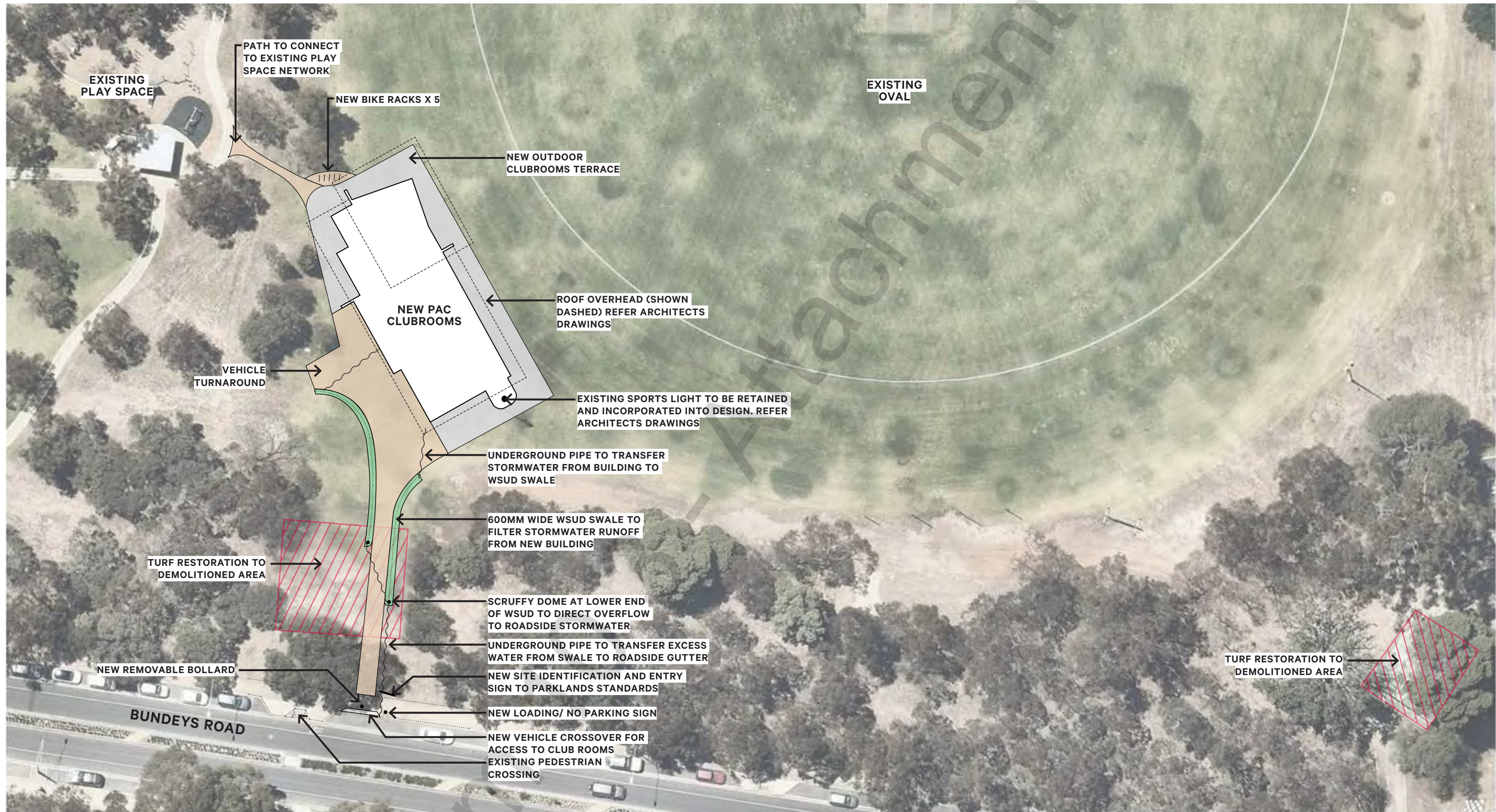


## Identity + Culture

- Plan and design to protect and enhance the iconic layout of the Park Lands, through preserving and enhancing views and vistas, green park edges and significant landscape features.



# Landscape Plan





# Planting + Elements



1. Lightly Washed Insitu Concrete 'Barossa Moonscape'
2. Compacted Granulitic with concrete edge
3. Stainless Steel Bike Racks
4. Infill native trees (within Adelaide Parklands Guidelines)
5. Swale Indigenous planting
6. WSUD + Stormwater retention strategies - Scruffy Dome

**SPECIES:**

Botanical Name	Common Name
<i>Ficinia nodosa</i>	Knobby Club-rush
<i>Cyperus vaginatus</i>	Flat-sedge
<i>Austrodanthonia caespitosa</i>	Wallaby Grass
<i>Poa poiformis</i>	Coast Tussock Grass
<i>Cymbopogon ambiguus</i>	Lemon Grass
<i>Dianella revoluta</i>	Black-anther Flax Lily
<i>Lomandra multiflora ssp. dura</i>	Hard Mat-rush



Draft Institutional  
lease agreement  
(with attached licence area)



## PARK LANDS LEASE AGREEMENT

### IMPORTANT NOTICE

*Retail and Commercial Leases (SA) 1995 ("Act")*

This Lease is exempt from the application of the Act pursuant to an exemption granted under section 77(1) of the Act by the Minister for Business Services and Consumer on 28 December 2011.

# PARK LANDS LEASE AGREEMENT

**THIS PARK LANDS LEASE AGREEMENT** is made the            day of            2020

**BETWEEN:** **THE CORPORATION OF THE CITY OF ADELAIDE** of Town Hall, King William Street, Adelaide SA 5000 (**Council**)

**AND:** **PRINCE ALFRED COLLEGE** of 23 Dequetteville terrace, KENT TOWN SA 5067 (**Lessee**)

## BACKGROUND

- A. The Council has the care, control and management of the Park Lands.
- B. The Lessee has requested a lease to use the Leased Area for the Permitted Use.
- C. The Council has resolved to grant the Lessee a lease of the Leased Area and (if necessary) undertaken public consultation and/or been granted Parliamentary approval in accordance with the *Local Government Act 1999* and the *Adelaide Park Lands Act 2005*.
- D. The Council and Lessee wish to record the terms of their agreement in this Lease.

**AND THE PARTIES AGREE** as follows:

## 1. DEFINED TERMS AND INTERPRETATION

### 1.1 Defined terms

In this Lease:

**Agreed Consideration** means the Rent and all other consideration (money or otherwise) for any supply or use of the Leased Area and any goods, services or other things provided by the Council under this Lease (other than tax payable under clause 16).

**APLA** means the Adelaide Park Lands Authority established under the Park Lands Act.

**Business Day** means a day which is not a Saturday, Sunday or public holiday in Adelaide.

**Claims** includes any action, proceeding, right, claim or demand whether present or future, certain or contingent, due or may become due, known or unknown and including all costs and expenses (including legal expenses).

**Commencement Date** means the commencement date described in Item 2.

**Concept Plans** means those plans attached at Annexure B (as may be varied in accordance with Clause 8.3.3 of this Lease).

**Contamination** means the presence in, on or under land, air or water of a substance (solid, liquid or gel) or matter at a concentration or level above the concentration or level at which the substance or matter is normally present in, on or under land, air or water in the same locality being a presence that presents a risk of harm to human health or the Environment, or results in a non-compliance with or breach of any Environmental Law (and **contaminant**, **contaminated** and **contaminate** have a corresponding meaning).

**Council** means the party described as "Council" in this Lease and where the context permits includes the employees, contractors, agents and other invitees of the Council.

**Council's Equipment** means any fixtures and fittings, plant, equipment, Services, chattels and other goods installed or situated in or on the Lease Area by the Council and made available for use by the Lessee.

**Default Rate** means ten per centum (10%).

**Development Approvals** means all consents, authorisations and approvals required by law to be obtained for the execution of the Proposed Redevelopment, including all necessary consents and approvals under the provisions of the *Development Act 1993*.

**Dispute** means a dispute between the Council and the Lessee in relation to this Lease.

**Environment** includes:

- land, air and water;
- any organic or inorganic matter and any living organism; and
- human made or modified structures and areas.

**Environmental Law** means any Statutory Requirement that deals with an aspect of the Environment or health whether made before or after the Commencement Date.

**External Public Toilet** means that portion of the Park Lands described in Item 11 Special Condition 3.

**GST** has the same meaning as given to that term in the GST Legislation.

**GST Legislation** means the *A New Tax System (Goods and Services Tax) Act 1999* (Cth) and any ancillary or similar legislation.

**GST Rate** means 10% or such other percentage equal to the rate of GST imposed from time to time under the GST Legislation.

**Improvements** means all built form and improvements (including the exterior and interior of all buildings) and all other conveniences, Services, amenities and appurtenances of, in or to the Improvements which are made to the Leased Area.

**Insolvency Event** means (in the case of a Lessee being a company or association):

- a meeting of the directors or members of the Lessee is convened to pass a resolution that an administrator of the Lessee be appointed or that the Lessee be wound up voluntarily;

- any person appoints an administrator of the Lessee;
- an application is made to any court to wind up the Lessee;
- an application is made pursuant to Section 411 of the Corporations Act 2001;
- a Controller, Managing Controller, Receiver or Receiver and Manager is appointed to the Lessee or in respect of any property of the Lessee; or
- the Lessee is deregistered or dissolved.

**Institute** means the South Australian Division of the Australian Property Institute (or its successor or equivalent).

**Leased Area** means that portion of the Park Lands described in Item 1 including the Council's Equipment (if any) and all Services.

**Legislation** includes any relevant Statute or Act of Parliament (whether State or Federal) and any regulation or by-law including by-laws issued by any Statutory Authority.

**Lessee** means the party described as "Lessee" in this Lease and where the context permits includes the employees, contractors, agents, customers and other invitees of the Lessee.

**Lessee's Equipment** means any and all fittings and other equipment installed on, brought on to or kept on the Leased Area by the Lessee (with or without the consent of the Council).

**License Area** has that meaning given to it in clause 19.16.

**Loss** means any loss, damage, death or injury.

**Park Lands** means the Adelaide Park Lands as defined in the Park Lands Act.

**Park Lands Act** means the *Adelaide Park Lands Act (SA) 2005*.

**Payment Date** means the Commencement Date and then the first day of each month during the Term.

**Permitted Use** means the use described in Item 5.

**Plan** means the plan comprising Annexure A.

**Proposed Redevelopment** means the redevelopment works to be undertaken to the Park Lands (as approved by Council acting as landlord) by the Lessee in accordance with the Concept Plans as seen in Appendix B (subject to clause 8.3 of this Lease).

**Rent** means the rent described in Item 3 (as reviewed from time to time).

**Resolving Body** means 'the Resolution Institute' or if that body no longer exists an equivalent Australasian organisation formed to promote dispute resolution.

**Review Date** means each date in Item 4.

**Review Method** means the relevant method of rent review in Item 4 for any Review Date.

**Services** means all services (including gas, electricity, water, sewerage, fire control systems, air-conditioning, plumbing and telephone and all plant, equipment, pipes, wires and cables in connection with them as applicable) to or of the Leased Area supplied by any authority, the Council or any other person the Council authorises.

**Special Conditions** means any special conditions (if any) in Item 11.

**Statutory Authorities** means any government or semi government authorities (including the Council in its separate capacity as local government authority) or authorities created by or under Legislation.

**Statutory Requirements** means all relevant and applicable Legislation and all lawful conditions, requirements, policies, notices, plans and directives issued or applicable under any such Legislation or by any Statutory Authorities (including any requirement of Council in its separate capacity as a Statutory Authority).

**Term** means the term described in Item 2 and any period during which the Lessee holds over or remains in occupation of the Leased Area.

**Valuer** means a qualified valuer appointed to make a determination under this Lease:

- who will be appointed as agreed by the Council and the Lessee or, failing agreement the person holding or acting in the position of President of the Institute;
- who must have practised as a valuer with a minimum of five (5) years relevant experience; and
- who must act as an expert and not as an arbitrator.

**Yearly Amounts** means the aggregate of the Rent and any other moneys payable by the Lessee during the Term.

## 1.2 Interpretation

Unless the contrary intention appears:

- 1.2.1 headings are for convenience only and do not affect interpretation;
- 1.2.2 the singular includes the plural and vice-versa;
- 1.2.3 a reference to an individual or person include a corporation, partnership, joint venture, authority, trust, state or government and vice versa;
- 1.2.4 a reference to any party in this Lease, or any other document or arrangement referred to in this Lease, includes that party's executors, administrators, substitutes, successors and assigns;
- 1.2.5 a reference to any document (including this Lease) is to that document as varied, novated, ratified or replaced from time to time;
- 1.2.6 a reference to any Legislation includes any statutory modification, re-enactment or any Legislation substituted for it, and all by-laws, regulations and rules issued under it;
- 1.2.7 a reference in this Lease to the Council's approval or consent, is to the Council's prior written approval or consent which may be granted or withheld in the absolute discretion of the Council; and

- 1.2.8 “including” and similar expressions are not and must not be treated as words of limitation.

## 2. GRANT OF LEASE

The Council grants and the Lessee accepts a lease of the Leased Area for the Term on the terms and conditions set out in this Lease.

## 3. RENT

### 3.1 Payment of rent

The Lessee must unless otherwise agreed pay the Rent by equal monthly instalments in advance on each Payment Date.

### 3.2 Instalment

If a rent instalment period is less than a month, the instalment for that period is calculated at a daily rate based on the number of days in the month in which that period begins and the monthly instalment which would have been payable for a full month.

## 4. RENT REVIEWS

### 4.1 Fixed review

The Rent on and from each Fixed Review Date is calculated as follows:

$$R_2 = R_1 \times 1.04$$

Where:

$R_2$  is the Rent after the Review Date; and

$R_1$  is the Rent immediately before the Review Date (disregarding any abatements incentives or reductions).

### 4.2 Rent pending determination

4.2.1 The Rent may be reviewed at any time from a Review Date even if the review is instituted after that Review Date.

4.2.2 If the Rent to apply on and from a Review Date has not been agreed on or determined by that Review Date, the Lessee must continue to pay Rent until the Rent is determined.

### 4.3 Adjustment once rent determined

Once the Rent to apply on and from a Review Date is determined, the Lessee will pay any shortfall and the Council will allow any adjustment for overpayment at the next Payment Date.

## 5. UTILITIES AND RATES

### 5.1 Utilities and Services

The Lessee will pay when due all costs for the use of telephone, light and other facilities and the consumption of electricity, gas, oil, water and any and all other Services and utilities supplied to or used from the Leased Area.

## 5.2 No separate meter

If there is no separate meter for recording or measuring the Services and utilities supplied to or used from the Leased Area, then the Lessee must, if required by the Council, install the necessary meters at the Lessee's cost.

## 5.3 Rates and other taxes

The Lessee must pay or reimburse the Council for all rates, taxes, levies or other charges (including any Council rates assessed by Council as a Statutory Authority) arising from the grant of the Lease or otherwise assessed or charged in relation to:

5.3.1 the Leased Area; or

5.3.2 the Lessee's use or occupation of the Leased Area.

## 6. USE OF LEASED AREA

### 6.1 Permitted Use

The Lessee must use the Leased Area only for the Permitted Use and not use or allow the Leased Area to be used for any other use including functions or events.

### 6.2 Park Lands

The Lessee must comply with the approved management plans, guidelines and strategies (from time to time) of the Council and APLA with respect to the use and occupation of the Leased Area (being part of the Park Lands).

### 6.3 Offensive activities

The Lessee must:

6.3.1 not carry on any offensive or dangerous activities on or from the Leased Area or create a nuisance or disturbance either:

6.3.1.1 for the Council; or

6.3.1.2 for the owners or occupiers of any adjoining property,

including, but not limited to live entertainment, DJ's or amplified music or speech out of or from the Leased Area; and

6.3.2 ensure at all times that activities conducted on or from the Leased Area will not bring any discredit upon the Council.

### 6.4 Use of Services

The Lessee will:

6.4.1 ensure that the Services are used responsibly and in accordance with any reasonable directions that may be given by Council; and



6.4.2 be responsible to repair or correct any damage or malfunction which results from any misuse or abuse of the Services.

## 6.5 Statutory requirements

The Lessee must comply with all Statutory Requirements relating to the Lessee's use and occupation of the Leased Area.

## 6.6 No alcohol

The Lessee must not:

6.6.1 serve, sell or provide to persons; or

6.6.2 consume or allow persons to consume;

alcohol on or from the Leased Area without the Lessee obtaining:

6.6.3 the consent of Council (in its capacity as lessor under this Lease); and

6.6.4 all required consents from any Statutory Authorities.

## 6.7 Signs

The Lessee must not place any signs or advertisements in or on the Leased Area (including on the outside or inside (if they can be seen from outside) of any Building), except signs which:

6.7.1 are approved by the Council; and

6.7.2 comply with any relevant Statutory Requirements.

## 6.8 Dangerous or heavy equipment

6.8.1 The Lessee may only install or use equipment which is normally used in connection with the Permitted Use.

6.8.2 The Lessee must not without the consent of Council install or bring onto the Leased Area:

6.8.2.1 any electrical, gas powered or other equipment which may pose a danger, risk or hazard;

6.8.2.2 any dangerous chemicals or other dangerous substances; or

6.8.2.3 any heavy equipment or items which may damage the Leased Area.

## 6.9 Fire precautions

The Lessee must comply with:

6.9.1 all reasonable requirements of the Council with regard to fire safety systems and procedures; and

6.9.2 all Statutory Requirements relating to fire safety including undertaking at the Lessee's cost any structural modifications or other building works

which are required as a consequence of the Lessee's use or occupation of the Leased Area.

#### 6.10 Security

The Lessee must keep the Building securely locked at all times when the Leased Area is not occupied and must provide a key to the Building to the Council to be used in the case of an emergency.

#### 6.11 No vehicles

The Lessee must not or allow any other person to drive, ride or park any vehicle on or over any part of the Park Lands without the consent of Council.

#### 6.12 No warranty

The Council makes no warranty or representation regarding the suitability of the Leased Area (structural or otherwise) of the Services for the Permitted Use or any other purpose.

### 7. INSURANCE

#### 7.1 Lessee must insure

The Lessee must keep current during the Term:

- 7.1.1 public risk insurance for at least the amount in Item 6 for each claim;
- 7.1.2 insurance in respect of any Improvements including a policy in respect of breakage and damage to plate and other glass in the Leased Area;
- 7.1.3 all insurance in respect of the Lessee's Equipment for its full replacement value; and
- 7.1.4 other insurances required by any Statutory Requirement.

#### 7.2 Requirements for Lessee's policies

Each policy the Lessee takes out must:

- 7.2.1 be with a reputable insurer and on terms (including value of policy) approved by the Council;
- 7.2.2 be in the name of the Lessee and note the Council's interest; and
- 7.2.3 cover events occurring during the policy's currency regardless of when claims are made.

#### 7.3 Evidence of insurance

- 7.3.1 The Lessee must give the Council copies of certificates evidencing the currency of the policies the Lessee has taken out under this clause 7
- 7.3.2 During the Term the Lessee must:
  - 7.3.2.1 pay each premium before it is due for payment;

- 7.3.2.2 give the Council copies of certificates of currency each year when the policies are renewed and at other times the Council requests;
- 7.3.2.3 not allow any insurance policy to lapse or vary or cancel it without the Council's consent; and
- 7.3.2.4 notify the Council immediately if a policy is cancelled or if an event occurs which could prejudice or give rise to a claim under a policy.

#### 7.4 Additional premium and excess

- 7.4.1 The Lessee must not do anything which may:
  - 7.4.1.1 prejudice or render void or voidable any insurance of the Leased Area; or
  - 7.4.1.2 increase the premium for any insurance.
- 7.4.2 If the Lessee does anything (with or without the consent of Council) that increases the premium of any insurance of the Council the Lessee must on demand pay the amount of that increase to the Council.
- 7.4.3 The Lessee must pay all excess amounts paid or payable by the Council relating to any accident or claim caused or contributed to by the Lessee.

### 8. REPAIR, MAINTENANCE AND ALTERATIONS

#### 8.1 Maintenance and repair

- 8.1.1 The Lessee must at its costs:
  - 8.1.1.1 keep and maintain the Leased Area in good condition and repair and promptly rectify any damage to the Leased Area; and
  - 8.1.1.2 keep, maintain, repair, and replace any Improvements and the Lessee's Equipment in good repair and condition (including undertaking all structural and capital maintenance, repair and replacement) to ensure any Improvements and the Lessee's Equipment are kept to a standard reasonably required by the Council (fair wear and tear excepted); and
  - 8.1.1.3 undertake any upgrade to Services or improvement to the Leased Area required by the Lessee as a result of the Lessee's use or occupation of the Leased Area
- 8.1.2 Not less frequently than annually the Lessor and the Lessee must review any works for repairs or replacements of which either party is aware that are required for the next year.
- 8.1.3 Each party must inform the other in writing of any critical structural or capital maintenance, replacement and repair required in respect of the Leased Area as soon as practicable after it becomes aware of it.
- 8.1.4 The Lessee must when complying with the obligations under the Lease use all reasonable endeavours to carry out any repairs and maintenance in a timely manner and cause as little interruption as possible to the Council and other users of the Park Lands.

- 8.1.5 Any disputes in regard to the subject matter of this clause 8 may be referred by either party for determination under clause 21 of this Lease.
- 8.1.6 If the Council is required to carry out any works which are the responsibility of the Lessee under this clause 8.1 then:
- 8.1.6.1 the Council may after consultation with the Lessee (without any obligation to do so and without any liability to the Lessee in respect of such works) execute such works as if it were the Lessee; and
- 8.1.6.2 the Lessee shall be liable for all of Council's reasonable costs and expenses in executing such works.

## 8.2 Alterations by Lessee

- 8.2.1 The Lessee must not carry out any alterations or additions to the Leased Area without the consent of Council.
- 8.2.2 The Lessee must provide full details of any proposal to undertake any alterations, additions or other works (including an proposal to alter any Improvements) to the Council.
- 8.2.3 The Council may impose any reasonable conditions it considers necessary if it gives its approval, including requiring the Lessee to obtain the Council's consent to any agreements that the Lessee enters or proposes to enter into in relation to any alterations, additions or other works to the Leased Area.
- 8.2.4 The Lessee must carry out any approved alterations and additions:
- 8.2.4.1 in a proper and workmanlike manner;
- 8.2.4.2 in accordance with the conditions and approvals imposed by the Council (as lessor under this Lease); and
- 8.2.4.3 in accordance with all Statutory Requirements.
- 8.2.5 The Lessee will pay all of the Council's reasonable costs (including consultant's costs and legal costs) as a result of the Lessee's alterations and additions.
- 8.2.6 Unless otherwise agreed in writing, any alteration or addition made pursuant to this clause will be the property of the Lessee.

## 8.3 Proposed Redevelopment

- 8.3.1 Subject to clause 8.3.3, the Council consents to the Proposed Redevelopment being undertaken by the Lessee in accordance with this Lease (and this clause 8.3.1 shall be in satisfaction of clause 8.2 of this Lease).
- 8.3.2 The Proposed Redevelopment shall be undertaken by the Lessee (or caused to be undertaken) at its own cost and expense but subject to first obtaining all necessary Development Approvals:
- 8.3.2.1 in a good and workmanlike manner; and

- 8.3.2.2 substantially in accordance with the Concept Plans (subject to clause 8.3.3 below).
- 8.3.3 Without limiting any other provision of this Lease, the parties acknowledge and agree that:
- 8.3.3.1 the Lessee may in its absolute discretion add to, amend, vary, remove from or modify the Concept Plans (“Concept Plans Variation”) provided always that the Lessee shall not undertake (or cause to be undertaken) any works which are not specified or remove works which are specified in the Concept Plans in Annexure B of this Lease without first having obtained the Council’s consent; and
- 8.3.3.2 the Council will not unreasonably withhold consent to a Concept Plans Variation provided that any Concept Plans Variation is not a Material Variation; and
- 8.3.3.3 the Council will not be acting unreasonably if Council considers it necessary to undertake further public or community consultation regarding the Concept Plans Variation; and
- 8.3.3.4 all services, improvements, fixtures and fittings constructed on the Leased Area and/or Licence Area as part of the Proposed Redevelopment shall remain the property of the Lessee and will not form part of the Leased Area.
- 8.3.4 In this clause 8.3, “**Material Variation**” means a variation which would result in:
- 8.3.4.1 a material adverse change in the external appearance or style of the Proposed Redevelopment measured against the Concept Plans;
- 8.3.4.2 a material increase in the area of Park Lands to be occupied by the Proposed Redevelopment; or
- 8.3.4.3 a material alteration to any works Council would need to undertake to nearby Park Lands planned or scheduled to accommodate the Proposed Redevelopment.

#### 8.4 Pests

The Lessee must keep the Leased Area free of vermin, insects and other pests (including termites).

#### 8.5 Cleaning

The Lessee must:

- 8.5.1 keep the Leased Area and the surrounding areas clean and tidy and free from dirt, rubbish and graffiti; and
- 8.5.2 not cause any part of the surrounding Park Lands to be left untidy or in an unclean state or condition.



## 9. ENVIRONMENT

### 9.1 Environmental obligations

- 9.1.1 The Lessee must not do anything that causes Contamination or is likely to cause Contamination to the Leased Area or the Environment in contravention of any Environmental Law.
- 9.1.2 The Lessee must perform at its cost any environmental remediation works required as a result of a breach by the Lessee of this clause.

### 9.2 Indemnity

Without limiting clause 15, the Lessee indemnifies the Council against any Claims for any Loss as a result of or contributed to by any breach of an Environmental Law by the Lessee.

### 9.3 Termination

This clause 9 survives termination or the expiration of this Lease.

## 10. ASSIGNING, SUBLETTING AND CHARGING

### 10.1 Assignment

The Lessee must not assign, transfer or otherwise deal with the Lessee's interest in the Leased Area under this Lease without the consent of Council.

### 10.2 Request for Assignment

If the Lessee requests that the Council consent to any assignment, transfer or other dealing the Lessee must comply with Council's procedural requirements for dealing with the request.

### 10.3 No release

Where the Council grants consent to an assignment or transfer, the Lessee (i.e. the party assigning or transferring the Lease or rights under the Lease) will not be released or discharged from the current or future obligations under this Lease.

### 10.4 Subletting and hiring out

- 10.4.1 The Lessee must not sublet, hire out or otherwise part with possession of the Leased Area without the consent of Council, and only hire out the Leased Area between the hours of 8.00am and 6.00pm.
- 10.4.2 The Lessee must provide Council with details of the proposed sub-lease, hire agreement or other dealing including a copy of the proposed agreement and details of the sub-lease or hire fees.
- 10.4.3 The Lessee is responsible for ensuring that any sub-lessee or hirer complies with this Lease and all of the terms of the approved sub-lease or hire agreement.

### 10.5 Charging

- 10.5.1 The Lessee must not charge the Lessee's interest in this Lease or the Lessee's Equipment without the consent of Council.

- 10.5.2 If the Council consents to a charge then the Lessee must enter into a deed in a form required by the Council which ensures the charge is subject to the Council's rights under this Lease.

## 10.6 Costs

The Lessee must pay all costs reasonably incurred by the Council (including any legal fees) in relation to any dealing under this clause, including in considering whether or not to grant any consent to a request by the Lessee under this clause 10.

## 11. COUNCIL'S OBLIGATIONS AND RIGHTS

### 11.1 Quiet enjoyment

Subject to the Council's rights and to the Lessee complying with the Lessee's obligations under this Lease, the Lessee may occupy the Leased Area during the Term without interference from the Council.

### 11.2 Right to enter

The Council may (except in the case of emergency when no notice will be required) enter the Leased Area after giving the Lessee reasonable notice:

- 11.2.1 to see the state of repair of the Leased Area;
- 11.2.2 to do repairs to the Park Lands or other works which cannot reasonably be done unless the Council enters the Leased Area; and
- 11.2.3 to do anything the Council must or may do under this Lease or must do under any law.

### 11.3 Emergencies

In an emergency the Council may:

- 11.3.1 close the Leased Area; and
- 11.3.2 prevent or restrict access to the Park Lands.

### 11.4 Works and restrictions

- 11.4.1 Subject to complying with clause 11.4.2, the Council may (without any Claim by the Lessee):
  - 11.4.1.1 install, use, maintain, repair, alter, and interrupt Services;
  - 11.4.1.2 carry out works on the Park Lands which are essential for maintaining or improving the Services, or which relate to other public infrastructure (but for the sake of clarity such works do not extend to removing existing or constructing new above ground improvements on the Leased Area without the Lessee's prior written consent (acting reasonably)); and
  - 11.4.1.3 close (temporarily) and restrict access to relevant portions of the Park Lands (including the Leased Area) in order to procure the safe carrying out of the works contemplated in this clause 11.4.1.

- 11.4.2 In exercising Council's rights under clauses 11.3 and 11.4, the Council must (except in cases of emergency):
- 11.4.2.1 take reasonable steps to minimise interference with the Lessee's use and occupation of the Leased Area;
  - 11.4.2.2 close or restrict access to only those portions of the Leased Area which are essential for carrying the said work;
  - 11.4.2.3 use all reasonable endeavours to complete the works and reinstate access as soon as reasonably practicable; and
  - 11.4.2.4 consult with the Lessee on the manner in which the Council proposes to exercise its rights, and shall cooperate with any reasonable request of the Lessee to achieve and give effect to the Lessee's use and enjoyment of the Leased Area.

### 11.5 Right to rectify

Council may at the Lessee's cost do anything which the Lessee should have done under this Lease but which the Lessee has not done or which the Council reasonably considers after providing notice to the Lessee that the Lessee has not done properly.

### 11.6 Park Lands Events

- 11.6.1 The Lessee acknowledges and agrees that (subject to its location in the Park Lands) the Leased Area may not be able to be accessed or available for use and occupation as a result of any public, major or special events to be held in the Park Lands.
- 11.6.2 Subject to clause 11.6.3, the Lessee may not make any Claim against the Council arising from or in connection with any public or special events or the Leased Area not being able to be accessed or available for the Lessee's use and occupation.
- 11.6.3 Where the event to be held in the Park Lands is proposed by Council (through Council's events strategy) (Council Event) and that such a Council Event will restrict or prevent the Lessee's occupation and use of the Leased Area, the Council must:
  - 11.6.3.1 occasion to the Lessee as little disturbance and damage as is practicable and provide 6 months notice of any Council Event;
  - 11.6.3.2 keep and maintain the Leased Area in good condition and repair and promptly rectify any damage to the Leased Area during the Council Event; and
  - 11.6.3.3 repair any damage to the Leased Area to restore and make good any damage to the condition existing prior to the Council Event.
- 11.6.4 The Lessee will not be required to make any payments on account of instalments of Rent for the period the Leased Area is not available for use by the Lessee as a consequence of any public or special event.
- 11.6.5 The Lessee acknowledges and agrees that this clause does not apply to impose any obligations on the Council or confer any rights upon the Lessee if any public, major or special event in or affecting the Park Lands

and the Leased Area is not a Council Event or is a declared event under the Major Events Act 2013.

## 12. DAMAGE OR DESTRUCTION

### 12.1 Termination for destruction or damage

- 12.1.1 If the Leased Area is destroyed or is damaged so that the Leased Area is unfit for the Lessee's use then within three (3) months after the damage or destruction occurs, the Lessee must give the Council a notice either:
- 12.1.1.1 terminating this Lease (on a date at least one (1) month after the Lessee gives notice); or
  - 12.1.1.2 advising the Council that the Lessee (at the Lessee's costs) intends to repair any building forming part of the Leased Area so that the Lessee can occupy and use the Leased Area.
- 12.1.2 If the Lessee gives a notice under clause 12.1.1.2 but does not carry out the intention within a reasonable time, the Council may give notice to the Lessee that the Council intends to end the Lease if the Lessee does not complete the required works within a reasonable time (having regard to the nature of the required work).
- 12.1.3 If the Lessee does not comply with the Council's notice under clause 12.1.2, the Council may terminate this Lease by giving the Lessee not less than one (1) month's notice without any Claim by the Lessee against the Council.
- 12.1.4 If the Lessee gives a notice under clause 12.1.1.1 or the Lease is terminated by the Council under clause 12.1.3, the Lessee must at its costs comply with the obligation under clause 13.2.
- 12.1.5 Without limiting any other term of this Lease the Lessee will be liable to pay or reimburse the Council for all reasonable costs and expenses incurred by the Council as a result of the Lessee failing to undertake and complete any works including any reasonable costs the Council may incur to return the Leased Area to the condition required under clause 13.2.

### 12.2 Reduction or abatement of rent

- 12.2.1 The Yearly Amounts to be paid by the Lessee will during the period the Leased Area is unfit or inaccessible be reduced unless:
- 12.2.1.1 the Leased Area is unfit or inaccessible; or
  - 12.2.1.2 an insurer refuses to pay a claim;
- as a result of the default or negligence of the Lessee.
- 12.2.2 The level of the reduction (if any) will depend on the nature and extent of the damage.
- 12.2.3 If the level of the reduction (if any) cannot be agreed it will be determined by a Valuer.

### 13. RETURN OF LEASED AREA ON EXPIRY OR TERMINATION

#### 13.1 Expiry

This Lease will end at midnight on the last day of the Term unless it is terminated earlier by the Council or the Lessee under any other provision of this Lease.

#### 13.2 Handover of possession

13.2.1 Before this Lease ends, the Lessee will (if required to do so by the Council) to Council's satisfaction:

13.2.1.1 remove the Improvements and any alterations or additions made by the Lessee;

13.2.1.2 remove the Lessee's Equipment;

13.2.1.3 carry out and complete any repairs and maintenance that the Lessee is obliged to carry out under this Lease;

13.2.1.4 terminate all Services; and

13.2.1.5 to reinstate the Leased Area to Park Lands setting (free from all built form, rubbish and debris) to the satisfaction of Council (which at a minimum will include the installation of rolled turf and irrigation).

13.2.2 If it is not practical for the Lessee to undertake and complete these requirements before the Lease comes to an end, then such works must be undertaken immediately after the Lease comes to any end, but in accordance with the reasonable requirements of the Council.

13.2.3 If at the time that possession of the Leased Area is given back to the Council, the Lessee has not complied with all or any of its obligations under this clause 13.2, the Lessee shall not be relieved of its obligation to comply with these requirements, or to compensate the Council for failure to do so, by reason of the fact that the Council has accepted or taken possession of the Leased Area.

#### 13.3 Holding over

If with the Council's consent the Lessee continues to occupy the Leased Area after the end of this Lease, the Lessee does so as a monthly tenant which:

13.3.1 either party may terminate on one (1) month's notice given at any time; and

13.3.2 is on the same terms as this Lease.

### 14. BREACH

#### 14.1 Payment obligations

14.1.1 The Lessee must make payments due under this Lease:

14.1.1.1 without demand (unless this Lease provides demand must be made);



14.1.1.2 without set-off, counter-claim, withholding or deduction; and

14.1.1.3 to the Council or as the Council directs; and

14.1.1.4 by direct debit or such other means as the Council directs.

14.1.2 If a payment is stated to be due on a particular Payment Date (such as the next Payment Date or the first Payment Date after an event) and there is no such Payment Date, the Lessee must make that payment on demand.

#### 14.2 **Set off**

The Council may, by notice to the Lessee, set off against any amount due and payable under this Lease by the Council to the Lessee, any amount due and payable by the Lessee to the Council under this Lease or under any other agreement or arrangement.

#### 14.3 **Council's rights on breach**

14.3.1 If the Lessee is at any time in breach of any of its obligations under this Lease, and the Lessee fails to remedy that breach to the satisfaction of the Council after being requested by the Council to do so, the Council may at any time come onto the Leased Area without notice and do all things necessary to remedy that breach.

14.3.2 The Lessee will be liable to pay or reimburse the Council for all costs and expenses incurred by the Council in that regard which the Council may recover from the Lessee as a debt due and payable on demand.

#### 14.4 **Default, breach and re-entry**

In the event:

14.4.1 the Rent or any moneys (or part of any moneys) payable under this Lease are unpaid for the space of forty five days (45) after any day on which the same ought to have been paid (after legal or formal demand having been made);

14.4.2 the Lessee commits, permits or suffers to occur any breach, or default in the due and punctual observances and performance of any of the covenants, obligations and provisions of the Lease;

14.4.3 of an Insolvency Event; or

14.4.4 the Leased Area is left unoccupied for two (2) months or more without the consent of Council;

then despite any other clause of this Lease the Council at any time has the right to terminate this Lease, re-enter into and re-possess the Leased Area but without prejudice to any action or other remedy which the Council has or might or otherwise could have for arrears of Rent or any other amounts or breach of covenant or for damages as a result of any such event and the Council shall be freed and discharged from any action, suit, claim or demand by or obligation to the Lessee under or by virtue of the Lease.

#### 14.5 Rights of Council not limited

The rights of the Council under this Lease and at law resulting from a breach of this Lease by the Lessee will not be excluded or limited in any way by reason of the Council having or exercising any powers under this clause 14.

#### 14.6 Landlord and Tenant Act

In the case of a breach or default of this Lease where notice is required to be given pursuant to Section 10 of the *Landlord and Tenant Act 1936*, such notices will provide that the period of fourteen (14) days is the period within which the Lessee is to remedy any such breach or default if it is capable of remedy or to make reasonable compensation in money to the satisfaction of the Council.

#### 14.7 Repudiation and damages

- 14.7.1 The Lessee acknowledges that the following obligations under this Lease are essential terms:
- 14.7.1.1 the obligation to pay Rent and any other moneys under the Lease;
  - 14.7.1.2 the obligations and prohibitions in relation to use of the Leased Area;
  - 14.7.1.3 the obligations in relation to repair and maintenance;
  - 14.7.1.4 the obligations and restrictions in relation to additions and alterations to the Leased Area; and
  - 14.7.1.5 the restriction on assignment, subletting, mortgaging and licensing.
- 14.7.2 If the Council accepts payment of Rent or any other moneys late or does not act or exercise any rights immediately or at all in respect of any breach of an essential term, that conduct on the part of the Council will not be deemed to amount to a waiver of the essential nature of that essential term.
- 14.7.3 If the Lessee breaches any essential term, that conduct on the part of the Lessee will be deemed to constitute a repudiation of this Lease and the Council may then at any time rescind this Lease by accepting that repudiation.
- 14.7.4 The Lessee agrees that if this Lease is terminated by the Council because of a breach by the Lessee of an essential term, or if the Lessee repudiates this Lease and the Council accepts that repudiation rescinding this Lease, the Lessee will be obliged to pay compensation to the Council including Rent and other moneys which the Council would otherwise have received under this Lease had the Lessee not breached an essential term or repudiated this Lease.
- 14.7.5 The rights of the Council under this clause 14.7 and any action taken by the Council do not exclude or limit any other rights or entitlements which the Council has under this Lease or at law in respect of any breach or repudiatory conduct on the part of the Lessee.

#### 14.8 Interest on overdue amounts

If the Lessee does not pay an amount when it is due, it must pay interest on that amount on demand from when the amount becomes due until it is paid in full calculated on outstanding daily balances at the Default Rate.

### 15. INDEMNITY AND RELEASE

#### 15.1 Risk

The Lessee occupies and uses the Leased Area at the Lessee's risk.

#### 15.2 Indemnity

The Lessee is liable for and indemnifies the Council against all Claims for any Loss suffered directly or indirectly by the Council as a result of or in connection with the Lessee's use or occupation of the Leased Area including in connection with:

- 15.2.1 any act or omission of the Lessee;
- 15.2.2 the overflow or leakage of water or any other harmful agent into or from the Leased Area;
- 15.2.3 any fire on or from the Leased Area;
- 15.2.4 loss or damage to property or injury or death to any person caused by the Lessee, the use of the Leased Area by the Lessee or otherwise relating to the Leased Area;
- 15.2.5 a breach of this Lease by the Lessee.

#### 15.3 Release

The Lessee releases the Council from all Claims for any Loss occurring on the Leased Area except to the extent that they are caused by the Council's negligence.

#### 15.4 Indemnities are independent

Each indemnity is independent from the Lessee's other obligations and continues during this Lease and after this Lease ends.

### 16. GOODS AND SERVICES TAX

#### 16.1 Agreed consideration

If a GST applies to impose tax on the Agreed Consideration or any part of it or if the Council is liable to pay GST in connection with any supply under this Lease then:

- 16.1.1 the Agreed Consideration for that supply is exclusive of GST;
- 16.1.2 the Council may increase the Agreed Consideration or the relevant part of the Agreed Consideration by a percentage amount which is equal to the GST Rate; and
- 16.1.3 the Lessee shall pay the increased Agreed Consideration on the due date for payment by the Lessee of the Agreed Consideration.

## 16.2 Tax invoice

Where the Agreed Consideration is to be increased to account for GST under this clause 16, the Council will on or before the date on which the Agreed Consideration is payable, issue a tax invoice to the Lessee.

## 16.3 Penalties and interest

If the Lessee does not comply with its obligations under the Lease or with its obligations under GST Legislation in connection with the Lease and as a result the Council becomes liable for penalties or interest for late payment of GST, then the Lessee must pay the Council on demand an amount equal to the amount of the penalties and interest.

## 17. REDEVELOPMENT

### 17.1 Termination of Lease

If as part of any redevelopment or project conducted by the Council, or for any other reason the Council wishes to redevelop any part of the Park Lands that may include the Leased Area, then the Council will be entitled to terminate this Lease subject to the following provisions:

- 17.1.1 the Council must provide the Lessee with details of the proposed demolition sufficient to indicate a genuine proposal to carry out that demolition within a reasonably practical time after this Lease is to be terminated;
- 17.1.2 the Council may at any time after providing the Lessee with the information specified in clause 17.1, give the Lessee a written notice of termination of this Lease (Termination Notice) specifying the date on which this Lease is to come to an end being a date not less than six (6) months after the Termination Notice is given;
- 17.1.3 this Lease will, unless terminated earlier by the Lessee under clause 17.4, come to an end at midnight on the day specified in the Termination Notice;
- 17.1.4 at any time after receiving a Termination Notice under clause 17.1, the Lessee may terminate this Lease by giving not less than seven (7) days written notice to the Council; and
- 17.1.5 when this Lease is terminated (whether by the Council under clause 17.1 or by the Lessee under clause 17.4), the rights and obligations of the Council and the Lessee will come to an end but if any breach by either party still exists at that time then the rights of the other party with regard to that existing breach will continue.

### 17.2 Compensation

- 17.2.1 The Lessee will not be entitled to any claim for compensation arising from the termination of the Lease under this clause 17 (or clause 14.4 on default) unless occurring within the first 10 years of this agreement.
- 17.2.2 If the Lease is terminated under clause 17.1 (or Clause 14.4 on default) during the first 10 years of this agreement, the Council must pay to the Lessee reasonable compensation (to be agreed by the Council and the Lessee (both acting reasonably)) for loss and damage suffered by the Lessee as a result of such termination which compensation should include

having regard to the costs and expenses incurred by the Lessee in undertaking the Proposed Redevelopment.

## 18. DISPUTES RESOLUTION

### **Dispute**

A party to a Dispute must comply with this clause before starting arbitration or court proceedings (except proceedings for interlocutory relief).

### **Notice of Dispute**

A party to a Dispute must give the other parties to the Dispute notice setting out details of the Dispute.

### **Effort to resolve**

For twenty (20) Business Days after the notice in clause 18.2, each party to the Dispute must use reasonable efforts to resolve the Dispute.

### **Mediator**

18.1.1 If the parties cannot resolve the Dispute under clause 18.3 within that period, they must refer the Dispute to a mediator.

18.1.2 If, within a further twenty (20) Business Days, the parties to the Dispute do not agree on a mediator, a party to the Dispute may ask the chairman of the Resolving Body to appoint a mediator.

18.1.3 The mediator assists in negotiating a resolution of the Dispute. A mediator may not bind a party unless the party agrees in writing.

18.1.4 The mediation ends if the Dispute is not resolved within twenty (20) Business Days after the mediator's appointment.

## 18.2 Confidentiality

Each party:

18.2.1 must keep confidential any information or documents disclosed in the dispute resolution process; and

18.2.2 may use that information or those documents only to try to resolve the Dispute.

## 18.3 Cost of dispute

Each party to a Dispute must pay its own costs of complying with this clause. The parties to the Dispute must pay equally the costs of the mediator and any third party reports and enquiries requested by the mediator.

## 18.4 Breach of dispute clause

If a party to a Dispute breaches this clause, the other parties to the Dispute do not have to comply with this clause in relation to the Dispute.

## 19. LICENCE

*[This clause 19 applies only if Items 7 to 10 of the Schedule are completed.]*

### 19.1 Grant of licence

The Council grants to the Lessee a licence during the Term to use the Licence Area for the Licence Area Permitted Use.

### 19.2 Term of licence

The licence granted by this clause 19 will (while the Lessee named in this Lease is the lessee in occupation of the Leased Area) continue (subject to this clause 19) until the end of the Term or the sooner surrender or determination of this Lease.

### 19.3 Licence fee

19.3.1 The Lessee must pay the Licence Fee by equal annual instalments in advance on the Commencement Date and then on 1 September during each year of the Term.

19.3.2 If the Commencement Date is not 1 September then the first and last payment will be adjusted based on the number of days from the Commencement Date to 31 August next and the number of days in the relevant year.

19.3.3 The Licence Fee is reviewed annually by the Council as part of the review of Council's schedule of fee and charges for the Park Lands.

### 19.4 Licence Area Permitted Use

The Lessee must not use or permit the Licence Area to be used other than for the Licence Area Permitted Use and only in accordance with the Details of the Licence Area Permitted Use.

### 19.5 Rates and utilities

19.5.1 The Lessee must pay or reimburse the Council for all rates, taxes, levies or other charges (including Council rates assessed by the Council as a Statutory Authority) arising from the grant of this licence or in respect of the Licence Area.

19.5.2 The Lessee must pay or reimburse the Council as and when due for payment or if required by the Council then within fourteen (14) days of demand all costs, fees and charges for the provision of:

- (a) electricity, water, gas, oil and other energy or fuels supplied to and consumed in the Licence Area; and
- (b) telephone, facsimile and other communication services, waste disposal in respect of the Licence Area and all other utility services supplied to or consumed in or on in respect of the Licence Area;

whether supplied by the Council or any other person.

### 19.6 Insurance



The Lessee must ensure that any insurance policies required to be effected and maintained by the Lessee under clause 7 of this Lease extend (to the extent applicable) to cover the Licence Area, the use of the Licence Area and any buildings, fixtures, fittings or structures erected or placed on the Licence Area.

#### 19.7 **No assignment or subletting**

The Lessee must not assign, transfer, sublicense or otherwise deal with the Lessee's rights under this clause 19 without the consent of Council.

#### 19.8 **Improvements**

19.8.1 The Lessee must not erect, fix or place any buildings, fixtures, fittings or structures in, on or under any part of the Licence Area without the consent of Council.

19.8.2 Any buildings, fixtures, fittings or structures erected, fixed or placed (by whatever means) upon the Licence Area will unless otherwise agreed remain until the end of the term of this licence the property of the Lessee but may not be removed from the Licence Area without the consent of the Council.

#### 19.9 **Maintenance of improvements**

The Lessee must maintain and repair any buildings, fixtures, fittings or structures erected fixed or placed in, on or under the Licence Area in good and safe repair and condition as determined by Council.

#### 19.10 **Events on Park Lands within Licence Area**

19.10.1 Council may (in accordance with its events management policies (as amended from time to time)) grant approval to others to hold events within the Licence Area on terms determined by the Council.

19.10.2 The Lessee may not make any Claim for any Loss or interruption arising from any such approval or being required to relocate to an alternate licence area for the duration of the event.

#### 19.11 **To obey policies and direction**

The Lessee must comply with and cause to be complied with all Council policies, directions, rules and by-laws from time to time regarding the Licence Area or the Licence Area Permitted Use.

#### 19.12 **Public access and membership**

19.12.1 The Lessee must allow unrestricted public access to those playing fields and surfaces that are unfenced at all times when the Lessee is not using them.

19.12.2 Where the Lessee is an association (and not a school body) membership must be open and available to the public.

#### 19.13 **Temporary Relocation**

The Council will have the right where in the opinion of the Council there exists a valid commercial reason so to do at any time during the duration of this licence to temporarily relocate the Lessee to another location on the Park Lands provided that

the Council will have given not less than six (6) months' notice of its intention to the Lessee.

#### 19.14 **Nature of licence**

The rights granted by the licence conditions in this clause 19 do not create in or confer upon the Lessee any tenancy or any estate or interest in the Licence Area. The rights granted do not confer upon the Lessee any right of exclusive use or occupation and the Council may from time to time exercise all rights which may include the use and enjoyment of the whole or any part of the Licence Area.

#### 19.15 **No warranty**

The Council makes no warranty or representation regarding the suitability of the Licence Area including any buildings, fixtures, fittings or structures in, on or under any part of the Licence Area (whether erected fixed or placed by the Council, any previous licence holder or any other person) for the Licence Area Permitted Use or any other purpose.

#### 19.16 **Defined terms**

In this clause 19 unless the context otherwise requires:

**Details of the Licence Area Permitted Use** means the days and hours of operation or use specified in Item 7;

**buildings, fixtures, fittings or structures** includes all drains, pipes, fencing, goal posts, manholes, reticulation equipment, all electrical equipment (including floodlights) and similar services (and in cases where tennis courts form the whole or part of the Licence Area will also include all court surfaces, perimeter fencing, net posts and perimeter access gates);

**Licence Area** means the area of the Park Lands described in Item 8 including all Building(s), the Council's Equipment and other buildings, fixtures, fittings or structures;

**Licence Area Permitted Use** means the use described in Item 9;

**Licence Fee** means the amount described in Item 11 (as reviewed each year);

#### 19.17 **Interpretation**

Unless the contrary intention appears:

19.17.1 a breach of the terms of this clause 19 will be an event of default under the Lease; and

19.17.2 all of the "Lessee's covenants" in the Lease are deemed to be incorporated into the licence under this clause 19 as if they were specifically set out in this licence (including any terms or requirements for Council's consent) so that "Leased Area" in the Lease terms will mean "Licence Area" (as defined in this clause 19) and the Lessee agrees to observe and perform all of the "Lessee's" covenants in relation to the Licence Area.

## 20. GENERAL

### 20.1 Costs

The Lessee must pay or reimburse to the Council:

- 20.1.1 if the Lessee has requested that this Lease be registered and this Lease is capable of registration, all government fees for registration of this Lease. If a lease plan is required to be prepared and registered before this Lease can be registered, then the Lessee must arrange and pay for the preparation and registration of that lease plan;
- 20.1.2 all of the legal costs (determined on a solicitor and client basis) incurred by the Council in connection with the preparation, negotiating, revising and engrossing this Lease (including all attendances on the Lessee and its legal and other advisers and all advices provided to the Council) and attending to the execution of this Lease;
- 20.1.3 all legal and other costs and expenses incurred by the Council in consequence of any actual or threatened breach by the Lessee or in exercising or enforcing (or attempting to do so) any rights or remedies of the Council under this Lease or at law or otherwise arising in consequence of any actual or threatened breach by the Lessee.

### 20.2 Waiver

If the Council accepts or waives any breach by the Lessee, that acceptance or waiver cannot be taken as an acceptance or waiver of any future breach of the same obligation or of any other obligation under this Lease.

### 20.3 Notice

- 20.3.1 Without excluding any other form of service, any notice required to be given or served will be sufficiently given or served as follows:
  - 20.3.1.1 in the case of the Lessee, if posted by pre-paid post or delivered to the last known address of the Lessee; and
  - 20.3.1.2 in the case of the Council, if posted by pre-paid post to the Council at its principal place of business in South Australia (which is taken to be the address stated in this Lease unless the Lessee is or ought reasonably be aware that that is not the Council's principal place of business at the relevant time).
- 20.3.2 Notice served by pre-paid post will be deemed to have been given or served three (3) Business Days after posting.
- 20.3.3 Any notice may be signed on a party's behalf by its attorney, director, secretary, officer, solicitor or authorised agent.

### 20.4 Severance

If any part of this Lease is found to be invalid, void or unenforceable, then that part will be severed from this Lease and the remainder of this Lease will continue to apply.

### 20.5 **Special conditions**

Any Special Conditions will apply to this Lease and in the event of any inconsistency with the terms and conditions in the body of this Lease, then those Special Conditions will prevail.

### 20.6 **Entire agreement**

The Council and the Lessee acknowledge and agree that this Lease contains and represents the entire agreement reached between them with regard to the Leased Area and that no promises, representations or undertakings, other than those contained in this Lease, were made or given or relied upon.

### 20.7 **Resumption**

If the Council receives notice of resumption or acquisition of the Leased Area or any land affecting the Leased Area from or by any Statutory Authority or any body or authority of such Statutory Authority, then the Council may terminate this Lease by giving not less than three (3) months written notice to the Lessee. When such termination takes effect, the rights and obligations of the Council and the Lessee hereunder will come to an end but if any breach by either party still exists at that time then the rights of the other party with regard to that existing breach will continue.

## FIRST SCHEDULE

<b>ITEM 1 Leased Area</b>	Portion of the Park Lands being the areas marked in yellow and described in the plans attached as Annexure A being more particular described as Bundy's Paddock / Tidlangga (Park 9) [PR44004B]				
<b>ITEM 2 Initial Term</b>	Twenty One (21) years commencing 1 October 2021 ( <b>Commencement Date</b> ) and expiring at midnight 30 September 2042*  <i>*subject to completing the Proposed Redevelopment.</i>				
<b>ITEM 3 Rent</b>	\$6,187.50 per annum (exclusive of GST) (subject to review), paid annually. *  <i>*Adelaide Park Lands Leasing and Licensing Policy and Guidelines (375m<sup>2</sup> x \$55p/m<sup>2</sup> = \$20,625.00 x 70% discount = \$6,187.50 p/a (+GST)).</i>				
<b>ITEM 4 Review Dates and Review Method</b>	<table border="0" style="width: 100%;"> <tr> <td style="width: 50%;"><b>Review Dates</b></td> <td style="width: 50%;"><b>Review Method</b></td> </tr> <tr> <td>Each anniversary of the Commencement Date</td> <td>Fixed review by 4 per centum</td> </tr> </table>	<b>Review Dates</b>	<b>Review Method</b>	Each anniversary of the Commencement Date	Fixed review by 4 per centum
<b>Review Dates</b>	<b>Review Method</b>				
Each anniversary of the Commencement Date	Fixed review by 4 per centum				
<b>ITEM 5 Permitted Use</b>	Changerooms and associated spectator facilities supporting school PE Lessons, community use and the playing of cricket, football and other sports (including training and games) and limited scale food and beverage facilities for use in connection with sports activities (with functions or events limited to sports related functions or events during and for a period not exceeding two (2) hours immediately following a sporting event and concluding no later than the times stated in ITEM 7).				
<b>ITEM 6 Public Risk Insurance</b>	\$20,000,000.00				
<b>ITEM 7 Details of Licence Area Permitted Use</b>	<p><b>Physical Education (PE Lessons)</b> Monday – Friday: 7am to 3.30pm (during school term)</p> <p><b>Cricket Season-</b> October to March Monday to Friday: 3.30 to 8.30pm Saturday 8.30am to 8.00pm Sunday 8.30am to 7.00pm</p>				

	<p><b>Football Season</b></p> <ul style="list-style-type: none"> <li>- December to March Pre-Season</li> <li>- April to September Season</li> </ul> <p>Monday to Friday: 3.30pm to 8.30pm Saturdays 8.00am to 6.30pm Sundays 9.00am to 3pm</p>
<b>ITEM 8 Licence Area</b>	Those portions of the Park Lands marked in red (but excluding the areas marked in yellow) on the attached plan.
<b>ITEM 9 Licence Permitted Use Area</b>	Cricket, football and other sports together with other appropriate sport related ancillary uses (including for sports related functions or events during or for a period not exceeding two (2) hours immediately following a sporting event and concluding no later than the times stated in ITEM 7).
<b>ITEM 10 Licence Fee</b>	<p>Four Thousand and forty six dollars and forty cents (\$4046.40) (exclusive of GST), paid annually.</p> <p><i>[These are the current declared fees of the 2019/20 ending 31 August 2020 (based on the rate of \$1440.00 per ha for 2.81ha for open space). These fees are re-set and declared each year on or about 1 September]</i></p>
<b>ITEM 11 Special Conditions</b>	<p><b>1. Payment of Rent</b></p> <p>Despite any other term of this Lease, the Council and the Lessee agree that the Lessee will only be required to pay fifty percent (50%) of the Rent for the six month period from the Commencement Date and expiring 28 February 2021 provided that the Lessee remains liable to pay all other amounts under the Lease during this period.</p> <p><b>2. Match schedules</b></p> <p>The Lessee must provide Council (and residents) a schedule of programmed matches before each relevant season in a form required by Council which includes details of matches or games that are likely to attract larger crowds.</p> <p><b>3. External Public Toilet</b></p> <p>3.1 Without limiting clause 8.1 and 8.4 of this Lease, the Lessee acknowledges and agrees that the External Public Toilets will on practical completion (to Council's reasonable satisfaction) become public toilets (for the general public's access and use as determined by Council) and the Council will be responsible for all general maintenance, repair and cleaning (for so long as they remain public toilets).</p> <p>3.2 The Lessee will report (if and as soon as it becomes aware) any damage of the External Public Toilets to the Council so</p>



that the damage may be assessed and Council may coordinate timely repair.

- 3.3 The Lessee acknowledges and agrees Council may install a remote security locking system to the [insert number of public toilets] External Public Toilets and that they will be locked overnight and opened each morning for general public access.

#### **4. Adjacent Areas**

In addition to any other terms of this Lease, the Lessee acknowledges and agrees the Lessee is responsible at the Lessee's cost to keep the areas out lined in green on the Plan in good repair and in a clean and tidy state and condition.

(subject to final Development Approval plans).

#### **5. Services / Infrastructure (SA Water)**

The Lessee acknowledges and agrees that as a result of the Lessee's desire to redevelop the site and connect to SA Water infrastructure through the Park Lands that the Lessee will be required to connect to all required services as part of the proposed Redevelopment and will do so at its own cost (including the remediation of any damage caused to Park Lands and Council infrastructure).

#### **6. Proposed Redevelopment**

- 6.1 Despite any other provision of this Lease, if the Lessee does not practically complete the Proposed Redevelopment within eighteen (18) months from the Commencement Date, the Term of the lease is reduced from twenty one (21) years to five (5) years.
- 6.2 At the completion of the Proposed Redevelopment, it is the Lessee's responsibility to remedy the area around the Leased Area, to ensure that all building materials are removed, and where necessary return the area to a Park Lands like setting (reseed and/or returf etc).

#### **7. Insurance**

- 7.1. For so long as the lessee in possession under this Lease is Prince Alfred College, the Council and the Lessee agree the Lessee may maintain the building insurances for the Leased Area together with any buildings, fixtures, fittings or structures in on or under the Licence Area under a policy which:
- 7.1.1 is for the full replacement value of the Improvements and any buildings, fixtures, fittings and structures on the Licence Area (including demolition and rebuilding costs) as determined by Council (and advised to the Lessee from time to time);
  - 7.1.2. is with an insurer approved by Council (acting reasonably);
  - 7.1.3. notes the interest of Council (as lessor); and

	<p>7.1.4. covers events during the policy's currency reported in accordance with the policy's conditions.</p> <p>7.2. For so long as the Lessee maintains the insurances as required by this special condition, then clause 7.2 of the Lease shall not apply.</p> <p><b>8. Facility Management Plan</b></p> <p>8.1 The Lessee will maintain a facility management plan (including cleaning and maintenance schedule, communication policy and community use booking process) as well as a code of conduct to governing its members and other users of the facility.</p> <p>8.2 Any amendments to the Management Plan will require the consent of Council.</p> <p><b>NOTE:</b>  <i>Other special conditions may be inserted into this lease which mirror Development Approval conditions and will be considered once Development Approval has been granted.</i></p>
--	--

**ANNEXURE A**

**LEASE/LICENSE PLANS** – FOR THE PURPOSE OF COMMUNITY CONSULTATION AS PER SECTION 202 OF THE LOCAL GOVERNMENT ACT 1999.

**ONCE PLANNING CONSENT HAS BEEN GRANTED, CONFIRMED REVISED PLAN WILL BE INSERTED INTO ANNEXURE A**

Item 10.3 - Attachment C

**ANNEXURE B**

**CONCEPT PLANS AS APPROVED BY COUNCIL – FOR THE PURPOSE OF COMMUNITY CONSULTATION AS PER SECTION 202 OF THE LOCAL GOVERNMENT ACT 1999.**

**ONCE PLANNING CONSENT HAS BEEN GRANTED, STAMPED (DEVELOPMENT ACT 1993) PLANS WILL BE INSERTED INTO ANNEXURE B**

Item 10.3 - Attachment C

**EXECUTED as an AGREEMENT**

**Signed** by an Authorised Officer for **THE CORPORATION OF THE CITY OF ADELAIDE** in the presence of:

.....  
Signature of witness

.....  
Signature of Authorised Officer

.....  
Name of witness (print)

.....  
Name of Authorised Officer (print)

The Common Seal of **PRINCE ALFRED COLLEGE** was affixed in accordance with its Constitution and by the authority of its Board in the presence of: )  
)  
)  
)

.....  
Authorised Signatory

.....  
Authorised Signatory

Item 10.3 - Attachment C



PRINCE ALFRED COLLEGE

**PARK 9 MANAGEMENT PLAN**

<b>Prepared by:</b>	<b>Director of Corporate Services</b>
<b>Approved by:</b>	<b>The Executive Team</b>
<b>Approval Date:</b>	<b>This policy was ratified by the Executive Team on &lt;(insert date)&gt;</b>
<b>Revision Date</b>	

**Background**

The new sports building (facility) in Bunday's Paddock / Tidlangga (Park 9), is leased from the City of Adelaide (CoA) and has been redeveloped for the purpose of upgrading the facilities for Prince Alfred College (PAC) students and general community use.

The Management Plan sets out;

- guidelines for safe/ appropriate use of the facilities; and
- a Code of Conduct for external hirers of the facility.

**Venue Hire (Grounds and Clubrooms)**

All facility (grounds/ clubrooms) hire is arranged through the Manager, Events and Venues, PAC ([facilities@pac.edu.au](mailto:facilities@pac.edu.au) or (08) 8334 1812).

The school and associated sporting groups will mostly have priority in booking the facilities at the commencement of the year/ season, which would be entered into the PAC Venue Calendar. Any additional venue bookings would be made according to remaining availability and appropriateness of use as described in the head leased agreement between CoA and PAC (focused on sporting and community use).

A venue hire charge will be payable by commercial, community and not for profit hirers approved to use the facilities (clubrooms / grounds) – subject to Council's consent.

No hire charge will be incurred by charity, community or special events that have been arranged with PAC or directly with CoA.

At the time of hire, PAC will be required to seek the advice of Council to determine if the event requires any additional services as part of their hire/event (i.e. marquees, bouncy castles, additional toilets, waste management (additional bins), scaffolding, liquor license, road closures etc). At this stage, the event booking may be required to be managed by Council's events team – this will be determined on case by case scenario.

If the event is likely to attract more than 150 guests, PAC will liaise with Council and the hirer will be required to inform the adjacent residents.

**Venue Usage**

The venue is to be used as set out in the Permitted Use schedule of the lease agreement between City of Adelaide and Prince Alfred College. The facility will not be used for private or family functions.

Prior to the event, all hirers will be required to:

- Complete and submit a risk management plan.
- Undertake an orientation of the premises and provide a signed contract and complete any additional approval as required by Council or a Statutory Authority;
- Sign and return the terms and conditions of hire; and
- Provide a copy of their public liability (minimum \$20 million) for the duration of their hire terms.



### **Code of Conduct**

#### **As part of any use associated with this facility, PAC will:**

- ensure that everyone is aware of the code of conduct;
- Advise residents of large sporting events/activities (no less than 14 days prior to the event);
- Provide hirers of the facility a copy of the head lease and obligations contained within; and
- Maintain the facility in accordance with the lease.

#### **All users of the facility will:**

- Ensure use of the facility is in accordance with the head lease agreement;
- Have regard for local residents and other users of the area and will;
  - Respect the hours and terms of use provided;
  - Leave the site quietly;
  - Respect users of adjacent playground area;
  - Use appropriate bins for rubbish;
  - Respect for property within the Park Lands and surrounding areas; and
  - Reject antisocial behaviours from guests.
- Ensure the protection of turf and vegetation;
- Not park vehicles or drive on Park Lands;
- Only use designated on street parking areas;
- Obey all by-laws, policies and directions as instructed by the City of Adelaide;
- Leaving the facilities clean and tidy; and
- Removing all rubbish from the facilities and open spaces and leaving as found.

### **Liquor Licensing**

PAC and hirers must not serve, sell or provide to persons or consume or allow persons to consume alcohol on or from the Premises without first obtaining the consent of Council (in its capacity as lessor under the Lease) and gaining all required consents from any Statutory Authorities.

Subject to gaining all relevant approvals, PAC and hires will comply with liquor licencing conditions and regulations relating to hire/ use, including not taking alcohol, bottles, cans or any glass out of the building.

### **No Smoking**

Smoking is not permitted within the building or under the veranda of the facility.

# BUNDEY'S PADDOCK TIDLANGGA

Park 9

Draft Adelaide Park Lands  
Community Land Management Plan

November 2020



## DOCUMENT PROPERTIES

### Record Details

HPRM Reference: ACC2020/149903

HPRM Container: 2015/00666

Item 10.3 - Attachment E

## TABLE OF CONTENTS

Document Properties .....	i
Table of Contents .....	ii
Figures .....	ii
1. National Heritage Listing context.....	2
2. Kaurna Statement of Cultural Significance .....	3
3. Historical context for Park 9 .....	3
4. Drivers of Change .....	5
5. Purpose for which Park 9 'is held' .....	6
6. Objectives for the use and management of Park 9 .....	7
7. Policies and proposals for the use and management of Park 9 .....	7
8. Performance Targets and measures – against Objectives .....	10
9. Public use and Movement through Park 9 .....	10
10. Policies for the granting of leases or licences.....	11
11. Circumstances not provided for.....	11

## FIGURES

Adelaide Park Lands with Park 9 identified .....	1
Current Layout of Park 9.....	2
Aerial view of Park 9 from 1935.....	3
Plan 20 of the Park Lands by Brown depicting tree plantations in Parks 7,8 & 9.....	4
Wrought Iron Gate Posts on Mackinnon Parade.....	5
Park 9 Activity Hub.....	5
Existing Buildings in Park 9 .....	6
Areas of Park 9 subject to leases and licences.....	11

Draft Community Land Management Plan



Adelaide Park Lands with Park 9 identified



## Draft Community Land Management Plan

### Purpose of this Community Land Management Plan

This Chapter of the Community Land Management Plan (CLMP) outlines how the City of Adelaide (CoA) will manage and develop the landscape, general recreational and sporting activities, events and facilities in Bunday's Paddock/Tidlangga (Park 9) for the enjoyment and wellbeing of residents, workers and visitors.

This document meets the statutory requirements of section 196 of the *Local Government Act 1999* and should be read in conjunction with Chapter 1 (General Provisions) of the Adelaide Park Lands CLMP.

The CLMP is consistent with the 2018 Adelaide Park Lands Management Strategy (APLMS) which sets a vision for the future management and enhancement of the Adelaide Park Lands.

The official name of the park is Bunday's Paddock/Tidlangga (Park 9), for the purpose of this document the park will be referred to as Park 9.

## 1. NATIONAL HERITAGE LISTING CONTEXT

In November 2008, the Adelaide Park Lands and City Layout was included on the National Heritage List under the Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999* in recognition of its planning excellence and ongoing integrity. Protecting and promoting the values associated with the National Heritage listing is imperative.

Park 9 is an integral element of the Park Lands and City Layout.



Current Layout of Park 9

## 2. KAURNA STATEMENT OF CULTURAL SIGNIFICANCE

The Kurna people have lived on the Adelaide Plains for thousands of years and continue to live here.

The Adelaide Park Lands have been given Kurna names in consultation with Kurna people. The Kurna name given to Park 9 is 'Tidlangga' which translates to tidla root place. The tidla was a bulbous root eaten by the Kurna people.

The City of Adelaide is working closely with Kurna Elders and Kurna community to update the current statement of cultural significance of the Adelaide Park Lands, including Park 9, to the Kurna people.

## 3. HISTORICAL CONTEXT FOR PARK 9

### Pre-settlement cultural landscape significance

The City of Adelaide is working closely with Kurna Elders to undertake cultural mapping across the Adelaide Park Lands. The outcomes of this project will ensure that any sites of Kurna cultural heritage significance in Park 9 are documented, recognised, promoted and understood.

### Post-settlement cultural landscape significance

Park 9 arose out of the 1837 Colonel William Light Plan for the City of Adelaide and Park Lands and has been called Bunday's Paddock in honour of William Bunday who was Mayor of Adelaide from 1883 to 1886.

From the 1850s the Park was used for grazing and firewood collection before ground levelling works were undertaken 1914 to enable the development of sporting ovals and fields.

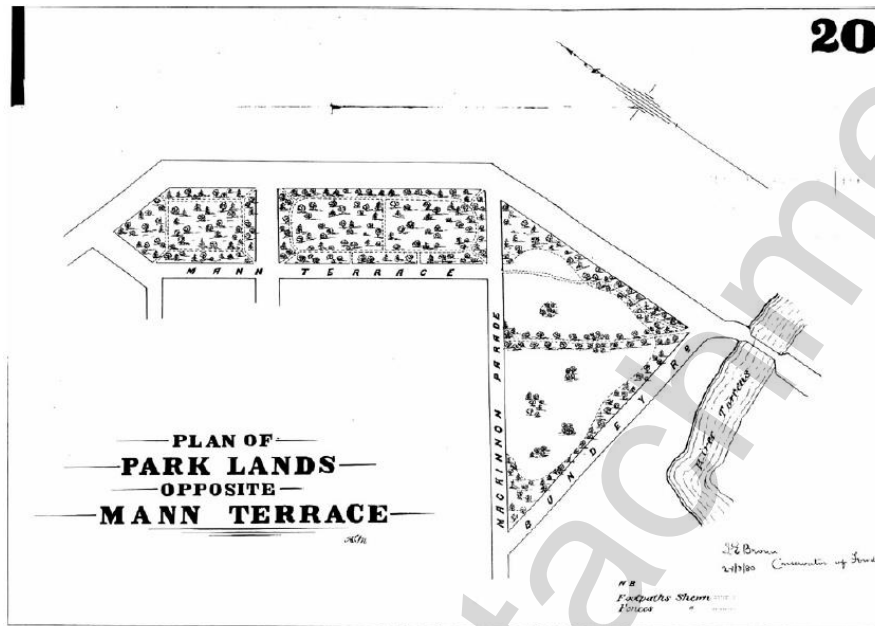


*Aerial view of Park 9 from 1935*



## Draft Community Land Management Plan

The original extent of the Park was reduced slightly in the 1960s following the realignment of Mann Road. The Park retains evidence of cursory tree planting that aligns with the general spatial and species intent of the plans of John Ednie Brown, a forest conservator who prepared the *Report on a System of Planting the Adelaide Park Lands* in 1880 (illustrated below).



Plan 20 of the Park Lands by Brown depicting tree plantations in Parks 7, 8 & 9

The 'Adelaide Park Lands & Squares Cultural Landscape Assessment Study' was completed in 2007 to inform management planning for Community Land.

The assessment provides the following statement of significance for Park 9.

*...Tidlangga Park 9 represents an integral segment of the overall Adelaide Park Lands that possesses associative cultural significance in reflecting the spatial and planting design intent and philosophies of John Ednie Brown and August Pelzer, albeit it has been compromised since the 1940s in terms of planting strategies and the development of recreational facilities.*

Significant improvements have been made to Park 9 since the preparation of the landscape assessment in 2007 including the development of the playground, pocket orchard and the community sports court facilities. Despite the recent improvements, several cultural landscape features identified in the assessment remain in Park 9:

- **Aleppo Pine and River Red Gum grove** – grove of trees on the corner of Mackinnon Terrace and Bundeys Road of strong visual presence.
- **Tree plantation** – a group plantation of Sugar Gum, Moort, Melaleuca spp., Callistemon viminalis, and River She Oak in the northern section boundary of Mann Road.
- **Wrought iron gate posts** – two wrought iron gate posts on the Mackinnon Parade fenceline located opposite Dunn Street that carry the nomenclature 'Francis Morton's Patent No 1 Liverpool' on both post caps. A rare example of the wrought iron fencing acquired by the Council in the 1910s to fence Park Land blocks.



## Draft Community Land Management Plan



*Wrought Iron Gate Posts on Mackinnon Parade*

## 4. DRIVERS OF CHANGE

The development of the play space and associated landscaping in 2016 complemented the existing community court and petanque piste and formed an activity hub attracting a wide range of Park Land users. There is a need to improve public amenities in Park 9 to better support users of the park and address a lack of accessible amenities for people with a disability.



*Park 9 Activity Hub*



## Draft Community Land Management Plan

The existing buildings in this park are outdated and inadequate for the contemporary requirements of community sport.



*Existing Buildings in Park 9*

The intensification of development in neighbouring Walkerville Council is likely to see an increase in people visiting this precinct from the east.

## 5. PURPOSE FOR WHICH PARK 9 'IS HELD'

Park 9 is a contributory element of the Adelaide Park Lands and City Layout which were set aside as part of Colonel Light's vision to design a city encircled by public parklands for the health and recreation of the community.

The Kurna people managed the Adelaide Park Lands for thousands of years understanding that open spaces are very important for living on the Adelaide Plains. Many Kurna believe that Light's vision and designs were based on these understandings taken from the Kurna and the way they had managed the Park Lands and more broadly the Adelaide Plains.

The *Adelaide Park Lands Act 2005* develops the statutory principles for the Adelaide Park Lands:

- 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.
- The Adelaide Park Lands should be held for the public benefit of the people of South Australia and should be generally available to them for their use and enjoyment (recognising that certain uses of the Park Lands may restrict or prevent access to particular parts of the Park Lands).
- The Adelaide Park Lands reflect and support a diverse range of environmental, cultural, recreational and social values and activities that should be protected and enhanced.
- The Adelaide Park Lands provide a defining feature to the City of Adelaide and contribute to the economic and social well-being of the City in a manner that should be recognised and enhanced.
- The contribution that the Adelaide Park Lands make to the natural heritage of the Adelaide Plains should be recognised, and consideration given to the extent to which initiatives involving the Park Lands can improve the biodiversity and sustainability of the Adelaide Plains.
- The State Government, State agencies and authorities, and the Adelaide City Council, should actively seek to co-operate and collaborate with each other in order to protect and enhance the Adelaide Park Lands.

## Draft Community Land Management Plan

- 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.

## 6. OBJECTIVES FOR THE USE AND MANAGEMENT OF PARK 9

The following (in no particular order of priority) constitute the objectives for Park 9:

- Support the ongoing public use and enjoyment of the park.
- Retain Park 9 as an activity hub for formal and informal community recreation and sport activities.
- Allow for unrestricted community access to the sports field outside of designated game and training times.
- Recognise, promote and protect any sites of Kaurna cultural heritage significance in the park as outcomes of the Kaurna cultural mapping project are identified.
- Conserve, protect and enhance features of the cultural heritage landscape, particularly the wrought iron gate posts and the Aleppo Pine and River Red Gum grove of trees in the western corner.
- Maintain a variety of trees for shade that provide food and habitat for fauna and flower at different times of the year.
- Maintain good amenity and legible connections along the edges of the park to encourage visitation and improved access.
- Support the rationalisation of existing buildings replaced by a fit for purpose community sports facility with accessible public amenities.
- Permit leases and licences as shown in the Lease and Licence Map and manage the use of the sports buildings as a 'community sport' facility in accordance with the Adelaide Park Lands Leasing and Licensing Policy.
- Manage and improve the connectivity, amenity and useability of the Park Lands Trail.
- Ensure that CPTED principles are taken into consideration through sightlines and vegetation management.

## 7. POLICIES AND PROPOSALS FOR THE USE AND MANAGEMENT OF PARK 9

### Park 9 Activity Hub

Park 9 will continue to be managed as a community activity hub to support community wellbeing and encourage exploration and participation in the various elements offered across the precinct including the adjacent community sporting facilities.

The activity hub includes community sports courts, children's play space, petanque piste, pathways, irrigated lawns, picnic facilities and the pocket orchard.

## Draft Community Land Management Plan

### Sporting Clubrooms

Support the removal of the existing changerooms and maintenance shed and replace with a fit for purpose local community sport clubroom facility. The facility should include accessible public amenities to support use of the park.

Use of the building will be consistent with the operation of a community facility including limited sports administration duties, storage of equipment, sports related events and community development activities. The service of food and beverage is to be limited to during and for a period not exceeding two (2) hours immediately following an on-field sporting event or activity in Park 9.

Lessees will be required to seek landlord consent before applying for liquor licencing.

### Sporting Oval

Retain the sporting oval for formal and informal recreation with unrestricted community access to the sports field outside of designated game and training times.

### Tree Plantings and Landscaping

New trees and plantings should be selected for their amenity value, contribution to urban biodiversity and cultural and heritage significance. A diverse species selection is important to the establishment of an extensive and robust urban forest. Rationalise existing plantings through the removal of poorly performing specimens.

Shade requirements, CPTED, cultural and heritage significance and safety issues should also be considered when selecting tree species for new plantings.

### Urban Address

Allow for an increased level of amenity and attraction along the park edges through appropriate landscaping. The improved appearance and functionality will encourage and entice further exploration deeper into the Park and assist in reducing the heat island effect of adjacent roads and buildings.

### Public Art

Support opportunities for permanent and temporary public artworks across the park, as unique attractions that encourage exploration, quiet contemplation, reflection and creative engagement.

### Cultural Heritage and Interpretation

Enable the conservation and where appropriate enhancement of cultural heritage features of the Park including the Aleppo Pine and River Red Gum grove, the Mann Road tree plantation and the wrought iron gate posts on Mackinnon Parade.

Support the interpretation of Kaurua and non-Kaurua cultural heritage of the Park Lands through signage and other means.

## Draft Community Land Management Plan

### Park Lands Trail

Enable connectivity between the Park Lands Trail and facilities within the park to support walking and cycling for recreation and active travel.

Allow for supporting facilities along the Park Lands Trail, which may include drinking fountains, seating, shade, signage, landscaping and lighting.

### Event Management

The Adelaide Park Lands Event Management Plan 2016-2020 classifies Park 9 as a 'Potential Event Site'. These sites have less purpose-built infrastructure and could be suitable for medium and small events.

Events in this Park will most likely be sporting events and organisers will need to negotiate with the lessees to work around regular sport activities and ensure surrounding residents are notified of events which may impact on them.

### Lighting

Enable lighting of the sports field for community sport and lighting along the section of Park Lands Trail.

### Car Parking

No car parking will be provided and no unauthorised vehicles will be permitted on Park 9. Consider landscape treatments to deter unauthorised vehicles entering the park, particularly at the Park Lands Trail entrance in the north east corner and where buildings are located.

Car parking on surrounding streets should be managed to ensure availability for park users. Allow spaces on street for the loading and unloading of supplies and equipment close to the sports facilities.

### Dog Management

Dogs and their owners are welcome in Park 9.

To create a safe and comfortable environment for all visitors to the Park, dogs must be on-leash:

- Between 10am and 6pm during non-daylight savings time
- Between 10am and 8pm during daylight savings time
- At all times within the playground and within five metres of any play equipment
- At all times when organised sport is being played

Outside of these times dogs may be exercised off-leash provided the dog is under effective control. Dogs must be cleaned up after at all times.

A dog on-leash means:

- The person is controlling the dog by means of a chain, cord or leash that does not exceed 2 metres in length; or
- The person is controlling the dog by tethering it to a fixed object by means of a chain, cord or leash that does not exceed 2 metres in length.

## Draft Community Land Management Plan

Effective control means:

- The person is controlling the dog by command and the dog is in close proximity to the person and the person is able to see the dog at all times.

### Golf

The playing or practicing the game of golf is not permitted within Park 9.

### Unmanned Aerial Vehicles

The flying of unmanned aerial vehicles (including model aircraft, radio-controlled planes and drones) is not permitted within Park 9.

## 8. PERFORMANCE TARGETS AND MEASURES – AGAINST OBJECTIVES

### Performance Targets

The following are the performance targets taken from the management objectives which the City of Adelaide intends to measure:

The preservation of the National Heritage Listing Values for the Adelaide Park Lands and City Layout (with Park 9 as a contributory element).

The provision and maintenance of fit for purpose community recreation and sport facilities and associated landscapes.

Preservation and enhancement of pre and post-settlement cultural significance.

### Measurement

These performance targets are subject to funding allocations through the City of Adelaide's annual Integrated Business Plan process.

These performance targets will be reviewed annually through structured reports to the:

- Adelaide Park Lands Authority's Annual Community Forum – which includes an opportunity for feedback on all Park Lands matters from the Authority's Board Members and members of the public
- City of Adelaide's internal cross-divisional Park Lands Coordination Group.

## 9. PUBLIC USE AND MOVEMENT THROUGH PARK 9

Public use and movement through Park 9 will be maintained. However, access to the playing field may be temporarily restricted during sporting or other events.



## 10. POLICIES FOR THE GRANTING OF LEASES OR LICENCES

Leases and Licences may be granted only where they support outdoor recreational activity and are in accordance with the *Adelaide Park Lands Leasing and Licensing Policy* and the *Adelaide Park Lands Events Policy*.

Event holders may be granted temporary leases and/or licences.

The areas of Park 9 subject to ongoing leases and licenses are shown on the following aerial photo.



*Areas of Park 9 subject to leases and licences*

## 11. CIRCUMSTANCES NOT PROVIDED FOR

This CLMP recognises that not all proposals for the management and enhancement of Park 9 can be foreseen. Any significant change not provided for here should be considered within the broader planning framework provided by the *Adelaide Park Lands Management Strategy* and considered as an amendment to this CLMP.

# East-West Bikeway

**ITEM 10.4** 15/12/2020  
**Council**

Strategic Alignment - Thriving Communities

**Program Contact:**  
Matthew Morrissey, AD  
Infrastructure 8203 7462

VS2020/7596

Public

**Approving Officer:**  
Klinton Devenish, Director Place

## EXECUTIVE SUMMARY

The City of Adelaide has partnered with the State Government of South Australia to build two separated bikeways through the city, one from north to south and the other from east to west.

Three possible street corridors have been considered for the route of the East-West Bikeway, Grote Street – Wakefield Street, Franklin Street – Flinders Street and Waymouth Street – Pirie Street. After consideration of the opportunities and impacts within the complex city environment, a hybrid route using Franklin Street – Flinders Street – Gawler Place and Wakefield Street is proposed.

The purpose of this report is to seek approval for the route of the East-West Bikeway, associated engagement approach and delivery plan.

## RECOMMENDATION

### THAT COUNCIL

1. Approves the selection of Franklin Street – Flinders Street – Gawler Place – Wakefield Street/Road as the route of the separated East-West Bikeway, as per Attachment A to Item 10.4 on the Agenda for the meeting of the Council held on 15 December 2020.
2. Approves the East-West Bikeway Design Guide as per Attachment B to Item 10.4 on the Agenda for the meeting of the Council held on 15 December 2020, and for design work to commence consistent with this guide.
3. Approves the delivery and engagement approach (Option 2 Iterative Development Approach) as per Attachment C to Item 10.4 on the Agenda for the meeting of the Council held on 15 December 2020, and engagement to commence in late January 2021 to notify the community about the project and seek feedback on proposed parking controls.
4. Approves an evaluation program for the East-West Bikeway, based on a comprehensive range of performance measures, including economic indicators.
5. Notes that this recommended route selection will be provided to the Minister for Transport for concurrence prior to proceeding, in accordance with the City Bikeways Funding Deed and Administration will work with the Department for Infrastructure and Transport with the aim to extend the term of funding deed, past the current 30 June 2021 end date.

## IMPLICATIONS AND FINANCIALS

City of Adelaide 2020-2024 Strategic Plan	<b>Strategic Alignment – Thriving Communities</b> The plan will achieve a safe, affordable, accessible, well-connected city for people of all ages and abilities, and all transport modes. The East-West Bikeway is listed as a key action to be delivered by June 2021, in partnership with the State Government.
Policy	Not as a result of this report
Consultation	Engagement with stakeholders and the wider community will be a key component of the project. In line with our responsibilities as a Capital City council we will seek the views of everyone impacted by the bikeway in an inclusive and transparent process.
Resource	To be delivered using existing internal resources, supplemented by external specialists where necessary, funded via the project budget.
Risk / Legal / Legislative	There is a risk that Council will not meet the conditions of the City Bikeways Funding Deed with the State Government if the East-West Bikeway is not completed by 30 June 2021, which includes \$3 million in grant funding allocated to this project, unless another extension of time is granted. The Department for Infrastructure and Transport advised that a further extension of time may be possible under certain circumstances, and these circumstances may include a requirement that construction works have substantially commenced.
Opportunities	Installation of the bikeway will increase transport choices, which has been identified as a priority for attracting millennials to live in the city. There are opportunities to integrate other Council projects with the bikeway project, in particular the City Greening project which seeks to increase tree canopy cover in the City's west.
20/21 Budget Allocation	\$5.826 million is allocated to deliver the East West Bikeway in the 2020-2021 Business Plan and Budget, including a \$2.913 million funding contribution from the State Government.
Proposed 21/22 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	The elements that make up the bikeway (line-marking, flexi-posts, concrete medians and landscaping) have a useful life expectancy of between 5 and 20 years.
20/21 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Ongoing maintenance costs are expected to increase for items such as new landscaping, this will be confirmed through detailed design.
Other Funding Sources	The 2020-2021 budget for the East-West Bikeway includes a \$2.913 funding commitment from the State Government, allocated via the City Bikeways Funding Deed.

# DISCUSSION

## Background

1. The City Bikeway Project was initiated through a Council Decision and subsequent funding deed at a meeting of Council on 26 July 2016.
2. Since then, there have been several discussions with Council regarding the East-West Bikeway and significant work has been undertaken to minimise impacts in a complex city environment.
3. At a meeting of The Committee on 2 November 2020, Elected Members provided feedback to Administration on possible solutions for the East West Bikeway and this feedback has been incorporated into this report.
4. Council had requested a workshop on the Bikeways Design Guide, however due to tight timeframes and the uniqueness of the project we have not workshoped this item specifically but have attached a draft East-West Design Guide for review and approval.

## Funding Deed

5. The original City Bikeways Funding Deed (The Funding Deed) ran from 1 July 2016 to 30 June 2018. In August 2018 the end date of the deed was extended to 30 June 2019. In August 2019 the end date for the deed was further extended to 30 June 2021.
6. The current funding deed therefore expires on 30 June 2021. In January 2020 the Department for Infrastructure and Transport (DIT) advised that it is unlikely that the deed will be extended beyond this date.
7. Notwithstanding this, further discussions between City of Adelaide and DIT have indicated that a further extension of time may be possible under certain circumstances, and these circumstances may include a requirement that construction works have substantially commenced. These discussions are ongoing.
8. The funding deed includes the delivery of the North-South and the East-West Bikeways. A total of \$12 million is allocated to the delivery of these two projects, via \$6 million contributions each from the State Government and CoA. Within this framework we have nominally allocated \$6 million each to the delivery of the North-South and East-West Bikeways.
9. The funding deed states that the East-West Bikeway is to be a separated bikeway and is to extend from West Terrace to Dequetteville Terrace.

## Route selection

10. Three street corridors have been considered for the East-West Bikeway: Pirie Street – Waymouth Street, Franklin Street – Flinders Street and Grote Street – Wakefield Street. Various street layout and separated bikeway options have been considered along these street corridors. Given the complexities of the city environment, the use of different streets through the eastern and western sections of the city, connecting via a north-south link, has also been also considered.
11. Considering the competing priorities in the city and the opportunities and challenges of each of these route options, it is considered that an East-West Bikeway utilising Franklin, Flinders and Wakefield streets, connected via Gawler Place, is the most workable option. This route alignment is shown in **Attachment A**.
12. This has been based on minimising impacts to traffic movements, minimising parking losses, minimising impacts to bus operations and passengers, and providing a safe and logical east-west connection, that services the City including schools.
13. As shown in **Attachment A**, this east-west bikeway route connects to existing north-south bikeway network connections, at Frome Street and Gray Street, and will connect to the Market to Riverbank link (at Bentham and Pitt streets) once works on that project are complete.
14. The East-West Bikeway would also form part of a broader bike network taking in the city and inner suburbs as shown in **Attachment A**. This network is developing as local Councils and the State Government invest in infrastructure to create lower stress bike routes to connect key destinations. Recent and ongoing investment on this network includes the series of greenway routes along rail/tram corridors, the North-South Bikeway on Frome Street, Rugby-Porter Bikeway to Unley, Beulah Road Bikeway to Norwood and Braund Bikeway to Prospect.
15. The new signalised crossing point for pedestrians and bike riders on Wakefield Road, at the location where the Park Lands Trail crosses the road, will provide a key connection point for riders from the eastern suburbs to access the East-West Bikeway, as well as providing a safer crossing point for people walking and riding on the Park Lands Trail.
16. Future improvements to bikeways network infrastructure within the city, to better connect the proposed East-West Bikeway could be made by considering:



- 16.1. Provision for two-way access for bike riders along the length of Gawler Place, to provide safe access from the East-West Bikeway into the heart of the CBD, including Rundle Mall.
- 16.2. The arrangements at the intersection of Frome and Wakefield streets, where the two separated bikeways intersect. Options to improve safety for all users at this location could be developed for future consideration if required.

### Design Approach

17. We have developed a guide for the design of the East-West Bikeway which includes the materials, treatments and typical applications that will be used for this bikeway. The guide is included as **Attachment B**.
18. The treatments have been designed to provide a functional and safe bikeway, whilst allowing for some landscaping in selected locations within the allocated project budget. An initial concept plan for a section of the route has been developed and is provided in **Attachment B**.
19. The plan shows an initial concept for the street, including bike lanes, a central median and tree planting (in the central median and footpath) as a means of ensuring that the project is future-proofed and provides space for future tree planting in line with the City Greening project. It is intended the project would be implemented in stages as budget becomes available, engagement feedback is received and the operation of the street with the bikeway is observed and measured.
20. The elements of the bikeway to be installed in the current (and funded) stage, as shown in **Attachment B** are:
  - 20.1. Separated bike lanes on both sides of the street.
  - 20.2. A separation strip between the bike lane and adjacent traffic or parking lane, consisting of either kerbs with low landscaping (when adjacent to traffic lanes) or line-marking and flexi-posts (when adjacent to parking).
  - 20.3. Existing kerbs and road surface are retained.
  - 20.4. Green surface treatment in the bike lanes, at conflict points with driveways, side streets and signalised intersections.
  - 20.5. This section of street is intended to operate with two lanes of traffic in each direction during peak hours, with one lane of traffic and on-street parking at all other times.
  - 20.6. The parking controls for the on-street spaces is yet to be determined.
  - 20.7. The detailed arrangements for providing drop-off facilities are yet to be determined but will be included in the first stage of implementation.
  - 20.8. Existing short left turn lanes will be removed at signalised intersections.
21. The following additional elements will not be installed in the first stage and will be subject to future engagement activities, budget processes and investigations regarding underground services:
  - 21.1. The central median with tree planting, which would also impact on access into/out of side streets.
  - 21.2. Tree planting in the footpaths.
22. The following principles will be applied to the design of the bikeway:
  - 22.1. The bikeway will generally be separated bike lanes, designed according to the required standards. The bike lanes will generally be 2.5 metres wide, apart from at selected 'pinch-points', such as existing kerb extensions, bus stops and drop-off areas, where the bike lane will need to be narrower.
  - 22.2. Existing footpaths and kerbs will be retained where possible – there may be selected locations where kerbs will need to be adjusted (eg at bus stops) in order to create a safe and functional space. It is expected that existing kerb extensions and outdoor dining can be retained.
  - 22.3. The removal of on-street parking spaces will be minimised.
  - 22.4. Accessible parking spaces will be retained at or close to their current location where possible.
  - 22.5. Further opportunities for trees and landscaping will be identified – these will be included in street greening programs for future implementation where possible.
23. The scope of the bikeway will be value managed to ensure that it can be delivered within the allocated budget, noting that a number of items are non-negotiable. In that regard the bikeway will:
  - 23.1. Connect West Terrace with Dequetteville Terrace (specified in the funding deed)

- 23.2. Be a separated bikeway (specified in the funding deed)
- 23.3. Be designed according Australian Standards, Austroads and specified DIT requirements (in line with CoA's delegations under the *Road Traffic Act 1961*)
24. There will be consideration, via asset management whole of life principles, for the bikeway infrastructure to be upgraded using more permanent materials in the future, if budget provisions allow.

### Transport and Parking

25. A summary of transport and parking data and analysis is provided in Link 1 view [here](#).
26. The data includes an overview of bike rider volumes on Frome Street before and after the bikeway was installed. The data shows significant increases in bike rider volumes (more than double in some cases) on the southern section of the street between Pirie Street and Carrington Street, where the bikeway connects to other bike lanes. To the north of Pirie Street, the increase in bike rider volumes has been modest. We expect that this is due to the lack of connection to the broader bike network as well as long-standing traffic disruption between North Terrace and Rundle Street as a result of the adjacent development sites.
27. The parking information presented (Link 1 view [here](#)) shows that, if average parking demand along the bikeways route remains static, then the predicted number of parking spaces is sufficient to meet this demand on all sections of street apart from on Franklin Street, between West Terrace and Morphett Street. In reality the occupancy of on-street parking spaces following the installation of the bikeway will be dependent on a number of factors, including:
- 27.1. Redistribution between on-street spaces within the city, along this corridor, in side streets or more widely within each precinct.
- 27.2. Redistribution to off-street car parks.
- 27.3. Change in mode of transport used.
28. The proposed parking and traffic arrangements pre and post bikeway installation are summarised in the table below.

	Existing traffic and parking arrangements (pre-bikeway)	Proposed traffic and parking arrangements (post bikeway)
Franklin Street West Terrace – Morphett Street	One lane of traffic in each direction Angle parking (full time)	One lane of traffic in each direction Parallel parking (full time)
Franklin Street Morphett Street – King William Street	Two lanes of traffic in each direction Parallel parking (full time)	Two lanes of traffic in each direction during peak times (7-9am and 4-6pm), one lane of traffic in each direction at other times. Parallel parking at all other times
Flinders Street King William Street – Gawler Place	Two lanes of traffic in each direction Parallel parking (full time)	Two lanes of traffic in each direction during peak times (7-9am and 4-6pm), one lane of traffic in each direction at other times. Parallel parking at all other times.
Gawler Place Flinders Street – Wakefield Street	One lane of traffic (northbound) Parallel parking (full time)	One lane of traffic (northbound) Parallel parking (full time)
Wakefield Street Gawler Place – Pulteney Street	Two lanes of traffic in each direction Parallel parking (full time)	Two lanes of traffic in each direction Parallel parking (full time)
Wakefield Street Pulteney Street – East Terrace	Two lanes of traffic in each direction Angle parking (full time)	Two lanes of traffic in each direction Parallel parking (full time)
Wakefield Road East Terrace – Park Lands Trail	Two lanes of traffic in each direction Parallel parking (full time)	Two lanes of traffic in each direction No parking

29. The traffic and parking arrangements outlined above aim to strike a balance for all users of the street once the bikeway is installed, by providing traffic capacity during peak travel times and parking during business hours.
30. Consideration was also given to a street layout for Wakefield Street which retained angle parking and two traffic lanes in each direction at all times once the bikeway is installed, in order to retain more on-street parking spaces. In order to achieve this arrangement, the existing median would need to be completely removed, along with the right turn lanes and facilities for turning into/out of side streets that currently occupy space within the median.
31. With the median and dedicated right turn lanes removed, and to retain accessibility, right turns would need to be permitted from the general traffic lanes, which would result in longer cycle times at signalised intersections along Wakefield Street. It is considered that this would cause unacceptable delays to general traffic and buses along this corridor. Given these expected delays, along with the existing low occupancy of parking spaces on Wakefield Street as shown in the attached link, it is considered that this street layout should not be further pursued.
32. We will engage with adjacent property owners and occupiers to determine the most appropriate controls for parking spaces in the vicinity of their property. This will include those locations where drop-off/pick up facilities are required at certain times of the day.
33. As part of this process we will engage with all schools along the route. We understand that, whilst the public schools draw students from a limited catchment area, private schools often attract students from a wider area, making it more difficult for these students to travel to school by bike. Given the competing demands for space within the road corridor, once the bikeway is installed all parking and drop-off/pick up areas will be parallel parking. Although this will result in a reduction in parking spaces in locations, the new arrangements will provide road safety benefits for school drop-off/pick up, as studies have shown that road crashes associated with parallel parking manoeuvres are minimised compared to angle parking.
34. Managing the demand for kerbside space during school drop-off and pick up times is a challenge that is faced at most schools, and we acknowledge that the reduction in spaces following the installation of the bikeway may exacerbate this situation along these streets. We will work with all schools throughout this project to develop a plan which considers parking controls within the local precinct, including side streets and other adjacent main streets, which will aim to facilitate convenient and safe access for all students.

### **Economic Analysis**

35. A summary of background information relating to the economics of improved bike infrastructure is included in Link 2 view [here](#).
36. The summary provides a range of data and research relating to the implementation of bikeways and their impacts, some relating to Adelaide whilst some has been collated from projects in other cities.
37. As a means of collecting local data to inform future decisions, an evaluation of the East-West Bikeway could be undertaken. This evaluation could include measurement of a range of measures (such as safety, volumes and usage profiles, travel times and economic data), collected before and after the installation of the bikeway.

### **Scope and Cost**

38. A high-level cost estimate for the East-West Bikeway has been undertaken, based on the initial concept design presented above. The cost estimate indicates that the bikeway can be installed within the available budget.
39. The following assumptions have been made:
  - 39.1. The bikeway will be designed in line with the treatments and materials as outlined in the East-West Bikeway Design Guide.
  - 39.2. External input from engagement and design specialists as well as internal resource costs will be funded via the project budget.
  - 39.3. The scope of the project includes a new pedestrian/bike actuated signalised crossing at the eastern end of the bikeway (on Wakefield Road, where the Park Lands Trail currently crosses the road at a median).
  - 39.4. Improvements to other signalised intersections along the route will be made as necessary to provide connectivity and safe access.
  - 39.5. Parking sensors will be installed in parking spaces as required along the corridor.



## Delivery and Engagement Approach

40. Two possible approaches to project delivery and engagement have been considered:
  - 40.1. Option 1 – Traditional approach
  - 40.2. Option 2 – Iterative development approach
41. These two approaches are described in **Attachment C**, including the steps and outline timeframe for each approach and a summary of how the two approaches differ in the context of delivering the East-West Bikeway.
42. The outline timeframe shows that the construction for the bikeway under the Traditional approach to delivery and engagement (Option 1) is likely to commence after the end funding deed. With Option 2, the Iterative Development approach it is likely that construction could commence earlier, prior to the end of the funding deed.
43. Regardless of the approach taken, the engagement will follow these principles:
  - 43.1. The details of the engagement process will be developed in conjunction with external engagement specialists to ensure that it meets best practices expectations.
  - 43.2. The engagement process will be inclusive, transparent and accountable and undertaken in line with CoA's Community Consultation Policy and Community Engagement Strategy.
  - 43.3. The engagement will seek the views of all impacted community members and stakeholders, consistent with our responsibilities as a Capital City Council.
  - 43.4. Once the bikeway route has been approved by Council, the alignment will be a non-negotiable through the engagement process.
  - 43.5. The negotiables to be considered with the community and stakeholders through the engagement process will focus on the:
    - 43.5.1. Controls applied to on-street parking spaces, ie whether a space will be short term parking or loading etc.
    - 43.5.2. Location of trees and landscaping (noting design constraints and the available budget will also be considered).
44. It is therefore recommended that Option 2, the Iterative Development approach is taken to progress the installation of the East-West Bikeway due to:
  - 44.1. Once the alignment of the East-West Bikeway is approved by Council, it offers a focused delivery and engagement approach that will provide a means of delivering on a key activity of Council's Strategic Plan 2020-2024 and Business Plan and Budget 2020-2021.
  - 44.2. It is more likely that installation of the bikeway will commence prior to the end of the funding deed in June 2021.
  - 44.3. It provides adjacent stakeholders with an opportunity to provide input regarding proposed parking controls prior to implementation.
  - 44.4. It provides Council with the opportunity to proactively seek feedback from the whole community on the actual impacts of the bikeway once it is in place, and plan adjustments as needed, as well as opening up a discussion with the community about the longer term vision for these streets that could inform future infrastructure investment decisions.

## Next steps

45. If approved, we would progress with the next steps as follows:
  - 45.1. Provide Council's recommendation to the Minister for Transport for concurrence and joint agreement to proceed with the design, engagement and implementation process.
  - 45.2. Work with the DIT with the aim of extending the term of the funding deed, past the current 30 June 2021 end date.
  - 45.3. Engage external design and engagement professionals that will work with the CoA team to deliver the project.
  - 45.4. Proceed with preparing the Prudential Report.
  - 45.5. Provide a report to Council in early 2021 present the Prudential Report, seek approval of the removal of parking spaces and obtain delegated authority to negotiate and execute the construction contract.

## DATA AND SUPPORTING INFORMATION

**Link 1** – Transport and Parking Data

**Link 2** - Economic Information

---

## ATTACHMENTS

**Attachment A** – Proposed East-West Bikeway route

**Attachment B** – East-West Bikeway Design Guide

**Attachment C** – Delivery and Engagement Approach

---

- END OF REPORT -

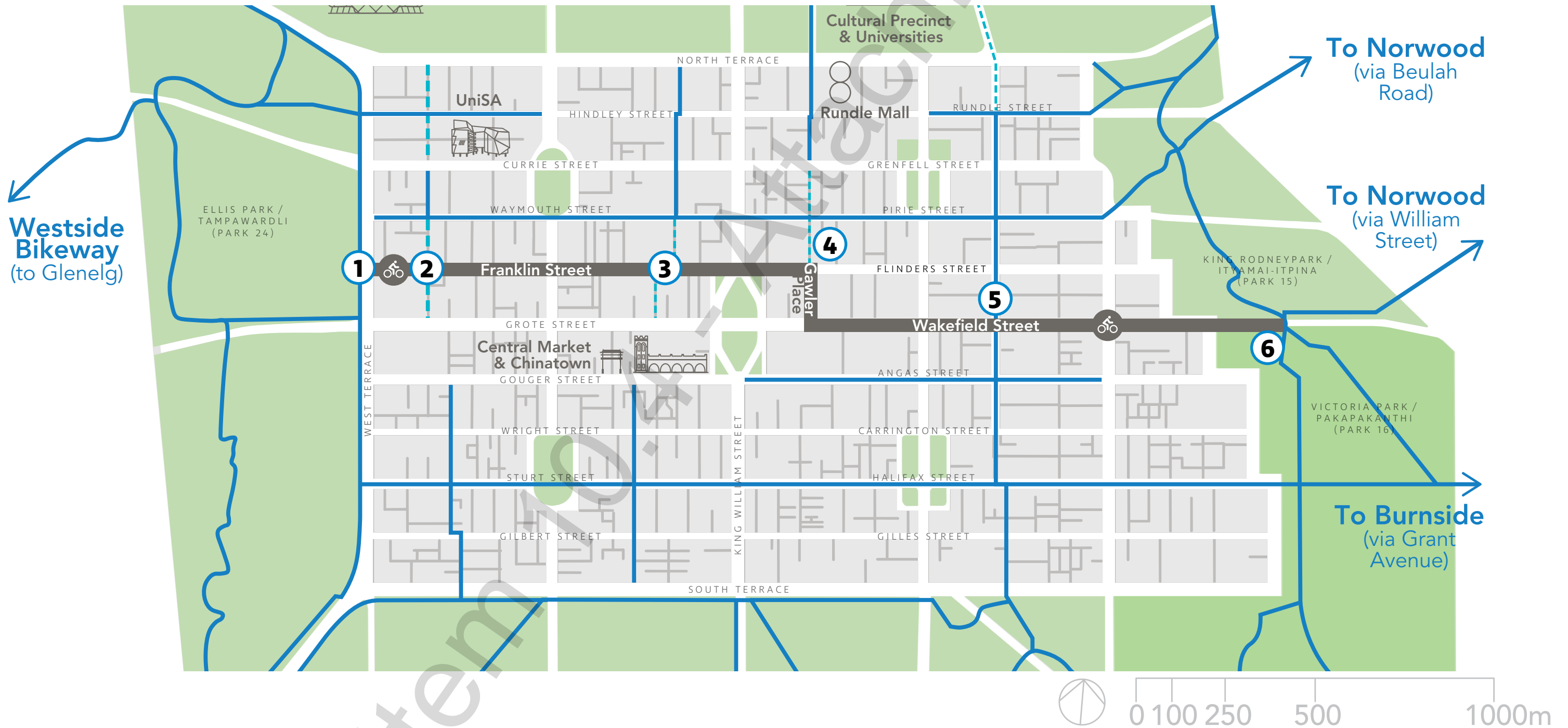
Attachment A

# East-West Bikeway Proposed Route

The proposed East-West Bikeway begins to the east on Wakefield Road, and runs along Wakefield Street until Gawler Place. At Gawler Place, the bikeway diverts and exits west onto Flinders Street. It then crosses King William Street, continuing westward until West Terrace.

Key bike connections:

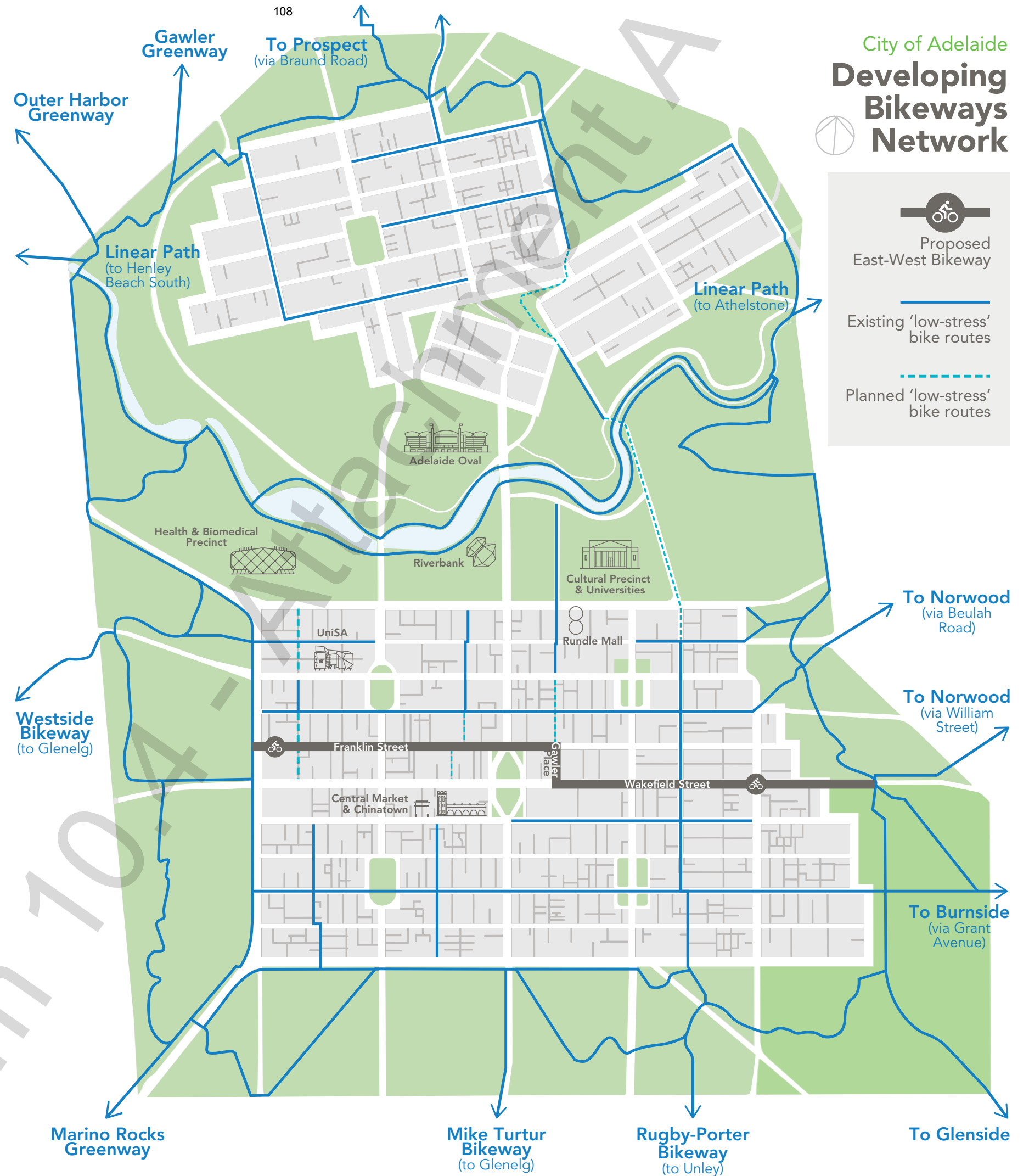
- 1. West Terrace shared path via existing signals to western suburbs
- 2. City West Quietway - Gray Street (north) Gray and Blenheim streets (south)
- 3. Market to Riverbank link at Pitt and Bentham streets
- 4. Gawler Place (through to Rundle Mall)
- 5. Frome Street - North-South bikeway
- 6. Park 15 shared path & Park Lands Trail & east suburbs





# Attachment A Developing Bikeways Network

City of Adelaide  
**Developing Bikeways Network**



# East-West Bikeway Design Guide

Addendum to the  
**City of Adelaide**  
**Bikeways Design Guide**



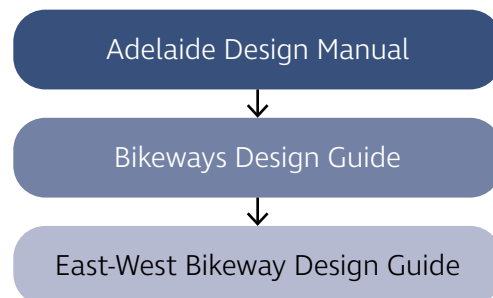
## Our role

The City of Adelaide supports the development of active transport infrastructure, and recognises the important role transport projects play in shaping the city through economic investment, urban uplift, sustainability, liveability, creating great streets and public spaces, enhancing the Park Lands and creating healthy communities.

The City of Adelaide is the local road authority with ownership (care, control and maintenance responsibility) of all road-related and public realm infrastructure occurring on city streets.

This document is the **East-West Bikeway Design Guide**, which will form part of the comprehensive **Bikeways Design Guide**.

The Bikeways Design Guide reflects the City of Adelaide's vision for the design development of bikeways in the city. It is an addendum to the 'Adelaide Design Manual' (ADM), the City of Adelaide's guideline for public domain design.



The Adelaide Design Manual

### Adelaide Design Manual

The ADM directly supports the outcomes of the City of Adelaide's Transport and Movement Strategy 2012-22.

The ADM supports the SMIAP's aims of creating environments for safe cycling and green travel options, through implementing separated bikeways and redefining uses and road space allocation of existing corridors.

The ADM draws upon significant community engagement, providing the next stage of physical street detail. Consulted stakeholders included the City of Adelaide's Access and Inclusion Advisory Panel, which includes representatives from Access 2 Arts, the Disability Information and Resources Centre, Disability SA, Guide Dogs SA, the Royal Society for the Blind and individual representation.

The ADM is based on these guiding principles:

1. Strive for excellence in design
2. Strengthen the character of the city
3. Provide the canvas for city life
4. Create a public realm that is welcoming and friendly
5. Design spaces sustainably with regard for the big picture
6. Integrate functions of the street harmoniously
7. Cultivate positive relationship between public and private space.

## Strategic alignment

The East-West Bikeway aligns with the City of Adelaide's vision for the city. Alignments include:

### City of Adelaide 2020-24 Strategic Plan

#### Key community outcome: Thriving Communities

- Healthy and resilient communities
- A safe, affordable, accessible, well-connected city for people of all ages and abilities, and all transport modes
- Increase community use of and access to the Adelaide Park Lands
- Implement City Access projects (walking, cycling and public transport) in partnership with the State Government, including the North-South and East-West city bikeways.

#### Strategic priority for next for years and beyond:

- Support the wellbeing of our communities
- Lead the way in climate action and manage water, waste, transport and greening in a sustainable way
- Transform the ways people move around and connect with each other.

#### Enabling priorities:

- Build on effective advocacy and partnerships
- Encourage and support new ideas and concepts.

### Carbon Neutral Adelaide Action Plan 2016-21

#### Pathway 2: Zero emissions transport

Strategy 2.8: Develop integrated cycling and walking networks

- 2.8.1: Establish a cycling infrastructure fund and develop a comprehensive and integrated network of bicycle ways that connect Adelaide, North Adelaide and surrounding suburbs to provide safe and convenient access to workplaces, services, shops, leisure activities and bus, train and tram services.

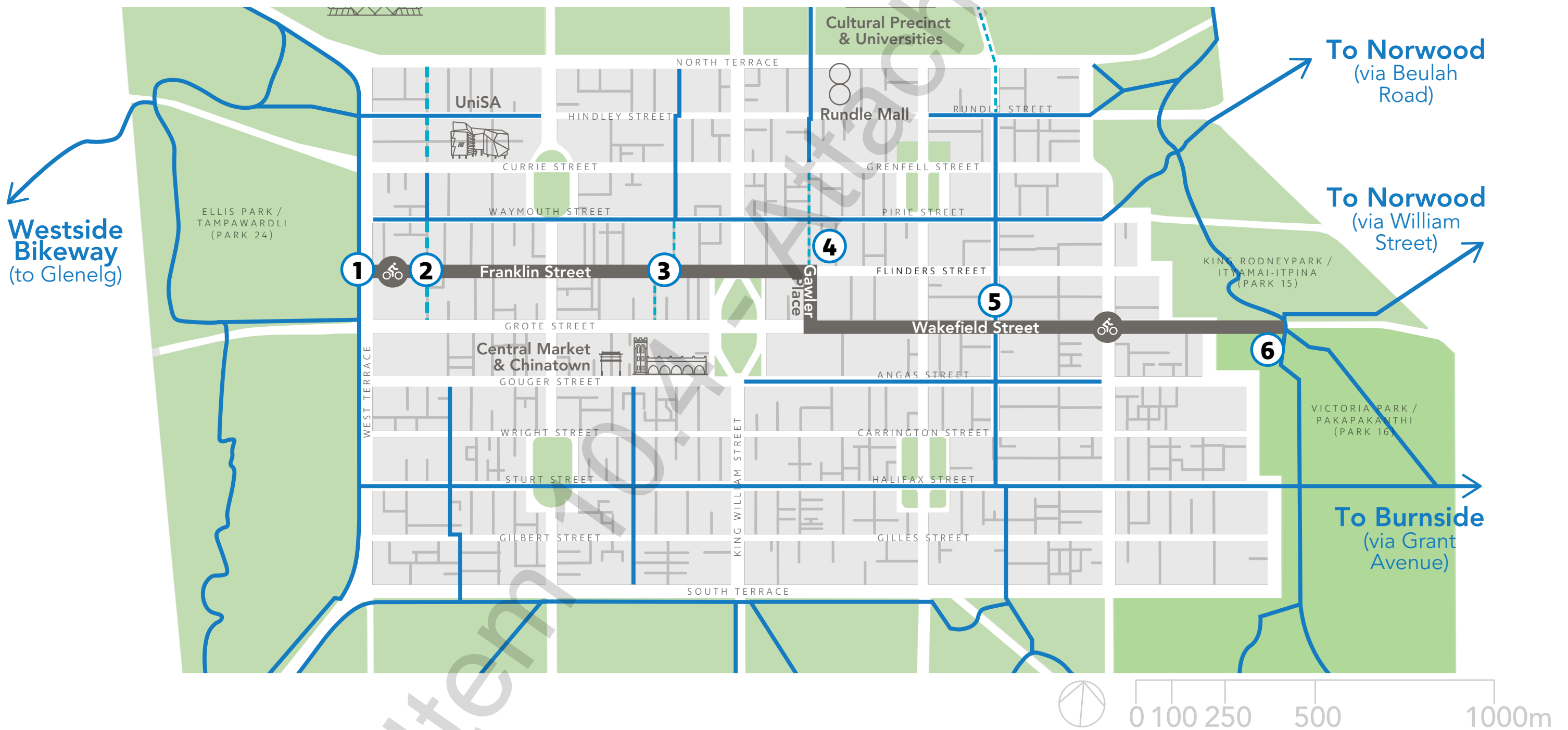


# East-West Bikeway Proposed Route

The proposed East-West Bikeway begins to the east on Wakefield Road, and runs along Wakefield Street until Gawler Place. At Gawler Place, the bikeway diverts and exits west onto Flinders Street. It then crosses King William Street, continuing westward until West Terrace.

Key bike connections:

1. West Terrace shared path via existing signals to western suburbs
2. City West Quietway - Gray Street (north) Gray and Blenheim streets (south)
3. Market to Riverbank link at Pitt and Bentham streets
4. Gawler Place (through to Rundle Mall)
5. Frome Street - North-South bikeway
6. Park 15 shared path & Park Lands Trail & east suburbs





# Street conditions



- Generally 4-6 traffic lanes wide
- Connection to shared paths at West Terrace and the East Park Lands

Pictured: Franklin Street/West Terrace intersection



- Existing kerb protuberances with outdoor dining
- Bikeway and traffic lane widths can be reduced in width at these locations to retain existing protuberances
- Other types kerb protuberances house a whole range of underground services.

Pictured: Benjamin on Franklin Hotel



- Existing kerb protuberances increase safety by providing extended crossing areas for pedestrians as well as greening opportunities.
- The north-east quadrant of the city, on which Franklin Street is situated, is the hottest area in the City of Adelaide, with the least amount of greening.<sup>1</sup>

Pictured: Franklin Street/Byron Place/Elizabeth Street intersection



- Angle parking occurs on both Franklin and Wakefield streets outside of the core CBD.
- Parallel parking, loading zones, bus zones, motorcycle parking bays and drop off zones also exist along the streets.

Pictured: Franklin Street between Crowther St & Shannon Pl



- Many wide driveway crossovers exist along both streets, providing access to large coach buses, service vehicles and multi-storey off-street car parks.

Pictured: Adelaide Central Bus Station



- Drop off zones and passenger loading areas for hotels, serviced accommodations and apartments are located directly in front of the entrances.

Pictured: Quest on Franklin

<sup>1</sup>Resilient East Urban Heat & Tree Mapping

All images on this page courtesy of Google.

All images on this page courtesy of Google.



## Street conditions (continued)



- The U-City building on Franklin Street houses retirement residences, accessible serviced apartments and social services, which will require parking / drop off bays.
- Consultation with key stakeholders will be necessary to determine requirements.

Pictured: U-City (Uniting Communities)



- Existing signals at Gawler Place will need to be altered to facilitate bicycle turning movements.
- Gawler Place South has higher pedestrian numbers as it is a key north-south link, as well as some vehicle movement due to the multi-storey off-street car park.

Pictured: Gawler Place/Flinders Street intersection



- Wakefield Street and Franklin Street (east) are wide streets with ample greening opportunities.

Pictured: Gawler Place/Flinders Street intersection



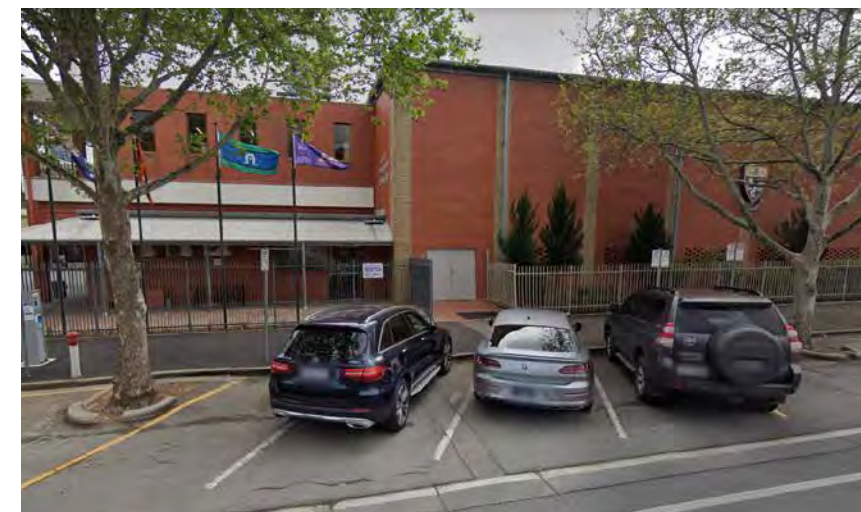
- Existing bus stops and shelters on Wakefield Street will need to be considered.
- The interface between the bus shelter/stops and the roadway will need to minimise conflict points between bus passengers, cyclists, motorists and pedestrians.

Pictured: Bus stop H1, Wakefield Street



- Schools require drop off/pick up areas. There are a number of schools along the route, including Christian Brothers College, St Aloysius College and St Mary's College.
- Existing drop off/pick up zones will be integrated into the new bikeway design with great consideration to safety.

Pictured: Christian Brothers College



- Many established trees already exist along the route and are within the road reserve between parking bays.
- The street arrangement will consider existing tree alignment and upgrades to tree surrounds to improve growing conditions will also be considered.

Pictured: Christian Brothers College

All images on this page courtesy of Google.

All images on this page courtesy of Google.

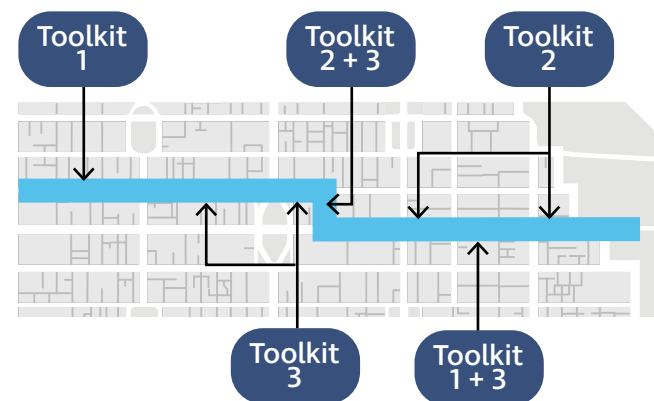


# Bikeway design toolkit

To design the East-West Bikeway, a number of different approaches can be applied. These approaches, or 'toolkits', form a kit-of-parts that can be applied simultaneously along a street to address various conditions, as outlined below, to implement a functional and safe bikeway.

The many street conditions and operations that the toolkit can be applied to includes:

- Bus stops
- School drop off/pick up zones
- On-street parking
- Loading zones
- Road widths and traffic flow
- Street trees
- Kerb alignments and protuberances
- Garages and driveways
- Side streets and laneways
- Traffic signals and intersections
- Stormwater flow
- Rubbish collection
- Services (e.g. fire hydrants and mail boxes).



An example of different toolkit approaches applied along the East-West Bikeway



## Toolkit 1. Linemarking + flexi-posts

Flexi-post bollards are light-weight, flexible posts affixed to the road surface. Using flexi-posts along with linemarking is an affordable and effective way of delineating a roadway that provides a vertical separation between traffic/parking lanes and bicycle riders.

This method is widely used nationally and internationally to create safe separated bike lanes.

### Key design elements:

- Bike lane is at same level as traffic and parking lanes
- Use of standard traffic control devices (linemarking and posts) are universally understood by road users
- Vertical element provides clear and visible separation creating a safe bikeway
- Low-impact and fast construction/installation
- Easily maintained
- Approximately 5 year asset lifespan



Broken Head Bike Path, Byron Shire (Image © Durapost)



Kinzie Street, Chicago (Image © Philadelphia2050)



Garden Oaks Drive, New Orleans USA  
(Image © City of New Orleans)



# Bikeway design toolkit (continued)

## Toolkit 2. Concrete buffer + integrated greening

Concrete medians can be used as a robust buffer between parking/traffic lanes and bike lanes to ensure protection and strong visual delineation. This toolkit also presents opportunities to integrate greening, improving the overall amenity of a street.

This approach is similar to the North-South bikeway between Carrington and Wakefield streets. It is also widely implemented both nationally and internationally.

### Key design elements:

- Bike lane is at same level as traffic and parking lanes
- Concrete buffer can be designed to minimise visual presence, i.e. dark colour
- Tree planting can occur where buffer width allows
- Integrated low-level planting to allow for sightlines
- Regulatory signs and linemarking to will be required to reinforce street navigability
- No alterations to drainage system required
- Higher level of maintenance required for greening
- Asset lifespan of up to 20 years



LaTrobe Street, Melbourne (Image © Google)



North-South Bikeway (Image © Google)



Fell & Oak Streets, San Francisco USA  
(Image © Sergio Ruiz)

## Toolkit 3. Bus stop islands

This treatment is to be used at existing and new bus stops that are located along a bikeway route to facilitate safe interactions between pedestrians, bike riders and buses.

### Key design elements:

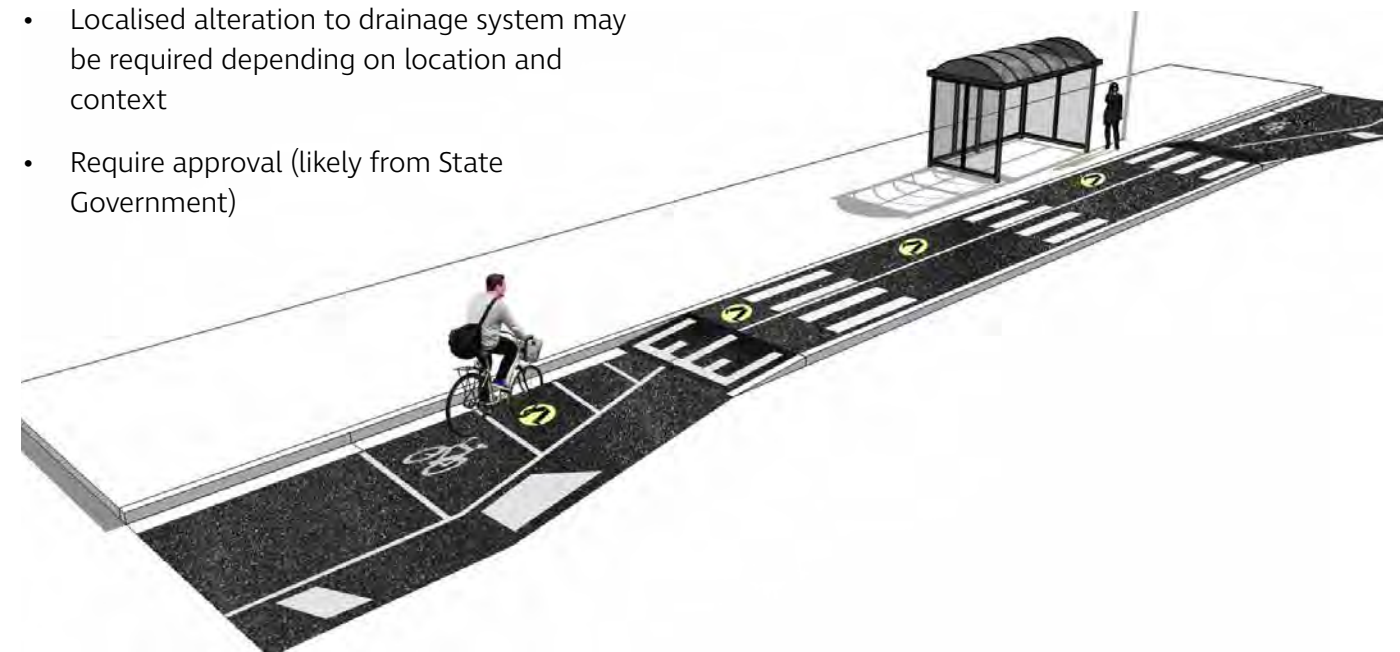
- Providing a clear path of travel through the space for both bike riders and pedestrians
- Increase width of buffer to accommodate bus shelter and pedestrians waiting or loading
- Slow riders down by narrowing bikeway width and/or changing surface treatment or levels
- Direct pedestrian movement providing priority pedestrian crossings with crossing linemarking
- Maintain sightlines in the area by minimising clutter
- Regulatory signs and linemarking, where required
- Localised alteration to drainage system may be required depending on location and context
- Require approval (likely from State Government)



Surry Hills, Sydney (Image © Anna Mcdonald)



North-South Bikeway





# Bikeway design toolkit (continued)

## Toolkit 4. Planter boxes

Planter boxes are a temporary, low-impact and reasonably low cost way of implementing greening without high disturbance to a site.

With the right species, planter boxes can beautify and reinforce the character of the city streets, and provide shade and shelter to all users of the bikeway and footpath.

### Key design elements:

- Planter boxes to be used on footpaths adjacent to the bikeway, or “leftover” areas in the road reserve away from traffic
- They are not to be used as physical separators between the bikeway and the traffic
- Implement in continuous groups where appropriate, to create an immediate visual and environmental impact to the bikeway and its surroundings
- Trees planted should be appropriate to the street environment, including being considerate to adjacent street trees, building awnings, signage and traffic signals
- Low-level planting choices to be plants that have compact or trailing forms (no spreading properties), no higher than 600mm, have minimal plant litter and have dense foliage
- Require regular maintenance regimes, especially for low-level planting
- Require regular watering (through a watering truck or similar), especially during early stages of establishment
- Require horticulture and maintenance staff
- Require machinery and associated heavy vehicles to load/unload planter boxes to site



North Terrace, Adelaide (Image © Daryl Tian)



Sydney trial cycleways (Concept image © City of Sydney)



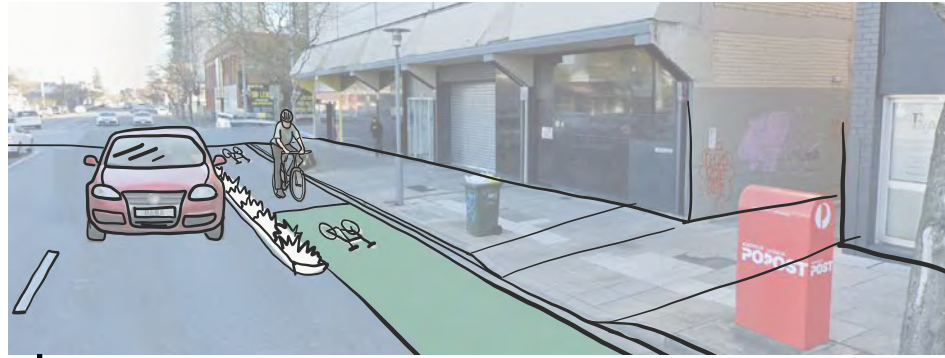
Leigh Street, Adelaide (Image © Glam Adelaide)





# Application

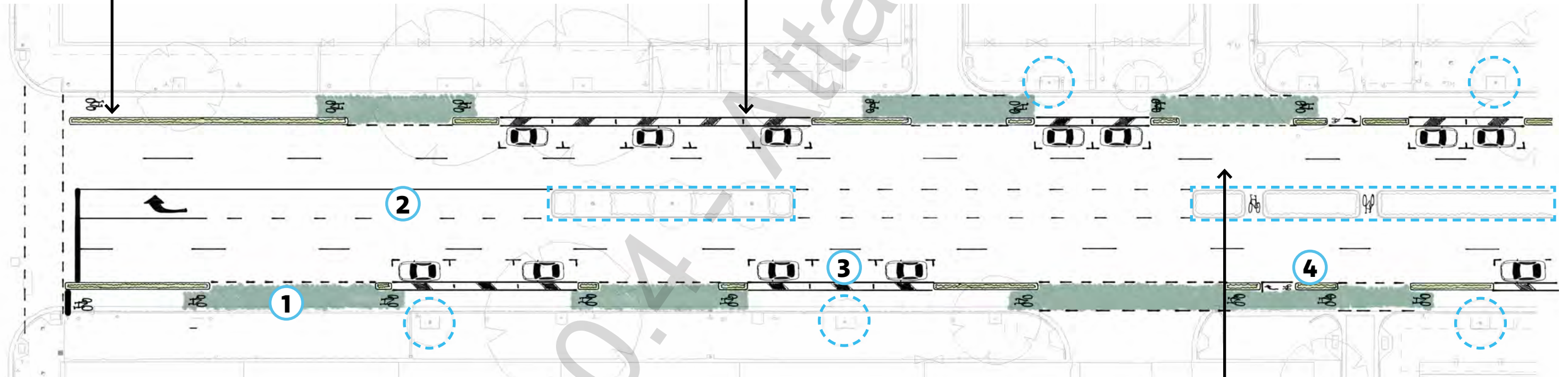
The toolkit be applied simultaneously along the East-West Bikeway, depending on each localised situation. Below is a high-level breakdown of how the toolkit can be applied on a typical street block. These approaches will be refined and developed during detailed design on a case-by-case basis.



Toolkit 2: Concrete buffer with integrated greening

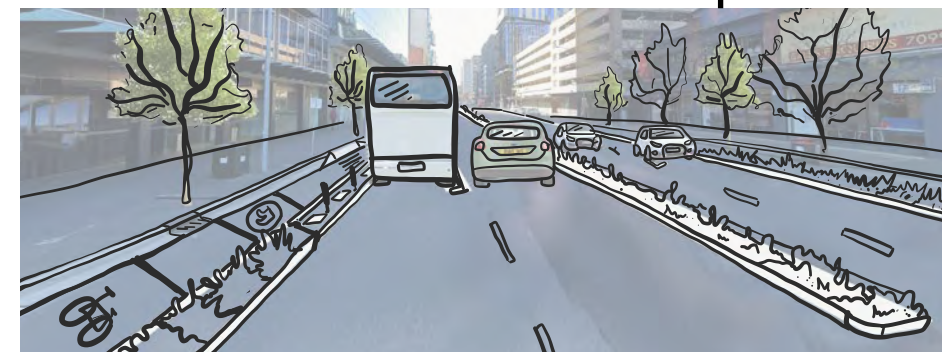


Toolkit 1: Linemarking + flexi-posts adjacent parking spaces



- 1. Green surface treatment across side streets and driveways
- 2. Linemarked central median to facilitate vehicle turning movements
- 3. Off-peak parking arrangement as per Frome Street
- 4. Bicycle turning areas

  Future opportunities for median with integrated greening & footpath tree planting






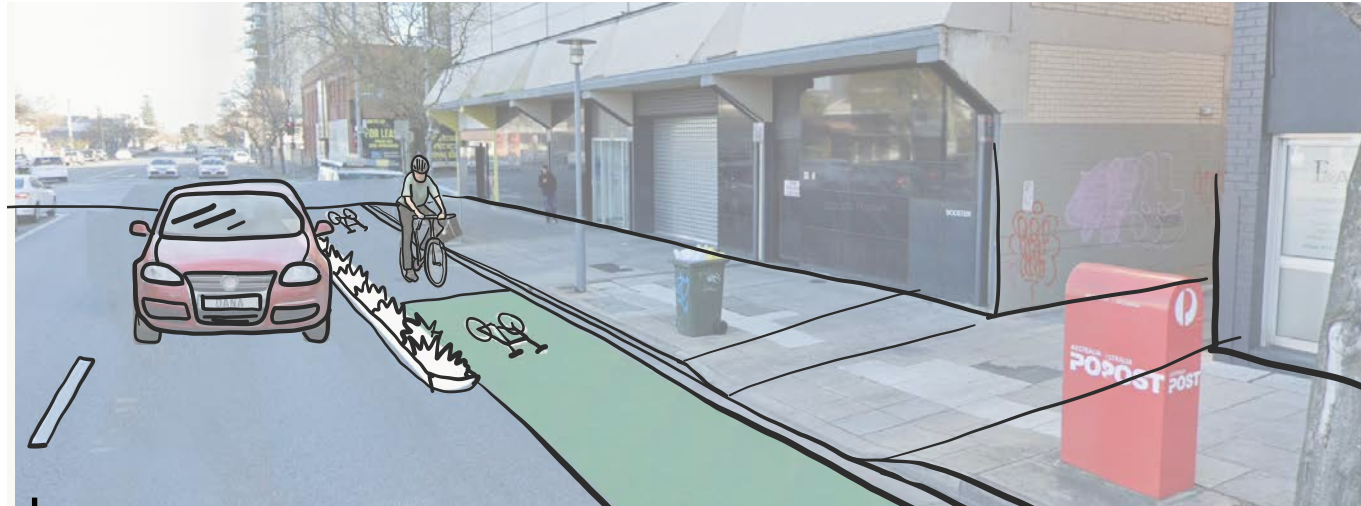
Toolkits 1 + 2: Linemarking + flexi-posts adjacent parking spaces with potential future greening



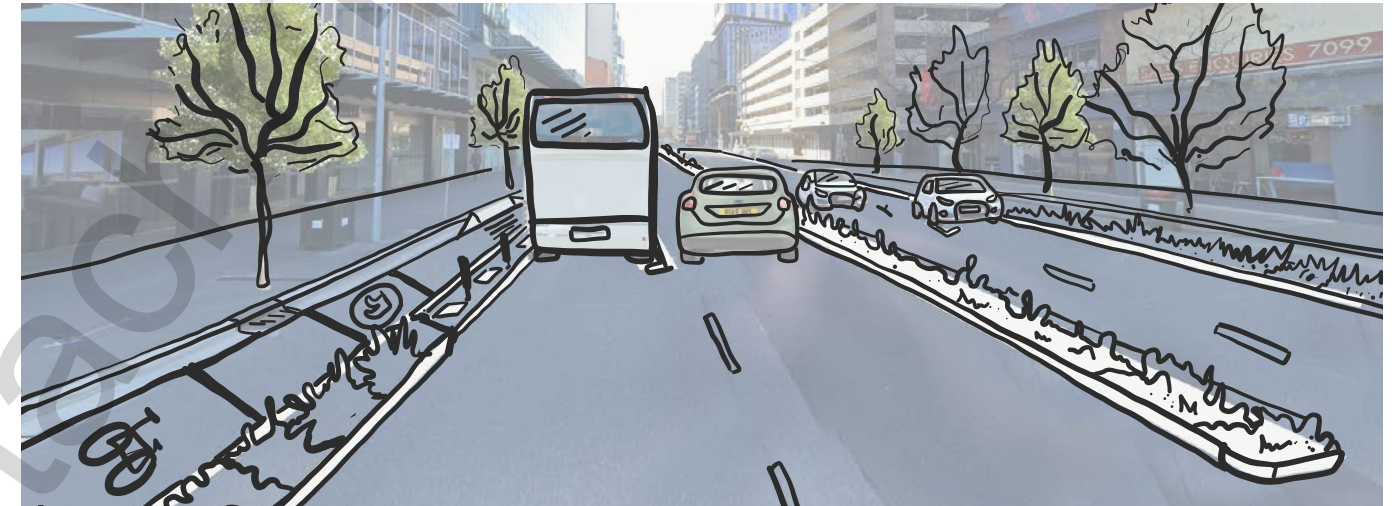
# Application

The toolkit be applied simultaneously along the East-West Bikeway, depending on each localised situation. Below is a high-level breakdown of how the toolkit can be applied. These approaches will be refined and developed during detailed design on a case-by-case basis.

Facilitate drop off / loading areas where required		Require Toolkit 3
		
Schools	Hotels / accommodation	Bus stops



Toolkit 2 on the north-eastern corner of Morphett Street



A mixture of toolkit 1, 2 and 3 in front of Quest



Toolkit 1 used in front of Benjamin on Franklin Hotel, where outdoor dining and parking are maintained






Toolkit 1 to allow for loading at the Adelaide Central Bus Station



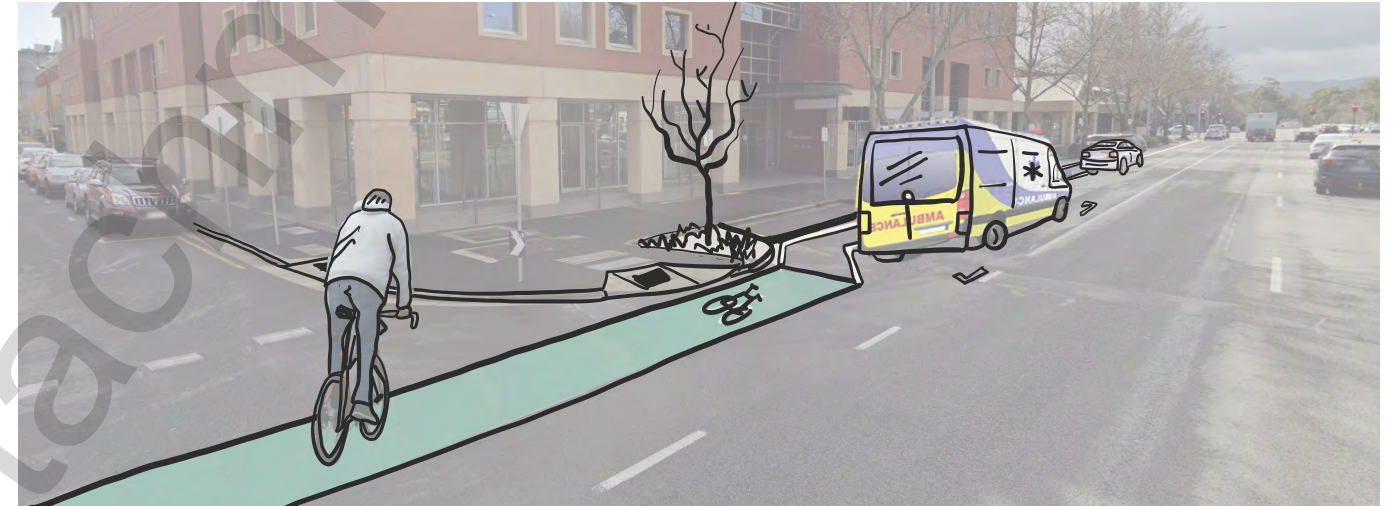
# Application (continued)

The toolkit be applied simultaneously along the East-West Bikeway, depending on each localised situation. Below is a high-level breakdown of how the toolkit can be applied. These approaches will need to be refined and developed during detailed design on a case-by-case basis.

Facilitate drop off / loading areas where required		Require Toolkit 3
		
Schools	Hotels / accommodation	Bus stops



Toolkit 3 at G1 bus stop on Wakefield Street



Toolkit 1 to facilitate drop off / loading at the old Calvary Hospital where required



Toolkits 1 and 2 to facilitate on-street parking and driveways / garages and add greening to the street



Toolkit 3 at Bus Stop R1 on Wakefield Street



## Image credits

All images and photographs used in this document belong to the City of Adelaide unless stated otherwise, and have been appropriately credited.



CITY OF  
ADELAIDE

25 Pirie Street, Adelaide  
Ph 8203 7320

[cityofadelaide.com.au](http://cityofadelaide.com.au)



# East-West Bikeway

Delivery and engagement approach



# Delivery approach options (1)

## Option 1 – Traditional Approach

The approach would include the following steps:

- Data collection to inform the design process and better understand how the streets operate
- Develop a concept design for the bikeway route
- Undertake a broad engagement process with the community and stakeholders to gain feedback on the concept design
- Make design changes to negotiable elements of the project as necessary
- Install the bikeway
- Receive and react to comments and complaints about the bikeway as necessary

## Option 2 – Iterative Development Approach

The approach would include the following steps:

- Data collection to inform the design process, better understand how the streets operate and provide a baseline for the evaluation
- Develop designs for the bikeway route in two stages (for the western and eastern street sections)
- Undertake initial focused engagement activity to inform stakeholders of the project and seek feedback from property owners/occupiers on the proposed parking controls
- Install the bikeway, with ongoing stakeholder engagement during the construction phase
- Undertake a broad engagement process once the bikeway is in place to proactively gain feedback from all street users and stakeholders.
- Ongoing feedback loop to make adjustments to the bikeway as needed.
- Undertake the evaluation of the project and report back to Council.

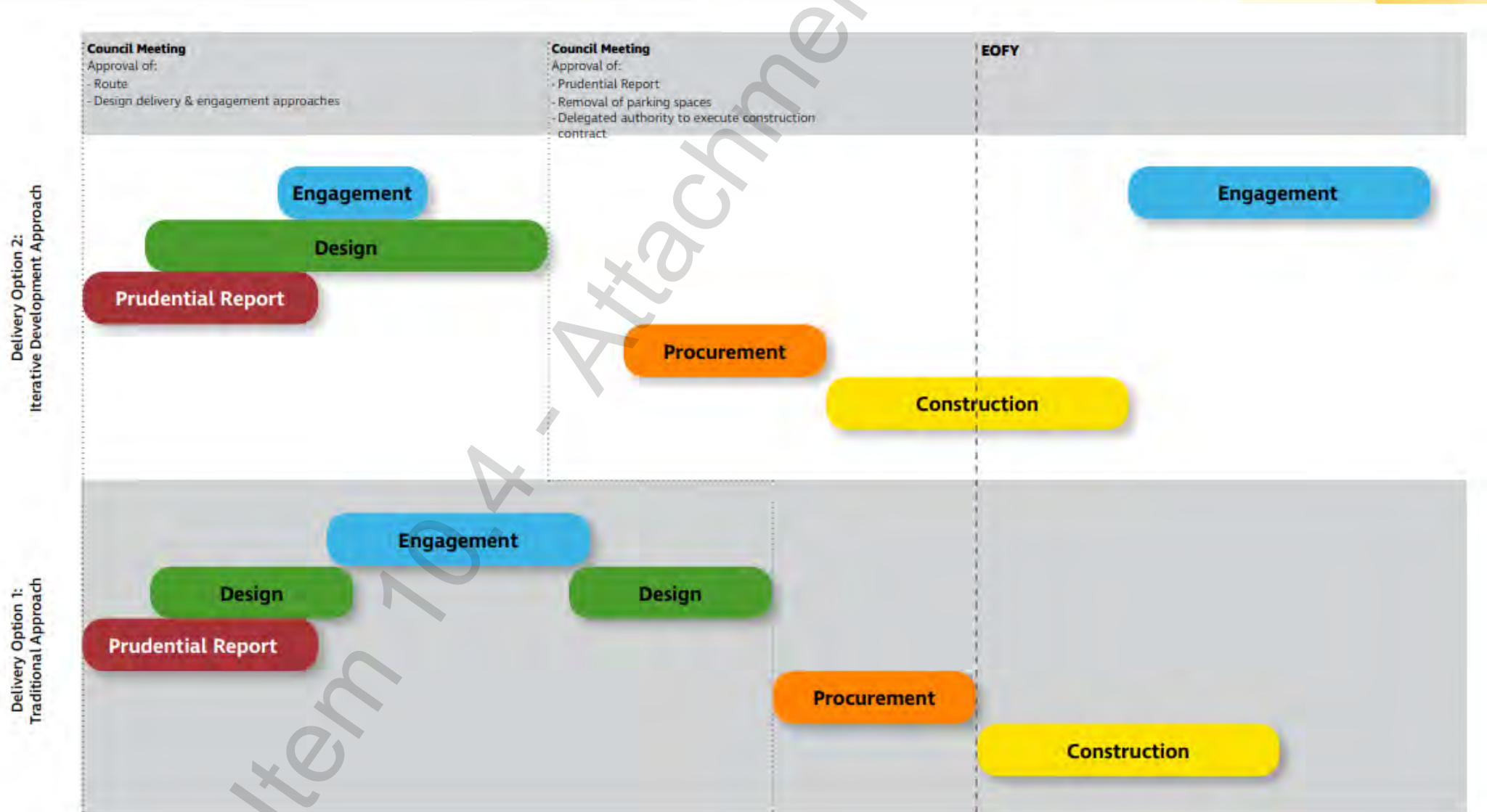
# Delivery approach options (2)

This table provides a summary of how the two different approaches differ in the context of delivering the East-West Bikeway.

	Option 1 – Traditional Approach	Option 2 – Iterative Development Approach
<b>Data collection and analysis</b>	<p>'Before' bikeway data collected to understand how the streets operate and to inform the design process.</p> <p>Forecasting models could be used to predict impacts to traffic and parking, however traffic modelling is an expensive exercise which has a large margin for error in a complex city environment.</p> <p>Assumptions could be made regarding other possible impacts, such as the number of children or women using the bikeway, which would be 'best guesses' based on data available from other projects.</p>	<p>'Before' bikeway data collected to understand how the streets operate and to inform the design process.</p> <p>Data to be collected after implementation can be used to:</p> <ul style="list-style-type: none"> <li>- Inform the community and stakeholders through the engagement process</li> <li>- Guide any necessary adjustments</li> <li>- Inform longer-term investment decisions</li> </ul>
<b>Community and Stakeholder Engagement</b>	<p>The majority of the engagement effort occurs prior to implementation of the bikeway.</p> <p>The focus of engagement is obtaining feedback from the community and stakeholders based on concept plans and artist impressions of the proposed bikeway.</p> <p>Comments and concerns are often based on perceived impacts, and can focus on worst case scenarios, which then inform the decision making.</p> <p>The engagement process can be dominated by people who are concerned about change, which can lead to a lengthy consultation process and inaction.</p> <p>The outcome is seen as 'fixed' with little opportunity to make adjustments following implementation based on feedback from the community. Adjustments that are made are in reaction to comments and complaints from the community.</p>	<p>The majority of the engagement effort occurs after the implementation of the bikeway.</p> <p>The focus of the engagement is obtaining feedback from the community and stakeholders based on the 'live' operation of the bikeway.</p> <p>Comments and concerns are based on actual experiences, which can be measured via data collection.</p> <p>Council takes a proactive role in seeking feedback from the community and is better able to gain a wide range of views and plan any necessary adjustments accordingly.</p> <p>The community and stakeholders may feel more empowered as their feedback can lead to adjustments to the bikeway, based on the operation of the street.</p> <p>The initial short engagement, prior to implementation, will allow any immediate operational concerns of stakeholders to be addressed.</p> <p>The engagement process could open up a discussion with the community about the longer-term vision for the street to inform future investment in greening and asset renewal.</p>
<b>Timing</b>	Installation of the bikeway would not commence until late June 2021, at the earliest.	Allows the bikeway implementation to commence during May 2021, at the earliest.



# Delivery approach – outline timeframes



# Council Appointment of City of Adelaide member to the Adelaide City of Music Limited Board

**ITEM 10.6** 15/12/2020  
**Council**

Strategic Alignment - Dynamic City Culture

**Program Contact:**  
Christie Anthoney, AD  
Community & Culture 8203 7444

2020/01232

Public

**Approving Officer:**  
Clare Mockler, Deputy CEO &  
Director Culture

## EXECUTIVE SUMMARY

In 2015 Adelaide was designated as the first and only United Nations Educational, Scientific and Cultural Organisation (UNESCO) City of Music in Australia. The UNESCO Creative Cities Network is a global alliance of 246 cities that have identified creativity as a strategic tool for sustainable urban development, economic growth, tourism and innovation. Adelaide, as the Capital City is a key driver and has a leadership role in the promotion of the UNESCO City of Music designation.

The Adelaide UNESCO City of Music (AUCOM) Executive Committee, currently funded by a three-way partnership between the City of Adelaide (CoA), State Government through the Music Development Office (MDO), and the Adelaide Festival Centre Trust (AFCT). In addition to the three funding partners the Executive Committee comprises extended membership which is reflective of the diversity and strengths of live music in Adelaide contemporary, classic, musicals, education, and festivals. Members include Elder Conservatorium University of Adelaide (Chair), SA Tourism Corporation, Local Government Association of South Australia, Music SA, Adelaide Symphony Orchestra and the Adelaide String Quartet. The Executive Committee has agreed on a new governance model to ensure the sustainability of the designation and enable further visibility and pathways for Adelaide and the South Australian Music sector.

Adelaide City of Music Limited will replace the current Executive Committee and its informal unincorporated status. This new Company Limited by Guarantee (CLG) with not-for-profit status will be able to engage, make representations, seek funding, and enter contracts under a robust governance framework that aligns with CoA's strategic directions. Adelaide City of Music Limited will be governed by a Board of up to nine Directors representing the key funding partners and other aligned areas of expertise. It is proposed that one Director is nominated by each funding partner and, as outlined in the draft Constitution for the new entity, no payment will be made to any Director of the Company as part for their duties as a Board member. The appointment of the City of Adelaide Director to the Adelaide City of Music Limited Board is initially sought for the term of the current Council, noting that under the terms of the Constitution Directors will be appointed for a maximum of three years.

## RECOMMENDATION

### THAT COUNCIL

1. Notes no nominations were received from Council Members.
2. Approves the appointment of one City of Adelaide representative to the Board of Directors of the Adelaide City of Music Limited.



## IMPLICATIONS AND FINANCIALS

City of Adelaide 2020-2024 Strategic Plan	<b>Strategic Alignment – Dynamic City Culture</b> The UNESCO City of Music designation enhances Adelaide’s global reputation as a ‘magnet city’ and delivers on Council’s aspirational vision for Adelaide to be the world’s most liveable City.
Policy	Enabling and showcasing the UNESCO City of Music designation is a key focus of the City of Adelaide Cultural Strategy 2017-2023 and is also a key deliverable of the <i>Adelaide City of Music: Live Music Action Plan 2017-2020</i> : Goal 1: The City of Adelaide is a leading Global City of Music.
Consultation	AUCOM Executive Committee consulted with Minter Ellison regarding the Adelaide City of Music Limited consolidation and its constitution. Risk and Governance in respect to the proposed governance model and the Board nomination and appointment process for City of Adelaide.
Resource	Not as a result of this report
Risk / Legal / Legislative	In accordance with the current City of Adelaide Standing Orders, a Council Member who is appointed by Council to a position on an external board or external committee must act in the best interests of that external board when fulfilling his/her role as Board Member. He/she must not let the interests of the external board or external committee impact on his or her role as a Council Member. Subject to any confidentiality and fiduciary obligations owed to an external board or external committee, a Council Member who is ‘representing’ the Council or committee is required, to the extent lawfully possible, to report to Council on the activities and considerations of the relevant board or committee to the extent, if any, that the activities or considerations should be of any interest or significance to the Corporation of the City of Adelaide. In addition, a Council Member who is a Council representative on an external board or external committee must update the Council on a bi-monthly basis. Administrative Support will be provided for those Members to assist in the discharge of this responsibility.
Opportunities	CoA’s representation on the Adelaide City of Music Board of Directors will reflect its commitment towards the City of Music designation and its vision to position Adelaide as a world-leading creative city. In the context of a COVID-19 environment, the designation should be leveraged as a key driver for increased City visitation and economic spend from local, intrastate and interstate markets, to support City recovery.
20/21 Budget Allocation	Remuneration is not payable for Adelaide City of Music Limited Directors.
Proposed 21/22 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	The appointment of the City of Adelaide Director to the Adelaide City of Music Limited Board is initially sought for the term of the current Council, noting that under the terms of the Constitution Directors will be appointed for a maximum of three years.
20/21 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (e.g. maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report

## DISCUSSION

1. The UNESCO Creative Cities Network (UCCN) is global alliance made up of 246 cities, of which 47 cities are music cities. The creative city designation is a prestigious recognition for cities that have identified creativity as a strategic and essential factor for sustainable urban development, economic, growth and innovation.
2. Adelaide was designated as the first and only UNESCO City of Music in Australia in December 2015 in recognition to our long and rich musical history, commitment to best practice, and active contribution to national and international partnerships that promote creativity and strengthen participation in cultural life. In the context of a post-COVID-19 environment the Adelaide UNESCO City of Music (AUCOM) designation should be leveraged as a key driver for increased City visitation and economic spend from local, intrastate and interstate markets, to support City recovery. To achieve these outcomes, the designation requires an appropriate governance model, funding stability, clear strategic plan and resources.
3. The AUCOM Executive Committee comprises CoA, MDO, and AFCT. In addition to these three funding partners, extended membership includes the Elder Conservatorium University of Adelaide (Chair), SA Tourism Corporation, Local Government Association of South Australia, Music SA, Adelaide Symphony Orchestra and the Adelaide String Quartet. Membership is reflective of the diversity and strengths of live music in Adelaide including contemporary, classic, musicals, education and festivals.
4. To ensure the longevity and sustainability of the designation the existing Executive Committee have worked with Minter Ellison lawyers to develop an appropriate and sustainable governance model that will enable further visibility and pathways for Adelaide and the South Australian Music sector.
5. Adelaide City of Music Limited will replace the current Executive Committee and its informal unincorporated status. As a Company Limited by Guarantee (CLG) with not-for-profit status Adelaide City of Music Limited will be able to engage, make representations, seek funding, and enter contracts under a robust governance framework that aligns with CoA's strategic directions. The CLG will obtain an ABN, have tax exemption, and establish a 'public fund' within its Constitution, and apply to the Federal 'Office for the Arts' to have that public fund included in the Register of Cultural Organisations (ROCO), to secure Deductible Gift Recipient (DGR) Status.
6. As outlined in its draft Constitution (Link 1 view [here](#)), the objectives of the Company will be:
  - 6.1. the promotion of music by promoting the designation of Adelaide as a 'UNESCO City of Music' (the Designation), and without limiting the generality of the foregoing:
    - 6.1.1 developing recognition of the Designation and community ownership and understanding for the Designation, for it to be a significant driver for music in Adelaide and South Australia
    - 6.1.2 communicating and advocating UNESCO 'Sustainable Development Goals' to inform policy and strategy development in South Australia
    - 6.1.3 bringing together the key components/objectives that underpin the Designation so that Adelaide and South Australia are well-connected (both locally and internationally), leading to opportunities for the South Australian music sector
    - 6.1.4 partnering with organisations to deliver projects that align with the following strategic pillars:
      - 6.1.4.1 facilitating and promoting collaboration, excellence, diversity and sustainability, in all aspects of music – making throughout the City of Adelaide and the State of South Australia
      - 6.1.4.2 building international pathways throughout the UNESCO 'Creative Cities Network' and beyond
      - 6.1.4.3 advocating locally and nationally on behalf of Adelaide UNESCO City of Music to fully integrate culture and creativity into policy and sustainable development plans
      - 6.1.4.4 fostering a lifelong love for, and engagement with, music within the community of South Australia through education and participation
    - 6.1.5 facilitating strategic initiatives to support the South Australian music sector
  - 6.2 to do all such lawful things as may be incidental or conducive to the attainment of the above objective.
7. The Adelaide City of Music Limited draft Constitution also establishes that the new entity will be governed by a Board of up to nine Directors representing the key funding partners and other aligned areas of expertise. Funding members will appoint the remaining Board Directors and will be responsible for the appointment of the CEO/General Manager who will also act as Secretary and Public Officer. The intention is that an Advisory Panel will be established to provide expert advice and support to the Board.



8. The appointment of one City of Adelaide representative to the Board of Directors of the Adelaide City of Music Limited is sought. The term of appointment is for the term of the current Council and no remuneration is payable for the position. In the absence of a Council Member expressing interest, the CEO may nominate or appoint a staff member in accordance with City of Adelaide Standing Orders.
9. An elected member e-news was shared with members on 27 November 2020 seeking interest in nomination to the new Adelaide City of Music Limited Board. No nominations were received through the EOI process.

---

## DATA AND SUPPORTING INFORMATION

**Link 1** - Adelaide City of Music Limited draft Constitution

---

## ATTACHMENTS

Nil

---

- END OF REPORT -

# Proposed event in the Park Lands - Digital Arts and Culture Exhibition in Victoria Square/Tarntanyangga (South)

Strategic Alignment - Dynamic City Culture

2020/01801  
Public

**ITEM 10.7** 15/12/2020  
**Council**

**Program Contact:**  
Christie Anthony, AD Community  
& Culture 8203 7444

**Approving Officer:**  
Clare Mockler, Deputy CEO &  
Director Culture

## EXECUTIVE SUMMARY

An application has been received from Illuminate Adelaide Foundation Ltd for a Digital Arts and Culture Exhibition to be held in Victoria Square/Tarntanyangga (South) as part of the inaugural Illuminate Adelaide festival during Winter 2021. The exhibition would be held from 23 June 2021 to 29 August 2021 and the total period of occupancy including bump-in to bump-out would be from 24 May 2021 to 10 September 2021.

The event application has been assessed against the Adelaide Park Lands Event Management Plan (APLEMP) and meets the event site criteria for Victoria Square/ Tarntanyangga. In accordance with the APLEMP, public consultation and a decision of Council is required for the application as the event would occupy a significant portion of a Park for more than four weeks. The Adelaide Park Lands Authority (APLA) has been consulted on the application and their advice to Council is included in the report.

If approved, the event will be required to abide by the APLEMP and the [City of Adelaide Event Amplified Sound Management Guidelines](#) for Events that use a Public Address System.

## RECOMMENDATION

### THAT COUNCIL

1. Approves the Illuminate Adelaide Digital Arts and Culture Exhibition event to operate from Wednesday 23 June 2021 to Sunday 29 August 2021 in a portion of Victoria Square/ Tarntanyangga (South), occupying the site from Monday 24 May 2021 to Friday 10 September 2021.



## IMPLICATIONS AND FINANCIALS

City of Adelaide 2020-2024 Strategic Plan	<b>Strategic Alignment – Dynamic City Culture</b> The proposal outlined in this report aligns with Key Action 3.11: <i>Expand Adelaide’s global reputation as a ‘magnet city’ and UNESCO City of Music, through world class events, live music, festivals and activation.</i>
Policy	This event application has been assessed against the requirements of the APLEMP.
Consultation	In Accordance with the APLEMP, public consultation and a decision of Council is required where an event will occupy a significant portion of a Park for more than four weeks. Public consultation was administered from 5 to 25 November 2020. There were 41 individuals who visited the Your Say Adelaide page and 2 people lodged a submission. The consultation was promoted on the Your Say Adelaide page and key stakeholders for the site were also directly informed of the consultation.
Resource	If approved, the event would be facilitated within existing resources.
Risk / Legal / Legislative	Not as a result of this report
Opportunities	The exhibition will support Adelaide’s position as a centre of innovation and digital transformation and engagement. It will result in increased visitation to the Adelaide CBD across the proposed exhibition dates, at what is traditionally a quieter time of year. The exhibition will enhance the cultural offerings available in this part of the city, and will support the local economy, restaurant and business owners, by its location in the precinct. Illuminate Adelaide’s key metrics through their sponsorship arrangement with the South Australian Tourism Commission are based around the economic impact of overall expenditure of audiences and attendance numbers, focused on visitation into the CBD from local, intra and interstate areas.
20/21 Budget Allocation	Not as a result of this report
Proposed 21/22 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	If approved by Council, the event organiser will be issued a single year event licence for the 2021 event.
20/21 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report

## DISCUSSION

1. Illuminate Adelaide was announced in August 2020 as a new major annual winter event for Adelaide that will take over the city streets, laneways and buildings from July 2021 celebrating innovation, music, art, technology and light.
2. Described as an event of global significance and distinctively South Australian, Illuminate Adelaide will present a new event concept which celebrates the union between future technology and creative industries.
3. An event application has been received from Illuminate Adelaide Foundation Ltd to hold a Digital Arts and Culture Exhibition as part of that festival in a portion of Victoria Square/Tarntanyangga (South) as shown at Link 1 view [here](#).
4. The proposed event would run from 23 June 2021 to 29 August 2021 and the total period occupancy from bump-in to bump-out would be from Monday 24 May 2021 to Friday 10 September 2021.
5. The event application has been assessed against the Adelaide Park Lands Event Management Plan (APLEMP) and meets the event site criteria for Victoria Square/ Tarntanyangga.

### Event information

6. The event site setup would include a custom-built pavilion within which the digital arts and culture exhibition would be experienced, supported by front and back of house zones and associated amenities for audiences with fencing.
7. The event site would incorporate a modest food and beverage offering in support of the exhibition and the applicant intends that the exhibition would drive visitation to the nearby food and market precincts. The event would apply for a limited licence to enable the service of alcohol.
8. The footprint (Link 1 view [here](#)), separated into two zones, would occupy approximately 4,200m<sup>2</sup> of Victoria Square/ Tarntanyangga (South).
9. Overall site design is in development but in accordance with the APLEMP, the event site must demonstrate high design values.
10. The event would be ticketed and the pricing structure is in development.
11. The exhibition will operate seven days per week from 9.00am to 11.00pm (Sunday - Thursday) and 9.00am to 11.59pm (Friday - Saturday).
12. The exhibition will be a durational experience and, as with a traditional gallery space, the audience will be welcome to experience the artworks at their leisure.
13. Session times and capacity are in development and will be informed by the relevant laws, regulations, and restrictions in respect of the outbreak of the Human Disease named COVID-19 that apply at the time. However, based on current maximum occupancy requirements for defined public activities of one person per two square metres the maximum capacity of the venue (excluding staff) is currently up to approximately 1,200 patrons.
14. As this is a ticketed event and to respond to COVID-19 requirements for capacity management and contact tracing, the site will be fenced. In accordance with the APLEMP, fencing will be attractive and semi-transparent where black-out is not needed to maintain a tidy aesthetic for back of house areas.

### Pathway Access

15. One pathway, the western-most north/south pathway which runs between the Cultural Marker and the Three Rivers Fountain will be partially obstructed by the event footprint (Link 1 view [here](#)).
16. Usual access will be maintained to the adjacent eastern-most North/ South pathway and all other pathways at the site.

### Protection of the Park Lands

17. As a condition of an Event Licence Agreement with the City of Adelaide, Illuminate Adelaide Foundation Ltd would be responsible for the financial cost of any remediation required as a result of the event.
18. However, in order to minimise impact to the Park Lands, the event must also undertake rigorous site management, centred around the protection and care of the Park Land environment.
19. This requirement would include but is not limited to the following:
  - 19.1. Tree protection zones established.
  - 19.2. Ground protection for high traffic areas.



- 19.3. Site watering and treatments throughout occupancy as necessary.
- 19.4. Buildings elevated off the ground to protect the grass.
- 19.5. Controlled vehicle movement during bump-in and bump-out.
- 19.6. Ongoing site assessments with Council to monitor site conditions and collaborate on solutions.
- 19.7. No car parking facilitated on the site.

### **Pathway Access**

- 20. One pathway, the western-most north/south pathway which runs between the Cultural Marker and the Three Rivers Fountain will be partially obstructed by the event footprint (Link 1 view [here](#)).
- 21. Usual access will be maintained to the adjacent eastern-most North/ South pathway and all other pathways at the site.

### **Consultation**

- 22. The proposal for the event was considered by APLA at their meeting on Monday 30 November 2020. From their meeting, APLA's advice was that the APLA advises Council that it:
  - 22.1. Supports the application from Illuminate Adelaide Foundation Ltd. to hold a Digital Arts and Culture Exhibition in Victoria Square/Tarntanyangga (South) from 23 June 2021 to 29 August 2021, with bump-in and bump-out from 24 May 2021 to 10 September 2021, as part of the inaugural Illuminate Adelaide festival in 2021.
  - 22.2. Recommends that the footprint of the event be limited to a single zone entirely contained within the south west corner of Victoria Square / Tarntanyangga, and not infringe upon the south east section of the Square.
  - 22.3. Recommends that Illuminate Adelaide explore options for significantly reducing the amount and impact of fencing being proposed, given a pavilion is being built to house the event.
  - 22.4. Recommends that Illuminate Adelaide explore options to reduce bump in and bump out times.
- 23. APLA's advice noted at 22.1 is consistent with the recommendation provided in this report. We are working with the event organiser to see what can be achieved in response to the advice provided by APLA at points 22.2, 22.3 and 22.4.
- 24. In accordance with the APLEMP, public consultation and a decision of Council is required for the application as the event will occupy a significant portion of a Park for more than four weeks.
- 25. Public consultation for the application was administered via Your Say Adelaide between 5 and 25 November 2020 and the results are included at Link 2 view [here](#).
- 26. The purpose of the public consultation was to help identify any impacts that Illuminate Adelaide Foundation Ltd and the Council should consider before a final decision is made regarding application.
- 27. The consultation was promoted via Public Notice and a number of key stakeholders for the location were also directly informed of the public consultation including:
  - 27.1. Adelaide Central Market
  - 27.2. Central Market Arcade
  - 27.3. Grote Street Business Precinct Association Inc.
  - 27.4. Gouger Street Traders Association
  - 27.5. SA Water
  - 27.6. State Administration Centre
  - 27.7. Torrens Building in Victoria Square
  - 27.8. Hilton Adelaide
  - 27.9. Adina Apartment Hotel Adelaide
  - 27.10. St Francis Xavier Church
  - 27.11. St. Aloysius College
  - 27.12. Australia Post - Adelaide GPO
  - 27.13. Frank J Siebert Funeral Directors
  - 27.14. BC Fit

#### 27.15.Pushing Performance

28. Two submissions were received and the themes of the feedback were:

28.1. Support for more events in the city.

28.2. Concern that impacts from this and other events be avoided.

#### Next steps

29. If approved by Council, we will proceed with granting a temporary event licence to Illuminate Adelaide Foundation Ltd for the delivery of a Digital Arts and Culture Exhibition at Victoria Square/ Tarntanyangga (South), for the dates and times specified in this report.
30. The applicant will also be required to apply for Development Approval for the event due to the duration that the pavilion will be at the site.

---

## DATA AND SUPPORTING INFORMATION

[Adelaide Park Lands Event Management Plan \(APLEMP\)](#)

[City of Adelaide Event Amplified Sound Management Guidelines](#)

Proposed Event Footprint - Digital Arts and Culture Exhibition in Victoria Square/Tarntanyangga (South)

Public Consultation Report - Digital Arts and Culture Exhibition in Victoria Square/Tarntanyangga

---

## ATTACHMENTS

Nil

---

- END OF REPORT -

# Proposed Event in the Adelaide Park Lands – RCC 2021

**ITEM 10.8** 15/12/2020  
**Council**

Strategic Alignment - Dynamic City Culture

**Program Contact:**  
Christie Anthoney, AD  
Community & Culture 8203 7444

2020/01846

Public

**Approving Officer:**  
Clare Mockler, Deputy CEO &  
Director Culture

## EXECUTIVE SUMMARY

An application has been received from MOMENTARILY PTY LTD to hold an event, RCC 2021, at Victoria Square / Tarntanyangga. Due to timeframes for approvals that are required for the event to occur, the organisers were investigating two options to hold the event:

**Option A** – Victoria Square / Tarntanyangga – North, between Friday 15 January 2021 and Sunday 14 February 2021. The event would bump in from Monday 4 January 2021 and be bumped out by Friday 19 February 2021.

**Option B** - Victoria Square / Tarntanyangga – South, between Friday 19 February 2021 and Sunday 21 March 2021. The event would bump in from Friday 29 January 2021 and be bumped out by Wednesday 31 March 2021.

Since the completion of consultation, the event organisers have advised they will only be pursuing Option B in the South of Victoria Square / Tarntanyangga to align with the Adelaide Fringe 2021.

RCC 2021 will be a re-envisioned version of the event that has recently been held at the Adelaide University during the 2019 and 2020 Adelaide Fringe and different to what has previously been held in both the North and South of Victoria Square / Tarntanyangga from 2014 to 2016 as Royal Croquet Club that was owned and managed by Royal Croquet Club Pty Ltd.

The event application has been assessed against the [Adelaide Park Lands Event Management Plan \(APLEMP\)](#) and meets the Victoria Square / Tarntanyangga event site criteria. If this event is approved, the applicant will be required to abide by the [City of Adelaide Event Amplified Sound Management Guidelines](#) ensuring the appropriate notification is distributed to all key stakeholders and noise management procedures are in place.

In accordance with the APLEMP, Council approval is required for the event application as it is a new event that will occupy a significant portion of a Park for more than four weeks, including bump in and out.

It is acknowledged that some public consultation feedback responses relate to past experience and discontent associated with the Royal Croquet Club brand and event that was run in Victoria Square / Tarntanyangga from 2014 to 2016, which was owned and managed by Adelaide CC Pty Ltd (In Liquidation) formerly Royal Croquet Club Adelaide Pty Ltd. It is important to note that this new event application for RCC 2021 is both a different event offering and it is owned and managed by a different organisation.

To address this feedback, we recommend limiting the hours of operation to 10pm each night for the duration of the event.

## RECOMMENDATION

### THAT COUNCIL

1. Approves RCC 2021 to operate between Friday 19 February 2021 and Sunday 21 March 2021 in the southern half of Victoria Square / Tarntanyangga with trading times restricted to 10pm each day of operation.
2. Notes public consultation was conducted on the City of Adelaide Your Say website for Option A and Option B, however MOMENTARILY PTY LTD withdrew their intention to pursue Option A after the completion of the consultation period.



3. Authorises the Chief Executive Officer to approve any further changes required to the event application where the change is necessary in order to fulfil a COVID Management Plan or COVID Safe Plan approved by SA Health.
-

## IMPLICATIONS AND FINANCIALS

City of Adelaide 2020-2024 Strategic Plan	<b>Strategic Alignment – Dynamic City Culture</b> Celebration of diverse community, culture and creativity
Policy	This event application has been assessed against the requirements of the APLEMP. If supported by Council to proceed, the event would be subject to all relevant policies, plans and procedures including the APLEMP and City of Adelaide Event Amplified Sound Management Guidelines.
Consultation	21-day public consultation was conducted on City of Adelaide's Your Say website from Thursday 12 November 2021 to Thursday 3 December 2021. A summary of feedback received during the consultation can be seen <a href="#">here</a> (Link 2).
Resource	Not as a result of this report
Risk / Legal / Legislative	Not as a result of this report
Opportunities	Not as a result of this report
20/21 Budget Allocation	MOMENTARILY PTY LTD will be charged site fees as per the City of Adelaide Park Land Site Fees, as approved by Council.
Proposed 21/22 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	If supported by Council, the event organiser will be issued a single year event licence for the 2021 event.
20/21 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report

## DISCUSSION

1. An event application has been received for MOMENTARILY PTY LTD to hold an event, RCC 2021, in a portion of Victoria Square / Tarntanyangga shown [here](#) (Link 1).
2. As outlined in the Adelaide Park Lands Event Management Plan (APLEMP), the application requires Council approval as it is a new event application proposing to occupy a portion of Victoria Square / Tarntanyangga for more than four weeks, including bump in and out.
3. In response to the community feedback through the consultation process, Council may wish to give consideration to apply restrictions on the RCC 2021 event management approaches. Such restrictions may include limiting the site capacity or the food and beverage offerings for the RCC event to avoid tension with surrounding businesses. Should any such considerations be supported by Council, these would need to be formalised as conditions in the event licence. Please note that such restrictions may impact the viability of the event.
4. Council in its capacity as curator for events in the Park Lands traditionally focuses on the appropriate use of the Public realm and Park Lands to support the use of these spaces for events. We generally have not sought to influence the programming and commercial operations of the events such as food and beverage, selections of artists and the like.

### Event Description

5. The proposed event:
  - 5.1. Will utilise the southern half of Victoria Square / Tarntanyangga for the duration of February 2021 and March 2021.
  - 5.2. Aims to create a unique atmosphere and location by transforming the southern half of Victoria Square / Tarntanyangga into a re-envisioned RCC that has recently been held at the Adelaide University during the 2019 and 2020 Adelaide Fringe, different to what has previously been held in both the North and South of Victoria Square / Tarntanyangga from 2014 to 2016 as Royal Croquet Club that was owned and managed by Royal Croquet Club Pty Ltd.
  - 5.3. Will be a scaled down site, incorporating an open-air circus stage, an artistically immersive creative space and local food and beverage offerings, which will support the arts and cultural sector.
6. The venue will:
  - 6.1. Have a 3,000-person capacity at any one time, subject to the current COVID-19 Directions in place at that time.
  - 6.2. Apply for a liquor licence and provide food and beverage offerings.

### Clarification around two options

7. Due to a recurring, existing event booking in the northern half of Victoria Square / Tarntanyangga for the Indian Mela event on 26 and 27 February 2021, the event organisers of RCC 2021 were investigating two options to hold the event in either January/February or February/March 2021.
8. Option A would have enabled the event to occur in the northern half of Victoria Square / Tarntanyangga during January and February 2021, incorporating a cycling theme to complement the South Australian Tourism Commissions cycling festival (proposed Tour Down Under replacement activation) that will also be running in January 2021. This option would have allowed the event to be bumped out in time for the Indian Mela festival that will occur on 26 and 27 February 2021.
9. Due to time constraints of enabling the appropriate approvals to occur before 4 January 2021 (the bump in date for Option A), the organisers were pursuing a second option. Option B would be held in the southern half of Victoria Square / Tarntanyangga during February/March 2021. This option would provide more time to obtain the appropriate approvals and still allow for the Indian Mela event to proceed in the north of Victoria Square / Tarntanyangga.
10. Since the completion of consultation, the event organisers have advised they will only be pursuing Option B in the South of Victoria Square / Tarntanyangga to align with the Adelaide Fringe 2021.



## Trading Hours

11. The applicant has proposed the following operating hours in Victoria Square / Tarntanyangga – South, between Friday 19 February 2021 and Sunday 21 March 2021:

11.1.

Dates	Times
Friday 19 February 2021	12:00pm to 12:00am (midnight)
Saturday 20 February 2021	12:00pm to 12:00am (midnight)
Sunday 21 February 2021	12:00pm to 11:00pm
Tuesday 23 February 2021	12:00pm to 11:00pm
Wednesday 24 February 2021	12:00pm to 11:00pm
Thursday 25 February 2021	12:00pm to 11:00pm
Friday 26 February 2021	12:00pm to 12:00am (midnight)
Saturday 27 February 2021	12:00pm to 12:00am (midnight)
Sunday 28 February 2021	12:00pm to 11:00pm
Tuesday 2 March 2021	12:00pm to 11:00pm
Wednesday 3 March 2021	12:00pm to 11:00pm
Thursday 4 March 2021	12:00pm to 11:00pm
Friday 5 March 2021	12:00pm to 12:00am (midnight)
Saturday 6 March 2021	12:00pm to 12:00am (midnight)
Sunday 7 March 2021	12:00pm to 12:00am (midnight)
Monday 8 March 2021 (Public Holiday)	12:00pm to 11:00pm
Tuesday 9 March 2021	12:00pm to 11:00pm
Wednesday 10 March 2021	12:00pm to 11:00pm
Thursday 11 March 2021	12:00pm to 11:00pm
Friday 12 March 2021	12:00pm to 12:00am (midnight)
Saturday 13 March 2021	12:00pm to 12:00am (midnight)
Sunday 14 March 2021	12:00pm to 11:00pm
Tuesday 16 March 2021	12:00pm to 11:00pm
Wednesday 17 March 2021	12:00pm to 11:00pm
Thursday 18 March 2021	12:00pm to 11:00pm
Friday 19 March 2021	12:00pm to 12:00am (midnight)
Saturday 20 March 2021	12:00pm to 12:00am (midnight)
Sunday 21 March 2021	12:00pm to 11:00pm
<b>The following dates will be down days where the site will be closed to the public</b>	
Monday 22 February 2021	
Monday 1 March 2021	
Monday 15 March 2021	

11.2 Note that the above closing hours are proposed to be altered in line with Recommendation One.

## Consultation

12. A 21-day public consultation was carried out on the City of Adelaide Your Say website from 12 November to 3 December 2020.

13. Key stakeholders surrounding the site were notified via email that the public consultation was open and were encouraged to provide feedback. These include Adelaide Central Markets, The Hilton Hotel and other businesses surrounding the location.
14. The event organisers also conducted targeted consultation with businesses within the surrounding area.
15. The two proposed options were included in the consultation, seeking the level of support for both options, however since consultation has closed the event organiser withdrew their intent to pursue Option A in Victoria Square / Tarntanyangga – North.
16. Of the thirty-one (31) submissions received, sixteen (16) were in support of issuing a temporary event licence for RCC 2021 in Victoria Square / Tarntanyangga, two (2) were neutral and thirteen (13) disagreed with the issuing of a temporary event licence.
17. This public consultation received the largest response for any Park Land event consultation we have run in the past 3 years.
18. The keys themes received from both businesses and community in response to the public consultation included:
  - 18.1. Taking hospitality business away from City venues (two responses).
  - 18.2. Potential late-night noise from the venue impacting on surrounding premises, including Hotels (four responses).
  - 18.3. Support for an event such as the RCC operating in the Victoria Square / Tarntanyangga location and its benefits to the area (five responses).
  - 18.4. An event such as the RCC should not operate in the Victoria Square / Tarntanyangga location due to potential impacts on the Park Lands (two responses).
  - 18.5. Some of the consultation feedback relates to and references the Royal Croquet Club venue that was run in Victoria Square / Tarntanyangga from 2014 to 2016, which was owned and managed by Royal Croquet Club Pty Ltd. This new application is both a different event offering, and it is owned and managed by a different organisation.
  - 18.6. A copy of the feedback can be seen [here](#) (Link 2).

### **Noise Levels**

19. The event organisers will be required to develop a Noise Management Plan which will describe how noise emission will be managed for the event. This event has been categorised as a Temporary Multi-Day Venue under the CoA Event Amplified Sound Management Guidelines.
20. Temporary Multi-Day Venues are required to pay a noise bond and install a noise logger at front of house to monitor and record noise levels throughout the event.
21. It is a requirement of the CoA Event Amplified Sound Management Guidelines for events to provide an event hotline telephone number that is manned for the duration of the event. Any concerns with noise or the event can be reported and addressed in real-time.
22. A complaint procedure will be developed as part of the Noise Management Plan, addressing how all feedback or complaints received through the event hotline number will be assessed, mitigated and actions reported back to the member of the public.

### **Access To and Through the Event Site**

23. The event will occupy only the southern half of Victoria Square / Tarntanyangga.
24. Access to the event site will be via the Reconciliation Plaza frontage or southern half of Victoria Square / Tarntanyangga.
25. The event will close the internal paths of the southern half of Victoria Square / Tarntanyangga, however all footpaths surrounding the site will remain open.
26. Where access is unable to be maintained in the vicinity of the proposed event site, appropriate directional signage will be used to ensure pedestrian and cyclist safety is maintained and alternative options are provided via the other pathways.
27. The event organisers will address access and egress public safety in their Risk Management Plan.

### **Care of Park Lands**

28. The event organiser must cover all costs associated with remediating the site back to its original condition after an event. This has been communicated to the event organiser and would be a condition of the event licence agreement.

29. A portion of estimated remediation will be required to be pre-paid as a Site Bond prior to the event taking occupation of the site.
30. If approved, we will work with the event organisers on strategies and approaches to minimise impact on the site during the event, bump-in and bump-out.

#### **Liquor Licence**

31. The event organiser will be seeking a liquor licence capacity of 3,000 people, subject to final approval from Consumer and Business Services. The event organisers would be required to comply with the liquor licence conditions as set by Consumer and Business Services.

#### **Development Approval**

32. The event organiser will submit a Development Application for a Development Approval due to the site being occupied for over 31 days as per the Development Plan.
33. The Development Approval will ensure all requirements of the Development Plan for the site will be considered.

#### **Site Fees**

34. MOMENTARILY PTY LTD will be charged site fees for the duration of their occupation of the site as per the [City of Adelaide Park Land Site Fees](#), as approved by Council. Site fees will be invoiced and paid prior to site handover.

#### **COVID-19 Considerations**

35. All City of Adelaide event applications and approvals are subject to the event organisers complying with relevant laws, regulations and restrictions in relation to the outbreak of the human disease named COVID-19.
36. At the time of writing this report all events in South Australia require a COVID Safe Plan or a COVID Management Plan (if attendance is in excess of 1,000 people or a liquor licenced venue with dancing) approved by SA Health.
37. A COVID Management Plan or COVID Safe Plan outlines the measures an event is taking to keep event patrons and staff safe in the context of the COVID-19 Pandemic to minimise the risk of spreading COVID-19 and are subject to the South Australian Directions or restrictions that apply at the time of the event.
38. RCC 2021 will prepare a COVID Management Plan for approval by SA Health prior to opening to the public, due to anticipating over 1,000 attendees at a liquor licenced venue.
39. As a condition of hire, all events are required to submit the relevant COVID Safe and/or Management plans to the City of Adelaide for review and approval of those elements that affect occupancy of the Park Lands in the delivery of the event.
40. Further variations to the RCC 2021 event footprint and operating conditions may be necessary for the event to fulfil a COVID Management Plan to meet the South Australian Directions or restrictions that apply at the time of the event.

#### **Next Steps**

41. If approved by Council, we will proceed with granting a one off short term event licence to MOMENTARILY PTY LTD for the delivery of RCC 2021 in Victoria Square / Tarntanyangga, for the dates and times specified in this report.

---

## DATA AND SUPPORTING INFORMATION

**Link 1** – Proposed event site

**Link 2** – Public consultation summary

[Adelaide Park Lands Event Management Plan \(APLEMP\)](#)

[City of Adelaide Event Amplified Sound Management Guidelines](#)

[South Australian Roadmap for Easing COVID-19 Restrictions](#)

[City of Adelaide Park Land Site Fees](#)

---



# ATTACHMENTS

Nil

---

- END OF REPORT -

# Proposed Event in the Park Lands Wonderland Spiegel tent 2021 – Hindmarsh Square

Strategic Alignment - Dynamic City Culture

2020/01835  
Public

**ITEM 10.9** 15/12/2020  
**Council**

**Program Contact:**  
Christie Anthoney, AD  
Community & Culture 8203 7444

**Approving Officer:**  
Clare Mockler, Deputy CEO &  
Director Culture

## EXECUTIVE SUMMARY

An application has been received from The Trustee for WEL Trust, trading as Wonderland Entertainment and Leisure Pty Ltd to hold an event, Wonderland Spiegel tent 2021, at Hindmarsh Square / Mukata. The event will run from Friday 19 February 2021 to Sunday 21 March 2021, with the event bumping in from Friday, 12 February 2021 and bumping out by Thursday, 25 March 2021.

The event application has been assessed against the [Adelaide Park Lands Event Management Plan \(APLEMP\)](#) and meets the criteria for Hindmarsh Square / Mukata. However, Council approval is required under the APLEMP as it is an event that will occupy a significant portion of a park for more than four weeks (including bump in and out).

This report was presented at the 3 November 2020 meeting of Committee and printed on the 10 November 2020 meeting of Council, however the event organiser cancelled their event booking before the Council meeting. The event organiser has since decided to proceed with their booking to hold their event during Adelaide Fringe 2021.

## RECOMMENDATION

### THAT COUNCIL

1. Approves the Wonderland Spiegel tent 2021 event to operate from Friday 19 February 2021 to Sunday 21 March 2021 in a portion of Hindmarsh Square / Mukata, occupying the site from Friday 12 February 2021 and bumping out by Thursday 25 March 2021.

## IMPLICATIONS AND FINANCIALS

City of Adelaide 2020-2024 Strategic Plan	<b>Strategic Alignment – Dynamic City Culture</b> Celebration of diverse community, culture and creativity
Policy	If supported by Council to proceed, the event would be subject to all relevant policies, plans and procedures.
Consultation	Not as a result of this report
Resource	Not as a result of this report
Risk / Legal / Legislative	Not as a result of this report
Opportunities	This event will be utilising and activating an unused parcel of City of Adelaide owned land.
20/21 Budget Allocation	The Trustee for WEL Trust, trading as Wonderland Entertainment and Leisure Pty Ltd will be charged a site fee of \$6,831 for the duration of their occupation of the site.
Proposed 21/22 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	If supported by Council, the event organiser will be issued a single year event licence for the 2021 event.
20/21 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report



## DISCUSSION

1. An event application has been received for The Trustee for WEL Trust, trading as Wonderland Entertainment and Leisure Pty Ltd to hold an event, Wonderland Spiegelent 2021, in a portion of Hindmarsh Square / Mukata, shown in Link 1 view [here](#). The event will occupy the site currently licenced to L & W ENTERTAINMENT PRODUCTIONS PTY LTD under a multi-year event licence who run the Cirque Africa event. Cirque Africa will not be operating during the 2021 Adelaide Fringe due to COVID-19 impacts. Wonderland Spiegelent 2021 will have a similar event set up to Cirque Africa and will only operate on this site for one year in 2021 during Cirque Africa's absence.

### Event Description

2. The proposed event:
  - 2.1. Will utilise a portion of the south-eastern quadrant of Hindmarsh Square / Mukata between Friday 19 February 2021 to Sunday 21 March 2021.
  - 2.2. Will be an Adelaide Fringe 2021 registered venue incorporating a spiegelent programmed with circus, comedy and cabaret style acts, including family-friendly circus show.
  - 2.3. Will have a small outdoor garden to create a welcoming atmosphere for the spiegelent, offering a small selection of food and beverage.
3. The venue will:
  - 3.1. Have an 800-person capacity at any one time.
  - 3.2. Apply for a liquor licence and provide limited food and beverage offerings for attendees at the performances.

### Trading Hours

4. The applicant has proposed the following operating hours between 19 February 2021 to 21 March 2021:
  - 4.1. Mondays – Closed (except for the public holiday on Monday 8 March 2021)
  - 4.2. Monday 8 March 2021 – 11:00am to 10:00pm
  - 4.3. Tuesdays – 4:00pm to 10:00pm
  - 4.4. Wednesdays – 4:00pm to 10:00pm
  - 4.5. Thursdays – 4:00pm to 10:00pm
  - 4.6. Fridays – 4:00pm to 11:00pm
  - 4.7. Saturdays – 11:00am to 11:00pm
  - 4.8. Sundays – 11:00am to 10:00pm (except for the Sunday 7 March 2021, proceeding the public holiday)
  - 4.9. Sunday 7 March 2021 – 7:00pm to 11:00pm
5. The proposed operating hours are within the operating hour criteria for Hindmarsh Square / Mukata in the [Adelaide Park Lands Events Management Plan 2016-2020](#).

### Admission

6. The cabaret shows at the Wonderland Spiegelent will be ticketed with prices varying depending on the show.

### Access to and through the Event Site

7. The event site will occupy a portion of the south-eastern quadrant of Hindmarsh Square / Mukata shown in Link 1 view [here](#).
8. Access to the event site will be via the Grenfell Street frontage of the south-eastern quadrant of Hindmarsh Square / Mukata.
9. The two diagonal footpaths through the south-eastern quadrant of Hindmarsh Square / Mukata will be obstructed by the event site, however the footpaths surrounding the quadrant will remain open.
10. The event organisers will address access and egress public safety in their Risk Management Plan.

### Care of Site

11. The event organiser must cover all costs associated with remediating the site back to its original condition after an event. This has been communicated to the event organiser and would be a condition of the event licence agreement.

### **Notification of Event**

12. The event organisers will be required to conduct a letter box drop to the surrounding area advising all residents and businesses of the upcoming event including details of operating hours and event hotline number for all issues, concerns or complaints to be received.

### **Noise Levels**

13. The event organisers will be required to develop a Noise Management Plan which will describe how noise emission will be managed for the event. The event is categorised as a Temporary Multi-Day Venue under the [CoA Event Amplified Sound Management Guidelines](#).
14. Temporary Multi-Day Venues are required to pay a noise bond and install a noise logger at front of house to monitor and record noise levels throughout the event.
15. It is a requirement of the CoA Event Amplified Sound Management Guidelines for events to provide an event hotline telephone number that is manned for the duration of the event. Any concerns with noise or the event can be reported and addressed in real-time.
16. A complaint procedure will be developed as part of the Noise Management Plan, addressing how feedback or complaints received through the event hotline number will be assessed, mitigated and actions reported back to the complainant.

### **Liquor Licence**

17. The event organiser will apply for a temporary liquor licence for this event.
18. The event organiser will be seeking a liquor licence capacity of 800 people, subject to final approval from Consumer and Business Services. The event organisers would be required to comply with the liquor licence conditions as set by Consumer and Business Services.

### **Development Approval**

19. The event organiser will submit a Development Application for a Development Approval to carry out the event on the site due to the site being occupied for over 31 days as per the Development Plan.

### **Site Fees**

20. The event organisers will be charged a fee of \$6,831 for the duration of their occupation of the site. This will be invoiced and paid prior to site handover.

### **COVID-19 Considerations**

21. All City of Adelaide event applications and approvals are subject to the event organisers complying with relevant laws, regulations and restrictions in relation to the outbreak of the human disease named COVID-19.
22. At the time of writing this report South Australia is in STEP 3 of the [South Australian Roadmap for Easing COVID-19 Restrictions](#).
23. STEP 3 permits the return of all events, subject to there being two square metres of space per one person, the event having created a COVID Safe Plan and a COVID Management Plan approved by SA Health (if attendance is in excess of 1,000 people or a liquor licenced venue with dancing).
24. A COVID Management Plan or COVID Safe Plan outlines the measures an event is taking to keep event patrons and staff safe in the context of the COVID-19 Pandemic to minimise the risk of spreading COVID-19.
25. The event organisers of Wonderland Spiegel tent 2021 will prepare a COVID Safe Plan and COVID Management Plan for approval by SA Health prior to opening to the public.
26. As a condition of the Event Licence Agreement, all events are required to submit the relevant COVID Safe and/or Management plans to the City of Adelaide for review and approval of those elements that affect occupancy of City of Adelaide land in the delivery of the event.
27. Further variations to the Wonderland Spiegel tent 2021 event footprint and operating conditions may be necessary for the event to fulfil a COVID Management Plan to meet the South Australian Directions or restrictions that apply at the time of the event.

### **Next Steps**

28. If approved by Council, we will proceed with granting a temporary event licence to The Trustee for WEL Trust, trading as Wonderland Entertainment and Leisure Pty Ltd for the delivery of Wonderland Spiegel tent 2021 at Hindmarsh Square / Mukata, for the dates and times specified in this report.

## DATA AND SUPPORTING INFORMATION

**Link 1** – Proposed Event Site

[Adelaide Park Lands Event Management Plan \(APLEMP\)](#)

[City of Adelaide Event Amplified Sound Management Guidelines](#)

[South Australian Roadmap for Easing COVID-19 Restrictions](#)

---

## ATTACHMENTS

Nil

---

- END OF REPORT -



# City of Adelaide's Water Sensitive City Action Plan 2021-2025

**ITEM 10.10** 15/12/2020  
**Council**

Strategic Alignment - Environmental Leadership

**Program Contact:**  
Michelle English, AD Economic  
Development & Sustainability  
8203 7687

2019/01449  
Public

**Approving Officer:**  
Ian Hill, Director Growth

## EXECUTIVE SUMMARY

A Water Sensitive City is a liveable, climate ready city which uses a diverse range of fit for purpose water resources and infrastructure to meet strategic objectives and community expectations.

The (draft) Water Sensitive City Action Plan 2021-2025 (the Plan) (**Attachment A**) sets out the City of Adelaide's (CoA) approach, priorities and actions to enable the CoA to transition our operations and processes from business as usual to water sensitive to better ensure integrated water management in a changing climate.

2019 was the hottest, driest year on record in Australia and Adelaide experienced the hottest day on record (46.2 degrees Celsius) and 17 days over 40 degrees Celsius. We are entering new territory with climate change and Adelaide is projected to become hotter and drier with less annual rainfall, but more intensive storms. A city that is water sensitive can adapt to these unprecedented conditions by conserving and diversifying its water resources, harvesting and reusing stormwater and enhancing aquatic ecosystems so they are more resilient to floods and droughts.

The Plan sets out three key priorities:

- Water for Green
- Water Smarts
- Wetlands and Waterways.

These priorities have been developed through extensive consultation and engagement across the organisation and actions will deliver on the CoA Strategic Plan 2020-2024 objectives for our organisation to be climate ready, greener and support the creation of beautiful, surprising places.

## RECOMMENDATION

### THAT COUNCIL

1. Adopts the Water Sensitive City Action Plan 2021-2025 as per Attachment A to Item 10.10 on the Agenda for the meeting of the Council held on 15 December 2020, to enable the City of Adelaide to meet its strategic objectives and transition to a water sensitive city.

## IMPLICATIONS AND FINANCIALS

<p>City of Adelaide 2020-2024 Strategic Plan</p>	<p><b>Strategic Alignment – Environmental Leadership</b></p> <p>The Water Sensitive City Action Plan 2021-2025 (the Plan) describes activities and projects that will contribute to CoA being ‘the most liveable city in the world’, ‘a climate ready, organisation and community’ and to ‘enhance greening and biodiversity’ over the next four years, specifically:</p> <ul style="list-style-type: none"> <li>• Educate our community to be zero-waste, water sensitive, energy efficient and adaptive to climate change.</li> <li>• Increase street canopies and green infrastructure in city hotspots and public spaces.</li> <li>• Transparent decision making based on data and evidence.</li> <li>• Enhance biodiversity in the Park Lands and connect our community to nature.</li> </ul>
<p>Policy</p>	<p>The Plan is aligned to deliver on the following CoA and State and Regional Policies that CoA has endorsed/contributed to:</p> <ul style="list-style-type: none"> <li>• Integrated Biodiversity Management Plan</li> <li>• Adelaide Park Lands Management Strategy</li> <li>• Asset Management Policy and Strategy</li> <li>• Carbon Neutral Adelaide Roadmap</li> <li>• Resilient East Climate Change Adaptation Plan (Regional)</li> <li>• 30 Year Plan for Greater Adelaide (State and Regional)</li> <li>• Water Sensitive Cities 50 Year Vision and Transition Strategy for a Water Sensitive Adelaide (Regional).</li> </ul>
<p>Consultation</p>	<p>The Plan is primarily operational in nature and has required extensive consultation across all administrative Programs with contributions from over 200 staff members and 365 unique touch points. Administration has not undertaken community consultation on the Plan as its primary purpose is to set out actions/projects for the organisation to deliver the strategic and policy objectives as outlined above.</p>
<p>Resource</p>	<p>The Plan will be primarily resourced through general operating budgets, existing projects and State Government grants.</p>
<p>Risk / Legal / Legislative</p>	<p>The 2020 Climate Change Risk Assessment Report for CoA identified the increased frequency of very hot days, heatwaves and flood related impacts as the highest sources of risk for CoA operations. Many of the actions outlined under the Plan will help the CoA to mitigate or adapt to these projected future conditions.</p>
<p>Opportunities</p>	<p>The initiatives outlined under the Plan are likely to reduce CoA’s operating expenditure (i.e. in 2019/20, \$285,000 was saved due to water utility management processes established as part of preliminary work to establish data sources for the Plan); expand partnership opportunities with Green Adelaide and SA Water; and attract grant funding to support projects.</p>
<p>20/21 Budget Allocation</p>	<p>Existing budget 2020-2021 and other funding opportunities, such as the Green Adelaide Water Sustainability Grant, River Torrens Recovery Grant and Green Adelaide Aquatic Pest Management Grant.</p>
<p>Proposed 21/22 Budget Allocation</p>	<p>The Plan will primarily be resourced through existing general operating budgets and projects and improving business practices. Administration will seek external funding, grants and in-kind support from partners such as Green Adelaide and SA Water.</p>
<p>Life of Project, Service, Initiative or (Expectancy of) Asset</p>	<p>Four Year Plan 2021-2025 with Implementation Plan</p>

20/21 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (e.g. maintenance cost)	Not as a result of this report
Other Funding Sources	State Government (Green Adelaide, SA Water), Federal Government

---



## DISCUSSION

1. A Water Sensitive City is a place where people enjoy reliable and safe water supplies, are protected from flooding, use water resources efficiently, live amongst cool, green landscapes and are able to connect with healthy, natural ecosystems in an urban environment.
2. The (draft) Water Sensitive City Action Plan 2021-25 (the Plan) (**Attachment A**) sets out the City of Adelaide's (CoA) approach, priorities and actions to enable the CoA to transition our operations and processes from business as usual to water sensitive to better ensure integrated water management in a changing climate.
3. The CoA has a long history of leadership in water management, sustainability and security. Droughts, water restrictions and persistent flooding have led to innovation in the way the CoA manages, uses and reuses water. The Torrens Weir, the Glenelg to Adelaide Recycled Wastewater Scheme (GARWS), Water Sensitive Urban Design elements and permanent water conservation measures are examples of step-changes the CoA has invested in meet organisational objectives and community expectations.
4. 2019 was the hottest, driest year on record in Australia and Adelaide experienced its hottest day on record (46.2 degrees Celsius) and 17 days over 40 degrees Celsius. We are entering new territory with climate change and Adelaide is projected to become hotter with more frequent and severe extreme heat events, and drier receiving less annual rainfall, but more intense storm events and flooding. A city that is water sensitive can continue to adapt to these unprecedented conditions by conserving and diversifying its water resources, harvesting and reusing stormwater and enhancing aquatic ecosystems so they are more resilient to floods and droughts.
5. The CoA consumes more than 1.4 Gigalitres (GL) of water annually to sustain green open spaces and gardens in the Adelaide Park Lands, street trees, community amenities, recreational facilities and commercial buildings. More than half (55%) is supplied by the GARWS, a further 19% is from Karrawirra Pari / River Torrens and the remaining 36% is potable water supplied by SA Water.
6. More than 1.3 GL of stormwater is discharged into Karrawirra Pari / River Torrens and Keswick Creek, depositing litter, sediment and polluted water into aquatic ecosystems. In 2019, 187 tonnes of litter was captured by gross pollutant traps before entering local waterways, while 18 bioretention raingardens helped remove litter, hydrocarbons and nitrogen from road runoff that contributes to poor water quality in the Torrens Lake and catchment.
7. In a water sensitive city, the intent is that the urban water balance is integrated into consumption patterns. This enables a diversity of fit-for-purpose water resources and infrastructure to meet CoA operational demands; water to be returned to soils via infiltration for healthier tree growth creating cooler micro-climate conditions; and stormwater that is filtered, reused or slowed before entering waterways to reduce pollution.
8. Implementation of the Plan will transition CoA towards achieving a *"climate ready organisation and community"* as detailed in the CoA Strategic Plan 2020-2024.
9. The Plan proposes three priorities.
  - 9.1. *Water for Green* - Using a diversity of fit-for purpose water resources to support increased greening throughout the city, enabling rains to infiltrate and replenish soils for healthy plant growth and groundwater systems to be naturally recharged.
  - 9.2. *Water Smarts* - Enhancing knowledge, capabilities and experience to develop future water resources and harnessing data and technology to inform decision making and measure the outcomes of smarter water management.
  - 9.3. *Wetlands and Waterways* - Taking an integrated approach to restoring the function and condition of wetlands and waterways, protecting ecosystem services and improving water quality, biodiversity and amenity and connecting the community to nature.
10. These priorities reflect issues, topics and themes that were repeatedly raised during consultation with CoA staff on the development of the Plan. CoA staff identified synergies between achieving horticultural, ecological and technological outcomes by being more water sensitive and agreed these contributed to the CoA's vision for Adelaide to be the most liveable city in the world.
11. The three priorities are also aligned with the outcomes of the CoA Strategic Plan 2020-2024 including Environmental Leadership, Dynamic City Culture and Thriving Communities.
12. The Plan includes 12 indicators to track the CoA's progress on transitioning to a water sensitive city. Benchmarks for each indicator set the current standard against which success will be measured. It is intended that water data will be collected annually and also be used to track the delivery of actions within the Plan.

13. There are 30 actions detailed in the Plan, each contributing to a key priority. These were identified through a series of staff engagement and consultation activities over 12 months, enabling a range of input from a wide variety of stakeholders from across CoA. Many CoA staff with operational responsibility to lead or deliver actions contributed their ideas and these were tested and confirmed by others as part of the consultation process.
14. The Implementation Schedule (at the end of the Plan) outlines the delivery timeframes for each action, recognising that there may be more than one way to achieve the desired outcome or more than one 'target audience' for the action. For this reason, the schedule includes an 'investigation' phase, providing time to plan for delivery and establish the resources needed (i.e. within existing operational projects, programs or through seeking grant funding or preparing budget bids).
15. A total of 365 unique touchpoints with CoA staff were recorded for the 11 dedicated engagement activities including the Water Survey, Water Forum, Water Workshop, presentations, site visits and consultation on the draft Water Sensitive City Action Plan document.
16. The Plan is aligned with and contributes to numerous broader federal, state and regional strategic directions relating to water resources management, greening, natural ecosystem health and connections to nature including:
  - 16.1. *Cooperative Research Centre for Water Sensitive Cities (CRCWSC) - Vision and Transition Strategy for a Water Sensitive Adelaide*
  - 16.2. *Green Adelaide - 7 Priorities to Manage our Urban Environment*
  - 16.3. *Department for Environment and Water - Water Sensitive Urban Design Policy*
  - 16.4. *SA Water – Water for Good*
  - 16.5. *Water Sensitive SA – contributing partner*
  - 16.6. *Resilient East Climate Change Adaptation Project – partner Council.*
17. This broad strategic alignment positions CoA to take up opportunities for partnerships, projects and co-funding across a range of umbrella programs relating to water resource management, climate change adaptation, stormwater mitigation, urban micro-climates, aquatic and riparian restoration and greening which will help to facilitate delivery of the Water Sensitive City Action Plan.
18. The majority of actions will be implemented via existing CoA budgets (operating and project), changes to business practices that deliver efficiencies (i.e. Utility Management Business Improvement Project) and through standard asset renewal program of works (i.e. installation of more efficient irrigation systems). The remaining actions can be delivered through partnerships with key agencies and institutions (i.e. SA Water, University of Adelaide) or by applying to external grant programs for financial support (i.e. SA Government).
19. The Plan will enable the CoA to meet strategic objectives (i.e. to achieve a climate ready organisation and community, enhance greening and biodiversity in city streets, support the creation of beautiful, surprising places and educate the community to be water sensitive) and to transition to a water sensitive city.
20. It is recommended that Council adopts the Water Sensitive City Action Plan 2021-2025 for the City of Adelaide.

---

## ATTACHMENTS

### Attachment A – Water Sensitive City Action Plan 2021-2025

---

- END OF REPORT -

# WATER SENSITIVE CITY ACTION PLAN 2021-2025





## DOCUMENT PROPERTIES

### Contact for enquiries and proposed changes

If you have any questions regarding this document or if you have a suggestion for improvements, please contact:

Contact Officer: Michelle English

Title: Associate Director

Program: Economic Development & Sustainability

Email: [M.English@cityofadelaide.com.au](mailto:M.English@cityofadelaide.com.au)

### Record Details

HPRM Reference: ACC2020/170440

HPRM Container:

### Version History

Version	Revision Date	Revised By	Revision Description
1.0	16.06.2020	B.Dohring	
1.1	04.08.2020	B.Dohring	Internal feedback
1.2	13.10.2020	B.Dohring	Internal Consultation
1.3	27.11.2020	B.Dohring	Final feedback

Published: December 2020

## ACKNOWLEDGEMENT OF COUNTRY:

**Adelaide City Council tampinhi, ngadlu Kurna yartangka panpapanpalyarninhi (inparrinhi). Kurna miyurna yaitya mathanya Wama Tarntanyaku. Parnaku yailtya, parnaku tapa purruna, parnaku yarta ngadlu tampinhi. Yalaka Kurna miyurna itu yailtya, tapa purruna, yarta kuma puru martinhi, puru warri-apinhi, puru tangka martulayinhi.**

City of Adelaide acknowledges the 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

*“Adelaide is an attractive and resilient city that uses its diverse water resources and knowledge to drive prosperity, sustain healthy ecosystems and connect communities”.*

**A 50-year vision for Adelaide as a  
Water Sensitive City.**

Cooperative Research Centre for Water Sensitive Cities 2017

## TABLE OF CONTENTS

Executive Summary.....	3
Introduction.....	6
Our approach to transition .....	7
Creating CoA water sensitive priorities .....	8
Strategic Context .....	9
2019 City Snapshot.....	10
Water Profile.....	11
CoA corporate water profile.....	11
Community water profile.....	12
Our Water Sensitive City .....	13
Priorities and Implementation .....	15
Priority 1: Water for Green .....	16
Background.....	16
Strategic links.....	16
Desired outcomes.....	16
Measures of success .....	17
Key Actions – Water for Green .....	17
Priority 2: Water Smarts .....	18
Background.....	18
Strategic Links.....	18
Desired Outcomes.....	18
Measures of Success.....	19
Key Actions – Water Smart.....	19
Priority 3: Wetlands & Waterways .....	20
Background.....	20
Strategic Links.....	20
Desired Outcomes.....	20
Measures of Success.....	21
Key Actions – Wetlands and Waterways.....	21
Implementation.....	22



## Executive Summary

A water sensitive city is a place where people enjoy reliable and safe water supplies, are protected from flooding, use water resources efficiently, live amongst cool, green landscapes and are able to connect with healthy, natural ecosystems in an urban environment.

The City of Adelaide (CoA) is on a journey to become a water sensitive city.

Over the last four years, the development of an 'integrated water measure' (CoA Strategic Plan 2016-20) led CoA to join the Cooperative Research Centre (CRC) for Water Sensitive Cities where a collective of local water policy specialists, researchers, practitioners and government agencies established a vision for Greater Adelaide as a water sensitive city.

Well before this time, CoA was a leader in water resource management through investment in the Glenelg to Adelaide Recycled Wastewater Scheme to supply water for irrigation in the Park Lands, participation in the Torrens Taskforce to address blue-green algae outbreaks in Torrens Lake and responding to the Millennium Drought by declaring its own water conservation targets for council operations.

The shared vision for Greater Adelaide as a Water Sensitive City created through the CRC partnership and the objectives and strategies outlined in this plan to accelerate a transition towards being water sensitive, are well aligned to CoA's current strategic directions for integrated water management and being a climate ready city.

The CoA Water Sensitive City Action Plan 2020 is our contribution to the Greater Adelaide vision, but there is a strong focus on key priorities that will also deliver beneficial outcomes for CoA, such as increased greening, greater digital capabilities and enhanced biodiversity, all of which support Adelaide to become the '*most liveable city in the world*' (CoA Strategic Plan 2020-24).

Through an extensive consultative approach during 2019 and 2020, three water sensitive key priorities for CoA emerged and ideas for actions, projects or activities to help realise these priorities have been gathered to create an implementation plan.

Along with measures of success to quantify outcomes, these elements together form the Water Sensitive City Action Plan 2020.

A summary of the Water Sensitive City Action Plan 2020 is detailed over page.



## Water for Green

CoA will have a diversity of fit-for-purpose water sources to support increased greening throughout the city, enabling soils to be replenished for healthy plant growth and groundwater systems to be naturally recharged.

### Measures of success:

- Increased opportunity for stormwater to infiltrate soils to support trees and streetscapes.
- Expanded access to recycled water sources for streetscape irrigation systems.
- Higher proportion of canopy cover across the City and North Adelaide.

### Key Actions:

- Encourage residents and the community to use alternative water sources for irrigation and greening.
- Strategically deploy water sensitive urban design features to maximise use of stormwater runoff from city streets.
- Demonstrate innovative greening ideas using alternative water sources on council buildings and developments.



## Water Smarts

Knowledge, capabilities, experiences and relationships will be enhanced to develop future water resources with data and technology harnessed to inform decision making and used to measure the benefits of actions taken.

### Measures of success:

- More recycled water is used in buildings, public facilities and for council operations.
- Real-time data is used to analyse water use patterns for efficient asset management.
- A monetary value is adopted for costs and benefits of water sensitive urban design.

### Key Actions:

- Deploy smart technologies to manage, measure and automate water use and provide insights for key decision making.
- Collaborate, listen and learn from each other, build cultural connections and work in partnership with others.



## Wetlands and Waterways

CoA will take an integrated approach to restoring the condition and function of wetlands and waterways to protect the ecosystem services they provide to the city, improving water quality, biodiversity, amenity and connecting the community to nature.

### Measures of success:

- Variety and extent of aquatic and terrestrial flora and fauna in the River Torrens is expanded.
- Increased volume of catchment runoff is treated before discharging to natural waterways.

### Key Actions

- Create wetland features in key locations that capture, clean and release high quality stormwater into waterways.
- Restore aquatic habitat, manage pests and increase biodiversity in the River Torrens to support healthy ecosystem functions.



# Introduction

The City of Adelaide (CoA) is on a journey to becoming a water sensitive city.

In a water sensitive city, people can enjoy access to safe and reliable water supplies, protection from flooding, healthy ecosystems, cool green landscapes, efficient use of resources, and natural urban spaces that feature water and bring the community together.

Water has always influenced the culture and creation of Adelaide. Karrawirra Pari (River Torrens) was an important meeting place for the Kurna people, with its valuable sources of food and fresh water.

European settlers later chose the banks of this ephemeral waterway to establish a capital city for the colony of South Australia and it remains an iconic feature of the state with continued environmental and cultural significance to the Kurna today.

As a 'City in a Park', the open spaces in the surrounding Adelaide Park Lands that link formal squares to street trees and verges, rely on rainfall and other water sources to stay green and healthy.

In turn, street trees, park lands and irrigated green spaces provide amenity, shade and cooling in the urban environment and also create space for habitats that support abundant biodiversity, areas for recreational activities and opportunity for nature connection.

Adelaide is the capital of the driest state in Australia. Droughts and water restrictions have led to innovation and transformation in the way we think about, manage, use and reuse water.

The CoA helped establish the Glenelg to Adelaide Recycled Wastewater Scheme (GAWRS), creating a new source of water for irrigating the Park Lands.

We have also built flood protection infrastructure including the Torrens Lake Weir and are managing the quality and quantity of stormwater runoff to reduce the impact of storm events.

Historically, Adelaide has responded in times of water crisis and the result has been a step change in the way we manage water resources.

However, in a changing climate, proactively transitioning towards a water sensitive city is an imperative to maintain green spaces, leafy canopies and healthy watercourses as the city becomes hotter and drier, heatwaves extend for longer periods and rainfall events are projected to be more intense.

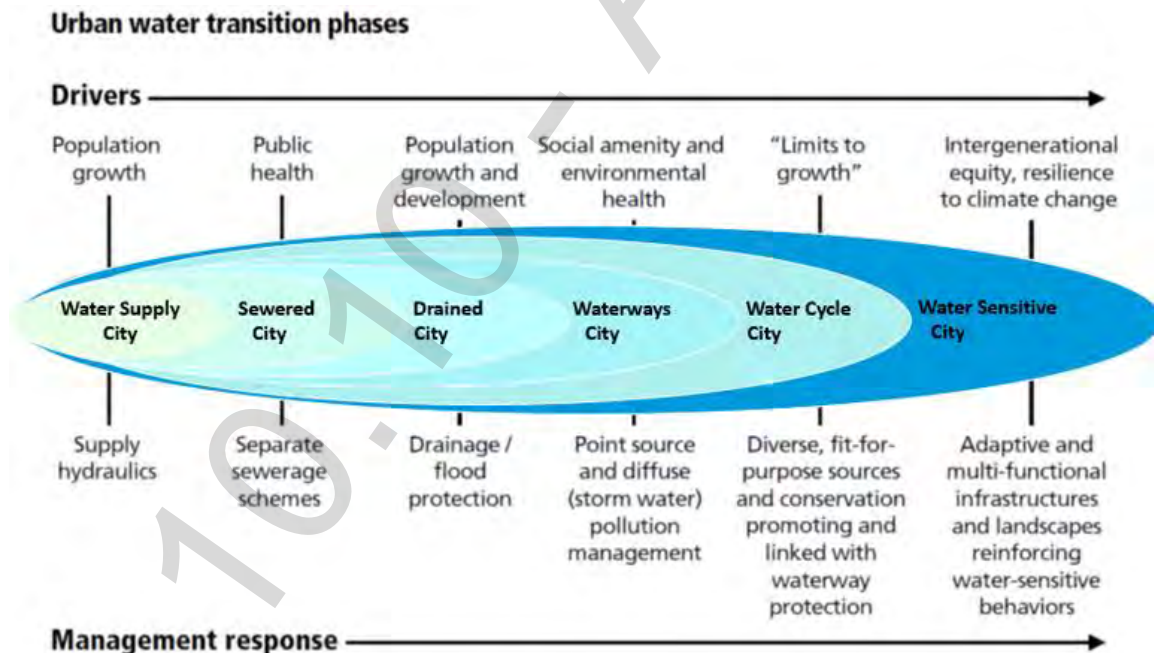
## Our approach to transition

In 2014, The CoA participated in the CRC for Water Sensitive Cities Index project which benchmarked Greater Adelaide's current water sensitive performance across seven Water Sensitive Cities goals.

This provided insight into where along the Urban Water Transition Framework (Figure 1) Greater Adelaide considered itself to be. The indicator scores showed the three goals of *Ensuring quality urban space*, *Improve ecological health* and *Increase community capital* needed further attention to achieve being a Water Cycle City, but that Greater Adelaide was almost halfway along this transition phase at that time.

Greater Adelaide was also considered to have commenced its transition into becoming a Water Sensitive City due to the equity in supplying essential services of water supply and sanitation, meaning that water is safe, secure, accessible and affordable to everyone. However, significant effort is still needed to achieve objectives related to restored and protected ecosystems, flood control, amenity, liveability and economic sustainability.

To be more water sensitive, Greater Adelaide needs adaptive infrastructure that is smart and responsive, water must be better integrated into the urban form, our water ecosystems need to be more diverse and the community needs to embrace the natural water cycle of abundance and scarcity.



Source: Based on T. Wong and R. R. Brown. 2009. *The Water Sensitive City: Principles for Practice*. Water Science and Technology 60(3):673-682.

Figure 1: Urban Water Transition Framework (Wong and Brown, 2009)

From the benchmarking project, the CRC for Water Sensitive Cities partnership created the Vision and Transition Strategy for a Water Sensitive Adelaide (2017), providing a 50-year vision to achieve 24 strategies for Greater Adelaide's transition to a water sensitive city.

Many of these strategies have synergies with the CoA objectives, albeit at different scales and with a different perspective given council's role in the community and its operational nature.

The CoA Strategic Plan 2020-24 seeks to achieve a "Climate ready organisation and community" and this resonates with and responds to the Greater Adelaide vision which acknowledges the impact of climate change on water resources over the coming decades.

### Creating CoA water sensitive priorities

Throughout 2019, more than 210 CoA staff helped identify key priorities and actions that could be implemented for the CoA to become more water sensitive as part of the Water Sensitive City Project.

The collaborative consultation process included forums, workshops, site visits, surveys and capacity building activities all designed to stimulate ideas, share experiences and knowledge and understand the relationship between the water cycle, environment, business operations and climate change.

Key themes emerged during the consultation activities around using a diversity of water supplies to support increased greening for neighbourhood amenity, shading and mitigating the impacts of extreme heat. CoA staff also agreed that the knowledge and skills of people working with water could be enhanced with digital technologies to boost the capabilities of the CoA to manage water resources more efficiently and effectively. A focus on the natural environment and waterways also arose with a desire to protect, restore and integrate water features in the city back into the natural water cycle.

This Water Sensitive City Action Plan 2020 establishes these themes as priorities for the CoA and the implementation plan sets out the delivery of actions over the next four years.



### Water for Green



### Water Smarts



### Wetlands and Waterways



## Strategic Context

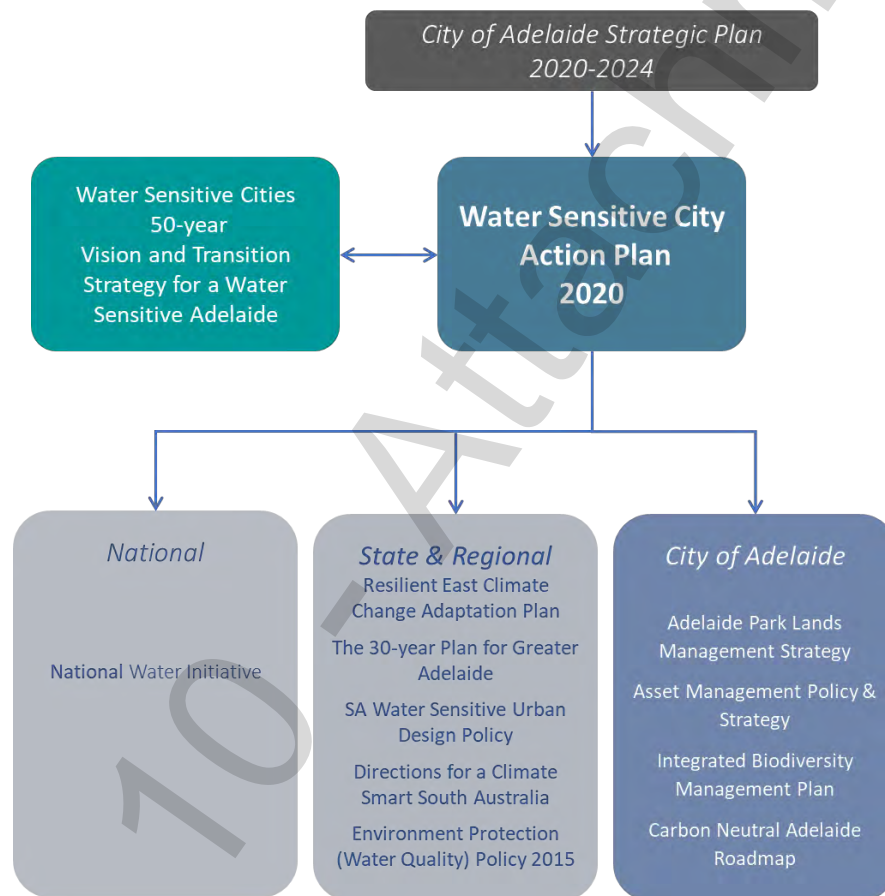
The Water Sensitive City Action Plan 2020 is aligned to deliver the community outcomes and the key actions of the City of Adelaide Strategic Plan 2020-2024:

### Community Outcome - Environmental Leadership:

- Enhanced greening and biodiversity
- A climate ready organisation and community.

### Key Actions:

- Educate and support our community to be zero-waste, water sensitive, energy efficient and adaptive to climate change.



The Water Sensitive City Action Plan 2020 is also integrated with Greater Adelaide's water sensitive transition in the short to medium term including:

- Adelaide's terrestrial, freshwater and marine ecosystems are diverse, healthy and productive.
- Adelaide's water infrastructure systems are smart, sustainable and flexible.
- Adelaide's urban form is accessible, liveable and integrates water creatively to highlight Adelaide's unique features.

The Water Sensitive City Action Plan supports policy directions at national, state and regional levels and helps achieve multiple benefits from existing CoA plans and strategies in an integrated way.

# 2019 City Snapshot



**210**  
CoA staff participating in water planning



**62,500L**  
Capacity of CoA rainwater systems



**44**  
Smart Water Meters installed



**264ML**  
River Torrens water extracted



**57**  
Extra street trees planted



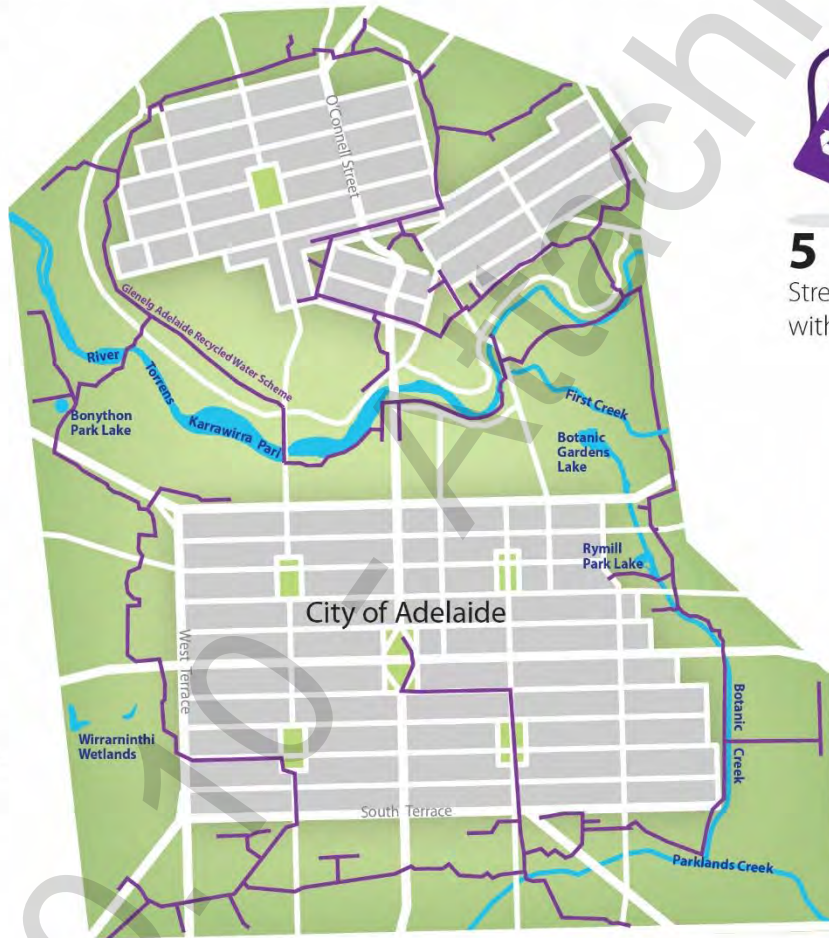
**4**  
Public toilets flushed with recycled water



**5**  
Streets watered with recycled supply



**187**  
Tonnes of litter captured by GPTs



**6**  
Species of native fish in River Torrens



**92**  
Recycled water connection points in 2018/19



**22**  
Raingardens installed



**779ML**  
Recycled wastewater consumed in 2018/19



**1,362**  
tonnes of litter collected by streetsweepers



**14.7%**  
Native aquatic vegetation in River Torrens

# Water Profile

Understanding how and where the CoA uses water resources and the variety of operational activities water supports is vital to the efficient use of water and being able to identify opportunities for change.

The CoA Water Inventory underpins decision making by enabling analysis, trends and forecasting of all water consumption and costs each year. Community water consumption data is also provided annually by SA Water.

## CoA corporate water profile



Figure 2: City of Adelaide Water Profile 2018/19

Almost three quarters of CoA's total water use is supplied from non-drinking sources including the Glenelg to Adelaide Recycled Wastewater Scheme (GARWS) and Karrawirra Pari (River Torrens).

The GARWS network irrigates the Adelaide Park Lands, open spaces, city squares, supplies the public toilets in Victoria Square and Rundle Park and is used to fill Rymill Lake. Water pumped directly from Karrawirra Pari is used on the adjacent golf course to maintain the playing surface and landscape.



The volume of these resources consumed by the CoA is highly dependent on seasonal rainfall and evapotranspiration rates during heat waves which can impact demand, leading to fluctuations of more than 40% for irrigation water.

Potable water from SA Water supplies (sourced from a mix of Eastern Mount Lofty Ranges reservoirs, the desalination plant and the River Murray) accounts for 26% of total water consumption. Most of this is used by indoor activities and demand remains fairly constant, with a slight annual increase each year since water restrictions eased in 2009.

### Community water profile

Community water used by residents, businesses and others (including CoA) in the suburbs of Adelaide and North Adelaide is captured by SA Water and provides a general overview of trending total consumption of potable water.

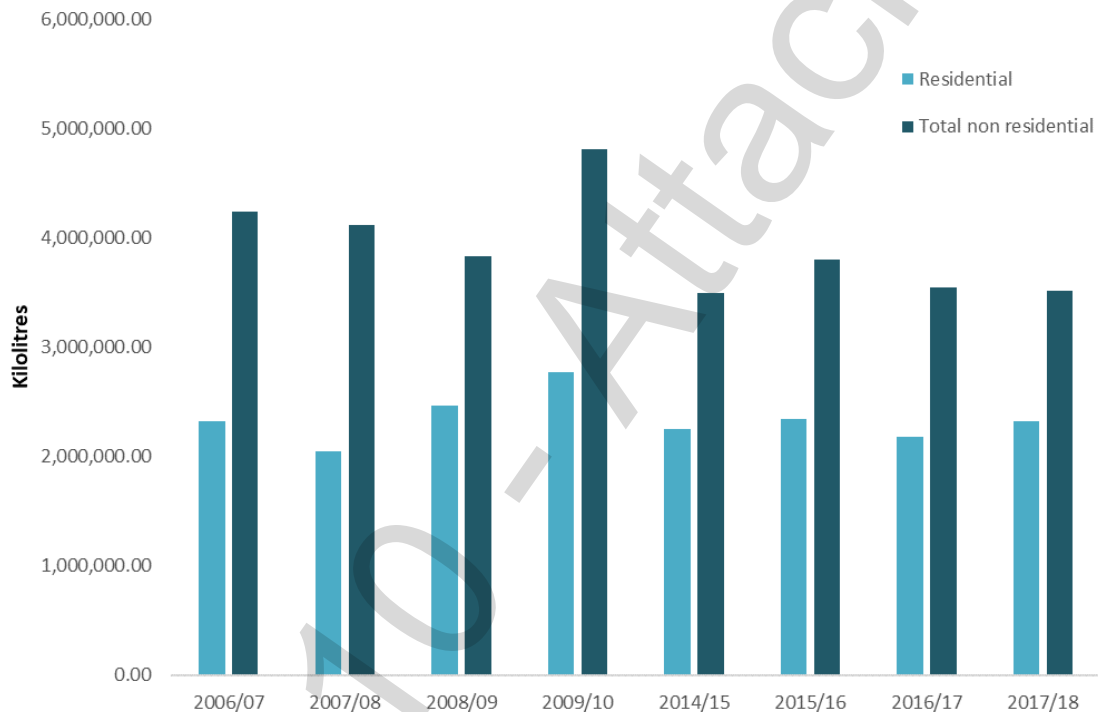


Figure 3: Adelaide and North Adelaide Community water use 2006 -2018

City residents have been consuming potable water at a constant level over the last ten years. In 2006 South Australia experienced severe water restrictions due to the Millennium Drought. This forced significant changes to household water use volumes which are still sustained today, demonstrating long-term behaviour change.

# Our water sensitive city ...

Uses **technology** to support the 'smart management' of water, including measuring and monitoring its use and efficient "smart watering".

Has **minimum requirements and standards** that must be delivered in order for streetscapes, buildings, programs, operations and practices to contribute to being water sensitive.

Is **green**, where there is increased canopy cover and vegetation integrated into streetscapes, roads and buildings.

Requires **long term planning** and thinking and not making decisions for short term gains.

Is one where water sensitive urban design features are **given a monetary value** recognising the benefits they deliver.

Comprises features such as **wetlands** that improve water quality and biodiversity values, return areas of the city to natural landscapes, support a diversity of plant and animal species and help detain water during heavy rainfall.



Considers **ecosystems in a holistic way**, recognising that water, soil, plants, animals and fungi all play a role in biodiversity.



Involves **fit for purpose water use**, where the quality of the water is matched to how it is used. Potable water is only used for drinking, with recycled water used for other activities such as irrigation, flushing of toilets and street cleaning.

Has an **engaged community**, where people are knowledgeable about water, are personally engaged and invested in its management. Our people take ownership of their contribution to manage it sustainably.

Has facilities that are **self-sustaining** – they capture and re-use water for irrigation of open space, playing fields and other facilities.



# Priorities and Implementation

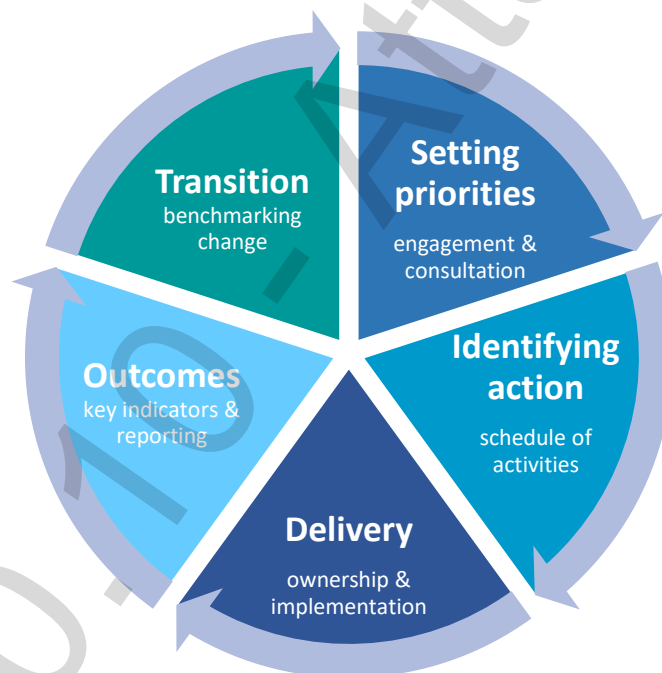
Each of the Water Sensitive City Action Plan 2020 priorities are described in detail from page 16, setting the background and rationale for the key actions that will help achieve our priorities over the next four years.

Measures of success will be used to benchmark the transition journey for the CoA towards becoming a more water sensitive city and will also verify if the desired outcomes of the Water Sensitive City Action Plan 2020 have been met.

The implementation plan consolidates all of the actions into a schedule of activity, recognising that many actions require multi-year approaches to investigate, plan and deliver or an ongoing roll out of projects to transform infrastructure, environmental condition and digital capabilities to support a more water sensitive city.

Funding to deliver the implementation plan is expected to come from existing CoA resources, operational efficiencies, changed business practices, external grants and annual budget opportunities.

Monitoring the progress of the Water Sensitive City Action Plan 2020 will occur annually using available data from the benchmark source as a set of key indicators.





## Priority 1: Water for Green

Water for green means having a diversity of fit-for-purpose water to irrigate green infrastructure, street trees, landscaped areas and sports grounds. It also enables water to penetrate the impervious surfaces of the CBD's built form and replenish soils which support healthy plant growth and groundwaters below.

### Background

Adelaide's hot dry climate means the city relies on irrigation to support street trees, landscaped gardens and green spaces to maintain amenity, provide shade and keep the urban environment cool. The City of Adelaide (CoA) has an expansive network of recycled water, (installed in 2009), that provides more than 700 megalitres of treated wastewater each year to the Park Lands, Whitmore, Victoria and Light Squares and the entrance to the Royal Adelaide Hospital.

The majority of recycled water infrastructure (owned by SA Water) remains on the outskirts of the city and so the CBD and North Adelaide continue to rely on more than 100 megalitres of potable water to sustain the amenity of green spaces, streetscapes and verges.

Adelaide has a network of stormwater drains that convey rainwater runoff to the River Torrens or Keswick Creek from hard surfaces such as roads, building roofs and footpaths. Approximately 1,300 megalitres of rainwater drains to local waterways each year transporting pollutants, sediment and litter into aquatic ecosystems.

Raingardens, infiltration trenches and permeable surfaces provide opportunities to capture rainfall and support water for greening, particularly during low rainfall events in the Summer months.

The community can contribute to diversifying their water resources. Households can harvest rainwater for indoor use or garden watering. Sporting clubs can connect to recycled water for their Park Land clubrooms and residents can support the installation of water sensitive urban design features in their streets.

As we face a changing climate, with reduced Spring rainfalls and more intense storm events, our reliance on traditional water infrastructure and sources will need to transform if we want to maintain and increase greening in the CoA. Supplying parks and gardens with much needed water means they will be able to provide the cooling and shading benefits that will be even more important as the climate becomes hotter and drier.

### Strategic links

- **City of Adelaide Strategic Plan 20-24** – Increase street canopies and green infrastructure in city hot spots and public spaces.
- **CRC Water Sensitive City Plan to 2067** – Demonstrate urban design solutions that integrate urban water management across the public and private realms.

### Desired outcomes

- A green city with increased canopy cover and vegetation integrated into streetscapes, roads and buildings.
- Fit for purpose water use where the quality of the water is matched to how it is used.

## Measures of success

	Source	Current benchmark
Reduction in % of impervious ground in the CBD and North Adelaide	Green Infrastructure Benchmark Data Report	CBD = 95.33% (2016) North Adelaide = 82.14% (2016)
Increase in stormwater catchment area (ha) directed to biofiltration raingardens.	A.Bowden Stormwater ArcGIS with WSUD layer	19.03732 ha (2020)
Increase in % of tree canopy in the CBD and North Adelaide	Green Infrastructure Benchmark Data report	CBD = 8.73% (2016) North Adelaide = 18.34 (2016)
Number of recycled water meters connected to streetscape irrigation.	CoA Water Profile	5 (2020)
Increase in total number of passively irrigated street trees installed.	Pre- Assetic system WSUD study (2020)	151 (2020)

## Key Actions – Water for Green

The following actions are proposed for the next 4 years:

- 1.1 Develop an incentives program to assist residents, businesses and community clubs to trial innovative greening ideas using alternative water within the City.
- 1.2 Create a "Water Play" space to encourage interaction, appreciation and cooling for community access.
- 1.3 Expand the use of permeable materials for bike lanes, parking bays, footpaths and tree surrounds to enable rainfall infiltration at the source or to nearby green infrastructure.
- 1.4 Assist Park Land tenants to transfer irrigation systems and club rooms from potable to alternative water supplies.
- 1.5 Prepare a strategic WSUD map to identify urban stormwater treatment opportunities for runoff to the River Torrens.
- 1.6 Undertake a review of the effectiveness of existing biofiltration raingardens and prepare a "best practice design and installation guide for CoA", including aspects of maintenance and life cycle benefits.
- 1.7 Invest in irrigation infrastructure that enables streetscapes to access recycled water from a nearby SA Water network in lieu of a new potable supply.
- 1.8 Demonstrate innovative green infrastructure supported by alternative water sources on Council led developments that are identified in the Strategic Property Action Plan.
- 1.9 Increase the efficiency of watering Park Lands and streets by upgrading irrigation systems, selecting climate resilient species.
- 1.10 Direct low flow stormwater into nearby street trees or gardens beds to maximise infiltration of rainfall.





## Priority 2: Water Smarts

Being smart with water is not just about conserving the supplies that we use. It refers to our knowledge, capabilities, experience and relationships that can be built upon to develop water resources for now and into the future. We can use technology and data to inform decision making and monitor the results of actions we take to assess the benefits.

### Background

The CoA has been actively monitoring its water consumption for more than 20 years and at the height of the Millennium Drought, that knowledge informed the transition of Adelaide's Park Land irrigation supplies to a secure, recycled source from the Glenelg Wastewater Treatment Plant.

This action has reduced the volume of sewerage outfall to the Gulf St Vincent, improving the quality of marine environments. The use of GARWS water reduces demand on the River Murray and demonstrates the capacity we have to be smarter with water.

The use of technology to automate irrigation systems and integrate them into natural seasonal rainfall cycles means we can use our recycled water resources more efficiently. The installation of real-time smart water meters to monitor consumption at public facilities helps to identify leaks swiftly and minimise wasted water. As more technical solutions become available, we can use our in-house capabilities and experiences to determine how best to apply them or work in collaboration with our partners to test and analyse exactly which technology suits our business needs.

Incorporating the economic value of water and the ecosystem services it provides into business decisions remains an ongoing challenge. While there is a purchase price for potable and recycled water, the externalities or financial benefit from holistic water resource management is rarely included in financial models. Methods and tools to monetise water sensitive urban design need to be translated into CoA business practices, so that the true cost and benefit to council and the community can be realised.

Sharing information and data with each other and joining with partners on projects and programs that pursue our Water Sensitive City priority objectives will help achieve our outcomes. Significant knowledge and resources already exist within CoA which could be made more accessible through a shared approach supported by stronger communication channels.

### Strategic Links

- **City of Adelaide Strategic Plan 20-24** – Transparent decision making based on data and evidence.
- **CRC Water Sensitive City Plan to 2067** – Improve organisational culture, systems and processes for collaborative and integrated cross-sectoral water system management to share learnings and build system resilience.

### Desired Outcomes

- Water sensitive urban design features have a monetary value, recognising their benefits.
- Technology is used to support the 'smart management' of water, including measuring and monitoring its use and 'smart watering'.
- Facilities are self-sustaining, capturing and re-using water for irrigating open space, playing fields and other facilities.

## Measures of Success

	Source	Current Benchmark
Increase the use of GARWS for indoor and other non-drinking uses.	CoA Water Profile	814KL (2016/17)
Increase the use of GARWS for council operations.	CoA Water Profile	0KL, (2019)
Increase in the number of Smart Water Meters within the Smarty Utility Network.	Smart Utility Network Platform	44 (2019)
A monetised value for WSUD is used in project cost/benefit decisions.	Budget cost estimates	N/A

## Key Actions – Water Smarts

The following actions are proposed for the next 4 years:

- 2.1 Expand the use of alternative water (GARWS, rainwater) to public amenities in the Park Lands, major event spaces and CoA owned properties.
- 2.2 Install GARWS standpipe access points for CoA cleansing and water trucks and convert their use from potable water.
- 2.3 Install Smart Water meters at high water consuming sites, public toilets and community amenities in the Park Lands.
- 2.4 Adopt technologies to support automation of watering systems so that they respond to climatic and environmental conditions such as soil moisture, rainfall and evapotranspiration rates.
- 2.5 Upgrade automatic watering systems at the North Course Golflinks to enable climate responsive watering.
- 2.6 Introduce a model to assess the cost / benefits of WSUD that can be adopted into project value calculations used for capital expenditure.
- 2.7 Develop a monetised value for environmental water and waterways.
- 2.8 Create a Water Knowledge Platform that provides regular insight and analysis for key decision makers, the community and Elected Members using water data and information.
- 2.9 Incorporate Kaurua cultural knowledge of connections to water and share their understandings through conversations and mapping.
- 2.10 Develop an online Water Action portal where CoA staff can share success stories, follow the implementation of the WSCAP and access ideas for other innovative water management.
- 2.11 Work in partnership with local and state governments and organisations such as SA Water, Green Adelaide, Resilient East, Water Sensitive South Australia and Water Sensitive Cities Institute on programs and projects that pursue the key priorities of the CoA's WSCAP.



## Priority 3: Wetlands & Waterways

The City of Adelaide was purposefully located along the banks of the River Torrens to provide a clean and plentiful water supply to the new colony. Within a few years, this ephemeral waterway became degraded, over used and untenable due to flooding and its ecological health has declined extensively.

Restoring local watercourses to enhance aquatic diversity and riparian vegetation is essential to mitigating impacts of an altered stormwater regime and becoming a Water Sensitive City. Slowing the flow, preventing pollutants and enhancing aquatic and terrestrial biodiversity helps to restore highly valued areas of nature within a City.

### Background

Several watercourses flow throughout the CoA including Karrawirra Pari (River Torrens) (with a 508km catchment), Park Lands Creek, which flows into Keswick Creek at the southern boundary, Botanic Creek, which drains northwards through the eastern Park Lands and First Creek which crosses Hackney Road, connecting Waterfall Gully in the East to the River Torrens through the Botanic Gardens.

These natural water courses have been augmented to drain rainfall runoff from urban areas, directing pollutants, sediment and organic debris into waterways, in many cases without treatment. Drainage development and the regulated flow systems of dams and weirs in upstream catchments has severely impacted the quality of water, riparian biodiversity and the marine environment. This has resulted in blue-green algal outbreaks in the Torrens Lake, silting at Torrens Weir and an influx of woody weeds and pests.

Recognising wetlands and waterways as part of an integrated urban water system will bring ecological, social, recreational, economic and tourism benefits to the City of Adelaide. Restoring and protecting them as valuable natural assets and not just drains for excess stormwater, ensures their place in the landscape and can lead to the creation of quality, biodiverse habitats and opportunities for residents and visitors to connect with nature.

The CoA has been working collaboratively with neighbouring councils, State government agencies and our community to improve the ecological health of Karrawirra Pari (River Torrens) and other watercourses over the last twenty years. These partnerships are essential to improve the ecological functions of our natural watercourses and wetlands and be a more water sensitive city.

### Strategic Links

- **City of Adelaide Strategic Plan 20-24** – Enhance biodiversity in the Park Lands and connect our community to nature.
- **CRC Water Sensitive City Plan to 2067** – Trial and demonstrate innovative water system solutions that protect areas of high ecological value and deliver multiple benefits, such as community health and wellbeing.

### Desired Outcomes

- Wetlands improve biodiversity values, return areas of the city to a more natural environment, support diverse species, slow runoff and mitigate peak flows.
- Ecosystems are considered in a holistic way, recognising the water, soil, plant, animals and fungi all play a role in biodiversity.



## Measures of Success

	Source	Current Benchmark
Increase the mix of aquatic and terrestrial flora and fauna in the River Torrens.	Baseline Littoral Zone Vegetation mapping and Assessment of Torrens Lake	2.6011 ha of littoral zone vegetation in Torrens Lake. (2020)
Update the City Map to include watercourses.	City Map	Zero (2020)
Increase in city street stormwater catchments (m <sup>2</sup> ) diverted through fine sediment cleansing system (wetlands, swales for pollutant load reduction).	City Catchment Map	124.8431 ha (2020)
Volume of gross pollutants removed from traps and collected via street sweeping.	GPT maintenance contract.	187 tonnes GPT (2019/20)

## Key Actions – Wetlands and Waterways

The following actions are proposed for the next 4 years:

- 3.1 Establish partnerships to deliver wetlands within the River Torrens riparian zone to improve water quality and restore aquatic biodiversity in the City.
- 3.2 Support the construction and community use of the Victoria Park Wetlands.
- 3.3 Investigate opportunities to integrate more natural features into Rymill Lake for improved catchment-wide water quality, recreation and nature connection outcomes.
- 3.4 Create a suite of water related spatial layers to enable a Waterways Overlay to be created.
- 3.5 Restore waterways to more natural systems and assist them to be more resilient in the face of climate change.
- 3.6 Establish a wetlands and waterways health monitoring program, incorporating data collected by the existing Water Quality Monitoring Program.
- 3.7 Engage our community in watercourse appreciation activities using educative, informative hands-on and digital approaches.
- 3.8 Prioritise the management of waterway pests and weeds in the next Integrated Biodiversity Management Plan.
- 3.9 Prepare a Torrens River & Lake Environs Management Plan, establishing long-term agreed outcomes for improving water quality and biodiversity.

# Implementation

Investigate	Plan	Plan & Deliver	Deliver	Ongoing
-------------	------	----------------	---------	---------

## Priority 1: Water for Green

	Action	CoA Leads	Year 1	Year 2	Year 3	Year 4
1.1	Develop an incentives program to assist residents, businesses and community clubs to trial innovative greening ideas using alternative water within the City.	Strategic Property Management & Sustainability				
1.2	Create a "Water Play" space to encourage interaction, appreciation and cooling for community access.	D&TS & RMMA				
1.3	Expand the use of permeable materials for bike lanes, parking bays, footpaths and tree surrounds to enable rainfall infiltration at the source or to nearby green infrastructure.	Design & Technical Services				
1.4	Assist Park Land tenants to transfer irrigation systems and club rooms from potable to alternative water supplies.	Strategic Property Management				
1.5	Prepare a strategic WSUD map to identify urban stormwater treatment opportunities for runoff to the River Torrens.	Sustainability & D&TS				
1.6	Undertake a review of the effectiveness of existing biofiltration raingardens and prepare a "best practice design and installation guide for CoA" which includes maintenance and lifecycle benefits.	D&TS & Assets				
1.7	Invest in irrigation infrastructure that enables streetscapes to access recycled water from a nearby SA Water network in lieu of a new potable supply.	Horticulture				
1.8	Demonstrate innovative green infrastructure on Council led developments identified in the Strategic Property Action Plan.	Strategic Property Management				
1.9	Increase the efficiency of watering Park Lands and streets by upgrading irrigation systems, selecting climate resilient species.	Horticulture				
1.10	Direct low flow stormwater runoff into nearby street trees or gardens beds to maximise infiltration.	D&TS Horticulture				

## Priority 2: Water Smarts

	Action	CoA Leads	Year 1	Year 2	Year 3	Year 4
2.1	Expand the use of alternative water (GARWS, rainwater) to public amenities in the Park Lands, major event spaces and CoA owned properties.	Sustainability & Infrastructure				
2.2	Install GARWS standpipe access points for CoA cleansing and water trucks and convert their use from potable water.	Sustainability & Public Realm				
2.3	Install Smart Water meters at high water consuming sites, public toilets and community amenities in the Park Lands.	Sustainability & Assets				
2.4	Adopt technologies to support automation of watering systems so that they respond to climatic and environmental conditions such as soil moisture, rainfall and evapotranspiration rates.	Horticulture				
2.5	Upgrade automatic watering systems at the North Course Golflinks to enable climate responsive watering.	Commercial Operations				
2.6	Introduce a model to assess the cost / benefits of WSUD that can be adopted into project value calculations used for capital expenditure.	Sustainability & Finance				
2.7	Develop a monetised value for environmental water and waterways.	Assets & Sustainability				
2.8	Create a Water Knowledge Platform that provides regular insight and analysis for key decision makers, the community and Elected Members using water data and information.	Innovation & Sustainability				
2.9	Incorporate Kaurua cultural knowledge of connections to water and share their understandings through conversations and mapping.	City Wellbeing				
2.10	Develop an online Water Action portal where CoA staff can share success stories, follow the implementation of the WSCTP and access ideas for other innovative water management.	Sustainability				
2.11	Work in partnership with local and state governments and organisations such as SA Water, Green Adelaide, Resilient East, Water Sensitive South Australia and Water Sensitive Cities Institute on programs and projects that pursue the key priorities of the CoA's WSCAP.	Sustainability				



## Priority 3: Wetlands & Waterways

	Action	CoA Leads	Year 1	Year 2	Year 3	Year 4
3.1	Establish partnerships to deliver wetlands within the River Torrens riparian zone to improve water quality and restore aquatic biodiversity in the City.	Sustainability				
3.2	Support the construction and community use of the Victoria Park Wetlands	Sustainability				
3.3	Investigate opportunities to integrate more natural features into Rymill Lake for improved catchment-wide water quality, recreation and nature connection outcomes.	Assets				
3.4	Create a suite of water-related spatial layers to enable a Waterways Overlay to be created.	Sustainability				
3.5	Restore waterways to more natural systems and assist them to be more resilient in the face of climate change.	Sustainability				
3.6	Establish a wetlands and waterways health monitoring program, incorporating data collected by the existing Water Quality Monitoring Program.	Assets & Sustainability				
3.7	Engage our community in watercourse appreciation activities using educative, informative hands-on and digital approaches.	Sustainability				
3.8	Prioritise the management of waterway pests and weeds in the next Integrated Biodiversity Management Plan.	Sustainability				
3.9	Prepare a Torrens River & Lake Environs management plan, establishing long-term agreed outcomes for improving water quality and biodiversity.	Sustainability				

CoA Lead abbreviations: Rundle Mall Management Authority (RMMA), Design & Technical Services (D&TS), Asset Management (Assets).

# Draft Community Land Management Plan: General Provisions

ITEM 10.11 15/12/2020  
Council

Strategic Alignment - Environmental Leadership

**Program Contact:**  
Rick Hutchins, Manager City  
Policy, Heritage & Park Lands  
8203 7241

2019/01693  
Public

**Approving Officer:**  
Klinton Devenish, Director Place

## EXECUTIVE SUMMARY

This report seeks approval of the draft General Provisions of the Community Land Management Plan (CLMP) for the Adelaide Park Lands for the purposes of consultation.

The General Provisions form the introductory section to the CLMP, replacing the 'Framework' chapter of the existing (2013) CLMP. It provides background and the planning context, outlines how the CLMP is structured and sets out a number of Park Lands-wide statements which either reinforce existing policy or represent a proposed policy position on an issue.

In order to provide clarity for dog owners and a safe and comfortable environment for all park visitors, the General Provisions also propose areas of the Adelaide Park Lands where dogs would be required to be either on leash at selected times, on leash at all times, or not permitted at any time (assistance dogs exempted) by resolution under Council's *Dogs By-Law 2018*.

Each subsequent section of the CLMP dealing with individual parks, groups of parks or part parks should be read in conjunction with the General Provisions.

---

## RECOMMENDATION

### THAT COUNCIL

1. Approves the draft General Provisions of the Adelaide Park Lands Community Land Management Plan as per Attachment A to Item 10.11 on the Agenda for the meeting of the Council held on 15 December 2020, being released for statutory consultation, subject to consultation with the Minister for Planning and Local Government.

## IMPLICATIONS AND FINANCIALS

City of Adelaide 2020-2024 Strategic Plan	<b>Strategic Alignment – Environmental Leadership</b> The Adelaide Park Lands Community Land Management Plan (CLMP) will help Council respond to climate change by protecting and conserving the Park Lands, enhancing their biodiversity, and connecting the community to nature.
Policy	The General Provisions will update the Framework chapter of the existing CLMP. This section was last reviewed in 2013.
Consultation	Subject to Council approval and consultation with the Minister responsible for the <i>Adelaide Park Lands Act 2005</i> , the General Provisions of the CLMP will be released for community and stakeholder engagement for a minimum period of 21 days.
Resource	Not as a result of this report
Risk / Legal / Legislative	Legal review of the draft General Provisions to the CLMP has been undertaken.
Opportunities	Not as a result of this report
20/21 Budget Allocation	Approximately \$3,000 for advertising of the community consultation. An audit will be required to determine the total cost of updating existing Park Lands signage relating to dog management as required under the <i>Dogs By-Law 2018</i> .
Proposed 21/22 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	This CLMP will be due for review in five years
20/21 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report



## DISCUSSION

1. The purpose of this report is to seek support of the draft General Provisions of the Community Land Management Plan (CLMP) for the Adelaide Park Lands (**Attachment A**) prepared in accordance with the *Local Government Act 1999* (SA) (LG Act) and relevant provisions of the *Adelaide Park Lands Act 2005* (SA) (APL Act).

### Review of the Adelaide Park Lands Community Land Management Plan

2. Under section 196(1)(a) of the LG Act the Adelaide Park Lands is community land and therefore the City of Adelaide (CoA) is required to prepare and adopt a management plan.
3. The APL Act stipulates that this CLMP must be consistent with the Adelaide Park Lands Management Strategy (APLMS) and that it should be reviewed at least once every five years.
4. The management plans for each park, group of parks or part parks are being progressively updated in line with legislative requirements to ensure alignment with the APLMS and current plans and policies.

### General Provisions

5. The draft General Provisions replace the Framework chapter of the existing (2013) CLMP (Link 1 view [here](#)) incorporating similar content in terms of:
  - 5.1. The planning and legislative content
  - 5.2. An outline of the way the CLMP is structured
  - 5.3. Identification of the land to which the CLMP applies
  - 5.4. Purpose for which the land is held
  - 5.5. Specific information on Council's policies for the granting of leases and licences
6. In addition, the draft General Provisions provide statements of Kaurna and landscape cultural significance and an overview of the objectives, policies, and proposals for management of the Park Lands.
7. To avoid repeating information in park specific sections of the CLMP, Park Lands-wide statements which apply to all areas are incorporated into the draft General Provisions. These broad statements either reinforce existing policy or represent a proposed position on an issue.

<i>Focus of Park Lands-wide statement</i>	<i>Reinforces existing policy</i>	<i>Proposes a policy position</i>	<i>Comment</i>
Landscape	✓		Curating a distinct landscape character for each park is consistent with the APLMS.
Biodiversity	✓		Protection and enhancement of the biodiversity of the Park Lands including water courses and areas of remnant vegetation is consistent with the Integrated Biodiversity Management Plan 2018-2023.
Olive Management	✓		Care and maintenance of the historically significant olive groves, small stands and individual trees reflects the policy considerations of Council's Olive Management Plan.
Beehives		✓	It is proposed that beehives are not permitted to be placed anywhere in the Park Lands due to the potential threat to the native bee population.
Lighting	✓		Lighting of key paths and activity areas to encourage use and improve safety is consistent with the APLMS.
Access	✓		That the Park Lands are held for public benefit, generally available for use and enjoyment of all is one of the statutory principles of the <i>Park Lands Act 2005</i> .
Park Lands Trail	✓		Enhancement of the Park Lands Trail is consistent with the APLMS.
Views & Vistas	✓		Ensuring important views and vistas to the skyline, hills and city are maintained reinforces National Heritage Values and is consistent with the APLMS.

<b>Focus of Park Lands-wide statement</b>	<b>Reinforces existing policy</b>	<b>Proposes a policy position</b>	<b>Comment</b>
Public Art & Memorials	✓		Providing opportunities for the development of permanent and temporary public artworks and memorials across the Park Lands is consistent with the APLMS.
Interpretative Signage	✓		Use of signage to help build community awareness and understanding of sites of cultural and environmental value is consistent with the APLMS.
Car Parking	✓		Providing car parking on and adjacent to the Park Lands only where there is a demonstrated need and there is no reasonable alternative, consistent with the aim of the APLMS to reduce car parking on the Park Lands by 5% by 2025.
Bicycle Parking	✓		Providing bicycle parking facilities which are safe, well-lit and located in close proximity to Park Lands attractions including activity hubs and along the Park Lands Trail is consistent with the APLMS.
Use of Metal Detectors		✓	It is proposed that metal detectors are not permitted to search for and dig up objects. However, they may be used to search for items on or very near the ground surface (such as coins) where there is minimal disturbance to the soil or surrounding flora and fauna.
Unmanned Aerial Vehicles	✓		The flying of unmanned aerial vehicles (including model aircraft, radio-controlled planes and drones) is currently not permitted anywhere in the Park Lands apart from two designated areas: the southern section of Victoria Park/Pakapakanthi (Park 16) and Walyu Yarta (Park 21).
Dog Management		✓	In order to provide a safe and comfortable environment for all park visitors, the General Provisions propose areas of the Park Lands where dogs would be required to be either (i) on leash at selected times; (ii) on leash at all times; or (iii) or not permitted at any time (assistance dogs exempted). These areas must be declared by resolution under Council's Dogs By-Law 2018.

8. The remainder of the CLMP is structured to provide specific background and planning information for individual parks, groups of parks or part parks, each of which should be read conjunction with the General Provisions. These sections of the CLMP dealing with individual parks will address:
- 8.1. The objectives, performance targets and measures
  - 8.2. Any arrangements or restrictions on public use of or movement through the park

#### Dog Management

9. Dogs are able to be exercised throughout the Adelaide Park Lands, provided this activity is consistent with Council's *Dogs By-Law 2018* (Link 2 view [here](#)).
10. The *Dog and Cat Management Act 1995* (SA) allows dogs to be exercised off-leash anywhere in the Park Lands (except to any extent a Council resolution made in accordance with the Council's *Dogs By-Law 2018* provides differently) provided the dog remains under effective control. 'Effective control' means the person is controlling the dog by command and the dog is in close proximity to the person and the person is able to see the dog at all times.
11. Council's *Dogs By-Law* stipulates that dogs must be on-leash in any:
  - 11.1. Park when organised sport is being played.
  - 11.2. Enclosed Children's Playground or if a Children's playground is not enclosed land, within five metres of children's playground equipment.
12. Council's *Dogs By-Law 2018* also provides for Council to resolve that certain local government or public places be dog free or dog on leash areas.

13. In order to declare an area on-leash, Council must make a resolution under this By-Law. To date, no such resolution(s) has been made, meaning that technically dogs may be off-leash anywhere in the Adelaide Park Lands apart from playgrounds and areas where sport is being played.
14. In order to provide clarity, the Park Lands have been assessed to determine those areas of the Park Lands where dogs:
  - 14.1. May be off-leash at all times provided the dog remains under effective control
  - 14.2. Must be on-leash at all times
  - 14.3. Must be on leash at the following designated times:
    - 14.3.1. Between 10:00am and 6:00pm during non-daylight savings periods
    - 14.3.2. Between 10:00am and 8:00pm during daylight savings periods
  - 14.4. Are not permitted at any time
15. This assessment is based on:
  - 15.1. The level and type of recreational activity, particularly those involving families with children
  - 15.2. Pedestrian and cyclist movements through the park
  - 15.3. The presence of wildlife (such as along the riverbank)
  - 15.4. The nearby depasturing or agistment of horses
  - 15.5. Park size and proximity to high traffic areas (such as the squares)
16. The proposed on/ off-leash areas are indicated on the Dog Management Map in Appendix D to the General Provisions.
  - 16.1. Notification of the application of the relevant provisions of the *Dogs By-Law 2018*, once endorsed by Council, will be posted in the Adelaide Advertiser.
  - 16.2. An education/ marketing campaign will be run to ensure that dog owners are aware of any changes as to where and when they may exercise their dogs in the Adelaide Park Lands.
17. As required under the *Dogs By-Law 2018*, all on-leash areas and areas where dogs are not permitted at any time will be denoted by signs and information will be provided on Council's website. Maps will also be available through the Customer Centre.
18. An audit will be required to determine the total cost of updating existing Park Lands signage relating to dog management.
  - 18.1. This could occur in stages, whereby those parks where there is the most significant change to dog on/off leash arrangements would be updated first.
19. The Adelaide Park Lands Authority, at its meeting of 5 November 2020 supported the areas of the Park Lands where dogs must be on leash as shown on the Dog Management Map but with amendments to take into consideration biodiversity areas and the wetlands, most of which would be 'off leash' under the proposed arrangements.
20. Investigations considering the advice of APLA have determined that the Dog Management Map does not require amendment at this stage, for the following reasons:
  - 20.1. The Sustainability team has advised that dogs have virtually no impact on the key biodiversity areas within the Park Lands. Weeds and other pests along with a hotter, drier climate are regarded as a greater threat to these areas than dogs.
  - 20.2. Unleashed dogs are also not considered a risk to the wetland in GS Kingston Park / Wirraminthe (Park 23) because very few dogs are exercised in this area.
  - 20.3. However, it is possible that dogs may pose a risk to wildlife in the Brownhill Keswick Creek wetland in Victoria Park / Pakapakanthe (Park 16) once it is completed, because of the popularity of this park as a dog exercise area. The wetland could also represent a potential risk to dogs due to the possible increased presence of snakes, although there is limited evidence of this from other Adelaide wetlands.
  - 20.4. It is therefore suggested that the question of declaring the Brownhill Keswick Creek Wetland either a dog on leash or dog-free area under the *Dogs By-Law 2018* be re-visited when the project is completed in two years' time.

### Next Steps

21. Legal advice has confirmed that this approach meets the overarching statutory requirements.



22. Subject to agreement between Council and the Minister, the draft General Provisions will be released for community and stakeholder consultation.
23. The results of this consultation will be tabled for consideration by the Adelaide Park Lands Authority and Council.
24. Council will make the required resolutions under the *Dogs By-Law 2018* when the final draft of the General Provisions is presented for adoption.

---

## DATA AND SUPPORTING INFORMATION

**Link 1** - 2013 CLMP – Framework

**Link 2** - *Dogs By-Law 2018*

---

## ATTACHMENTS

**Attachment A** – Draft General Provisions of the Adelaide Park Lands Community Land Management Plan

---

- END OF REPORT

# GENERAL PROVISIONS

Adelaide Park Lands  
Community Land Management Plan

November 2020



## DOCUMENT PROPERTIES

### Contact for enquiries

If you have any questions regarding this document, please contact:

**Contact Officer:**

**Title:** Senior Park Lands Planner  
**Program:** Planning, Design & Development  
**Phone:** (08) 8203 7203  
**Email:** P.Lands@cityofadelaide.com.au

### Record Details

**HPRM Reference:** ACC2020/103004  
**HPRM Container:** 2019/01693  
**Version:** 1.2 (November 2020)  
**Approved:** XXX



## TABLE OF CONTENTS

Document Properties .....	i
Table of Contents .....	ii
Figures .....	ii
About this community land management plan .....	4
1. The Adelaide Park Lands .....	6
3. Identification of the land .....	6
4. Purpose for which the land is held .....	6
5. Managing the Park Lands .....	7
6. Objectives, policies and proposals for management of the land .....	7
6. Performance targets and measures .....	10
7. Special provisions under regulations .....	10
8. Other relevant plans and policies .....	10
9. Policies for the granting of leases and licences .....	10
10. Park Lands-Wide Statements .....	12
Appendix A - National Heritage List official values .....	15
Appendix B - Likelihood of impact of works on the national heritage values .....	18
Appendix C - Principles from the Adelaide Park Lands Act 2005 .....	19
Appendix D - Dog Management Map .....	20

## FIGURES

Figure 1: The Adelaide Park Lands .....	3
Figure 2: Adelaide Park Lands: CLMP structure .....	5
Figure 3: Adelaide Park Lands legislative and planning framework .....	7
Figure A1: The Adelaide Park Lands and City Layout listed place .....	17



Figure 1: Map of the Adelaide Park Lands

## ABOUT THIS COMMUNITY LAND MANAGEMENT PLAN

The Adelaide Park Lands (figure 1) is community land under the *Local Government Act 1999* (LG Act), and the City of Adelaide (CoA) is required under section 196(1)(a) of that Act to prepare and adopt a management plan for the land. This document is the community land management plan (CLMP) for the Adelaide Park Lands, prepared in accordance with the LG Act and relevant provisions of the *Adelaide Park Lands Act 2005* (APL Act).

This CLMP sets out objectives, policies and proposals for management of the Adelaide Park Lands, states performance targets and measures, provides information on any restrictions to public use or movement through the Park Lands, and includes specific information on relevant policies for the granting of leases and licences.

This plan is consistent with the Adelaide Park Lands Management Strategy 2015–2025, which sets out a detailed vision for the future management and enhancement of the Adelaide Park Lands.

### How to use this plan

This plan is structured into parts to facilitate planning and make it easier for users to access information.

The General Provisions provide background to the Park Lands and the planning context, address general provisions of the CLMP, and provide other relevant Park Lands-wide information.

The remainder of the CLMP is structured to provide specific background and planning information for individual parks, groups of parks or part parks. Each of these sections should be read in conjunction with the General Provisions.

Figure 2 shows how this CLMP is structured. To access specific information on a park or group of parks, consult this map. The grouping of individual parks for CLMP purposes is based on a number of considerations, particularly the significance or complexity of the planning issues involved.

The General Provisions together with specific park sections meet the legislative requirements for the CLMP.

Parts of this CLMP are likely to be amended over time and parks may be grouped differently in future revisions. For all parks, the most recent version of the CLMP adopted by Council for that park should be considered the current CLMP.





- Park names & numbers**
- |  |   |   |   |
|--|---|---|---|
| 1 Possum Park / Piltawardli (Park 1)             | 10 Bullrush Park / Warnpangga (Park 10)       | 19 Pelzer Park / Pityanilla (Park 19)             | 26 Tarntanya Wama (Park 26)   |
| 2 Denise Norton Park / Pardipardinnylla (Park 2) | 11 Mistletoe Park / Talmuntilla (Park 11)     | 20 Blue Gum Park / Kurangga (Park 20)             | 27 Bonython Park / Tulya Wardli (Park 27),<br>Kate Cocks Park & Helen Mayo Park |
| 3 Yam Daisy Park / Kantallilla (Park 3)          | 12 Red Gum Park / Karrawirra (Park 12)        | 21 Veale Park / Walyu Yarta (Park 21)             | 27A John E Brown Park (Park 27A)  |
| 4 Reservoir Park / Kangatilla (Park 4)           | 13 Rundle Park / Kaditpina (Park 13)          | 21W Golden Wattle Park / Mirnu Wilra (Park 21W)   | 27B Mary Lee Park (Park 27B)  |
| 5 Bragg Park / Ngmapa Yarta (Park 5)             | 14 Rymill Park / Murlawirapurka (Park 14)     | 22 Josle Aglus Park / Wilkaparntu Wilra (Park 22) | 28 Palmer Gardens / Pangki Pangki (Park 28)                                     |
| 6 Lefevre Park / Nantu Wama (Park 6)             | 15 King Rodney Park / Ityama-Itpina (Park 15) | 23 G S Kingston Park / Wilrarninlhi (Park 23)     | 29 Brougham Gardens / Tantutittingga (Park 29)                                  |
| 7 The Olive Groves / Kuntingga (Park 7)          | 16 Victoria Park / Pakapakanthi (Park 16)     | 24 Ellis Park / Tampawardli (Park 24)             | R River Torrens / Karrawirra Pari   |
| 8 The Olive Groves / Parngutilla (Park 8)        | 17 Carriageway Park / Tuthangga (Park 17)     | 25 Gladys Elphick Park / Nainungga (Park 25)      |   |
| 9 Bunday's Paddock / Tidlangga (Park 9)          | 18 Peppermint Park / Wita Wilra (Park 18)     | 26* Adelaide Oval Precinct (Part of Park 26)      |   |

Figure 2: Adelaide Park Lands CLMP structure

## 1. THE ADELAIDE PARK LANDS

### Description

The Adelaide Park Lands system represents over 900 hectares of open parks and squares with diverse cultural, recreational and natural values and uses. Today's Park Lands are based on those laid out in Colonel William Light's Adelaide Plan in 1837 and are very important to the identity of Adelaide and South Australia.

The Park Lands are managed by CoA and the South Australian Government; this CLMP covers those areas managed by CoA.

### Kaurna cultural significance

The Kaurna have lived on the Adelaide Plains for thousands of years and continue to live here.

They have managed the Adelaide Park Lands understanding that open spaces are very important for living on the Adelaide Plains. Many Kaurna believe that Light's vision and designs were based on this understanding and the way they had managed the Park Lands and more broadly the Adelaide Plains.

### Cultural landscape significance

The Park Lands have undergone continuous change since colonisation and contain many areas and landmarks of cultural heritage significance. To document how the landscape has been altered and influenced since European settlement and to assist in identifying and managing important areas and landmarks, CoA commissioned a [Cultural Landscape Assessment](#), produced by Dr David Jones in 2007. Although there have been substantial changes in many parts of the Park Lands since this was produced, it remains an important collation of knowledge up to 2007 and has informed the preparation of this plan.

## 2. IDENTIFICATION OF THE LAND

Under section 196(3)(a) of the LG Act, a CLMP must identify the land to which it applies. Under section 196(9), 'Adelaide Park Lands' means the Adelaide Park Lands under the APL Act, and this is known as the [Park Lands Plan](#).

State-managed areas are excluded from this CLMP, although equivalent requirements for State authorities to develop a management plan apply under section 20 of the APL Act.

## 3. PURPOSE FOR WHICH THE LAND IS HELD

Under section 196(3)(b) of the LG Act, a CLMP must state the purpose for which the land is held.

The following purpose has been derived from statutory principles (b), (c) and (d) from the APL Act (see Appendix C for the full list of these principles).

The purpose for which the Adelaide Park Lands is held is to provide benefit to the people of South Australia by being publicly accessible and supporting a diverse range of environmental, natural heritage, cultural, recreational and social values and activities, providing a defining feature to the City of Adelaide, and contributing to the economic and social well-being of the city.

## 4. MANAGING THE PARK LANDS

### Park Lands legislative and planning framework

Management of the Park Lands is governed by a framework of legislation and statutory plans and policies, as shown in Figure 3 and described below.

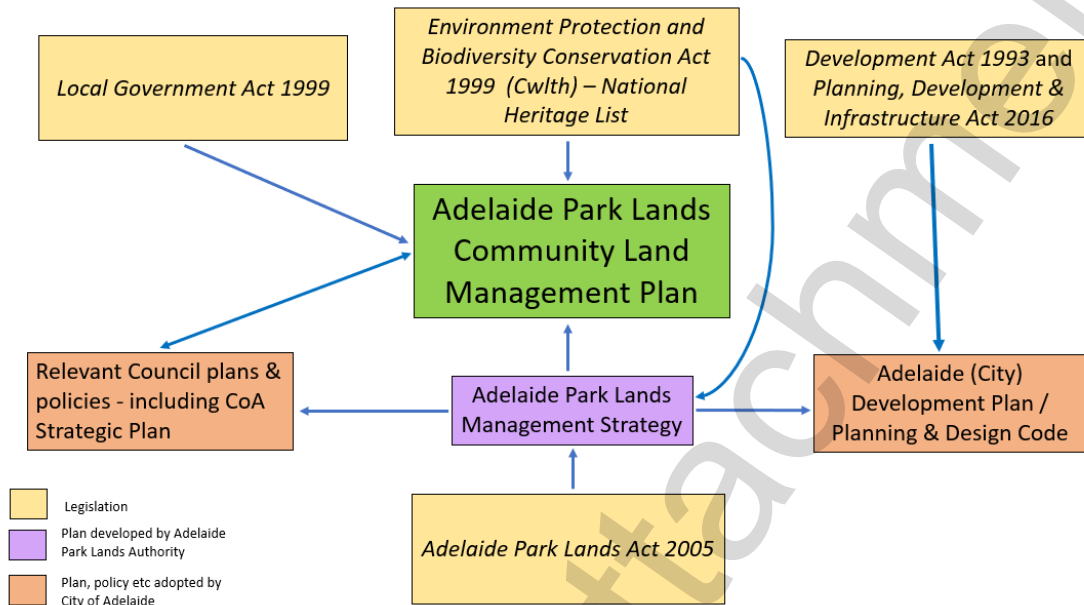


Figure 3: Adelaide Park Lands legislative and planning framework

#### **Local Government Act 1999 (SA)**

Provides for local government in South Australia and includes provisions relating to managing community land and to the Adelaide Park Lands.

#### **Adelaide Park Lands Act 2005 (SA)**

Establishes a legislative framework that promotes the special status, attributes and character of the Adelaide Park Lands.

#### **National Heritage Listing under the *Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth)* (EPBC Act)**

The EPBC Act is the Australian Government's key environmental and heritage protection legislation and establishes the National Heritage List. The Adelaide Park Lands and City Layout is included on the National Heritage List, due to its significant national heritage value (Appendix A). The Adelaide Park Lands and City Layout is listed because it is a significant example of early colonial planning and has retained key elements of its historical layout, including two major city areas separated by the Torrens River, the encircling Park Lands, six town squares and gardens, and a grid pattern of roads.

The EPBC Act obliges proponents of works to self-assess those works for potential impact on the national heritage values. If it is assessed that the works could have a significant impact on the national heritage values, proponents are required to seek approval from the Minister.

Approval under the EPBC Act is required irrespective of any approvals under SA legislation.

A guide has been prepared regarding whether works are likely to have a significant impact on the national heritage values of the Adelaide Park Lands and City Layout (Appendix B).



### ***Development Act 1993 and Planning, Development and Infrastructure Act 2016 (SA)***

The *Development Act 1993* is an Act to provide for planning and to regulate development in South Australia; to regulate the use and management of land and buildings, and the design and construction of buildings; to make provision for the maintenance and conservation of land and buildings where appropriate; and for other purposes. Works on the Park Lands that are defined as 'development' would need approval irrespective of the contents of this management plan.

The Adelaide (City) Development Plan establishes the legislative requirements for development in the City including the Park Lands under the *Development Act 1993* and comes into effect should development be proposed. It contains Objectives to achieve the Desired Character and Principles of Development Control for the Park Lands Zone and should be read in conjunction with the Park Lands CLMP.

A new planning system is being implemented in three phases across South Australia; when this is completed, the *Development Act 1993* will be replaced by the *Planning, Development and Infrastructure Act 2016*. This Act introduces a raft of new planning tools, and the new planning system will affect how development policy is formed and amended, and how development applications are lodged and assessed.

### **City of Adelaide 2020–2024 Strategic Plan**

A strategic document that is required by all councils under the *Local Government Act 1999*, identifying the priorities for at least the next four years. Under the 2020–2024 Strategic Plan, CoA is developing a City Plan as a key long-term plan giving effect to Council's strategic direction.

### **Adelaide Park Lands Management Strategy 2015–2025**

A strategic document that is required under the *Adelaide Park Lands Act 2005*, developed and maintained by the Adelaide Park Lands Authority and adopted by the CoA and the relevant Minister. The CLMP must be consistent with the Adelaide Park Lands Management Strategy (APLMS).

### **Integrated Biodiversity Management Plan 2018-2023**

A plan that outlines what the CoA will do conserve and improve the remaining native biodiversity in the City. Integration of biodiversity with other planning and management in the Park Lands is a key theme of the plan which aims to enhance biodiversity, connect people with nature and incorporate Kurna knowledge into the management of the city's biodiversity.

### **The 30-Year Plan for Greater Adelaide - 2017 Update**

The South Australian Government's strategic land-use plan that guides the long-term growth of the City and its surrounds. It describes how Greater Adelaide should grow to become more liveable, competitive and sustainable. Contains policies relating to the Park Lands.

Other relevant CoA policies, strategies and plans are listed in Section 5 of this chapter.

## **5. OBJECTIVES, POLICIES AND PROPOSALS FOR MANAGEMENT OF THE LAND**

Section 196(3)(c) of the LG Act requires that a CLMP states objectives, policies, and proposals for the management of the land.

### **Adelaide Park Lands Management Strategy**

The APLMS establishes the high-level vision, objectives and management directions for the Park Lands. These are summarised below.

Under section 19(1) of the APL Act, this CLMP must be consistent with the APLMS. Accordingly, this CLMP responds to the vision, objectives and outcomes of the APLMS.

### **APLMS vision**

The APLMS establishes the following vision for the Park Lands:

The Adelaide Park Lands will be a globally recognised park system which surrounds and permeates our city and is central to our identity.

### **Objectives for management of the Adelaide Park Lands**

The following objectives for the areas of the Park Lands managed by the City of Adelaide are derived from the statutory principles of the APL Act.

1. To protect the National Heritage values of the Adelaide Park Lands and City Layout.
2. To hold the Park Lands for public benefit, freely available to the people of South Australia for their use and enjoyment.
3. To ensure a balance of environmental, cultural, recreational and social uses of the Park Lands.
4. To recognise, protect, enhance and interpret cultural heritage sites of Kaurna and European significance.
5. To enhance and showcase the biodiversity of the Adelaide Park Lands, including areas of remnant vegetation and biodiversity significance.
6. To enhance the ecological health of Park Land watercourses.
7. To manage landscapes and buildings sustainably.

These objectives are incorporated into each section of the CLMP, tailored to reflect the particular needs of individual parks, precincts within individual parks or groups of parks.

In addition to these objectives, many Park Lands-wide objectives and/or policy positions are established in the CoA policies listed under 'Policies' below and these are not repeated in this CLMP.

### **Policies**

In addition to the APLMS, the following CoA policies, strategies and plans apply across the Park Lands and were current at the time of development of this CLMP. Up-to-date policies, strategies and plans are available here: <https://www.cityofadelaide.com.au/about-council/plans-reporting/strategies-plans-policies/>

- 2020–2024 Strategic Plan
- Active City Strategy 2013–2023
- Adelaide (City) Development Plan
- Adelaide Park Lands Building Design Guidelines
- Adelaide Park Lands Events Management Plan 2016–2020
- Adelaide Park Lands Leasing and Licensing Policy
- City of Adelaide Stretch Reconciliation Action Plan 2018–2021
- City of Adelaide Wellbeing Roadmap
- Community Consultation Policy
- Cultural Strategy 2017–2023

- Disability Access and Inclusion Plan 2019–2022
- Integrated Biodiversity Management Plan 2018–2023
- Park Lands and Open Space Asset Management Plan
- Resilient East Regional Climate Change Adaptation Plan
- Smart Move Strategy 2012–2022 - Interim Action Plan 2016–2018

### Proposals

Any relevant proposals for parks, squares, gardens or precincts are listed in individual parts of this CLMP.

## 6. PERFORMANCE TARGETS AND MEASURES

The performance targets and measures for the CLMP objectives are addressed in the sections dealing with individual parks.

## 7. SPECIAL PROVISIONS UNDER REGULATIONS

Under section 196(5)(b) of the LG Act, a CLMP must contain any special provisions required under the regulations.

There are no such provisions applying to the land covered by this CLMP.

## 8. OTHER RELEVANT PLANS AND POLICIES

Under section 196(5)(a) of the LG Act, a CLMP should, as far as practicable, be consistent with “other relevant plans and policies”.

Every endeavour has been made to ensure that this CLMP is consistent with other plans and policies. This includes:

- those policies listed in Section 5 above
- other plans and policies mentioned under individual parks.

## 9. POLICIES FOR THE GRANTING OF LEASES AND LICENCES

Section 202 of the LG Act and section 21 of the APL Act establish provisions under which CoA may grant a lease or licence over land in the Park Lands.

Before granting a lease or licence in the Park Lands, CoA must follow the relevant steps in its Community Consultation Policy. However, consultation is not required if the grant of the lease or licence is authorised in this CLMP and the term of the lease or licence is five years or less.

### Recreation, sport and commercial activities

The Park Lands may be subject to leases and licences for recreation, sporting or commercial activities where the use:

- is consistent with the objectives of management of the Park
- provides community benefit
- supports the outdoor recreational use of the Park Lands



The Adelaide Park Lands Leasing and Licensing Policy provides CoA's framework for establishment and management of leases and licences for sporting and commercial activities in the Park Lands.

Areas of the Park Lands currently subject to leases and licences are shown on the Lease and Licence Map in each part of this CLMP.

The Park Lands are exempt from the application of the *Retail and Commercial Lease Act 1995*.

## Events

The Park Lands may be subject to licences for events where the use is temporary and:

- is consistent with the objectives of management of the Park
- provides community benefit
- supports the outdoor recreational use of the Park Lands
- is consistent with the Adelaide Park Lands Management Strategy.

Formal approval is also needed for small scale activities that may not require a licence.

The Adelaide Park Lands Events Management Plan 2016–2020 provides CoA's framework for establishment and management of licences for events in the Park Lands. This provides an approval process to ensure that each event licence is assessed for compliance with this CLMP and the APLMS and, thereby, the requirements of the LG Act.

Areas of the Park Lands currently subject to event licences are shown on the Lease and Licence Map in each part of this CLMP.

## Temporary works and compounds

Under section 202 of the LG Act, temporary works and compounds on the Park Lands are permitted only where the use is for the purpose of constructing, improving or maintaining infrastructure on the Park Lands. These must:

- adhere to the requirements of City of Adelaide lease and permit conditions
- be limited to the duration of the project
- be restricted to one hectare or less to minimise public exclusion
- provide safe and convenient alternatives to any disrupted public movement patterns
- minimise impacts from any use or associated use and rehabilitate the site as required
- not impact on trees and particularly biodiversity areas
- restrict vehicle access and parking to those necessary to support construction works
- receive planning consent if necessary
- be for the purposes of CoA or State or Federal Government instrumentalities or those acting on their behalf.

## 10. PARK LANDS-WIDE STATEMENTS

The following statements apply to all areas of the Park Lands and are not repeated in park-specific sections of the CLMP.

### Landscape

Curate a distinct landscape character for each park within an overall cohesive Park Lands identity as informed by the APLMS.

Establish a range of natural, ornamental and cultural landscapes celebrating the diversity of the Park Lands.

### Biodiversity

Protect and enhance the biodiversity of the Adelaide Park Lands, including areas of remnant vegetation and significant biodiversity.

Enhance the ecological health of Park Lands watercourses and ensure sustainable water use across the Park Lands.

### Olive Management

Olive trees, which were planted in Adelaide as early as the 1830s, are located throughout the Park Lands and Squares.

Individual specimens or small groups of olive trees can be found in in Parks 1, 6, 11, 12, 13, 15, 16, 22, 23, 24, 26 and 27, Brougham Gardens, Palmer Gardens, Hurtle Square and Whitmore Square.

The Olive Groves in Kuntingga (Park 7) and Parngutilla (Park 8) are State Heritage listed as they contain some of Adelaide's earliest olive tree plantings. King Rodney Park / Ityamaitpina (Park 15), Victoria Park / Pakapakanthi (Park 16) and Bonython Park / Tulya Wardli (Park 27) also contain historically significant stands. These Olive groves will be maintained and replanted using the existing tree variety to reinforce the existing layout and to preserve their cultural value.

In areas where individual or small groups of trees exist, replacement planting will be undertaken using the tree species nominated in the Master Plan for those parks.

Trees and seedlings located in all other areas will be removed or managed according to the management plans for individual parks.

### Beehives

Native bees play an important role in the ecology of the Park Lands.

The City of Adelaide actively encourages their presence through various initiatives such as the 'Bee Hotel' project which provides shelter for these solitary bees as well as native bee-friendly plantings.

Because European honey bees are likely to compete with native bees when foraging for nectar, bee hives are not permitted to be placed anywhere in the Park Lands.

## Lighting

Provide energy efficient lighting along key paths and trails, at activity hubs, sporting facilities and the street edge to encourage increased use and improve safety and comfort for park users as informed by the APLMS.

Install feature lighting to mature trees on the Park Lands edge to celebrate the landscape and enhance Park Land gateways, whilst avoiding negative impacts on wildlife.

## Access

Maintain public use and movement through the Park Lands. Access may be temporarily restricted during sporting and other events or as a result of necessary maintenance or works.

## Park Lands Trail

Manage and improve the connectivity, amenity and useability of the Park Lands Trail to support walking and cycling for recreation and active travel.

Provide supporting facilities which may include drinking fountains, seating, shade, signage, landscaping and lighting.

Ensure it is adequately signed and connected to adjacent sections of the Trail.

## Views & Vistas

Maintain and enhance important views and vistas to the skyline, Adelaide Hills and city through considerate tree planting and spatial arrangements.

Enhance views into each park where appropriate, visually and physically connecting people to the opportunities within.

## Public Art & Memorials

Provide opportunities for the development of permanent and temporary public artworks and memorials across the Park Lands, including art trails and interactive installations, as unique attractions that encourage exploration and creative engagement.

## Interpretative Signage

Use signage and other creative means to help build community awareness and understanding of sites of cultural and environmental value, including (but not limited to):

- sites of Kaurna and non-Kaurna cultural heritage,
- areas of biodiversity, and
- demonstrations of best practice in water and land management.

This signage is to be integrated with and complement existing wayfinding signage in the park.

## Car Parking

Provide car parking on and adjacent to the Park Lands only where there is a demonstrated need and there is no reasonable alternative, consistent with the overall aim of the APLMS to reduce car parking on the Park Lands by 5% by 2025.

Ensure car parks, where necessary, are close to the Park Lands path network and integrated with the site or building service area in order to minimise vehicle access points. Ensure the



design and layout considers the safety of users through the application of CPTED principles and is sensitive to the Park Lands environment by including appropriate plantings and permeable surfaces. Include accessible parking for disability permit holders and use parking controls to discourage general commuter car parking.

### **Bicycle Parking**

Provide bicycle parking facilities which are safe, well-lit and located in close proximity to Park Lands attractions including activity hubs and along the Park Lands Trail.

### **Use of Metal Detectors**

There are a number of former rubbish disposal sites in the Park Lands which have attracted the interest of fossickers searching for artefacts using metal detectors.

In order to preserve the integrity of these and other historical sites the use of metal detectors to search for and dig up objects is not permitted in any area of the Park Lands unless it is part of a formal excavation or archaeological dig that has received the approval of Council.

Metal detectors however may be used to search for items on or very near the ground surface (such as coins) where there is minimal disturbance to the soil and no impact on the surrounding flora or fauna. Any item found that is potentially of historical significance must be surrendered to the Adelaide City Council as soon as possible.

### **Unmanned Aerial Vehicles**

Unless stated otherwise in other parts of this CLMP for individual parks, the flying of unmanned aerial vehicles (including model aircraft, radio-controlled planes and drones) is not permitted within the Adelaide Park Lands.

### **Dog Management**

Dogs and their owners are welcome throughout the Adelaide Park Lands, provided this activity is consistent with Council's Dogs By-Law 2018.

To ensure a safe and comfortable environment for all park visitors, dogs must be kept on a leash at all times:

- in any area of the Park Lands when organised sport is being played; and
- in an enclosed Children's Playground or if a Children's playground is not enclosed, land within five metres of children's playground equipment.

A dog on-leash means the person is controlling the dog:

- by means of a chain, cord or leash that does not exceed 2 metres in length; or
- by tethering it to a fixed object by means of a chain, cord or leash that does not exceed 2 metres in length.

Dogs may be exercised off leash in nominated areas of the Park Lands provided the dog remains under effective control.

Effective Control Means:

- The person is controlling the dog by command and the dog is in close proximity to the person and the person is able to see the dog at all times.

The dog on leash / off leash areas of the Park Lands are indicated on the Dog Management Map (Appendix D). This shows the areas where dogs:

- are permitted to be off leash at all times;

- must be on leash at selected times or in certain areas;
- must be on leash at all times; or
- are not permitted at any time (assistance dogs exempted).

## APPENDIX A - NATIONAL HERITAGE LIST OFFICIAL VALUES

The Adelaide Park Lands and City Layout was inscribed on the National Heritage List on 7 November 2008. Detail on the listing is available here: [http://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place\\_detail;place\\_id=105758](http://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;place_id=105758).

The official values against the six criteria are below. Figure A1 provides a map of the listed place.

### Criterion A: Events, Processes

The Adelaide Park Lands and City Layout is the physical expression of the 1837 Adelaide Plan designed and laid out by Colonel William Light. It has endured as a recognisable historical layout for over 170 years retaining the key elements of the plan; encompassing the layout of the two major city areas separated by the Torrens River, the encircling Park Lands, the six town squares, and the grid pattern of major and minor roads. It is substantially intact and reflects Light's design intentions with high integrity.

The Adelaide Park Lands and City Layout is of outstanding importance because it signifies a turning point in the settlement of Australia. It was the first place in Australia to be planned and developed by free settlers, not as a penal settlement or military outpost. The colony of South Australia was established by incorporation as a commercial venture supported by the British Government, based on Edward Wakefield's theory of systematic colonisation. To be commercially successful, there needed to be contained settlement to avoid speculative land sales and this settlement needed to be designed and planned to attract free settlers and to provide them with security of land tenure. The city layout with its grid plan expedited the process of land survey enabling both rapid settlement of land and certainty of title. The wide streets, public squares and generous open spaces provided amenity and the surrounding park lands ensured a defined town boundary while still allowing for public institutional domains. These elements are discernible today.

The Adelaide Park Lands is also significant for the longevity of its protection and conservation. The Adelaide Municipal Corporation Act (1840) established the city council as the 'conservators' of the city and park lands. The establishment of the Park Lands Preservation Society in 1903, along with successive community organisations marks a continuing pattern in community support for safeguarding the significance of the Park Lands for the Adelaide community.

The Adelaide Plan was highly influential as a model for planning other towns in Australia and overseas. It is acknowledged by town planners and historians as a major influence on the Garden City Planning movement, one of the most important urban planning initiatives.

### Criterion B: Rarity

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.

### **Criterion D: Principal characteristics of a class of places**

The Adelaide Park Lands and City Layout is an exemplar of a nineteenth century planned urban centre. It demonstrates the principal characteristics of a nineteenth century city including a defined boundary, streets in a grid pattern, wide streets, public squares, spacious rectangular blocks and expansive public open space for commons and public domains. The expression of these features with their generous open space reflects the early theories and ideas of the Garden City movement of an urban area set in publicly accessible open space with plantings, gardens, designed areas and open bushland.

### **Criterion F: Creative or technical achievement**

Adelaide Park Lands and City Layout is regarded throughout Australia and the world as a masterwork of urban design. Elements of the Adelaide Plan that contribute to the design excellence are the use of the encircling park lands to define the boundary of the development of the city and to provide for health, public access, sport, recreation and public institutional domains, thereby meeting both economic and social requirements. Designing the city layout to respond to the topography was highly innovative for its time with the northern sections of the city located and angled to take advantage of the rising ground while retaining the Torrens River as a feature within the Park Lands. The judicious siting and wide streets maximised views and vistas through the city and Park Lands and from some locations to the Adelaide Hills. The plan features a hierarchy of road widths with a wide dimension to principal routes and terraces and alternating narrow and wide streets in the east-west direction. Light's planning innovation is supported by substantial historical documentation.

The formal organisation, delineation and dedication of the Park Lands space was a pioneering technical achievement of William Light in the Adelaide Plan.

The overall landscape planting design implemented by several successive landscape designers/managers incorporated designed vistas, formal avenues, plantations, gardens, use of specimen trees, botanically important living plant collections particularly at the Adelaide Botanic Garden and the strategic placement of buildings and statuary in their settings.

The creativity of the city and parkland design is clearly legible in the contemporary landscape viewed from the air or from the Adelaide Hills. The civic design of Adelaide was used as a model for founding many other towns in Australia and New Zealand and it is cited in later seminal Garden City planning texts including Garden Cities of Tomorrow by Ebenezer Howard.

### **Criterion G: Social value**

The Adelaide Park Lands has outstanding social value to South Australians who see it as fundamental to the character and ambience of the city. The Park Lands with their recreation areas, sports grounds, gardens and public facilities provide venues for individual and group activities and events, meetings and passive and active recreation. The Park Lands also have significant social value due to the range of important civic, public, and cultural assets and institutions within it.

The present Adelaide Parklands Preservation Society is the latest in a long history of community groups dedicated to protecting the Adelaide Park Lands. These have included the Park Lands Defence Association (1869-87), the Park Lands Preservation League (1903, 1948) and the National Trust of South Australia. The longevity of the involvement of community groups in campaigning for the protection and safeguarding of the Park Lands is exceptional.

### **Criterion H: Significant people**

Colonel William Light is most famously associated with the plan of Adelaide. He bore the ultimate responsibility, as recorded in his surviving publications and letters.



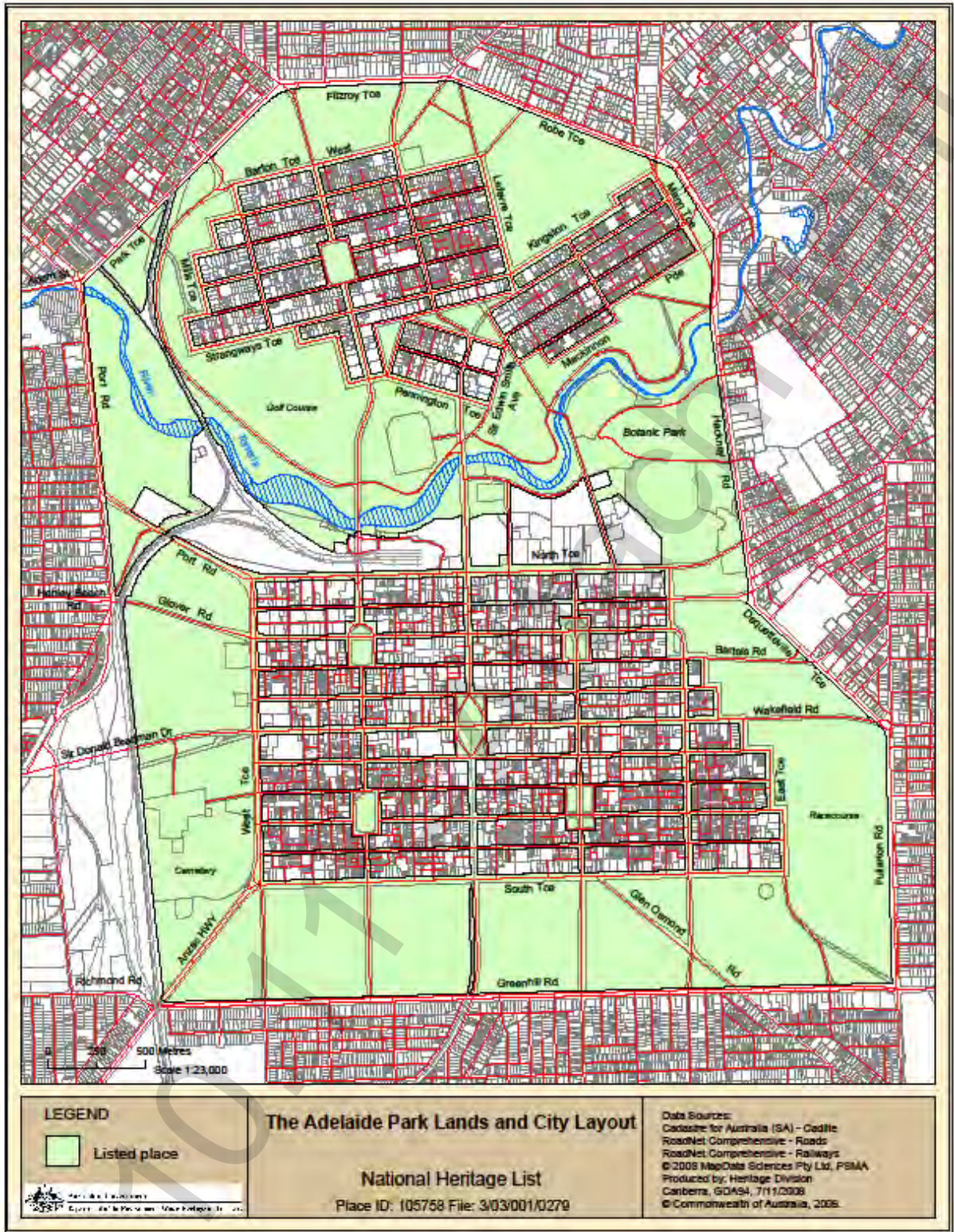


Figure A1: The Adelaide Park Lands and City Layout listed place

## APPENDIX B - LIKELIHOOD OF IMPACT OF WORKS ON THE NATIONAL HERITAGE VALUES

The following actions that should be self-assessed in terms of their impacts on the National Heritage values of the Park Lands, and that may require referral:<sup>1</sup>

- Significant infrastructure, such as rail, tram, helipad
- Change of land use and associated landscape character
- Major road alignment or widening and new roads, including elevated roads
- Permanent road closures
- New buildings and additions to existing buildings (greater than 30m2)
- New bridges or footbridges
- Open air car parks
- Any new development within the squares, including buildings, structures, fences and plazas
- Extensive landscaping, including additional hard surfaces, or new or enlarged areas of biodiversity management
- Utilities infrastructure, including above ground pipelines and telephone towers
- Any development described in an approved master plan
- Public artworks, monuments, statues and plaques
- Land division
- Temporary structures for events
- Major changes to the River Torrens basin or other major riparian works
- Any encroachment in the street grid
- Solid fencing
- Large loss of open green space
- Land use adjacent to the Park Lands that may impact on views and vistas (e.g. building height limits)

---

<sup>1</sup> List provided in: 'Adelaide Park Lands and City Layout: Issues and Opportunity Analysis for the National Heritage Listing' by dash architects (December 2018, page 35)



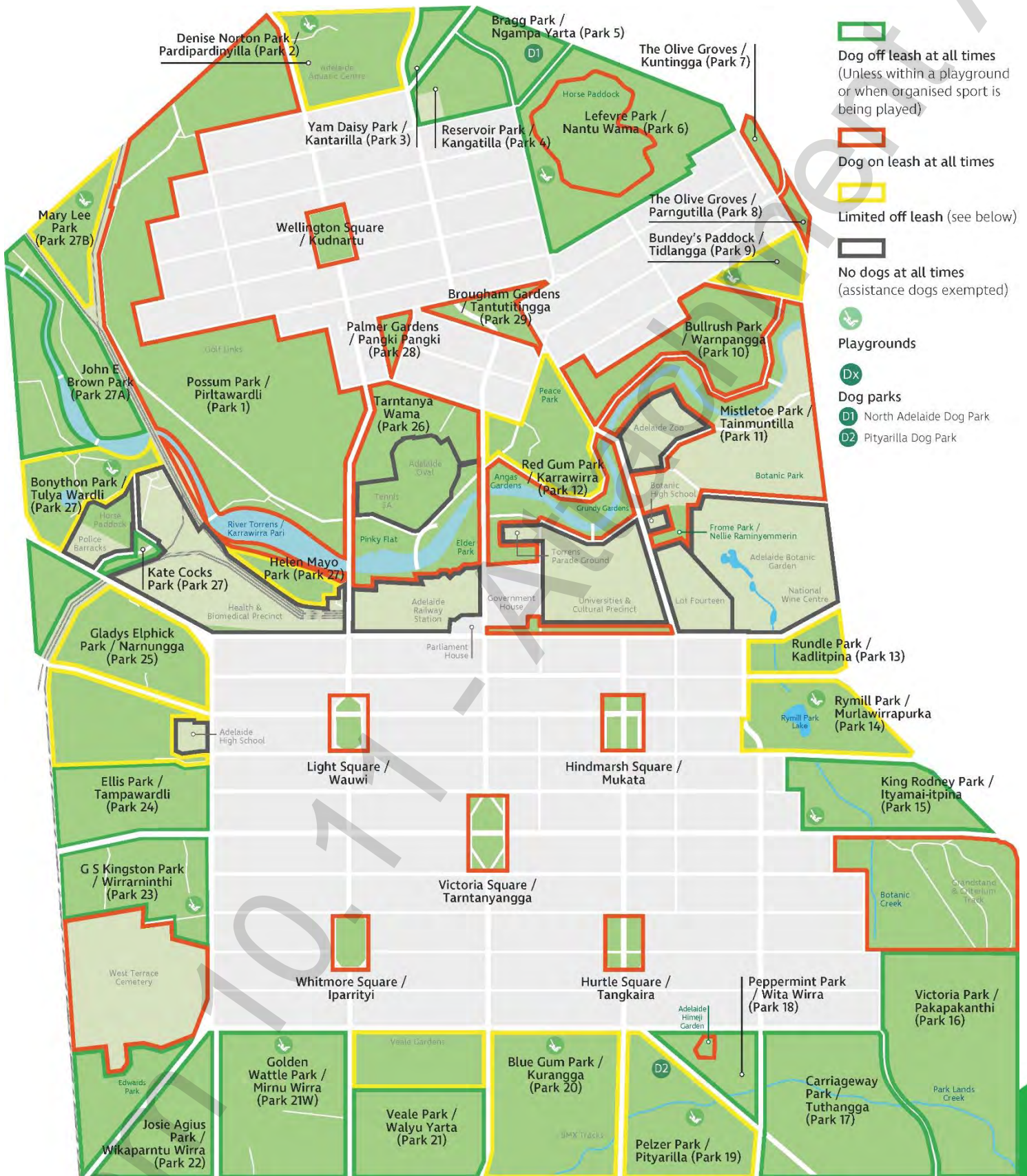
## **APPENDIX C - PRINCIPLES FROM THE ADELAIDE PARK LANDS ACT 2005**

The *Adelaide Park Lands Act 2005* establishes the following statutory principles for the operation of the Act and the management of the Adelaide Park Lands:

- a) 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.
- b) The Adelaide Park Lands should be held for the public benefit of the people of South Australia and should be generally available to them for their use and enjoyment (recognising that certain uses of the Park Lands may restrict or prevent access to particular parts of the Park Lands).
- c) The Adelaide Park Lands reflect and support a diverse range of environmental, cultural, recreational and social values and activities that should be protected and enhanced.
- d) The Adelaide Park Lands provide a defining feature to the City of Adelaide and contribute to the economic and social well-being of the City in a manner that should be recognised and enhanced.
- e) The contribution that the Adelaide Park Lands make to the natural heritage of the Adelaide Plains should be recognised, and consideration given to the extent to which initiatives involving the Park Lands can improve the biodiversity and sustainability of the Adelaide Plains.
- f) The State Government, State agencies and authorities, and the Adelaide City Council, should actively seek to co-operate and collaborate with each other in order to protect and enhance the Adelaide Park Lands.
- g) 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.



# APPENDIX D – DOG MANAGEMENT MAP



**Limited off leash conditions:**

- Dog on leash between 10am-6pm during non-daylight savings time
- Dog on leash between 10am-8pm during daylight savings time
- Dog on leash within a playground and when organised sport is being played

# 2021 – 2022 Business Plan & Budget - Budget Parameters

**ITEM 10.12** 15/12/2020  
**Council**

Strategic Alignment - Enabling Priorities

**Program Contact:**

Sonjoy Ghosh, AD Strategic  
Finance & Performance 8203  
7655

2020/01920

Public

**Approving Officer:**

Clare Mockler, Deputy CEO &  
Director Culture

## EXECUTIVE SUMMARY

Building the 2021–22 Business Plan and Budget (BP&B) comes during a time of great challenge. Our community, businesses, and Council are facing the biggest disruption to how we operate and live in almost one hundred years. Like all City businesses and other capital city councils, the absence of people in our cities has continued to highlight the vulnerability of our revenue sources and the sustained impacts that changing market conditions can have on our long term financial sustainability.

Council has few levers available when it comes to stable income sources (rates) that drive our financial sustainability. Over the past seven years Council has frozen the rate in the dollar, delivering a benefit to our ratepayer community of \$16.3 million. Over the same period, we have also seen an increase in the percentage of city properties that are exempt from paying rates. A total of 27.4 percent (\$42.7 million) of the City of Adelaide's potential gross rates income (\$156.1 million) will be forfeited this financial year. Additionally, Council has decided to freeze most fees and charges at 2019-20 levels, providing a benefit of approximately \$400,000 to City ratepayers and users, which further limits our capacity to raise revenue.

With only 56% of our revenue coming from ratepayers, we are reliant on other fees and charges to cover the cost of delivering services and renewing city assets for our community. Income from fees and charges is highly vulnerable to external factors, as we have experienced this year as a result of the global pandemic.

The Long-Term Financial Plan (LTFP) adopted by Council forecasts an operating deficit for 2020-21 of \$39.0 million, a deficit which has grown since 2017. Without a change to the assumptions and parameters that the LTFP is built on, Council risks a continuing deficit which is financially unsustainable.

On 24 November 2020 the independent Audit Committee members recommended that Council adopt a surplus funding model to ensure that it complies with the section 8(k) of the *Local Government Act 1999 (SA)* (the Act), which requires Council to uphold and promote observance of the following principle in the performance of its roles and functions: “ensure the sustainability of the council's long term financial performance and position”.

This report recommends an approach to rates, fees and charges, infrastructure and assets, projects, and services for the 2021-22 financial year guided by parameters and targets that are consistent with a surplus funding model.

The LTFP as shown as **Attachment A**, has been updated to demonstrate the positive impact that adopting these proposed parameters will have on Council's longer-term financial sustainability.

This approach supports Council's commitment to the enabling priorities of robust financial management, transparent decision making, and effective service delivery adopted as part of the 2020-2024 Strategic Plan and is consistent with the Recovery Principles adopted by Council (**Attachment B**).

Following consideration and adoption by Council, these parameters and targets will form the basis on which the draft 2021-22 Business Plan and Budget is built, and will be reviewed with Council prior to finalisation of next year's budget.

# RECOMMENDATION

## THAT COUNCIL

1. Notes the recommendation of the independent Audit Committee Members that Council adopt a surplus funding model, provided as part of the workshop held at the Special meeting of The Committee held on 24 November 2020.
  2. Adopts the following expenditure and revenue targets which are consistent with the Recovery Principles adopted by Council on 30 June 2020 to enable the preparation of the draft 2021-22 Business Plan and Budget (BP&B):
    - 2.1. Total rates revenue target of not less than \$124.8 million, reflecting rate in the dollar, and revenue from new developments.
    - 2.2. Total fees and charges revenue target of not less than \$73.9 million reflecting all fees and charges including those set by Council, those set under delegation and those set by statute.
    - 2.3. Strategic Project expenditure target not exceeding \$5.4 million.
    - 2.4. Service Delivery expenditure target not exceeding \$193.6 million including subsidiaries.
  3. Notes the budget assumptions for the preparation of the draft 2021-22 Business Plan and Budget of:
    - 3.1. Capital expenditure on Renewal and Replacement of Existing Assets of \$27.6 million, with an Asset Sustainability ratio of 67%.
    - 3.2. Capital expenditure on New and Upgraded Assets of \$19.2 million.
  4. Approves the introduction of a Development/Construction Site Rates Repayment Scheme to assist and support non-residential ratepayers that are currently developing/improving their property via deferral of a portion of their rates.
  5. Notes the Long-Term Financial Plan at Attachment A to Item 10.12 on the Agenda for the meeting of the Council held on 15 December 2020, as the basis for building the draft 2020-21 Business Plan and Budget, to be adopted by Council in June 2021.
  6. Notes the Recovery Principles adopted by Council on 30 June 2020 at Attachment B of Item 10.12 on the Agenda for the meeting of the Council held on 15 December 2020.
-



## IMPLICATIONS AND FINANCIALS

City of Adelaide 2020-2024 Strategic Plan	<b>Strategic Alignment – Enabling Priorities</b> The recommendations outline in this report support Council's commitment on delivering robust financial management, transparent decision making and effective service delivery.
Policy	Not as a result of this report
Consultation	Council is required to consult with the community for a minimum of 21 days, on a Draft Business Plan and Budget.
Resource	The development and consultation on the 2021 – 2022 BP&B will use current resources.
Risk / Legal / Legislative	Not as a result of this report
Opportunities	The recommendations in this report support Council's long-term financial sustainability, provide opportunities for future operational surpluses, and enable Council to respond to emerging priorities.
20/21 Budget Allocation	Not as a result of this report
Proposed 21/22 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	The Business Plan & Budget lifespan is for 2021 – 2022. The decision of Council will impact its Long-Term Financial Plan (10 years).
20/21 Budget Reconsideration (if applicable)	Budget implications based on the introduction of the Development/Construction Site Rates Re-Payment Scheme will be reflected in the Quarter 3 budget reconsideration based on the number applications that have applied to the scheme.
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report

## DISCUSSION

1. Council has been incurring operating deficits from 2017-18 (\$17.4) million, 2018-19 (\$21.1) million, and in 2019-20 (\$19.5) million. On 10 November 2020 Council adopted the Quarter 1 Financial Report with a forecasted Operating Deficit of \$39.0 million and forecast borrowings of \$92.8 million as at the end of 2020 – 2021 financial year. This is as a result of:
  - 1.1. Freezing the rate in the dollar for the past seven years, resulting in a loss of rate income equivalent to \$16.3 million over the period if CPI had been applied.
  - 1.2. Freezing fees and charges in 2020 – 2021 resulting in a loss of income of approximately \$400,000.
  - 1.3. The impact of COVID-19 on Council's income of approximately \$21 million.
  - 1.4. Significant investment in new capital and major infrastructure upgrade projects. The cumulative net outlays on capital expenditure for new and upgraded assets from 2017-18 are forecast to be \$123.7 million at the end of 2020-21.
2. Financial Sustainability within Council's Long-Term Financial Plan (LTFP) underpins how Council collects income and expends funds. The 2021–22 Business Plan and Budget (BP&B) is being built off the back of Council's COVID-19 recovery efforts, permanent operational expenditure savings of \$20 million in the 2020–21 Budget, an increasing borrowings base and a need to undertake significant asset renewals towards the end of the current LTFP (2028 – 2031).
3. At a workshop held in a Special meeting of The Committee on the 24 November 2020, the independent members of the Audit Committee tabled analysis and recommendations related to Council's financial position and the sustainability of ongoing deficits. Council discussed various options to revise the Rating Policy and were shown potential scenarios to guide the build of the 2021–22 BP&B.
4. The recommended parameters in this report have been developed following these financial discussions and are within the context of Council's endorsed 2020-2024 Strategic Plan.
5. Ninety per cent of rates due have currently been paid by our ratepayers for 2020-21. During the 2020-21 BP&B consultation, our community indicated a willingness for Council to investigate an increase to rates to fund essential local government services.

### Budget Parameters

6. Independent Members of the Audit Committee recommended at the Special meeting of The Committee on 24 November 2020, that it is not financially sustainable to continue generating operating deficits and increasing borrowings. This presents a major financial and reputational risk to Council, and in the worst case could find Council not financially viable.
7. The below proposed parameters are for 2021-22 only and support the generation of an operating surplus, which becomes the baseline financial position of Council. The assumptions for the financial parameters moving forward in the LTFP are contained in **Attachment A**.
8. These parameters result in a revised operating surplus of \$4.3 million in 2021-22, continuing surpluses in the LTFP, and forecasted borrowings of \$89.0 million at the end of 2030-31, as shown in **Attachment A**.

### Rates

9. Total rates revenue target of not less than \$124.8 million, reflecting price movements in property valuations, rate in the dollar, and revenue from new developments. Part of this income generation consists of:
  - 9.1. An average rate increase of \$100 for residential rates (approximately 5.9%) for 2021-22
  - 9.2. An average rate increase of \$200 for non-residential rates (approximately 2.36%) for 2021-22.

Pursuant to section 150 (c) of the Act, Council should, in making any decision concerning rates, take into account the financial effects of the decision on future generations.

### Fees and Charges

10. Total fees and charges revenue target of not less than \$73.9 million reflecting all fees and charges including those set by Council, those set under delegation and those set by statute. Part of this income generation consists of:
  - 10.1. A one-off average increase of 7.5% for those fees and charges set by Council.
11. Fees and charges set by Council are reviewed each year in conjunction with the development of the BP&B. These fees and charges were frozen for the 2020-21 financial year, resulting in a loss of income of approximately \$400,000.

12. Fees for Council's commercial operations including commercial properties, the UParks, Adelaide Aquatic Centre and North Adelaide Golf Course are set subject to market conditions and commercial considerations on a year by year basis.

### **Project and Services**

13. Strategic Project expenditure target not exceeding \$5.4 million:
  - 13.1. Council has already committed approximately \$5.4 million on Strategic Projects which consist of partnership agreements spanning across multiple years.
14. Service Delivery expenditure target not exceeding \$193.6 million including subsidiaries. This consists of:
  - 14.1. The commitment to realise permanent operational expenditure savings of \$20 million in 2020-21, for which \$18 million has been identified to date.
  - 14.2. Identifying additional permanent operational expenditure savings of \$5.2 million in 2021-22.
  - 14.3. A further review of service prioritisation and levels of service with engagement from Council and the community as we build the Asset Management Plans and draft BP&B in early 2021.

### **Budget Assumptions**

15. The underlying external factors that inform the LTFP are:
  - 15.1 Income and expenditure assumptions:
    - 15.1.1. New developments are forecast to increase rate income naturally by 1.24% and valuations will be held in 2021–22.
    - 15.1.2. Adelaide Consumer Price Index (CPI) increases on relevant goods and services of 1.25% based on the forward projections in the 2020-21 South Australian Budget (Budget Paper 3).
    - 15.1.3. Current Enterprise Agreements for most staff which provide for wages and salary increases, along with superannuation increases.
    - 15.1.4. Interest rates are historically low.
16. COVID-19 market conditions:
  - 16.1. The fluctuations of the income received from our fees and charges reflects the vulnerable nature of this income which is highly reactive to market conditions. The LTFP currently assumes that from 2021-22 revenue will conservatively return to approximately 85% of pre COVID-19 levels.
  - 16.2. This assumption was informed by comparing revenue data from October 2019 to October 2020 which shows that:
    - 16.2.1. North Adelaide Golf Course is performing at 106% of pre COVID-19 levels
    - 16.2.2. UPark is performing at 91% of pre COVID-19 levels
    - 16.2.3. Expiations are performing at 90% of pre COVID-19 levels
    - 16.2.4. On-Street Parking is performing at 88% of pre COVID-19 levels
    - 16.2.5. Aquatic Centre is performing at 72% of pre COVID-19 levels.
17. Infrastructure and Assets:
  - 17.1. The proposed expenditure on the renewal and replacement of assets was reduced to \$20 million (excluding delivery resources) through the 2020-21 BP&B build. This in turn reduces the Asset Renewal Funding Ratio to 67% (Asset Sustainability Ratio). Those assets which are "delivery ready" based on condition audit and risk will be prioritised for the draft 2021-22 works program.
  - 17.2. The proposed spend on new and upgraded assets of \$19.2 million for 2020-21 is based on commitments to major projects and partnership initiatives over more than one year, including Market to Riverbank, Moonta Street, and Central Market Arcade Redevelopment. There are no forecasted projects in the LTFP outside of those which already have contracts or funding deeds connected.

### **Development/Construction Site Rates Repayment Scheme**

18. Increased private investment in new developments and significant site improvements is essential to support Council in its efforts to reinvigorate City of Adelaide precincts and build a prosperous city.
19. To support the recovery and reinvigoration of the City of Adelaide economy post COVID-19, the City of Adelaide proposes to assist non-residential ratepayers that are currently developing or planning to develop on their site through a Development/Construction Site Rates Repayment Scheme (the scheme).



20. As proposed, the scheme would benefit these ratepayers by enabling them to defer rates payable on the development cost (excluding the rates payable on the land only portion of the site) for a maximum of three years or until the site has reached practical completion, whichever comes first.
21. Upon reaching practical completion or three years, the non-residential ratepayer will be rated as per Council's Rating Policy for the site and the total deferred rates amount will be payable over a maximum 24-month period, billed quarterly.
22. The scheme will come into effect by 31 March 2021. It will be available by application only via an online form and will include the following terms and eligibility criteria:
  - 22.1. Applicable to non-residential ratepayers on a per assessment basis that currently have a development site under construction or will commence construction before 30 June 2022.
  - 22.2. Development Approval has already been granted for the site.
  - 22.3. The applicant has no outstanding rates in arrears per assessment.
  - 22.4. The rates deferral commences no earlier than 2020/21 Q3 rates notice.
  - 22.5. The rates deferral excludes the land only portion of the rates notice.
  - 22.6. The ratepayer is responsible for the timely reporting of the practical completion date for any site with assessments that are the beneficiary of this scheme. The City of Adelaide reserves the right to reclaim any rates payable where the practical completion date is not reported within the relevant rates quarter.
23. The financial impact of the scheme will not have a material impact to the operating position of Council, however, will have a negative impact on our cashflow in 2020/21 of approximately \$0.6 m and potentially up to \$1.0 m in future years (this will vary based on the number of sites that have active construction).
24. The scheme is proposed as a trial, and that a review, reconsideration and/or extension to be considered as part of the 2022-23 Business Plan and Budget process.

### Risks

25. Although the LTFP is based upon the latest available information, it is a future projection and is therefore subject to risk. It cannot anticipate inherent risks such as unforeseen economic, political, environmental and market changes and so on this basis should be considered as a guide to future actions and opportunities, a tool for Council to assess the long-term financial sustainability of its decisions.
26. COVID-19 has had a significant impact on the economy due to ongoing restrictions. There is uncertainty about the continuing impact of this pandemic as a result of future strengthening of restrictions if there is an increase in positive cases, as currently being experienced overseas, and most recently as shown by South Australia's lockdown from 19-21 November 2020.
27. If economic recovery takes longer than expected, there is a risk that commercial vacancies in the City will increase. This will drive rental values down which will impact rate income through a decrease in valuations. Investment in new developments and capital improvements may also soften due to the weaker economic conditions.
28. Income from fees and charges is uncertain as it is driven by demand. There is a risk that this income will reduce if restrictions continue longer than expected.
29. The proposed budget parameters are for 2021-22 only. If current assumptions continue beyond 2021-22, it will have further implications on income and have a material impact on the LTFP, especially when it is compounded in the outer years of the plan.

### Implications

30. As indicated in the LTFP (**Attachment A**), if the budget parameters outlined in this report are adopted, the draft BP&B for 2021-22 and LTFP financial indicators will be within target ranges.
  - 30.1. Operating Surplus will be generated in all years presented from 2021-22. Financial sustainability is indicated where a council consistently achieves operating surpluses and has soundly based projections showing it can continue to do so in the future, having regard to asset management and the service level needs of its community.
  - 30.2. The Net Financial Liabilities Ratio measures the extent to which Council is managing its debt and highlights that borrowings are often an effective means of financial sustainability, rather than trying to fund all assets and services from operating income. A steady ratio means Council is balancing the need to borrow against their affordability of debt.

- 30.3. The Renewal Funding Ratio (Asset Sustainability Ratio) is forecast to be 67% in 2021-22, and then 100% over the remaining plan. This illustrates that assets are being replaced or renewed at the rate they are being consumed and ensures consistent delivery as determined by the Asset Management Plans (AMPs).
- 30.4. Borrowings will be within prudential limits for all years presented and, based on the assumption of \$10 million repayment annually beyond the LTFP, borrowings will be repaid by 2040.

### Opportunities

31. The parameters outlined in this report will ensure that when building the 2021–22 BP&B that Council is in a financially sustainable position. The forecast surplus position futureproofs Council's financial position and ensures that an unfair burden is not passed to future generations.
32. Opportunities also exist to:
- 32.1. Respond to emerging priorities
  - 32.2. Continue delivering Strategic Enhancements past 2025
  - 32.3. To avoid solely depending on borrowings to fund major asset renewals.
33. The Strategic Property Review and Action Plan provides a powerful transformational lever to accelerate City liveability, growth and investment. The Review focusses on divestment of non or low performing assets in order to invest in demand driving and revenue generating assets. The Strategic Property Action Plan is on the agenda for discussion at the 8 December 2020 Committee meeting and will be considered by Council on 15 December 2020.
34. The revision of Council's Rating Policy presents additional opportunities to realise income. The scenarios presented at the Special meeting of The Committee on 24 November 2020, including special discretionary rebates, separate rates, rating of vacant land, exemptions, and rebates, as well as discounts to encourage early payment of rates in full will be explored. A report with recommendations will be discussed at The Committee and considered by Council as part of the 2021-22 BP&B build.

### Conclusion and Next Steps

35. The recommended parameters for preparation of Council's 2021-22 Business Plan and Budget as set out in this report are reflected in an updated LTFP as shown in **Attachment A**.
36. To finalise the 2021–22 Business Plan and Budget for adoption by Council in June 2021, Council will:
- 36.1. Discuss and review services, including service levels and community expectations
  - 36.2. Discuss and adopt a draft BP&B for community engagement
  - 36.3. Finalise the Strategic Asset Management Plan
  - 36.4. Finalise the Long-Term Financial Plan
  - 36.5. Adopt business plans and budgets for each of its subsidiaries
  - 36.6. Adopt the Fees and Charges Schedule
  - 36.7. Adopt a revised Rating Policy, taking into consideration the effect of the decision on future generations, as per section 150 (c) of the Act
  - 36.8. Adopt Valuations, Declare General Rates, and Declare any Special Rates
37. In order to maximise community input, a pre consultation phase is proposed, where the community are informed of the upcoming consultation approach and timelines. This will enable people to be informed about the process and timing of consultation ensuring everyone is prepared to participate. It is proposed that engagement about building the draft BP&B will occur from March to May 2021.

---

## DATA AND SUPPORTING INFORMATION

Assumptions for CPI, interest rates and general economic conditions have been informed by:

- South Australian Government 2020 – 2021 Budget papers
- Federal Government 2020 – 2021 Budget papers
- Statements made by the Reserve Bank of Australia

---

## ATTACHMENTS

**Attachment A** – Revised Draft Long Term Financial Plan (including assumptions and dashboard)

**Attachment B** – Recovery Principles

---

- END OF REPORT -



## ATTACHMENT A – Revised Draft Long Term Financial Plan (including assumptions and dashboard)

The below table articulates proposed budget assumptions that underpin the LTFP:

Parameter	Assumption	20-21 QF1	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31
<b>Other Income and Expenditure</b>	<i>Inflation (Adelaide CPI)</i>	2.30%	1.25%	1.50%	1.75%	1.75%	1.75%	2.00%	2.00%	2.00%	2.00%	2.00%
<b>Rates - New Developments</b>	1%	2.20%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
<b>Rates - Existing Valuations</b>	<i>Adelaide CPI</i>	1.00%	1.25%	1.50%	1.75%	1.75%	1.75%	2.00%	2.00%	2.00%	2.00%	2.00%
<b>Interest Rate</b>	<i>Current interest rate 1.5%</i>	2.00%	1.35%	1.60%	1.85%	1.85%	1.85%	2.00%	2.00%	2.00%	2.00%	2.00%
<b>Employee costs</b>	<i>As per relevant Enterprise Agreements*</i>	2.00%- 2.50%	2.00%- 2.50%	2.00%- 2.50%	2.00%- 2.50%	2.00%- 2.50%	2.00%- 2.50%	2.00%- 2.50%	2.00%- 2.50%	2.00%- 2.50%	2.00%- 2.50%	2.00%- 2.50%
<b>Employee costs - Super Increase</b>	<i>Super Increase</i>	0%	0.50%	0.50%	0.50%	0.50%	0.50%	0.00%	0.00%	0.00%	0.00%	0.00%

\* The LTFP assumption for employee costs are subject to negotiations and external factors such as inflation and unemployment rates, and therefore may be subject to change over the plan

The below LTFP Dashboard reflects Council's position using the proposed parameters, expenditure and revenue targets to build the 2021-22 BP&B:

Indicator	Explanation	Target	20-21 QF1	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31
<b>Operating Surplus Ratio</b>	Operating surplus as a percentage of operating revenue	0%-20%	-21%	2%	1%	1%	4%	4%	7%	6%	8%	5%	6%
<b>Net Financial Liabilities</b>	Financial liabilities and a percentage of operating income	Less than 80%	63%	55%	62%	51%	33%	27%	20%	13%	20%	32%	43%
<b>Asset Sustainability Ratio</b>	Expenditure on asset renewals as a percentage of forecast required expenditure in the asset management plans	90%-110%	74%	67%	100%	100%	100%	100%	100%	100%	100%	100%	100%
<b>Asset Test Ratio</b>	Borrowings as a percentage of total saleable property assets	Maximum 50%	26%	23%	27%	20%	12%	9%	6%	2%	6%	13%	20%
<b>Interest Expense Ratio</b>	Number of times General Rates Revenue (less Landscape Levy) can service the annual interest expense	Maximum 10%	1.3%	1.1%	1.0%	1.1%	0.8%	0.6%	0.4%	0.2%	0.3%	0.6%	1.0%
<b>Leverage Test Ratio</b>	Total borrowings relative to General Rates Revenue (Less Landscape Levy)	Maximum 1.5 years	0.8	0.7	0.8	0.6	0.4	0.3	0.2	0.1	0.2	0.4	0.6
<b>Borrowings</b>	Total borrowings	Within Prudential Limits	92.8	80.8	97.6	76.7	49.7	38.4	24.1	8.0	27.0	58.8	89.0
			51%	46%	54%	40%	25%	19%	12%	4%	13%	27%	40%
<b>Operating Position</b>	Operating Income less Expenditure	\$2m - \$10m	(39.0)	4.3	2.6	2.7	10.0	9.7	16.5	15.2	19.7	13.9	15.0
<b>Future Fund</b>	Proceeds from the sale of Council assets to fund new income generating assets or new strategic capital projects	N/A	-	0.1	0.1	25.1	50.6	50.6	50.6	50.6	50.6	50.6	50.6

<b>Statement of Comprehensive Income</b>											
<b>\$'000s</b>	<b>2020-21 QF1</b>	<b>2021-22 Plan</b>	<b>2022-23 Plan</b>	<b>2023-24 Plan</b>	<b>2024-25 Plan</b>	<b>2025-26 Plan</b>	<b>2026-27 Plan</b>	<b>2027-28 Plan</b>	<b>2028-29 Plan</b>	<b>2029-30 Plan</b>	<b>2030-31 Plan</b>
<b>Income</b>											
Rates Revenues	118,454	124,756	127,875	131,360	136,032	140,041	144,090	148,219	152,431	156,727	161,109
Statutory Charges	9,369	11,869	11,976	12,173	12,373	12,576	12,819	13,068	13,322	13,580	13,852
User Charges	53,879	62,012	63,217	64,314	72,045	73,312	74,706	76,188	77,698	79,239	80,853
Grants, Subsidies and Contributions	5,469	3,029	3,074	3,128	3,182	3,238	3,303	3,369	3,436	3,505	3,575
Investment Income	35	25	26	26	27	27	28	28	29	29	30
Reimbursements	691	699	710	722	735	748	763	778	794	810	826
Other Income	349	303	308	313	318	324	331	337	344	351	358
<b>Total Income</b>	<b>188,247</b>	<b>202,693</b>	<b>207,186</b>	<b>212,036</b>	<b>224,712</b>	<b>230,266</b>	<b>236,039</b>	<b>241,987</b>	<b>248,053</b>	<b>254,240</b>	<b>260,602</b>
<b>Expenses</b>											
Employee Costs	78,130	71,820	73,394	74,966	76,571	78,211	79,806	81,434	83,096	84,792	86,532
Materials, Contracts & Other Expenses	93,076	71,540	76,352	78,201	81,699	82,601	84,316	87,259	92,762	96,647	98,528
Depreciation, Amortisation & Impairment	53,638	52,829	52,519	53,747	54,401	58,142	54,136	57,240	51,708	57,676	58,710
Finance Costs	2,412	2,179	2,364	2,449	2,020	1,562	1,235	866	835	1,251	1,880
Net loss - Equity Accounted Council Businesses	-	-	-	-	-	-	-	-	-	-	-
<b>Total Expenses</b>	<b>227,256</b>	<b>198,367</b>	<b>204,629</b>	<b>209,363</b>	<b>214,691</b>	<b>220,516</b>	<b>219,492</b>	<b>226,799</b>	<b>228,401</b>	<b>240,365</b>	<b>245,650</b>
<b>Operating Surplus / (Deficit)</b>	<b>(39,009)</b>	<b>4,326</b>	<b>2,556</b>	<b>2,673</b>	<b>10,021</b>	<b>9,750</b>	<b>16,547</b>	<b>15,188</b>	<b>19,652</b>	<b>13,875</b>	<b>14,952</b>
Asset Disposal & Fair Value Adjustments	491	-	-	3,590	-	-	-	-	-	-	-
Amounts Received Specifically for New or Upgraded Assets	7,853	132	-	-	-	-	-	-	-	-	-
<b>Net Surplus / (Deficit)</b>	<b>(30,665)</b>	<b>4,458</b>	<b>2,556</b>	<b>6,263</b>	<b>10,021</b>	<b>9,750</b>	<b>16,547</b>	<b>15,188</b>	<b>19,652</b>	<b>13,875</b>	<b>14,952</b>
Changes in Revaluation Surplus - I,PP&E	-	-	-	-	-	-	-	-	-	-	-
Net Actuarial Gains/(Loss) on Defined Benefit Plan	-	-	-	-	-	-	-	-	-	-	-
<b>Total Other Comprehensive Income</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total Comprehensive Income</b>	<b>(30,665)</b>	<b>4,458</b>	<b>2,556</b>	<b>6,263</b>	<b>10,021</b>	<b>9,750</b>	<b>16,547</b>	<b>15,188</b>	<b>19,652</b>	<b>13,875</b>	<b>14,952</b>



<b>Uniform Presentation of Finances</b>											
<b>\$'000s</b>	<b>2020-21 QF1</b>	<b>2021-22 Plan</b>	<b>2022-23 Plan</b>	<b>2023-24 Plan</b>	<b>2024-25 Plan</b>	<b>2025-26 Plan</b>	<b>2026-27 Plan</b>	<b>2027-28 Plan</b>	<b>2028-29 Plan</b>	<b>2029-30 Plan</b>	<b>2030-31 Plan</b>
Income	188,247	202,693	207,186	212,036	224,712	230,266	236,039	241,987	248,053	254,240	260,602
less Expenses	(227,256)	(198,367)	(204,629)	(209,363)	(214,691)	(220,516)	(219,492)	(226,799)	(228,401)	(240,365)	(245,650)
<b>Operating Surplus / (Deficit) before Capital Amounts</b>	<b>(39,009)</b>	<b>4,326</b>	<b>2,556</b>	<b>2,673</b>	<b>10,021</b>	<b>9,750</b>	<b>16,547</b>	<b>15,188</b>	<b>19,652</b>	<b>13,875</b>	<b>14,952</b>
<b>Net Outlays on Existing Assets</b>											
Capital Expenditure on Renewal & Replacement of Existing Assets	(32,613)	(27,563)	(53,004)	(55,539)	(50,627)	(51,210)	(50,878)	(51,804)	(85,707)	(99,217)	(99,806)
add back Depreciation, Amortisation and Impairment	53,638	52,829	52,519	53,747	54,401	58,142	54,136	57,240	51,708	57,676	58,710
add back Proceeds from Sale of Replaced Assets	751	-	-	-	-	-	-	-	-	-	-
<b>Net Outlays on Existing Assets</b>	<b>21,776</b>	<b>25,266</b>	<b>(486)</b>	<b>(1,792)</b>	<b>3,773</b>	<b>6,932</b>	<b>3,258</b>	<b>5,436</b>	<b>(33,999)</b>	<b>(41,541)</b>	<b>(41,096)</b>
<b>Net Outlays on New and Upgraded Assets</b>											
Capital Expenditure on New and Upgraded Assets	(31,817)	(19,190)	(14,188)	-	-	-	-	-	-	-	-
add back Amounts received specifically for New and Upgraded Assets	4,953	132	-	-	-	-	-	-	-	-	-
add back Proceeds from Sale of Surplus Assets	-	-	-	25,000	25,500	-	-	-	-	-	-
<b>Net Outlays on New and Upgraded Assets</b>	<b>(26,864)</b>	<b>(19,058)</b>	<b>(14,188)</b>	<b>25,000</b>	<b>25,500</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Lending / (Borrowing) for Financial Year</b>	<b>(44,097)</b>	<b>10,535</b>	<b>(12,118)</b>	<b>25,882</b>	<b>39,294</b>	<b>16,682</b>	<b>19,805</b>	<b>20,624</b>	<b>(14,347)</b>	<b>(27,666)</b>	<b>(26,144)</b>

<b>Statement of Financial Position</b>											
<b>\$'000s</b>	<b>2020-21 QF1</b>	<b>2021-22 Plan</b>	<b>2022-23 Plan</b>	<b>2023-24 Plan</b>	<b>2024-25 Plan</b>	<b>2025-26 Plan</b>	<b>2026-27 Plan</b>	<b>2027-28 Plan</b>	<b>2028-29 Plan</b>	<b>2029-30 Plan</b>	<b>2030-31 Plan</b>
<b>Current Assets</b>											
Cash and Cash Equivalents	800	800	800	800	800	800	800	800	800	800	800
Trade & Other Receivables	13,340	13,445	13,419	13,645	14,428	14,780	15,150	15,531	15,920	16,316	16,724
Other Financial Assets	46	41	37	33	30	27	24	22	20	18	16
Inventories	576	576	576	576	576	576	576	576	576	576	576
<b>Total Current Assets</b>	<b>14,762</b>	<b>14,862</b>	<b>14,833</b>	<b>15,054</b>	<b>15,834</b>	<b>16,183</b>	<b>16,550</b>	<b>16,929</b>	<b>17,315</b>	<b>17,710</b>	<b>18,116</b>
<b>Non-Current Assets</b>											
Financial Assets	277	249	225	202	182	164	147	133	119	107	97
Equity Accounted Investments in Council Businesses	672	672	672	672	672	672	672	672	672	672	672
Investment Property	2,889	2,917	2,947	2,976	3,006	3,036	3,066	3,097	3,128	3,159	3,191
Infrastructure, Property, Plant & Equipment	1,871,426	1,883,481	1,898,155	1,921,409	1,892,136	1,885,203	1,881,946	1,876,510	1,910,509	1,952,050	1,993,146
Other Non-Current Assets	2,161	2,161	2,161	2,161	2,161	2,161	2,161	2,161	2,161	2,161	2,161
<b>Total Non-Current Assets</b>	<b>1,877,425</b>	<b>1,889,481</b>	<b>1,904,159</b>	<b>1,927,420</b>	<b>1,898,157</b>	<b>1,891,236</b>	<b>1,887,992</b>	<b>1,882,572</b>	<b>1,916,589</b>	<b>1,958,150</b>	<b>1,999,266</b>
<b>TOTAL ASSETS</b>	<b>1,892,187</b>	<b>1,904,343</b>	<b>1,918,991</b>	<b>1,942,475</b>	<b>1,913,991</b>	<b>1,907,420</b>	<b>1,904,543</b>	<b>1,899,501</b>	<b>1,933,905</b>	<b>1,975,860</b>	<b>2,017,382</b>
<b>Current Liabilities</b>											
Trade & Other Payables	25,136	23,713	23,766	30,848	24,413	24,487	24,568	24,657	23,415	23,510	22,941
Provisions	12,064	12,305	12,551	12,802	13,058	13,320	13,586	13,858	14,135	14,418	14,706
Other Current Liabilities	3,290	5,093	5,140	5,276	5,434	5,504	4,513	3,291	4,144	3,473	3,599
<b>Total Current Liabilities</b>	<b>40,490</b>	<b>41,112</b>	<b>41,458</b>	<b>48,926</b>	<b>42,905</b>	<b>43,310</b>	<b>42,667</b>	<b>41,805</b>	<b>41,694</b>	<b>41,401</b>	<b>41,246</b>
<b>Non-Current Liabilities</b>											
Trade & Other Payables	1,293	7,293	7,293	293	293	293	293	293	293	293	293
Borrowings	92,754	80,760	97,615	76,737	49,653	38,397	24,095	7,982	26,952	58,761	89,048
Provisions	1,584	1,616	1,648	1,681	1,715	1,749	1,784	1,820	1,856	1,893	1,931
Other Non-Current Liabilities	33,745	46,782	41,642	36,366	30,932	25,428	20,915	17,624	13,480	10,007	6,408
<b>Total Non-Current Liabilities</b>	<b>129,376</b>	<b>136,452</b>	<b>148,199</b>	<b>115,077</b>	<b>82,593</b>	<b>65,867</b>	<b>47,087</b>	<b>27,719</b>	<b>42,582</b>	<b>70,955</b>	<b>97,681</b>
<b>TOTAL LIABILITIES</b>	<b>169,866</b>	<b>177,564</b>	<b>189,656</b>	<b>164,003</b>	<b>125,498</b>	<b>109,177</b>	<b>89,754</b>	<b>69,524</b>	<b>84,275</b>	<b>112,355</b>	<b>138,926</b>
<b>Net Assets</b>	<b>1,722,321</b>	<b>1,726,779</b>	<b>1,729,335</b>	<b>1,778,471</b>	<b>1,788,492</b>	<b>1,798,242</b>	<b>1,814,789</b>	<b>1,829,977</b>	<b>1,849,629</b>	<b>1,863,504</b>	<b>1,878,456</b>
Accumulated Surplus	786,626	791,084	793,640	774,903	759,424	769,174	785,721	800,909	820,561	834,436	849,388
Asset Revaluation Reserves	934,010	934,010	934,010	976,883	976,883	976,883	976,883	976,883	976,883	976,883	976,883
Other Reserves	1,612	1,612	1,612	1,612	1,612	1,612	1,612	1,612	1,612	1,612	1,612
Future Fund Reserve	73	73	73	25,073	50,573	50,573	50,573	50,573	50,573	50,573	50,573
<b>Total Council Equity</b>	<b>1,722,321</b>	<b>1,726,779</b>	<b>1,729,335</b>	<b>1,778,471</b>	<b>1,788,492</b>	<b>1,798,242</b>	<b>1,814,789</b>	<b>1,829,977</b>	<b>1,849,629</b>	<b>1,863,504</b>	<b>1,878,456</b>

Statement of Changes in Equity											
\$'000s	2020-21 QF1	2021-22 Plan	2022-23 Plan	2023-24 Plan	2024-25 Plan	2025-26 Plan	2026-27 Plan	2027-28 Plan	2028-29 Plan	2029-30 Plan	2030-31 Plan
<b>Balance at the end of previous reporting period</b>	1,752,986	1,722,321	1,726,779	1,729,335	1,778,471	1,788,492	1,798,242	1,814,789	1,829,977	1,849,629	1,863,504
a. Net Surplus / (Deficit) for Year	(30,665)	4,458	2,556	6,263	10,021	9,750	16,547	15,188	19,652	13,875	14,952
b. Other Comprehensive Income											
Total Comprehensive Income	(30,665)	4,458	2,556	6,263	10,021	9,750	16,547	15,188	19,652	13,875	14,952
Gain (Loss) on Revaluation of I, PP&E				42,873							
<b>Balance at the end of period</b>	1,722,321	1,726,779	1,729,335	1,778,471	1,788,492	1,798,242	1,814,789	1,829,977	1,849,629	1,863,504	1,878,456



<b>Statement of Cash flows</b>											
<b>\$'000s</b>	<b>2020-21 QF1</b>	<b>2021-22 Plan</b>	<b>2022-23 Plan</b>	<b>2023-24 Plan</b>	<b>2024-25 Plan</b>	<b>2025-26 Plan</b>	<b>2026-27 Plan</b>	<b>2027-28 Plan</b>	<b>2028-29 Plan</b>	<b>2029-30 Plan</b>	<b>2030-31 Plan</b>
<b>Cash Flows from Operating Activities</b>											
<u>Receipts</u>											
Operating Receipts	188,197	202,589	207,211	211,811	223,929	229,914	235,670	241,606	247,665	253,844	260,194
<u>Payments</u>											
Payments to Employees	(81,043)	(71,547)	(73,116)	(74,682)	(76,281)	(77,915)	(79,505)	(81,127)	(82,782)	(84,472)	(86,206)
Payments for Materials, Contracts & Other Expenses	(84,377)	(71,986)	(77,453)	(79,082)	(82,024)	(83,299)	(84,885)	(87,710)	(93,134)	(96,920)	(98,796)
Finance Payments	(1,530)	(1,387)	(1,252)	(1,449)	(1,137)	(799)	(596)	(340)	(387)	(901)	(1,530)
Operating Payments to Suppliers and Employees	(166,950)	(144,919)	(151,820)	(155,213)	(159,442)	(162,013)	(164,985)	(169,176)	(176,303)	(182,292)	(186,532)
<b>Net Cash provided by (or used in) Operating Activities</b>	<b>21,247</b>	<b>57,670</b>	<b>55,391</b>	<b>56,598</b>	<b>64,487</b>	<b>67,901</b>	<b>70,684</b>	<b>72,430</b>	<b>71,361</b>	<b>71,552</b>	<b>73,663</b>
<b>Cash Flows from Investing Activities</b>											
<u>Receipts</u>											
Amounts Received Specifically for New/Upgraded Assets	4,953	132	-	-	-	-	-	-	-	-	-
Proceeds from Surplus Assets	1,000	6,000	-	25,000	18,500	-	-	-	-	-	-
Sale of Replaced Assets	751	-	-	-	-	-	-	-	-	-	-
<u>Payments</u>											
Expenditure on Renewal/Replacement of Assets	(32,613)	(27,563)	(53,004)	(55,539)	(50,627)	(51,210)	(50,878)	(51,804)	(85,707)	(99,217)	(99,806)
Expenditure on New/Upgraded Assets	(31,817)	(19,190)	(14,188)	-	-	-	-	-	-	-	-
<b>Net Cash provided by (or used in) Investing Activities</b>	<b>(57,725)</b>	<b>(40,621)</b>	<b>(67,193)</b>	<b>(30,539)</b>	<b>(32,127)</b>	<b>(51,210)</b>	<b>(50,878)</b>	<b>(51,804)</b>	<b>(85,707)</b>	<b>(99,217)</b>	<b>(99,806)</b>
<b>Cash Flows from Financing Activities</b>											
<u>Receipts</u>											
Proceeds from Borrowings	41,154	-	16,855	-	-	-	-	-	18,970	31,809	30,287
<u>Payments</u>											
Repayment from Borrowings	-	(11,994)	-	(20,878)	(27,084)	(11,256)	(14,302)	(16,113)	-	-	-
Repayment of Lease Liabilities	(4,820)	(5,055)	(5,053)	(5,181)	(5,276)	(5,434)	(5,504)	(4,513)	(4,625)	(4,144)	(4,144)
Repayment of Bonds & Deposits	-	-	-	-	-	-	-	-	-	-	-
<b>Net Cash provided by (or used in) Financing Activities</b>	<b>36,334</b>	<b>(17,049)</b>	<b>11,802</b>	<b>(26,059)</b>	<b>(32,360)</b>	<b>(16,691)</b>	<b>(19,806)</b>	<b>(20,625)</b>	<b>14,346</b>	<b>27,665</b>	<b>26,143</b>
<b>Net Increase (Decrease) in Cash Held</b>	<b>(145)</b>	<b>0</b>	<b>(0)</b>	<b>(0)</b>	<b>0</b>	<b>(0)</b>	<b>0</b>	<b>0</b>	<b>(0)</b>	<b>0</b>	<b>(0)</b>
plus: Cash & Cash Equivalents at beginning of period	945	800	800	800	800	800	800	800	800	800	800
<b>Cash &amp; Cash Equivalents at end of period</b>	<b>800</b>	<b>800</b>	<b>800</b>	<b>800</b>	<b>800</b>	<b>800</b>	<b>800</b>	<b>800</b>	<b>800</b>	<b>800</b>	<b>800</b>

**ATTACHMENT B – Recovery Principles adopted by Council on 30 June 2020**

Recovery Principle	Commentary
<b>Our rates, fees and charges approach is fair and equitable</b>	<p>The taxation principles of equity, benefit, ability-to-pay, efficiency and simplicity have been identified and applied as guiding principles to our Rating Policy. We are committed to maintaining a transparent and equitable rating system. Accordingly, we undertake to manage the rating policy to ensure the greatest level of equity for ratepayers by maintaining a non-punitive rating structure.</p> <p>Effective recovery principles are those that ensure our rating policy supports the delivery of services while providing equity and administrative fairness.</p>
<b>Financial borrowings adjusted to stimulate growth</b>	<p>As a Capital City Council, we are accountable for city leadership and strategy development that delivers benefit for all South Australians. To stimulate economic growth and build capacity, financial borrowings may be adjusted to continue to grow community wealth.</p> <p>Effective recovery principles are those that enable Council to stimulate economic growth while managing strategic risk and ensuring all expenditure provides value for money.</p>
<b>Proceeds from selling assets will build a 'future fund'</b>	<p>As a custodian of public assets, we have a responsibility to invest in the future. Proceeds from the sale of Council assets, (such as from property sales) will be transferred and quarantined to a reserve fund (to be known as Future Fund) for the purpose of funding the future purchase(s) of new income generating assets or to fund new capital projects of a strategic nature, not to fund operational expenditure or the renewal of assets. This will enhance Council's capacity to respond to emerging opportunities in the future and facilitates the opportunity to grow community wealth without adding to public debt.</p> <p>Effective recovery principles are those that allow us to grow community wealth without adding to public debt.</p>
<b>Asset renewals will be prioritised based on audit condition and risk.</b>	<p>As a custodian of public assets, we have a responsibility to manage the risk to our community through the renewal of our assets. We also have a responsibility to ensure that we are financially sustainable now and in the future. Asset condition audits and risk will be used to prioritise our asset renewals and manage our long term financial sustainability. Council and its administration are responsible for ensuring all expenditure provides value for money and continues to grow community wealth.</p> <p>Effective recovery principles are those that allow us to prioritise investment in renewals in accordance with the management of strategic risk and financial sustainability.</p>
<b>Asset enhancements will be delivered through partnerships</b>	<p>To successfully deliver on Council's strategic priorities we will partner with government and private industry to leverage development and prioritise our asset enhancements.</p> <p>Effective recovery principles are those that support co-creation across policy, systems, processes, projects and resources.</p>
<b>We will seek Government funding for new Infrastructure</b>	<p>As the custodian of public assets and responsible for ensuring that all expenditure continues to grow community wealth and support our long term financial sustainability, we will seek government funding for new infrastructure that is not deemed viable through asset monetisation.</p> <p>Effective recovery principles are those that allow us to grow community wealth without adding to public debt.</p>

Recovery Principle	Commentary
<p><b>Our service delivery will reflect the needs of the community</b></p>	<p>The services that Council delivers must work to meet our legislative requirements and deliver on the needs of the community in alignment with our Strategic Plan and the value placed on our services by the community.</p> <p>Mandatory work (such as that required by legislation) will be undertaken at a minimum community standard level to comply with the relevant mandate unless additional work demonstrably contributes to a measurable increase in the achievement of strategic outcomes.</p> <p>Effective recovery principles are those that focus corporate effort on performing functions that are critical due to their contribution to the long term success of Council and the management of strategic risk.</p> <p>Functions that are necessary but not critical to the long term success of Council may be outsourced when it is demonstrably more cost efficient to do so and when the loss of internal capability through outsourcing does not create an increase in strategic risk to Council.</p> <p>Effective recovery principles are those that make it easy for people to do business with Council and where efficient and effective local government services are delivered in response to community needs.</p>
<p><b>Investment is prioritised to support recovery</b></p>	<p>Investment will be prioritised to support recovery efforts post COVID-19. Impact, cost and time and alignment with our mandatory services and strategic objectives are the measures that will be used to assess the merit and feasibility of future investment.</p> <p>Effective recovery principles are those that enable Council to stimulate economic growth while managing strategic risk.</p>



# Draft Planning and Design Code – Council Response to Second Engagement

**ITEM 10.13** 15/12/2020  
**Council**

Strategic Alignment - Enabling Priorities

**Program Contact:**

Rick Hutchins, Manager City Policy, Heritage & Park Lands  
8203 7241

2014/02115  
Public

**Approving Officer:**

Klinton Devenish, Director Place

## EXECUTIVE SUMMARY

The Phase 3 Planning and Design Code (the Code) is intended to replace the Adelaide (City) Development Plan and provide the basis for development assessment decisions. This is scheduled to commence operation in early 2021.

On 3 November 2020 State Government released an updated draft of the P&D Code in response to feedback provided on the original draft released in February 2020. There has been significant policy change in response to the 1700 or so public submissions provided, contrary to earlier advice that policy change associated with the new system would be minimal. As such, the current consultation provides an important opportunity for Council to provide additional feedback.

The policy that will apply in the City of Adelaide will include several unique zones and subzones that do not apply elsewhere in the State. There will also be a significant amount of localised policy not carried over into the P&D Code and changes to planning policy throughout the City. In addition, there are many state-wide General Development Policies which will apply in City of Adelaide and any future changes to these policies, either post-consultation or at any time in the future, will impact City assessments.

Administration has prepared a response on behalf of Council to communicate issues and opportunities associated with the key changes and encourages State Government to incorporate Council's feedback into the finalisation of the Code prior to implementation in early 2021.

## RECOMMENDATION

### THAT COUNCIL

1. Authorises the Chief Executive Officer to finalise the City of Adelaide Planning and Design Code Phase 3 Submission as Attachment A to Item 10.13 on the Agenda of the meeting of the Council held on 15 December 2020, to be submitted to the State Planning Commission by 18 December 2020.

## IMPLICATIONS AND FINANCIALS

City of Adelaide 2020-2024 Strategic Plan	<b>Strategic Alignment – Enabling Priorities</b> The Planning and Design Code policy will provide a key statutory framework against which all development in the City will be assessed, and is therefore critical to the achieving thriving communities, strong economies, dynamic city culture and environmental leadership.
Policy	The Planning and Design Code will replace the entire Adelaide (City) Development Plan.
Consultation	The recommendation seeks Council feedback on and endorsement of a consultation response to the State Planning Commission on the Draft Phase 3 Planning and Design Code.
Resource	Not as a result of this report
Risk / Legal / Legislative	The recommendation does not create any legal or legislative risks for Council.
Opportunities	For Council to continue to advocate for a planning system and policy which is consistent with the Adelaide (City) Development Plan and is cost-effective and functional for our community.
20/21 Budget Allocation	Not as a result of this report
Proposed 21/22 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	Not as a result of this report
20/21 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report

# DISCUSSION

## Background

1. South Australia's planning system is currently undergoing its biggest modernisation in over 25 years.
2. The planning reform agenda is the result of the recommendations of the final report of South Australia's Expert Panel on Planning Reform.
3. The outcome of the Expert Panel's report was the new *Planning, Development and Infrastructure Act 2016* (PDI Act) which is being progressively "switched on" and the relevant parts of the *Development Act 1993* (SA) concurrently being "switched off". The PDI Act established a new planning framework and legislative tools which will substantially change the planning framework in South Australia.
4. With the PDI Act, the State Planning Commission was also created. It is the State Planning Commission's responsibility to prepare and implement the planning reform.
5. A key element of the planning reform involves creating a single state-wide planning rule book, the Planning and Design Code (P&D Code). The P&D Code will replace all 68 Development Plans across the State. This is an immense task to undertake.
6. Implementation of a new e-planning system is being developed and progressively implemented concurrently with the policy changes.

## Previous State Government consultation

7. In early 2019, the State Planning Commission announced that they would consult and implement the P&D Code across the state in three phases.
  - 7.1. Phase 1 (Land not within a Council area).
    - 7.1.1. Consultation complete.
    - 7.1.2. Implemented 1 July 2019.
  - 7.2. Phase 2 (Regional Council areas with population below 10,000)
    - 7.2.1. Consultation complete.
    - 7.2.2. Implemented 1 April 2020.
  - 7.3. Phase 3 (Larger Regional Councils and Metropolitan Councils, including the City).
    - 7.3.1. Consultation from 1 October 2019 - 28 February 2020.
    - 7.3.2. Implementation is currently scheduled for early 2021 but was originally scheduled to commence on 1 July 2020.
8. Last year, on 1 October 2019, the State Planning Commission released the draft P&D Code – Phase 3 for consultation. The consultation documentation whilst substantial, was incomplete and the 3000-page draft was presented in a format which was unwieldy for the purpose of effective review.
9. On 23 December 2019, the State Planning Commission also released, to join the consultation;
  - 9.1. Draft Historic Area Statements
  - 9.2. 2,200-page amendment document of the draft P&D Code classification tables
10. On 28 February 2020 Council's submission to the Phase 3 P&D Code was submitted to the State Planning Commission.
11. In June 2020 State Government released a "What we have heard report" which provides an overview of the comments received during the initial consultation period (Link 1 view [here](#)).

## Development Policy Progress

12. From March until September 2020, administration has had the opportunity to advocate for most, but not all, of Council's positions with State Government, via PlanSA staff, senior management, and the State Planning Commission.
13. PlanSA provided opportunities to discuss potential policy changes and shared some changes in approach in response to feedback received in February from various sectors of the community.
14. Administration has advocated to receive a complete version of the revised policy to enable review and comment.



15. On 29 September, a CEO Briefing was held to provide a progress update on the development of the Planning and Design Code to replace Adelaide (City) Development Plan.

#### Current Consultation

16. On 3 November a letter was received by the Lord Mayor from Michael Lennon, Chair - State Planning Commission, advising of key changes made to the Phase 3 Planning and Design Code as a result of feedback received from the City of Adelaide (Link 2 view [here](#)).
17. On 4 November 2020 the State Planning Commission released the 7884 page “Revised Planning and Design Code for Public Consultation” for a six-week period until 18 December 2020 <https://consult.code.plan.sa.gov.au>
18. The State Planning Commission has released a guide that provides a summary of how the P&D Code is proposed to operate and provides an overview of its content (Link 3 view [here](#)).
19. A “Summary of Post-Consultation Amendments” (Link 4 view [here](#)) is included in the consultation documentation which summarises key changes, such as the introduction of new zones and subzones, changes to definitions, clarification of approach to use of “restricted development” and details how the updated code responds to the feedback that was received.
20. The changes are expressed in relation to the overall metropolitan/urban areas, however the post-consultation changes with relevance to the City of Adelaide include:
- 20.1. Changes to definitions
  - 20.2. Changes to City Living Zone
  - 20.3. Inclusion of the Squares in the Adelaide Park Lands Zone
  - 20.4. Inclusion of significantly revised Historic Area Statements
  - 20.5. Adjustments to Urban Infill Policy
  - 20.6. Revision of new policies regarding non-residential uses in residential neighbourhoods
  - 20.7. Addition of more localised content in zones
21. Within the time available, we have not been able to review or test all content that would be applicable to the City of Adelaide. Our review has prioritised those items raised in past Council submissions and content that is particular to the City of Adelaide.
22. From the review undertaken, the overall framework of the P&D Code (overlays, zone, subzones, general development polices, technical and numerical variations) can provide a sound basis for assessment. However, there are considerable gaps in local policy content that increase the risk future development outcomes will not adequately consider the elements that contribute to celebrating our city’s unique, built, natural and cultural heritage, and achieving Council’s Strategic Plan vision of being the world’s most liveable city. Some examples include:
- 22.1. Land use policy (through the Desired Outcomes and Performance Outcomes) requires additional clarity in some zones to facilitate the desired mixed-use city environment – to enable uses encouraged and prevent uses that would detract from the desired outcomes.
  - 22.2. Current non-complying types of development – there is insufficient policy criteria to be able to easily refuse existing non-complying development that has in some instances changed to an envisaged land use or merit (performance assessed) development.
  - 22.3. Additional policies are needed in the City to ensure land uses and built form can harmoniously co-exist and reduce potential conflict, whilst building on the vibrancy of the city e.g. residential development near licensed premises.
  - 22.4. City Living Zone – changes are still required to ensure the long-term policy position of council to increase residential uses is not compromised.
  - 22.5. Urban Infill Policies – The change to the Code to improve the quality of urban infill particularly as it relates to the urban greening are supported, however at this time the bulk of the policies are not proposed to apply within the City of Adelaide.
  - 22.6. Heritage – heritage adjacency provisions are insufficient to achieve their desired outcomes and careful policy edits are still required to ensure the suite of heritage policies are complete and effective.
  - 22.7. Policies previously agreed in the Residential and Main Streets and North Adelaide Large Institutions’ and Colleges’ DPA have not been fully carried across.

- 22.8. Car Parking – car parking provision rates have been reduced to zero in the City Main Street Zone and Business (Neighbourhood) Zone which is a significant shift in policy, and City Living Zone car parking rates for dwellings have no car parking requirements.
- 22.9. Encroachments and public realm policies – additional policy is needed to streamline encroachment approvals as part of development applications, whilst some public realm policies (e.g. crossovers) provide “accepted” pathways which risks conflict with other uses of public spaces (e.g. on-street parking) and assets (e.g. heritage kerbing, street trees).
- 22.10. Public Notification – errors in drafting need to be resolved to ensure public notification.
- 22.11. Zones and subzones in the City still require the inclusion of key policies, and the completion of assessment tables to enable review and checking.
- 22.12. Vacant sites – additional policies are needed to encourage continual use of land and enable reuse of properties by avoiding premature demolition that creates vacant land.
- 22.13. Third party advertising – there are limited provisions to consider this type of signage.
23. A proposed response to the Revised Draft Planning and Design Code engagement is included as **Attachment A** - Submission to Revised Phase 3 Planning and Design Code Consultation.

#### Risk of Inaccurate Policy and Inaccurate Policy Application

24. Administration has engaged with State Government to clarify policy positions and interpretation of proposed policies.
25. Administration is advised the P&DC policy will be integrated into the e-planning system for the first time later this year, once the new e-planning system is fully constructed.
26. An essential part of testing, verifying and validating of the Code is to see in its new e-planning format which is integrated into the Development Assessment Platform (DAP). This has not yet been made available.
27. There will be an opportunity for public to view and use the policy in the new system before go-live, however there is currently no intention by State Government to formally reconsult on the Code once it is in the e-planning format for the first time.
28. Administration, public, and landowners will therefore have no opportunity to provide feedback on the effective functioning of the new system nor on the appropriateness of the policy.
29. Simple, and complex, errors and technical anomalies may remain unidentified before go-live, resulting in inappropriate and possibly costly development outcomes.

#### Future Code Amendments

30. Issues and opportunities not addressed in the first iteration of the Planning and Design Code can be considered via a subsequent Code Amendment process, subject to reaching agreement with the Minister for Planning and Local Government.
31. It is worth noting that whilst future Code Amendments may be relatively straightforward for City of Adelaide-only zones and subzones, the process for amending relevant State-wide overlays, general development policies and mapping is likely to be more complex and relatively rare.
32. General Development policies and some Overlays that apply to City of Adelaide-only Zones and Subzones will also get caught up in State-wide Code Amendments and may also affect development decisions in the City of Adelaide.

---

## DATA AND SUPPORTING INFORMATION

**Link 1** – State Planning Commission – What We Have Heard Report – June 2020

**Link 2** – Letter from State Planning Commission – Key Changes resulting from City of Adelaide Feedback – November 2020

**Link 3** – State Planning Commission – Guide to the Phase 3 (Urban Areas) Code – November 2020

**Link 4** – Letter from State Planning Commission – Summary of Post Consultation Amendments – November 2020

---

# ATTACHMENTS

**Attachment A** – Submission to Revised Phase 3 Planning and Design Code Consultation

---

- END OF REPORT -



DRAFT



25 Pirie Street, Adelaide  
GPO Box 2252 Adelaide  
South Australia 5001

T (08) 8203 7203  
F (08) 8203 7575  
W [cityofadelaide.com.au](http://cityofadelaide.com.au)

ABN 20 903 762 572

Enquiries: R Hutchins 8203 7241  
Reference: ACC2020/172709

\*\* December 2020

Mr Michael Lennon  
Chair - State Planning Commission  
GPO Box 1815  
ADELAIDE SA 5000

Sent via e-mail: [sapanningcommission@sa.gov.au](mailto:sapanningcommission@sa.gov.au)

Dear Mr Lennon

### **Revised Planning & Design Code for Public Consultation – Response**

Thank you for the opportunity for the City of Adelaide to provide a response on the Revised Planning and Design Code for Public Consultation, to supplement our original response provided on 28 February 2020.

The City of Adelaide has a fundamental commitment to the role of good planning in shaping development decisions to achieve a vibrant, sustainable, competitive, and liveable capital city. The effective initiation and implementation of the new Planning and Design Code is critical to achieving the City of Adelaide's goals and aspirations on behalf of our ratepayers, investors, community and visitors.

The City of Adelaide is unique in South Australia, a capital city, economic hub, site of national heritage significance, and centre for culture and urban living. Business and residential growth is critical to enabling the city to thrive, and an efficient, user-friendly planning system with strong design principles is necessary to support this.

Please find attached the City of Adelaide's response to the Revised Planning and Design Code for Phase 3 (the Draft Code), released for re-consultation on 4 November 2020.

The City of Adelaide would like to acknowledge the State Planning Commission in recognising the unique and important role of the City of Adelaide as the State's capital city in the Draft Code.

I note however, the Revised Draft Code still requires additional significant amendments to include the level of policy nuance to support the Capital City function of the City of Adelaide, and also seek assurance that sufficient checking and testing will be undertaken prior to Code implementation. In its current form, the Revised Draft Code still has the potential to result in unintended and undesirable consequences for the future of our City's environment, community and economy and such issues must be resolved prior to implementation.

It is useful to have an almost complete version of the Draft Code to enable review and comment for the first time. Our core observations with the Draft Code are:

- It now includes City-specific zones and subzones which enable key policy mechanisms to manage land use and design complexities in an inner-city environment

DRAFT



- significant and effective policies from the current Adelaide (City) Development Plan still need to be translated into the Code to enable well-managed and streamlined city growth
- as applied to the City of Adelaide, it adds unnecessary onus, cost, and time to the assessment of some developments
- it remains incomplete as a development assessment tool - some policies have been applied inaccurately and/or require significant updating
- until key concerns are resolved, the Code has the potential to compromise good planning practice, and
- process and quality assurance improvements are needed to achieve a similar standard of quality development outcomes to what occurs under the current policy and planning system.

To assist the Commission, the City of Adelaide's submission details, and proposes solutions to, the key remaining issues that should be addressed prior to the implementation of the Planning and Design Code.

To assist, Attachment A – sets out recommended edits, where necessary, for each zone, subzone, overlay and general development policies of relevance to the City.

#### Urgent Need for Quality Assurance

The City of Adelaide welcomes and commends the extended implementation date for the Planning and Design Code as a valuable opportunity to ensure that critical issues of completeness, quality, consistency, and implementation readiness are resolved prior to the Code coming into effect as the State's most significant instrument for development assessment.

We appreciate how much work has been undertaken by PlanSA and its staff during a difficult year, however we have observed the revised Draft contains numerous, significant errors and/or oversights in its drafting.

To enable the anticipated efficiencies associated with the planning reforms, Council strongly recommends that a culture of quality control/quality assurance is built into the resourcing, timeframes and management of the Planning and Design Code's creation and use.

Council seeks to review the accuracy of operation of the policy within the yet-to-be-built Development Assessment Processing system (DAP) before it is utilised in that format upon commencement of the Code.

Council seeks to continue to collaborate with and assist the State Government to address issues raised and opportunities for improvement identified in this submission. We also request the opportunity to be heard on these recommendations by the State Planning Commission.

I look forward to your earliest response to our feedback. Please contact Rick Hutchins, Manager - City Policy, Heritage and Park Lands on 08 8203 7241 to discuss further.

Kind regards

Klinton Devenish  
Director  
Place Portfolio

DRAFT

# PHASE 3 PLANNING AND DESIGN CODE

City of Adelaide Second Consultation – Draft Submission

November 2020





DRAFT

## DOCUMENT PROPERTIES

### Contact for enquiries and proposed changes

If you have any questions regarding this document or if you have a suggestion for improvements, please contact:

**Contact Officer:** Rick Hutchins  
**Title:** Manager City Planning Heritage and Park Lands Coordination Services Team  
**Program:** Planning Design and Development  
**Phone:** (08) 8203 7241  
**Email:** r.hutchins@cityofadelaide.com.au

### Record Details

**HPRM Reference:**

**HPRM Container:**

### Version History

Version	Revision Date	Revised By	Revision Description
1	2/12/2020		Draft for Council

## TABLE OF CONTENTS

### Zones and Subzones

- Capital City Zone
- City Riverbank Zone
- Adelaide Park Lands Zone
- City Living Zone
- City Main Street Zone
- Business Neighbourhood Zone
- Community Facilities Zone

### Overlays

- Heritage Overlays
- Advertising near Signalised Intersections Overlay
- Affordable Housing Overlay
- Design Overlay
- Noise and Air Emissions Overlay
- Airport Building Heights (Regulated) Overlay
- Aircraft Noise Exposure Overlay
- Building Near Airfields Overlay
- Hazards (Flooding) Overlay
- Hazards (Flooding – General) Overlay
- Stormwater Management Overlay
- Urban Tree Canopy Overlay

### General Development Policies

- Housing Renewal GDP
- Design in Urban Areas GDP
- Design GDP
- Advertisements GDP
- Interface Between Land Uses GDP
- Infrastructure and Renewable Energy Facilities GDP
- Transport, Access and Parking GDP (and related zone/subzone policies)
- Site Contamination GDP

### Public Notification – Table 5 Procedural Matters

### Technical and Numeric Variations

- Building Envelope
- Concept Plan
- Finished Ground and Floor Levels

DRAFT

- Maximum Building Height (Levels)
- Minimum Building Height (Levels)
- Maximum Building Height (metres)
- Minimum Building Height (metres)
- Minimum Dwelling Allotment Size
- Minimum Frontage
- Minimum Site Area
- Gradient Minimum Frontage
- Gradient Minimum Site Area
- Minimum Primary Street Setback
- Minimum Side Boundary Setback
- Minimum Rear Boundary Setback
- Site Coverage

### Mapping



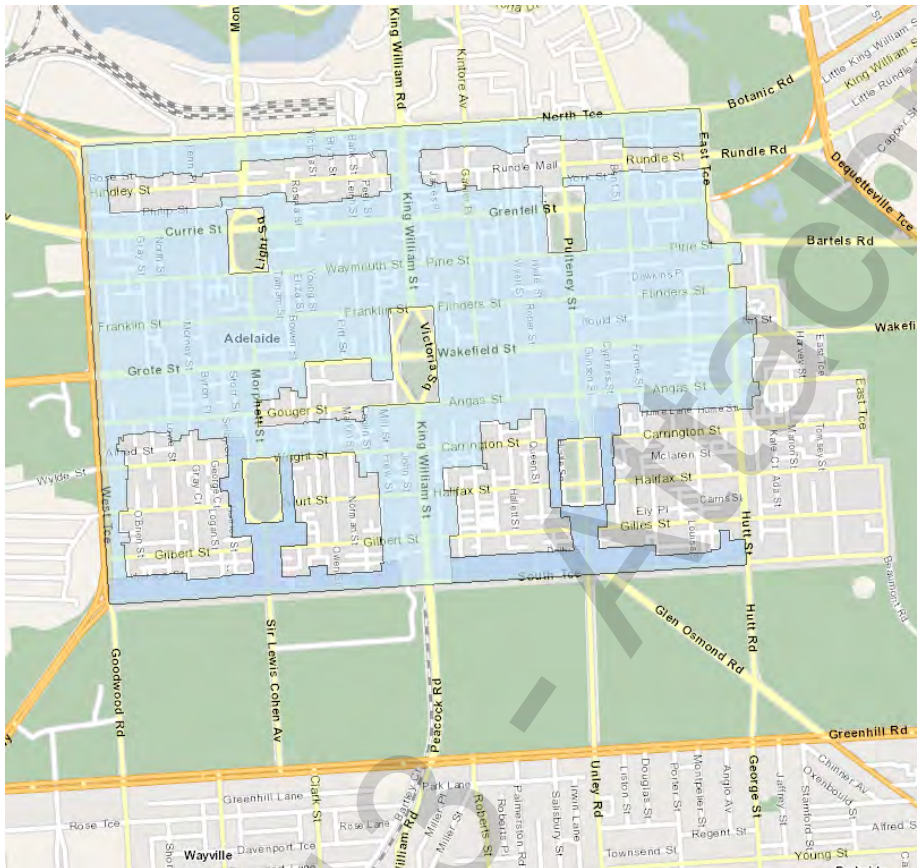
# CAPITAL CITY ZONE

## Sub Zones

City Frame Sub Zone

## Spatial Application

	Capital City Zone
	Capital City Zone / City Frame Sub Zone



This Zone continues to recognise the City as the capital of South Australia and retains a number of existing policies that effectively guide high quality development in the City. The City Frame Zone has become a sub zone of the Capital City Zone and the City Main Streets are no longer within the Capital City Zone.

Since the first round of consultation a number of changes have been made which include some in response to our submission, these changes include:

- Listing of envisaged land uses.
- Ability to change between a shop, office or consulting uses is Deemed to Satisfy subject to meeting specific criteria.
- Shopfront shutters and grilles to be 75 percent permeable.
- Additional policy has been included on street activation at street level.
- Includes built form policy for development fronting Whitmore Square.

## ZONES AND SUB ZONES

### Capital City Zone

DRAFT

- City Frame Sub Zone now limits the size of licensed premises to small scale licensed premises.
- Policy encourages adaptable and flexible buildings for different land uses.
- Improves the acceptability criteria for development exceeding the maximum building height.

In summary, the issues that remain of concern include:

- Revises the acceptability criteria for development exceeding the maximum building height including orderly building height transition to an adjacent zone, ground floor activation, safe, secure and accessible pedestrian linkages and sunlight access and overlooking however ground floor activation should occur no matter the height of the building.
- Restricts internal illumination of advertising to along major streets under canopies which is more restrictive than what is currently allowed.
- PO 3.6 discourages gaps in built form along public roads but doesn't include policy that prevents premature demolition of buildings before real commitment to the developing the site has been demonstrated. The policy intent of the existing provision is to avoid the unnecessary creation of vacant and under-utilised sites that lead to reduced activity and vibrancy in the city.
- The policy regarding the Primary Pedestrian Area within the Concept Plan does not encapsulate all of the policy within current Development Plan Policy. These policies are important for ensuring priority is given to pedestrian access as well ensuring that car parking areas do not have a disruptive impact on the flow of traffic and public transport in the City.
- PO 7.1 is not clear enough to ensure that access points to multi-level car parks are not located where they will conflict with pedestrian movement or cause disruption to traffic flow along North Tce, Rundle St, Hindley St, Currie St, Waymouth St (east of Light Sq), King William St.
- Many of the General Development Policies that apply to Performance Assessed Development have not been incorporated into the assessment classification tables.
- No reference is made to ensuring infill development reinforces strong horizontal lines of adjacent verandahs and masonry courses, podia or openings. The continuity of horizontal lines helps the streetscape read coherently. The features of old buildings should be reinforced in new buildings.

## Recommendations

- Reinstate and include policy that protects views to important civic landmarks including the Adelaide Town Hall, GPO, St Francis Xavier's Catholic Cathedral etc.
- The Over height PO 4.2 requires further work and development exceeding the specified should only be allowed if it goes above and beyond normal planning requirements. Orderly building height transition to an adjacent zone, ground floor activation, safe, secure and accessible pedestrian linkages and sunlight access and overlooking are planning requirements that are typically required for all development proposals and should not be used as a justification for allowing greater height than what is specified. In addition, they are required for many developments within the Capital City under the Code regardless of the proposed height.
- Overlooking consideration should be given to buildings on the interface with the City Living Zone. Development should be designed to avoid direct overlooking into living rooms and bedrooms.

- Reinstate policy that discourages the demolition of a building unless a replacement development is granted full Approval or for documented public health or safety reasons. Unnecessary and premature demolition of buildings leads to vacant sites providing little or no economic benefit to the city, reduces activation opportunities and negatively affects city streetscapes.



*Premature demolition of the 185-189 Pirie Street has resulted in a site that has been vacant for 5 years.*



*Mayfield site at 43-69 Sturt Street*

- Reinstate policy on how ground floor uses can activate and contribute to the vibrancy of the public realm by measures such as building articulation and fenestration, frequent window openings, land uses that spill out onto the footpath and verandahs, balconies awnings and other features that provide weather protection.
- Reinstate policy that seeks to maintain important existing pedestrian through-site an on-street pedestrian links in accordance with the Concept Plan 79. It should be interpreted through policy.
- Revise Concept Plan 79 to encapsulate all of the policy within current Development Plan Policy and ensure priority is given to pedestrian access and that car parking areas do not have a disruptive impact on the flow of traffic and public transport in the City. The first dot point of the policy should be replaced with the following amended policy:  
*Multi-level car parks, short stay public use of ancillary car parking spaces or non-ancillary car parking use of an existing building only where it can be demonstrated that there is a need which is not adequately satisfied by other parking facilities in the locality and where:*
  - it is located away from ground floor street frontages to major streets and pedestrian links;*
  - vehicle access is from the road with less pedestrian activity where a site has access to more than one road frontage;*



**ZONES AND SUB ZONES**

## Capital City Zone

DRAFT

- *it has no more than one entry lane and one exit lane;*
- *it has a controlled exit at the property boundary to stop vehicles before travelling across the footpath;*
- *it has no more than one left in and one left out access point;*
- *avoids access points along high concentration public transport routes identified in Map Adel/1 (Overlay 4);*
- Reinstatement policy to ensure vehicle access points to multi-level car parks are not located within the Core Pedestrian Area or along North Tce, Rundle St, Hindley St, Currie St, Waymouth St (east of Light Sq), King William St, where they conflict with pedestrian movement or cause disruption to traffic flow.
- Reinstatement policy within PO 7.1 to ensure infill development recognises and makes use of elements such as strong horizontal lines of adjacent verandahs and masonry courses, podia or openings and vertical proportions in the division of facades. And windows to ensure the street reads coherently.
- Reinstatement policy that references the strong horizontal emphasis of buildings with clearly defined and segmented vertical elements.
- Remove policy restricting internal illumination of advertising to major streets.
- Delete reference to Overlays in the Classification Tables that are not relevant to CoA to simplify and streamline assessment process.
- Insert reference to Overlays in the Classification Tables that are relevant to CoA to simplify and streamline assessment process.
- Insert the following Zone provisions relevant to the Class of development:
  - Consulting Room – Design in Urban Areas PO 7.1
  - Consulting Room – Interface Between Land Uses PO 4.3, PO 6.2
  - Consulting Room – Transport Access and Parking PO 1.2, PO 1.3
  - Dwelling – Interface Between Land Uses PO 4.4, PO 6.1, PO 6.2, PO 7.1
  - Dwelling – Transport Access and Parking PO 2.1, PO 2.2, PO 3.1 – 3.9, PO 4.1, PO 6.1 - 6.7, PO 7.1, PO 9.1.
  - Licensed Premises – Design in Urban Areas PO 7.1.
  - Licensed Premises – Interface Between Land Uses PO 1.2.
  - Office – Design in Urban Areas PO 7.1.
  - Office – Interface Between Land Uses PO 4.3, PO 4.4, PO 6.2.
  - Residential Flat Building – Interface Between Land Uses PO 4.3, PO 4.4, PO 6.1, PO 6.2, PO 7.1.
  - Residential Flat Building – Transport Access and Parking PO 2.1, PO 2.2, PO 3.1 – 3.9, PO 4.1, PO 6.1 – 6.7, PO 9.1 – 9.3.
  - Shop – Interface Between Land Uses PO 1.2, PO 4.4
  - Student Accommodation – Interface Between Land Uses PO 4.3, PO 4.4, PO 5.2, PO 6.1, PO 6.2, PO 7.1.
  - Student Accommodation – Transport Access and Parking PO 2.1, PO 2.2, PO 3.1 – 3.9, PO 4.1, PO 6.1 – 6.7, PO 7.1, PO 9.1 – 9.3.
  - Tourist Accommodation – Design in Urban Areas PO 7.1.
  - Tourist Accommodation – Interface Between Land Uses PO 1.1, PO 4.1 – 4.6, PO 5.1, PO 5.2, PO 6.2.
  - Tourist Accommodation – Infrastructure and Renewable Energy PO 11.1, PO 12.1.
- Insert the following Sub Zone provisions relevant to the class of development:
  - Licensed Premises – City Frame Sub Zone - PO 1.2.

# CITY RIVERBANK ZONE

## Sub Zones

Health Sub Zone, Entertainment Sub Zone, Cultural/Institutions Sub Zone, Innovation Sub Zone





## Replaces

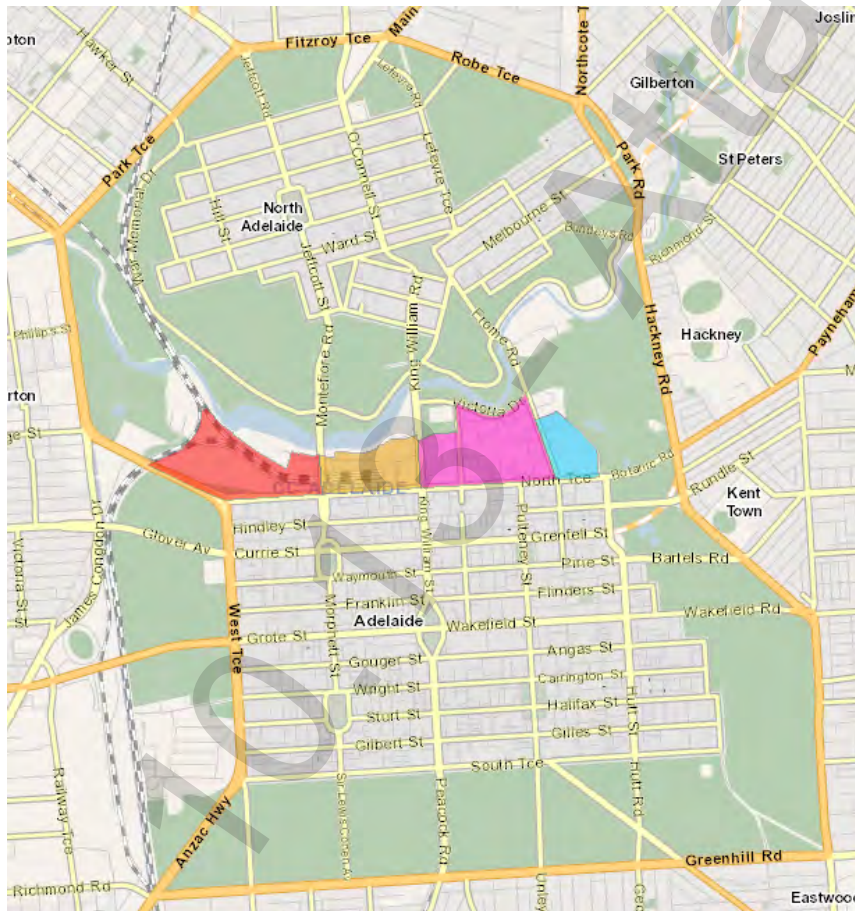
Institutional (Government House) Zone, Institutional (University/Hospital) Zone Riverbank Zone, Health Policy Area 27, Entertainment Policy Area 28

## Spatial changes

Includes Government House within Cultural/Institutions Sub Zone, introduces new Innovation sub zone into area east of Frome Road which was previously Institutional (University/ Hospital Sub Zone)

## Spatial Application

	City Riverbank Zone / Cultural Institutions Sub Zone
	City Riverbank Zone / Entertainment Sub Zone
	City Riverbank Zone / Health Sub Zone
	City Riverbank Zone / Innovation Sub Zone



The City Riverbank Zone consolidates 4 existing Zones and 2 Policy Areas, located on the northern side of North Terrace.

Since the first round of consultation a number of changes have been made which include some in response to our submission, these changes include:

## ZONES AND SUB ZONES

### City Riverbank Zone

DRAFT

- Ability to change between a shop, office or consulting uses is Deemed to Satisfy subject to meeting specific criteria.
- The built form interface policies to ensure compatibility with the topography and change in character between the strong city edge along North Terrace to the landscape setting of the River Torrens and Park Lands.
- The viceregal function of Government House.
- The Innovation Sub Zone reflects the final outcome of the Ministerial Lot Fourteen DPA, including a Concept Plan showing indicative location for an extension of the Adelaide Park Lands trail.

In summary, the issues that remain of concern include:

### City Riverbank Zone

- The vision for the future of the City Riverbank Zone is not adequately communicated within the Desired Outcomes, examples of which includes:
  - The Zone is located within the Adelaide Park Lands and is subject to the statutory principles of the *Adelaide Park Lands Act, 2005 (SA)*.
  - The Zone punctuates the change from the high intensity and defined edge of the City Centre, to the natural environment of the Torrens Valley. The Zone connects the City to the Adelaide Park Lands and provides an active edge to the River Torrens that enhances its use for recreation and leisure activities.
  - Does not provide for the broad range of uses envisaged within the zone such as its Civic, vice-regal, recreational, health, cultural, parliamentary, entertainment, retail and conference functions.
  - That development is designed to respect the landscape setting and biodiversity provided by the Torrens Valley and the Adelaide Park Lands as distinct to the structured layout of the city grid.
- The public space policy does not fully capture the intent of the original PDC 9 of the Development Plan which is about creating interesting landscaped public spaces amongst building and linking these spaces with pedestrian links.
- There is an absence of policy in regard to development being designed to provide a safe environment, which is of high importance in this precinct with many public spaces used day/night, 7 days/week.
- Removal of existing policy to protect River Torrens water quality noting the importance to the visual, economic, hydrological, recreational, and biodiversity value of the River Torrens.
- Removes the visual and physical connection Figures (Figure Rb/1, Figure Rb/2, Figure Rb/3) from the existing Development Plan which is important in providing clearly defined and coordinated pedestrian links and connections to ensure they are incorporated into future development. They are also more useful at displaying a visual presentation than words and are important for the connectivity of the City. In particular, for the central pathway which will be difficult to interpret and apply in assessment through description in words only.
- Removes policy seeking car parking spaces to be undercroft/basement areas and design criteria if car parking is at ground or above which is important for the activation of the public realm.



### Cultural Institutions Sub Zone

- Fails to provide a built form vision for the Sub Zone which is important as the character of this area is unique from other sub zones.
- Deletes the importance of maintaining the existing landscaped open space between the buildings and the street boundary along the frontage North Terrace.
- No consideration has been given to the setback pattern and spacing between buildings which is a prominent feature of the sub zone.
- The important north-south and east-west directions pedestrian links have not been given any consideration and Figure I/1 has not been included. For ease of access and safety it is important these links are maintained and not built upon.

### Entertainment Sub Zone

- The civic nature of the sub zone has not been acknowledged within the DO nor has the strong visual permeability through the Site.
- This area is one of the most important spaces to host significant public events however this role has not been acknowledged.
- Day and evening land use activation is important for the vibrancy and success of the area which has not been supported through Code policy.
- The heritage importance of many of the buildings within the sub zone that make a substantial contribution to the City have not been sufficiently addressed through policy.

### Health Sub Zone

- Deletes landscaped forecourts and/or public meeting spaces as transition spaces between North Terrace and buildings which are important to streetscape character envisaged.
- Fails to provide a list of envisaged uses which is inconsistent with the approach of the other sub zones.
- Insufficient policies to protect operation of hospital helipad and potential gaps in system of referral for development which could affect helipad operations (including during construction), in addition to referrals which exist in relation to the operation of Adelaide Airport.
- Absence of policy to ensure the continued operation of rail and road services and ensuring development provides a satisfactory interface to roads and railways in terms of access, safety, security, noise, air emissions and vibration.
- No specific policy has been provided in regard to where access to these sites should be from.
- No policy in place that seeks buildings north of the River Torrens to provide an active edge.

### Innovation Sub Zone

- No reference has been made to providing pedestrian links to the Adelaide Botanic Garden, North Terrace, Frome Road and the northern Park Lands Zone, nor providing deep soil zones for large trees or suitable spaces for group meetings and social activities.
- Includes acceptability criteria for development exceeding the maximum building height including orderly building height transition to an adjacent zone, ground floor activation,

## ZONES AND SUB ZONES

### City Riverbank Zone

DRAFT

safe, secure and accessible pedestrian linkages and sunlight access and overlooking however ground floor activation should occur no matter the height of the building.

- The open space provisions are too broad and do not provide clarity in terms of what is expected in the sub zone such as pedestrian shelter, sunlight access activation at ground level.
- Fails to address night time safety.

## Recommendations

### Riverbank Zone

- Introduce effective DO or additional policy mechanism to reinstate overall vision for City Riverbank Zone and addresses the following:
  - That the zone is located within the Park Lands.
  - The zone punctuates the change from the high intensity and defined edge of the City Centre, to the natural environment of the Torrens Valley. The Zone connects the City to the Park Lands and provides an active edge to the River Torrens that enhances its use for recreation and leisure activities.
  - Provides for the broad range of uses envisaged within the zone such as its Civic, vice-regal, recreational, health, cultural, parliamentary, entertainment, retail and conference functions.
  - Ensuring development is designed to respect the landscape setting and biodiversity provided by the Torrens Valley and the Adelaide Park Lands.
- Revise PO 2.4 as follows:
 

*Coordinated development to include a variety of pleasant and interesting landscaped spaces among and adjacent to buildings, ranging from those suitable for group meetings and social activities to those for quiet retreat and relaxation. These spaces, the pedestrian links between them, and internal access roads are to be landscaped with trees and other plantings to create pleasant environments and soften the built form.*
- To ensure public safety is considered as a priority the following policy should be included:
 

*Development designed to provide a safe night-time environment along streetscapes, pedestrian and cycle paths and building surrounds by the arrangement of buildings and active building frontages that enhance casual surveillance and provide appropriate lighting and clear lines of sight.*
- Reinsert current Development Plan PDC 15 and 16 of the Riverbank Zone that encourages basement parking and specific design criteria if car parking is at ground or above to ensure the vibrancy and safety of zone is maintained. This policy should apply to the Entertainment Sub Zone Health Sub Zone.
- Include appropriate policy that seeks development to incorporate a range of water sensitive urban design measures that minimise water quality impacts on the River Torrens, such as stormwater treatment, harvesting and reuse.
- Reinstating visual and physical connection Figures Rb/1-3 from the existing Development Plan.
- Delete reference to Overlays in the Classification Tables that are not relevant to CoA.
- Insert reference to Overlays in the Classification Tables that are relevant to CoA.
- Insert relevant GDP's and Zone and Sub Zones provisions relevant to the Class of development.

## Cultural Institutions Sub Zone

- Include the following built form vision within the DO for this sub zone:  
*The built form and environment will maintain a transition between the intense urban form of the Central Business Area and the open landscape of the Torrens Valley. The succession of both landscaped and paved open spaces around and between buildings, the largely pedestrian orientation of the area, the askew siting of buildings as well as their low scale, and consistent style and materials corresponding to major periods of development, has produced a townscape character and quality unlike anything existing or ever likely to be developed within the Town Acres.*
- Reinstate policy that seeks to maintain the established setback pattern of alternating buildings and landscaped spaces along North Terrace (PDC 3 of Dev Plan).
- Reinstate the policy within DTS/DPF 2.4 that seeks buildings to be located away from roads or frontages to the Park Lands.
- Reinstate north-south and east-west directions pedestrian links within Figure I/1 of Dev Plan.

## Entertainment Sub Zone

- Include within the DO a built form vision that showcases, respects and builds on existing landmark and heritage buildings including the Festival Centre, Parliament Houses, Convention Centre, Adelaide Railway Station and Casino.
- Include policy that reinforces and enhances this area as the primary cultural and entertainment hub and provides high quality spaces for public use, including significant public events. The policy should include reference to the area being a principal public space able to cater for large numbers of visitors and events but also be safe and convivial when lesser numbers of people may be present. The policy should also anticipate that the public space and nearby land uses will be active during the day and night and will be a space that is adaptable for a range of purposes. The space should be built on a single plane.
- As part of DO 1 include the for the continuing program of public arts and cultural activities.
- For consistency and clarity include exceptions to the uses envisaged e.g. Hospital, Helicopter Landing Facilities, Light Industry.
- Include the following new PO: *“Land uses at ground level will activate public spaces during the day and evening such as through cafes, restaurants and small-scale specialty shops.”*
- Reinstate PDC 9 and 10 and Figure RB/2 and Rb/3 from the Dev Plan to pedestrian links are maintained and built upon and that the heritage attributes and prominent features of valuable buildings are clearly not diminished.

## Health Sub Zone

- Reinstate policy that seeks buildings along North Terrace to be designed to be viewed from all sides, promoting open spaces between adjacent buildings in contrast to the strong built form edge in the Capital City Zone.
- For clarity include the list of envisaged uses as a PO e.g. Clinical and health training, research, manufacturing and educational facilities, consulting room, Educational establishment, Health centre, Helicopter landing areas, lighting for night operations and associated communication equipment, Hospital and ancillary land uses that provide



**ZONES AND SUB ZONES**

## City Riverbank Zone

DRAFT

services for staff, students, researchers, patients and visitors; including temporary accommodation.

- For consistency and clarity include exceptions to the uses envisaged e.g. Convention Centre, Tourist Accommodation, Entertainment Venue, Hotel.
- Reinstate Figure RB/2 from the Dev Plan to pedestrian links are maintained and built upon.
- Include policies that protect the operation of hospital helipad and ensure there are no potential gaps in system of referral for development which could affect helipad operations (including during construction), in addition to referrals which exist in relation to the operation of Adelaide Airport.
- Reinstate policy that seeks buildings north of the central pathway to be designed to provide an active edge to the River Torrens and of a low scale commensurate with the landscape setting.
- Include policy that requires development to be serviced by vehicular access points from North Terrace and Port Road that provide for convenient, safe and legible controlled access for ambulances, emergency drop-off for the public and general goods and services vehicles, as well as vehicle access for patient drop-off, and visitor and staff parking.
- Include policy to ensure the continued operation of rail and road services and ensure development provides a satisfactory interface to roads and railways in terms of access, safety, security, noise, air emissions and vibration.

**Innovation Sub Zone**

- The over height PO 3.2 within the Innovation Sub Zone requires further work and development exceeding the specified should only be allowed if it goes above and beyond normal planning requirements. Ground floor activation and safe, secure and accessible pedestrian linkages are planning requirements that are typically required for all development proposals and should not be used as a justification for allowing greater height than what is specified. In addition, they are required for many developments within the City Riverbank Zone under the Code regardless of the proposed height.
- Include the pedestrian link maps Figure RB/2 that have not been incorporated into the Concept Plan to ensure the connectivity of the City is maintained and built upon.
- Reinstate PDCs 12, 13, 14 and 29 (b,d,e,f) from the Dev Plan to ensure public open space and the public realm is addressed appropriately and ensure quality open spaces and environment for the users and visitors of the sub zone.
- Reinsert PDC 19 from the Dev Plan which seeks to ensure a safe night-time environment along streetscapes, pedestrian and cycle paths and building surrounds by the arrangement of buildings and active building frontages that enhance casual surveillance and provide appropriate lighting and clear lines of sight.

**All Sub Zones**

- Include the list of envisaged uses for each of the Sub Zones to set clear parameters on the type of uses we would like to see and build upon in each area.

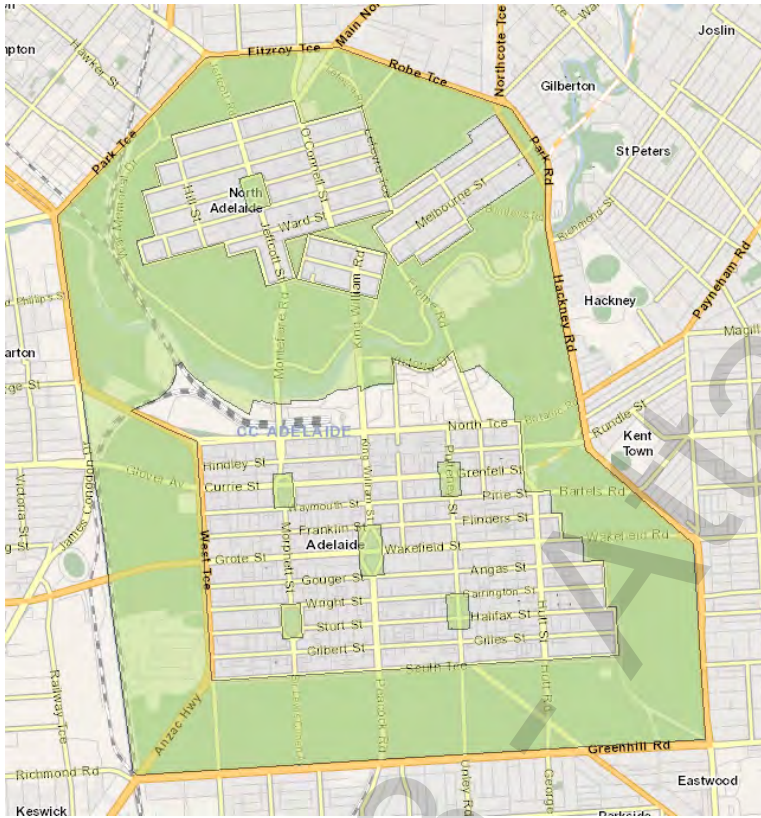
# ADELAIDE PARK LANDS ZONE

## Replaces

Park Lands Zone and 11 Policy Areas

## Spatial Application

Adelaide Park Lands Zone



Since the first round of consultation a number of changes have been made in response to APLA's submission. These changes include:

- Zone has been renamed to Adelaide Park Lands Zone from City Park Lands Zone.
- The Squares have been included in the Zone.
- The proposed Sub Zones (Adelaide Oval and Eastern Park Lands) have been deleted.
- The Desired Outcomes have been amended however not the extent advocated for.
- Additional polices on land use, built-form, landscape character and movement and parking.
- Removed the use of the Restricted Development Pathway for educational establishment, hotel and public infrastructure. These types of development will be performance assessed.
- It is recommended that SPC incorporates the policy intent of the Park Lands Building Design Guidelines in the P&D Code to provide adequate guidance.

In summary, the issues that remain of concern include:

- The vast majority of applications in the zone will fall into the performance assessed pathway and will be assessed on its merits against the Code (as per Section 107 of the PDI Act). The Desired Outcomes and Performance Outcomes need further refinement to ensure sufficient policy clarity and strength.
- The use of the Accepted Development (Table 1) and Deemed to Satisfy (Table 2) assessment pathways. The risk outweighs the associated benefit to a very small number of applications in this context.
- The policies identified for Performance Assessed (Table 3) developments ...
- Public notification (Table 5) - The current wording of the notification triggers are confusing and could be interpreted in multiple ways. The outcome sought is that development that is anticipated in the Zone is not notified.
- The first version of the Code is not proposed to include the Park Lands Building Design Guidelines.

## Recommendations

### Land Use

- Refine DTS/DPF 1.1 to:
  - delete built form such as *“Advertisement, conservation work, outbuilding with open space maintenance, structures”*. Relocate this policy to Built Form and Character.
  - insert additional desired land uses horse agistment, cemetery within existing site boundaries, education establishment within existing boundaries, licensed premises ancillary to a multi-purpose recreation facility and located on map and special events located on Special Events where located on map (reflect complying and non-complying list locations).
- Council sought for any buildings to be publicly accessible multi-purpose uses and for land uses to be retained within the existing sites. PO 1.8 outlines specific land uses. Whilst these policies work to contain the land uses to their sites, it is suggested that the policy is revised to ensure that new buildings support a range of community uses rather than the existing uses. This will allow the Adelaide Park Lands Strategy outcomes to be achieved.
- Review PO 1.8. Recommend the purpose should be about containing uses within their site boundaries. As drafted, the intent and purpose of this policy is unclear.
- Delete PO1.9 and reinstate existing policy for the Adelaide Aquatic Centre (*see PDC5 of the current North Park Lands Policy Area*)
- Reinsert the intent of current land use policies of the Development Plan which support the achievement of DO1 and DO2 (\*noting that refinement will be needed to achieve the same outcome given the absence of policy areas and mapping):
 

*“Development should not further restrict public access to land within the Park Lands (Council Wide PDC287 of the current Development Plan)*

*Indoor recreation is considered to be contrary to the open character desired for the Park Lands and should be restricted to specific existing or proposed buildings. (PDC3 of the current Park Lands Zone)*

*Development of new and the expansion of existing formal outdoor recreation uses should be restricted except where specified in the relevant Policy Area. (PDC4 of the current Park Lands Zone)”*



- Amend PO 1.3 to reflect the current Development Plan where the relevant area should reflect "River Torrens West Policy Area in the area marked F as shown on Map Adel/48; (b) Adelaide Oval Policy Area, as shown on Map Adel/49".
- PO1.6 be amended to make clearer that a new use of an existing building still needs to be an appropriate use for the zone.
- Amend PO3.4 related to return of Alienated Land to refer specifically to land including the Adelaide Gaol and Police Barracks (*as reflected in Overlay 10 in the current Development Plan*) and the electricity substation and water reservoir at the corner of Barton Terrace East and O'Connell Street (PDC4 of the North Park Lands Policy Area).
- There is no noise policy specific to the Park Lands. It is recommended that the following policy is inserted:

*PO XX Development should not:*

- (a) result in noise emissions which adversely affect the amenity of neighbouring premises or other Park Land users, or the emission of atmospheric or liquid pollutants;*
- (b) introduce, expand or intensify any activity which may detrimentally affect the amenity of premises within any adjacent Zone (including areas in an adjoining local government area).*

### Built Form and Character

- The following policies placed under the heading 'Land Use and Intensity' be moved under the heading of 'Built Form and Character':
  - Parts of DPF 1.1 – as identified above.
  - PO1.7 as it relates to design of a new building
- Delete PO1.7 Part (c) "*provides complementary recreation, sporting or tourism facilities that could not otherwise have been provided in the zone*" as this part is not necessary for an assessment of built-form matters and the land use considerations would be covered by provisions above.
- The built form policies are intertwined with land use policies. This is evident in PO 1.8. Further PO 1.8 is concerning as the list is not accurate or complete and does not reflect the APLMS. It is acceptable that the use of buildings can change over time provided it is multipurpose, community based and ancillary to outdoor recreation. The policy as proposed, does not allow for the use of these buildings to be change over time. There is no need to restrict to the existing land uses provided these are publicly accessible community uses and align to the land use policies.
- Arguably PO 1.8 and 1.9 could be deleted as PO 1.6 provides for adaptive reuse of the buildings and PO 1.7 provides guidance on new buildings etc. The PO's under land use and intensity provide for a variety of land uses.
- It is recommended that PO 1.8-1.9 is deleted and PO 1.6 and PO 1.7 are expanded to:
  - support a concept plan for each park; and
  - provide more expansive building design policies to reflect the Park Lands Building Design Guidelines including the following:
- PO 1.10 does not seek for pedestrian access to be provided through public infrastructure. This should be considered so as to not dissect the Park Lands and discourage activation. Amend to include; "*and enhances pedestrian access through the Park Lands*".

Landscaping for screening is not always the desired outcome. Landscaping for completeness of design is. Amend PO2.1 as follows: "*A contextual design response that complements the open space function, natural and cultural character, the heritage values and is with suitably screened by landscaping.*"

## ZONES AND SUB ZONES

### Adelaide Park Lands Zone

DRAFT

- PO 2.3 – delete “*where practical*”. It is a merit policy and therefore is a guideline.
- PO 2.4 – delete “*in the City Living Zone*”. There is a need to ensure appropriate interfaces to all residential uses of the City of Adelaide.
- PO 3.1 whilst this has been amended, it is unclear what legal meaning this would have. What are the areas of “*Special Landscape character*” further where are the area of indigenous and post colonial cultural significance? Park Numbers have not been outlined or Overlay 14 has not be reinstated. There is a risk that these sites will not be picked up in assessment. It is recommended these should be defined in the concept plans.
- Amend PO3.2 to reflect the correct name of the National Heritage listing. Amend to “*...Adelaide Park Lands and City Layout National Heritage Values*”.

## Movement, Access and Parking

The changes that have been made post consultation provide a clearer direction for the circumstances of the Park Lands, however would be further improved through including current policy that seeks to restrict additional car parking in certain locations and strengthening the intention that car parking be limited on the Park Lands.

As drafted, the risk is that new development could increase the amount of car parking on the Park Lands if it supports an associated use. In some locations this could be excessive, for instance, around the Education Establishments, Riverbank Precinct or the Adelaide Aquatic Centre where the vehicle trip generation could be quite large and justified from a transport perspective.

- Insert PO to reflect intent of existing policy:  
*PO XX*  
*Rationalisation and reconfiguring of existing car parking should result in no increase to existing parking in Park 1, Park 2, Park 13 and Park 14, Park 16, 17 and Park 23.*

## Monuments

- There is not policy on monument design or placement. The following policy is recommended:  
*PO XX*  
*New monuments that retain from the heritage values and contribute to enjoyment of the Park Lands and should:*
  - (a) have materials of a colour and stone type that is compatible with the predominant appearance of surrounding monuments;*
  - (b) have similar height and plan dimensions to immediately adjacent monuments; and*
  - (c) not conflict in design detail or overall form.*

## Assessment Pathways

- Accepted Development – recommend fencing and retaining wall structures and shade sails be Performance Assessed developments. In the context of the Adelaide Park Lands careful consideration of the placement of such structures should undertaken. Support the use of this pathway (with some exclusions as noted in the zone) for internal building work, partial demolition of a building or structure, solar photovoltaic panels (roof mounted), temporary public service depot (currently a complying type of development) and water tanks (underground).
- Performance Assessed Development – Insert relevant General Development Policies and Zone and Sub Zones provisions relevant to the class of development.

## Public Notification – (Table 5 - Procedural Matters)

- It is recommended that:
  - No public notification is required where developments are clearly anticipated in the Zone.
  - Notification triggers consider the scale and impact of the use of the locality and adjacent and the level of assessment needed to be undertaken with an application (see examples below based on current approach).
  - The trigger around development adjacent a zone boundary should apply to all adjacent zones and not only a neighbourhood type zone. The Capital City Zone does not fall under the definition of a neighbourhood type zone, however, encourages residential and similar uses to a neighbourhood type zone.
- Examples:
  - Outbuildings, sporting fields and club facilities are anticipated in the Park Lands. Notification triggers do not consider the location and scale of facility, such as:
  - A Club Facility of 60m<sup>2</sup> or 600m<sup>2</sup> in area. The scale could be from single storey to multi-storey.
  - A building could be on the edge of the Park Land or it sited in the middle of the Park Land.
  - Car parking may be proposed however, at this stage, the policy is not clear, park by park, what could be reasonably anticipated i.e. scale and location. Are 10 car parks proposed or 100 car parks proposed? Is this multi storey or surface car parking?

## Park Lands Building Design Guidelines

Continue to pursue seeking the design guidelines to be incorporated as a document for reference as part of the planning assessment process.

## Zone Boundaries

The Zone boundaries have been amended to include the Squares. However, the Zone boundaries have not been consistently aligned. For instance, the boundaries have been in the middle of the road, to the building alignment or boundary of the landscaped areas.

It is suggested that the alignment reflects the National Heritage Listing. This would mean the building/site boundary line would be the boundary of the Zone.



# CITY LIVING ZONE

## Sub Zones

East Terrace (agreed post consultation), Medium High Intensity Sub Zone, North Adelaide Low Intensity Sub Zone

## Historic Area Overlay

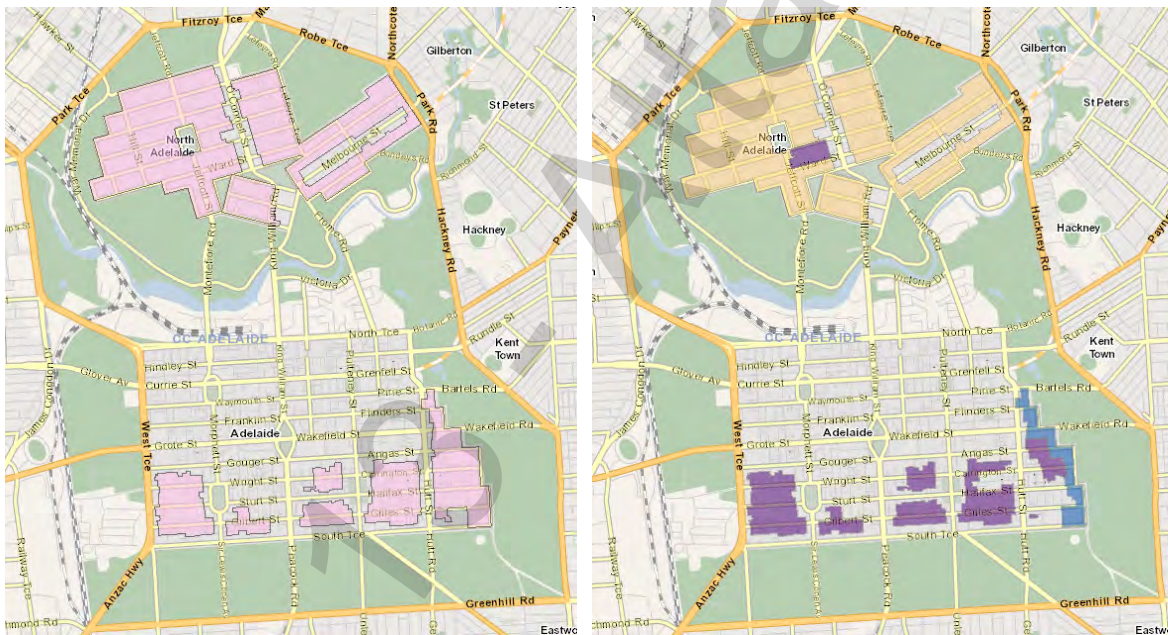
The existing conservation zones also have a Historic Area Overlay. The existing Historic Area Overlay in South Adelaide does not have a Sub Zone policy.

## Replaces

North Adelaide Historic (Conservation) Zone (including Policy Areas 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12 and 15), Adelaide Historic (Conservation) Zone and City Living Zone (including Policy Area 29, 31, 32 and 33).

## Spatial Application

	City Living Zone
	City Living Zone / East Terrace Sub Zone
	City Living Zone / Medium High Intensity Sub Zone
	City Living Zone / North Adelaide Low Intensity Sub Zone



Since the first round of consultation a number of changes have been made to respond to our submission. In summary these include:

- North Adelaide Low Intensity Sub Zone has been extended to the extent of the North Adelaide Historic (Conservation) Zone.
- The East Terrace Sub Zone has been included.

In summary, the issues that remain of concern include:

- There is no sub zone for the Adelaide Historic (Conservation) Zone.
- The outcomes of the North Adelaide Institutions and Colleges DPA and the Residential and Main Street DPA have not been fully transferred into the Code. Including the:

## ZONES AND SUB ZONES

### City Living Zone

DRAFT

- land use strategy for the “residential areas” and the Mainstreets
- site specific policies guiding sensitive infill in context of the area’s heritage values
- transport and parking policies that seek basement parking
- Assessment pathways will likely result in adverse impacts to on-street transport and other infrastructure.
- Public Notification whilst is comparable to the Adelaide (City) Development Plan is not supported by clear policy. Many land uses have been exempt from public notification however as a stakeholder it is not clear what the outcome would be. Therefore there remains a need for public notification with the policy being clear enough at the policy development stage.

### Sub Zone for existing Adelaide Historic (Conservation) Zone:

- There is no proposed sub zone for the existing Adelaide Historic (Conservation) Zone. It is unclear why this has been missed. A sub-zone for this area would assist with policy expression for which would detail the low scale area and site coverage.

## Recommendations

- Create a new Subzone or extend the North Adelaide Low Intensity Sub Zone (to be replaced by a “Adelaide Low Intensity Sub Zone”.

## Land Use

- The proposed land use strategy disperses non-residential land uses throughout the City Living Zone. This is different to current policy which defines areas of residential areas and mixed use areas. Council administration are aware that it is intended to support the creation of walkable neighbourhoods and employment opportunities. However, the location and size of City Living Zone is such that all land is within a 15 minute walkable catchment of commercial zoned sites and zones. This approach has potential to:
  - Unduly and unnecessarily impacting the residential amenity and the progressive increase in residential uses within the City Living Zone. Council has for 40 years zoned areas to progressively attract more residents to City Living through progressive change of use from commercial to residential uses.
  - Reducing economic clustering of commercial and productive economy activities in strategic areas (such as North Adelaide Historic Conservation Zone (Policy Area 15), the Mainstreets, and the Capital City Zone). These areas are supported by similar services, place making and transport infrastructure.
  - Unduly impacting property economics through increasing supply of commercial floor space whilst diluting the market in existing areas
- Restricted Development is proposed for shops over 1000m<sup>2</sup>. The policy of the code does not support this scale of shop in this zone. However, “small scale” has not been defined.
- There are a number of land uses that are currently non-complying however it is not clear how these will not be supported. There is concern that the policies as drafted do not give a clear enough outcome for land uses that were previously non-complying. Many could be construed as “supporting services to the local community” which could be supported by DO1 and PO 1.2. For example:
  - Adult produces and services premises

- Adult entertainment premise
- Art gallery
- Auditorium
- Amusement machine centre
- Backpackers
- Bank
- Car parking (not ancillary)
- Cinema
- Clinic
- Licensed premise
- Motel
- Hotel
- Indoor recreation
- Industry
- Service trade premise
- Road transport service
- Theatre
- Transport depot
- Warehouse

## Recommendation

- Ensure the majority of the City Living Zone is for residential land uses to encourage city living.
- Amend DO's and PO's to allow non-residential development (that reflects current policy) that supports local community in the form of small-scale commercial uses and community services in the following locations:
  - Gilles and Gilbert Street
  - Sturt Street
  - Formerly Policy Area 15
  - East terrace on catalyst sites
  - Tynte Street (west of Bevis Street)
- Ensure policy does not support the non-residential land uses that are currently non-complying.
- For the North Adelaide college and education sites support non-residential land uses as per the outcomes of the North Adelaide Large Institutions and College DPA. Amend PO 1.5 to more specific land uses as the DPA intent.
- Remove the Restricted Development Pathway for shops over 1000m<sup>2</sup> and for expansion of the sites in the North Adelaide Large Institutions and College DPA
- There is currently no definition for scale i.e. small scale, medium scale and large-scale non-residential land uses. It is recommended that this is defined to be clear for investors and the community about what is anticipated. Similar to low rise and medium rise there needs to be definition. This will allow public notification to be reduced as it is clear from policy what outcome is anticipated.



**ZONES AND SUB ZONES**

City Living Zone

DRAFT

**Design (Built form and Character)**

Historic Area Statements – See comments in Heritage Summary Sheet.

**North Adelaide Large Institutions and Colleges DPA Design Policies**

The policies consolidated into the Development Plan for the North Adelaide Large Colleges and Institutions sites have not been provided.

Whilst the concept plans have been included, the policy important to guide sensitive infill and interfaces has been deleted. This means:

- There is no limited policy to guide assessment of density and bulk.
- The building height in relation to the boundary will not be fettered by a Building Envelope Policy. This means low rise adjoining buildings may have buildings from 2 to 6 storeys close to their boundaries without any clarity on appropriate lengths of built form on boundaries.
- Vehicle parking does not need to be provided at basement level. This means that surface car parking can be provided or the ground floors can be taken up for car parking unnecessarily increasing building scale and bulk thereby impacting residential amenity and heritage values. The policy that has not been reinstated includes:
  - **20** Vehicle parking arrangements should not incorporate undercroft parking (unless specifically expressed in a Policy Area as a possible development option in a particular street) or other parking or access arrangements that are not in keeping with the heritage character of the Zone.
  - **21** Other than low scale residential development, car parking should be provided at basement level to optimise the use of land and to limit the visual impact on the amenity and historic street character of the Zone.
- Within PA15 there is no interface policy to low scale sites within the Zone and no pedestrian link through the site to increase walkability of the neighbourhood. The land use mix is not clear.
- The use of the Restricted Development pathway for expansion of these sites beyond the existing site or adjoining site is not supported.

**Recommendation**

- Provide policy for the college and institution sites to reflect the North Adelaide Large Institutions and Colleges DPA

**Building levels and building heights**

The intent of PDC 2.2. is not clear. There is a need for development applications to ensure buildings respond to the streetscape rather than the table expressed in 2.2. This will support the contextual design with character and heritage places.

- The character of the streetscapes is generally single storey to the street with two storeys set back from the streets. There is a need ensure that this is clearly articulated in the policy.

- There is a risk that the floor to ceiling heights will not be compatible in the streetscape. The Historic Area Statements do not detail building height as such this will need to be determined on a case by case basis.

## Recommendation

- Insert a new PO:  
*“Buildings will be designed as single storey to the street scape with taller built form set back from the street and the adjoining allotments and ensure they are compatible with the heritage-built form. Where taller built prevails among the heritage places, buildings height to the street may be designed to be compatible with the prevailing streetscape character.”*

## Site dimensions and land division

It is understood the intent of the P&D Code is to reinstate the site dimension of frontage requirements of the Development Plan as per the existing policy areas. No changes are needed to the dimensions provided this is the case. However, we note SAPPA does not provide the spatial mapping to verify this without going into each property.

## Transport – parking

Non-ancillary vehicle car parking was previously non-complying. This is not clearly articulated in policy.

Given the proposed changes to land use there is a concern that car parking rates will mean that residential amenity and character is impacted. If commercial sites are developed with the proposed parking rates this will mean that car parking is required. This will diminish the character of the area. Whilst, it is suggested land use are made, a review car parking rates is needed to ensure that any non-residential land uses do not impact on residential amenity and heritage values and further encourage demolition of residential housing stock in an attempt to provide car parking.

Width of driveways need to be contextual to heritage locations, support pedestrian environment and retention of heritage assets such as blue stone kerbing.

## Recommendation

- Provide PO to seek ancillary to the site parking only (inferring that the Code does not support non-ancillary parking).
- Review car parking rates to ensure residential amenity and heritage values are maintained.

## Assessment Pathways

The assessment pathways may have unintended impacts to streetscapes and it is recommended that these do not apply.

Accepted Development and Deemed to Satisfy pathways permit Vehicle Access. Where additional cross overs are approved under the Planning Approval it is also given consent

**ZONES AND SUB ZONES**

City Living Zone

**DRAFT**

under the Local Government Act. There is a need to assess new cross overs on City of Adelaide streets. This is due to the varied impacts to heritage blue stone kerbing, on-street parking supply, on-street infrastructure, traffic flows and general pedestrian amenity. Accordingly, Accepted Development Pathways which result in automatic approvals for vehicle access should be deleted.

The proposed pathways are varied in terms of their impacts. Many do not need to consider the Zone and Sub Zone policies, Historic Area Overlay, Heritage Place (state and local) streetscape impacts, impact to private open space, impacts to regulated or significant trees. Whilst these pathways are supported in principle, it is not clear that this will support good design and sensitive infill. At this stage, it is considered that these should be removed or worked through to avoid unintended consequences.

**Recommendation**

- Remove the DTS and Accepted Development Pathways for:
  - Accepted Development
    - Carport
    - Outbuilding
    - Shade sale
    - Verandah
  - Deemed to satisfy
    - Carport
    - Change of Use
    - Detached Dwelling
    - Dwelling addition (needs to include all zone policies ensure compatible design, heritage places and heritage overlay or on land with regulated or significant trees)
    - Land Division – Should not apply to heritage places and heritage overlay or on land with regulated or significant trees.
    - Outbuilding
    - Dwelling or residential flat building undertaken by:
      - a) the South Australian Housing Trust either individually or jointly with other persons or bodies or
      - b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.
    - Outbuilding
    - Verandah (where it could be used as a carport)

**Public Notification**

- See summary sheet on Public Notification.



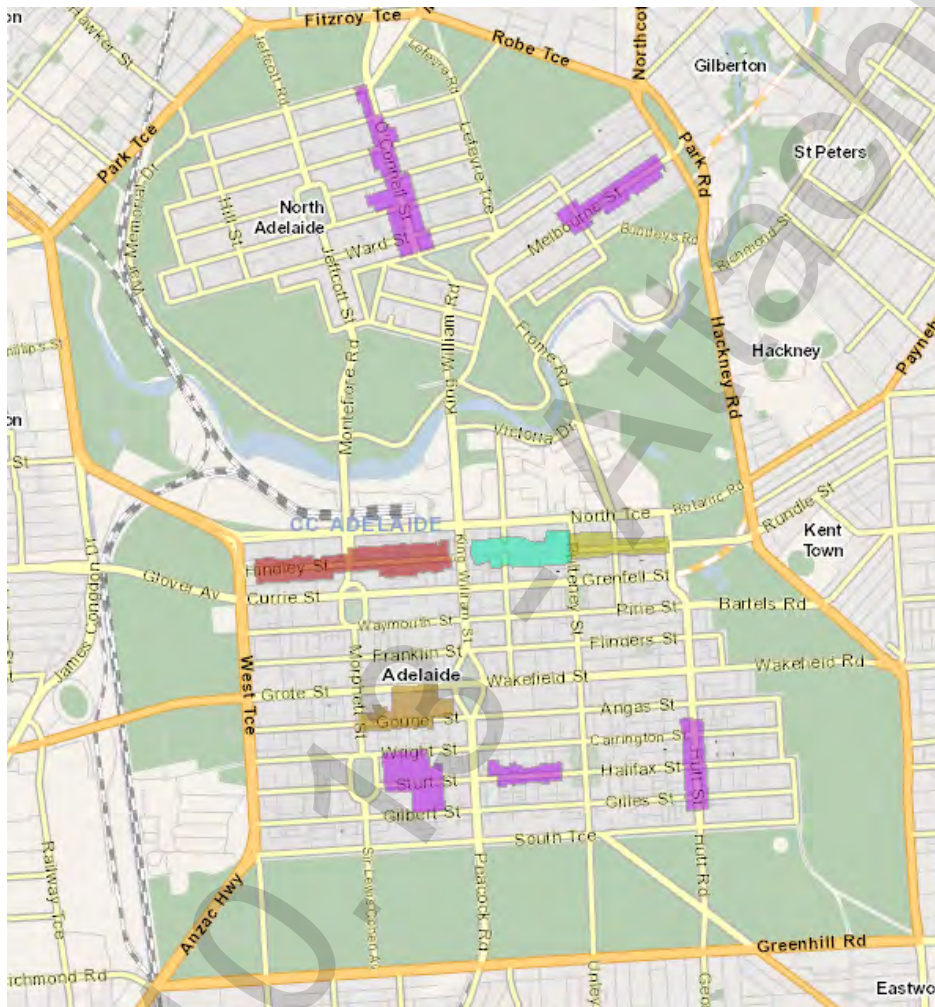
# CITY MAIN STREET ZONE

## Sub Zones

Gouger and Grote Sub Zone, Hindley Sub Zone, Rundle Mall Sub Zone, Rundle Street Sub Zone and City High Street Sub Zone

## Spatial Application

	City Main Street Zone / City High Street Sub Zone
	City Main Street Zone / Gouger and Grote Sub Zone
	City Main Street Zone / Hindley Sub Zone
	City Main Street Zone / Rundle Mall Sub Zone
	City Main Street Zone / Rundle Street Sub Zone



This Zone continues to recognise mixed use areas of the City as an important provider of shopping, hospitality, commercial, community, cultural and entertainment facilities for the City supported by medium to high density and residential development.

Since the first round of consultation a number of changes have been made which include some in response to our submission, these changes include:

- Introduces a new City High Street Sub Zone that includes Melbourne Street East, O'Connell St, Hutt Street, parts of Sturt Street and Halifax St.

**ZONES AND SUB ZONES**

## City Main Street Zone

DRAFT

- A change of use to a shop is now an accepted class of development.
- Now include daytime activation policy for land uses typically closed in the evening.
- Removed reference to buildings being setback to accommodate outdoor dining.
- Ability to change between a shop, office or consulting uses is Deemed to Satisfy subject to meeting specific criteria.
- Introduces acceptability criteria for development exceeding the maximum building height.
- Requires permeable shopfronts and requires shopfront shutters and grilles to be 75 percent permeable.

In summary, the issues that remain of concern include:

**City Main Street Zone**

- PO 1.1 and DTS 1.1 lists land uses such as offices consulting rooms, dwellings, pre-schools and supported accommodation as uses envisaged for the zone. These uses would be more appropriate at first floor level or above however, no distinction has been made to what level these uses should be situated. Within the City Main Street Zone one would not normally expect to see low activity uses at the ground floor level of main streets such a Rundle Mall, Hindley St, Rundle St, Gouger Grote St etc. This policy is inconsistent with the Desired Outcomes for the zone which emphasise the shopping, hospitality, community and cultural focus of the zone.
- PO 1.5 suggests that 'wholly residential development is appropriate' within a main street. As pointed out in the paragraph above, residential land uses above ground floor level is more appropriate to ensure the vibrancy of the street is maintained.
- DTS 1.6 envisages shops, offices and consulting rooms at ground level. Offices and consulting would be more suitable along a main street if located above ground floor level to ensure street vibrancy and activation. The DTS should be revised to reflect this.
- DTS 1.7 introduces the ability to change between a between a shop, office or consulting uses through Deemed to Satisfy criteria. Offices and consulting uses would be more suitable along a main street if located above ground floor level to ensure street vibrancy and activation.
- Active uses such as shops, restaurants and cultural facilities are encouraged at ground level with a preference for office accommodation and consulting rooms to be located on the upper levels. There has been no study undertaken to justify the ability to change between a shop, office or consulting uses particularly in main streets such as Rundle Mall which is the shopping hub of the City and metropolitan Adelaide. In addition, it is inconsistent with PO 1.6 of the zone which encourages high levels of pedestrian activity and contributes to the vibrancy of the street.
- PO 2.1 fails to include policy on maintaining a sense of openness to the sky which is an important component of achieving human scale at street level within the City's main streets.
- PO 3.2 introduces acceptability criteria for development exceeding the maximum building height including orderly building height transition to an adjacent zone, ground floor activation, safe, secure and accessible pedestrian linkages and sunlight access and overlooking however ground floor activation should occur no matter what the height of the building is.
- The policy regarding the Primary Pedestrian Area within the Concept Plan 79 does not encapsulate all of the policy within current Development Plan Policy. These policies are important for ensuring priority is given to pedestrian access as well ensuring that car

parking areas do not have a disruptive impact on the flow of traffic and public transport in the City.

- Fails to provide policy that deems undercroft parking as inappropriate. Undercroft parking would detract from the cohesive streetscapes of the main streets.
- There is an absence of policy in ensuring that the finished floor levels of buildings are designed to be at grade or level with the footpath to ensure universal pedestrian access.
- Many of the General Development Policies that apply to Performance Assessed Development have not been incorporated into the assessment classification tables.

## City High Street Sub Zone

Exempts catalyst sites from ensuring buildings mitigate overshadowing and visual impacts of building mass on residential development within the City Living Zone. Interface issues should be applied to all development including catalyst sites and the policy should reflect this. These are impacts that is expected would be addressed.

Does not include policy on advertisements or the illumination of advertisements.

## Recommendations

- PO 1.1 and DTS/DPF 1.1 require further work to ensure that the ground floor of the main streets is maintained for retail, restaurants, cafes, cultural activities at ground level that contribute to day and evening activation. DTS should be revised to ensure non-active uses are not appropriate at the ground floor level of a main street e.g. Consulting Room, Dwelling, Educational Establishment, Office, Pre-School, Residential Flat Building, Retirement Facility, Student Accommodation, Supported Accommodation except ground floor level.
- Revise PO 1.5 of the Zone to that a site is not used for wholly residential purposes and the ground floor level is occupied by land uses that contribute to the intended function of the main street. Revise as follows:  
*Development of well-designed and diverse medium to high density accommodation options, including dwellings, supported accommodation, student accommodation, short term accommodation as part of a mixed-use development or wholly residential development.*
- Delete reference to office and consulting room within DTS 1.6
- Delete DTS 1.7 from the City Main Street Zone or revise the wording of the first sentence as follows:  
*A change of use from an office or consulting room to a shop where all the following are achieved: ...*
- Revise PO 2.1 to include the following:  
*Maintain a sense of spaciousness and openness to the sky to achieve human scale at street level.*
- The over height PO 3.2 requires further work and development exceeding the specified height should only be allowed if it goes above and beyond normal planning requirements. Orderly building height transition to an adjacent zone, ground floor activation, safe, secure and accessible pedestrian linkages and sunlight access and overlooking are planning requirements that are typically required for all development proposals and should not be used as a justification for allowing greater height than what is specified. In addition, these provisions are required for many developments within the City Main Street Zone under the Code regardless of the proposed height.



**ZONES AND SUB ZONES**

## City Main Street Zone

DRAFT

- Revise Concept Plan 79 to encapsulate all of the policy within current Development Plan Policy and ensure priority is given to pedestrian access and that car parking areas do not have a disruptive impact on the flow of traffic and public transport in the City. The first dot point of the policy should be replaced with the following amended policy:  
*Multi-level car parks, short stay public use of ancillary car parking spaces or non-ancillary car parking use of an existing building only where it can be demonstrated that there is a need which is not adequately satisfied by other parking facilities in the locality and where:*
  - *It is located away from ground floor street frontages to major streets and pedestrian links;*
  - *vehicle access is from the road with less pedestrian activity where a site has access to more than one road frontage;*
  - *it has no more than one entry lane and one exit lane;*
  - *it has a controlled exit at the property boundary to stop vehicles before travelling across the footpath;*
  - *it has no more than one left in and one left out access point;*
  - *avoids access points along high concentration public transport routes identified in Map Adel/1 (Overlay 4);*
- Reinstate policy to ensure vehicle access points to multi-level car parks are not located within the Core Pedestrian Area or along, Rundle St and Hindley St where they conflict with pedestrian movement or cause disruption to traffic flow.
- Reinstate policy that seeks to maintain important existing pedestrian through-site and on-street pedestrian links in accordance with the Concept Plan 79. It should be interpreted through policy.
- Reinstate policy that discourages the demolition of a building unless a replacement development is granted full Approval or for documented public health or safety reasons. Unnecessary and premature demolition of buildings leads to vacant sites providing little or no economic benefit to the city, reduces activation opportunities and negatively affects city streetscapes.
- Insert new policy within Movement, Parking and Access heading that discourages undercroft parking.
- Insert the following policy within Movement, Parking and Access heading:  
*The finished ground floor level of buildings designed to be at grade and/or level with the footpath to provide direct universal pedestrian access and street level activation.*
- Delete reference to Overlays in the Classification Tables that are not relevant to CoA to simplify and streamline assessment process.
- Insert reference to Overlays in the Classification Tables that are relevant to CoA to simplify and streamline assessment process.
- Insert the following Zone provisions relevant to the Class of development.

# BUSINESS NEIGHBOURHOOD ZONE

## Sub Zones

Melbourne Street West Sub Zone

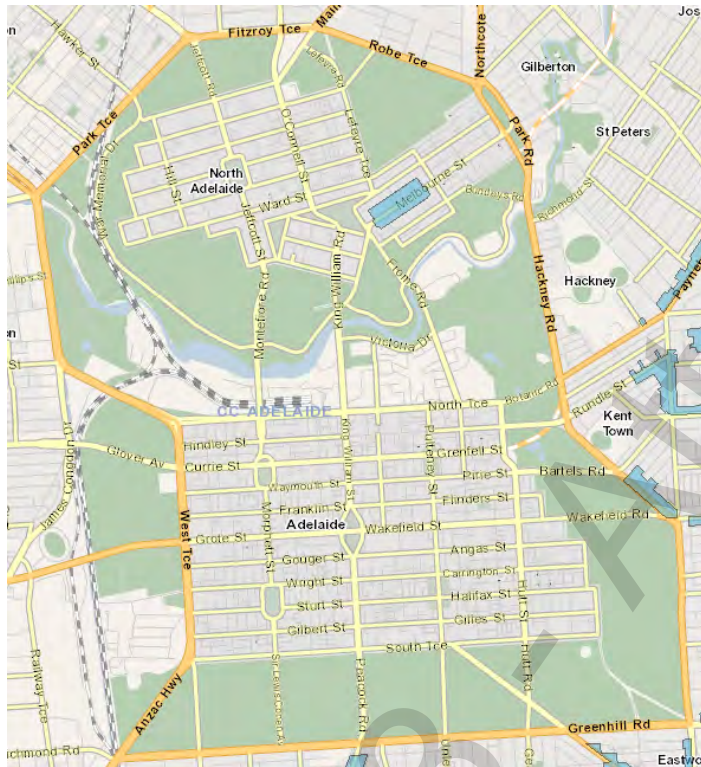
## Replaces

Mixed Use (Melbourne West) Zone

## Spatial Application



Business Neighbourhood Zone / Melbourne Street West Sub Zone



The previous release of the Code in October 2019 included the Mixed-Use Melbourne Street Zone as the Suburban Activity Centre. On request, the State Planning Commission agreed to change the Zone to Business Neighbourhood with a Sub Zone for Melbourne Street West.

Our comments have not taken into consideration the future relocation of the Women's and Children's Hospital and the potential impact it will have on the function of Melbourne Street west.

In summary, the issues that remain of concern include:

## Land uses

- Lack of policy content in regard to licensed premises and hotels. These uses were previously non-complying in this location. Policy is required to ensure it is clear that these uses are not supported in this location.
- Enables shops up to 250m<sup>2</sup> in Melbourne Street West as a performance assessed development pathway. In addition, under Restricted Development, there is an assessment pathway for shops over 1000m<sup>2</sup>. This is contrary to the Residential and

Mainstreet DPA in 2014 and the Capital City DPA in 2012 which were underpinned by a retail study (of all city main streets and its economic context) that did not support shops (including restaurants) except on Catalyst Sites. The land use changes align to the retail approach proposed across the state where retail is being dispersed into more places.

The change to allow shops on merit needs to be considered with a retail study to ensure the retail and land economics are well coordinated. Further comments on the use of Restricted Development are provided below.

- PO 1.3 and DPF 1.3 introduces the ability to change between a between a shop, office or consulting uses through Deemed to Satisfy criteria. This pathway for a shop is considered inappropriate as it would compete with the primary function of Melbourne Street east as a main street. Changing between offices and consulting uses would be a more suitable approach.
- DPF 1.3 – It is proposed that Local Heritage Places are not subject to these change of use changes. To ensure activation of local heritage places, it is suggested that local heritage places should be included in this there needs to be a difference with local heritage places.

### Built Form

- Policies from the adjoining North Adelaide Historic (Conservation) Zone have not been reinstated. These seek that views from Stanley Street properties to the city be retained. This is important given that catalyst sites provisions apply.
- The concept plan Fig MU (MW/1) including building envelope has not been included however, there is a set back policy which achieves a similar outcome. It is recommended that PDC 14 of the current Development Plan be inserted on the Southern side of the street to respect the interface with the southern boundary.
- Absence of policy to prevent multi-level car parks and ensure vehicle parking is located to the rear of buildings and accessed from minor streets.
- No policy in place to prevent the establishment of obtrusive pylon signs etc.

### Assessment Pathways

- Vehicle Access to a site can go through the Accepted Development and Deemed to Satisfy assessment pathway. In Melbourne Street, the location of a vehicle crossover is part of a range of uses of the street space in a contested space. Consideration of new crossovers need to consider the impact on-street parking supply, on-street infrastructure, public transport networks, traffic flows and general pedestrian amenity. The Accepted Development Pathways which result in approvals for vehicle access without a planning assessment should be deleted.
- Do not support Restricted Development pathway.
- Many of the General Development Policies that apply to Performance Assessed Development have not been incorporated into the assessment classification tables.

### Recommendations

- Develop specific land use policy that outlines licensed premises and hotels are not appropriate in the sub zones location.
- Reduce the floor area desired for shops to 100m<sup>2</sup> to allow small shops and foster a concentration of shops towards to eastern end of Melbourne Street.



- Delete reference to shops in PO 1.3 and DTS 1.3.
- Amend the change of use policy to enable Local Heritage Places to also fit the criteria.
- Add equivalent set back from rear boundary policies from PDC 14 of the CoA Development Plan to manage the sensitive interface to the Historic Area Overlay.
- Add the following equivalent policy to reflect Stanley Street West Policy Area 10: *“Views of the City from Stanley Street and Brougham Place properties should be protected.”*
- Delete the Restricted Development categories. A Planning Amendment should be required to enable different land uses intensity. This would enable the State Planning Commission, Council and other stakeholders to consider this strategic decision rather than a statutory planning authority.
- Remove the DTS and Accepted Development Pathways for Melbourne Street Sub Zone:
  - Accepted Development
    - Carport
    - Outbuilding (could be used as a garage)
  - Deemed to satisfy
    - Carport
    - Change of Use
    - Detached Dwelling
    - Dwelling addition
    - Dwelling or residential flat building undertaken by:
      - a) the South Australian Housing Trust either individually or jointly with other persons or bodies or
      - b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.
    - Outbuilding
    - Verandah (where it could be used as a carport)
- Insert new policy ensuring that access should be from minor streets and lanes (to reflect PDC 24 of Mixed Use (Melbourne Street) Zone of the CoA Dev Plan).
- Insert new policy to ensure that vehicle parking is ancillary and located at the rear of buildings and accessed from minor streets.
- Insert new policy to avoid pylon signs etc.
- Insert all relevant General Development Policies that apply to Performance Assessed Development and into the relevant assessment classification tables.
- Delete reference to Overlays in the Classification Tables that are not relevant to CoA to simplify and streamline assessment process.
- Insert reference to Overlays in the Classification Tables that are relevant to CoA to simplify and streamline assessment process e.g. Significant and Regulated Trees, Heritage Overlay Areas.

### Other Matters to be Considered

- Replacement building needs to be defined.
- If something has been required under one consent how can it continued to be required. E.g. carports and verandas do not require landscaping areas (regulated trees or “deep root zones”) to be considered. This makes the infill polices superfluous.

**ZONES AND SUB ZONES**

## Business Neighbourhood Zone

DRAFT

- Restricted development - There is a need to ensure that Restricted Development is used in a consistent way. CoA understands it is not used as non-complying however, with the drafting of the code it is has been inconsistently applied.
- Clear policy is needed to outline what is desired.
- Planning amendments are needed to consider change to what is desired. Planning Amendments are informed by comprehensive information rather than adhoc information to support individual development decisions.
- It also impacts land economics to provide a windfall to a landowner that is granted consent by Restricted Development. Where other sites need to conform the P&D Code policy.
- Restricted Development Pathways presents a lot of risk in terms of how applications assessed and who makes strategic decisions.
- There are pathways for good decisions, however, these should be at the policy end rather than a statutory planning consent.

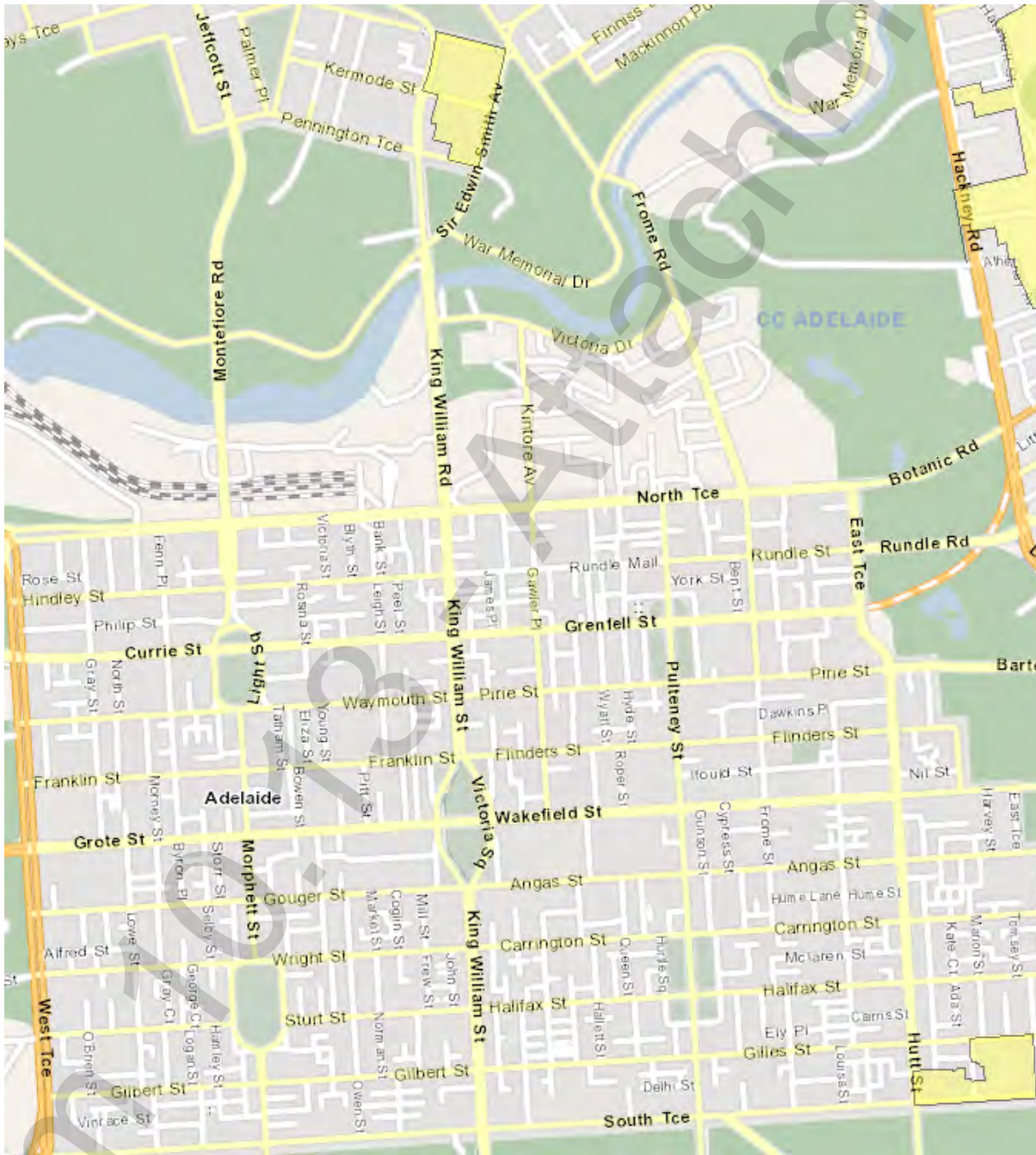
# COMMUNITY FACILITIES ZONE

## Sub Zones

St Andrews Hospital Precinct Sub Zone, WCH and Memorial Hospital Precinct Sub Zone

## Spatial Application

Community Facilities Zone



This proposed new zone for the City of Adelaide replaces a policy area in a Historic (Conservation) Zone and one of what were three Institutional Zones in the Adelaide (City) Development Plan. No Institutional Zones remain in the Code.



Since the first round of consultation a number of changes have been made which include some in response to our submission, these changes include:

- Creation of two new separate sub zones specific to St Andrews Hospital and the Women's and Children's and Memorial Hospital within the Community Facilities Zone.
- The sub zones incorporate most existing Development Plan policies that relate specifically to these sites and pick on the differences from the Community Facility Provisions.

In summary, the issues that remain of concern include:

- Interface policies are included in the St Andrews Hospital Precinct Sub Zone however could be better detailed in regard to the transition of building height between the high intensity of the Community Facilities Zone and the low intensity of the City Living Zone.
- There are no policies that address the illumination of advertisements.
- Council's existing Development Plan heritage adjacency policies and Concept Plan Fig WC/1 are missing from the list of Concept Plans which also addressed the interface issues with adjoining sites to the south of memorial hospital. Heritage adjacency is now not addressed appropriately.
- There is no clear policy that seeks to maintain the long ranging views, vistas and visual prominence of St Peter's Anglican Cathedral.
- Landscaped open space and plot ratio has been removed with no suitable alternative policies to ensure the same policy outcomes are achieved.
- A shop greater than 1000m<sup>2</sup> is categorised as a Restricted Development type. Shops in these areas are currently assessed on merit and there are no floorspace caps.

## Recommendations

- The separate sub zones that apply to St Andrews and the Women's and Children's and Memorial Hospital within the Community Facilities zone are appropriate.
- Reinstate policy to provide a transition between the high intensity of the Community Facilities Zone and the lower intensity of the City Living Zone.
- Reinstate the policy that seeks to maintain the curtilage of Waverly House.
- Reinstate policy that addresses illumination of signage within the St Andrews Hospital Precinct Sub Zone.
- Reinstate and include Research Laboratory and Serviced Apartments within the list of envisaged uses for WCH and Memorial Hospital Precinct Sub Zone within DTS/DPF 1.1. This Concept plan is important as it clearly illustrates where development can be located whilst ensuring the visual prominence of the State Heritage Places is retained. This was developed in consultation with the Hospital particularly Memorial Hospital who wanted clarity and certainty about what was permissible on the Site.
- Reinstate Concept Plan Fig WC/1 applying to Women's and Children's and Memorial Hospital to be read in conjunction with Councils existing Development Plan heritage adjacency policies which also should be reinstated.
- Reinstate policy that maintains the long ranging views, vistas and visual prominence of St Peter's Anglican Cathedral.
- Reinstate landscaped open space and plot ratio or replace with suitable alternative policies to ensure the same policy outcomes are achieved.

- Delete the listing of a shop from the Restricted Development Categorisation Table. It is unclear why this is the only land use identified.
- Delete reference to Overlays in the Classification Tables that are not relevant to CoA to simplify and streamline assessment process.
- Insert reference to Overlays in the Classification Tables that are relevant to CoA to simplify and streamline assessment process.
- Insert relevant GDP's and Zone and Sub Zones provisions relevant to the Class of development.
- Insert the following relevant GDP's relevant to the class of development:
  - Consulting Room – Design in Urban Areas PO 7.1
  - Consulting Room – Transport Access and Parking PO 1.2, PO 1.3, PO 6.7
  - Office – Design in Urban Areas PO 7.1
  - Office – Interface Between Land Uses PO 1.2
  - Office – Transport Access and Parking PO 1.2, PO 1.3, PO 6.7, PO 10.1
- Insert the following Sub Zone provisions relevant to the Class of development:
  - Advertisement – St Andrews Hospital Precinct Sub Zone PO 5.1 and WCH and Memorial Hospital Precinct Sub Zone PO 3.1

# HERITAGE OVERLAYS

The State Planning Commission has prepared the following guideline '[Protecting Heritage and Character in the Planning and Design Code](#)' where the changes proposed to the Code are explained.

For the City of Adelaide, this Code is proposed to include:

- Existing State and Local Heritage Places are included with the State and Local Heritage Places overlays providing policy to assess planning applications affecting these places.
- A Historic Area Overlay that replaces the North Adelaide Historic (Conservation) Zone and Adelaide Historic Conservation Zone.
- Within the Historic Area Overlay, a Historic Area Statement that describes the important historic character elements of the area.
- Technical and Numerical Variations that set out quantitative guidelines on building height, site areas, minimum building frontages that appear to be based on existing Development Plan policies.
- A Heritage Adjacency Overlay applies for development adjacent to heritage places.

In summary, the issues that remain of concern include:

- The State Heritage Overlay and Local Heritage Overlay are suggested.
- Refinements to Historic Area Statements would ensure a sound basis for assessment. Describing the overall heritage context of an area is missing from the current statements.
- Zone and sub zones do not have sufficient policy levers to consider heritage values in their assessment of "context".
- The use of TNV's needs more policy expression to ensure the quantitative measures are not considered "as of right".
- The Heritage adjacency is not adequate to assess impacts on heritage places.

## State Heritage Place Overlay

Policy refinements are suggested as follows:

- The term "complement the heritage value" has been used in several POs to describe the outcome sought. A definition or practice direction would be helpful to ensure consistent interpretation and application of this phrase in the assessment of planning applications.
- Suggest update PO 3.4 as below. Works on a laneway could impact heritage values: *"Fencing and gates closer to a street boundary (other than a laneway) than the street elevation of the associated building are consistent with the traditional period, style and form of the State Heritage Place."*
- PO 4.1 should also reference 'vistas' with 'views'. Suggest update PO 4.1 as follows: "Land division creates allotments that:
  - a) maintain the heritage values of the State Heritage Place, including setting and vistas
  - b) are of a dimension to are of a dimension to accommodate new development that reinforces and is compatible with the heritage values of the State Heritage Place."



## OVERLAYS

### Heritage

DRAFT

- PO 7.1 – Amend to refer to the original materials rather than just materials. Update as below:  
*“Conservation works to the exterior and interior of a State Heritage Place and other features of identified heritage value match original materials to be repaired and utilise traditional work methods.”*

### Local Heritage Place Overlay

Policy refinements are suggested as follows:

- As with State Heritage Places, the term “complement the heritage value” has been used to describe the outcome sought. A definition or practice direction would be helpful to ensure consistent interpretation and application of this phrase in the assessment of planning applications.
- PO 2.1, 2.2, 31 and 3.2 - definitions for “complement” and “revitalisation” would help consistent interpretation and application of this phrase in the assessment of planning applications.
- Suggest update PO 3.4 as below. Works on a laneway could impact heritage values:  
*“Fencing and gates closer to a street boundary (other than a laneway) than the street elevation of the associated building are consistent with the traditional period, style and form of the State Heritage Place.”*
- Update PO 4.1 as follows:  
*Land division creates allotments that:*  
*(a) maintain the heritage values of the Local Heritage Place, including setting and vistas*  
*(b) are of a dimension to accommodate new development that reinforces and is compatible with the heritage values of the Local Heritage Place.*
- PO 7.1 – Amend to refer to the original materials rather than just materials. Update as below:  
*“Conservation works to the exterior and interior of a Local Heritage Place and other features of identified heritage value match original materials to be repaired and utilise traditional work methods.”*

### Historic Area Overlay

#### *Historic Area Statements*

- Since consultation, the Historic Area Statements have been amended to provide more detail on local character elements. However, the content is still less descriptive and instructive than the current Development Plan.
- These statements play a critical role in the assessment consideration. DO 1 seeks development to relates to the historic themes and characteristics of an area ‘as expressed in the Historic Area Statement’. This means that if a characteristic of an area is not stated in the Historic Area Statement then it may not be able to be given consideration in the assessment of an application. This is further reinforced by PO 1.1 which places emphasis on the Historic Area Statement as the basis for assessing consideration of built form and historic streetscapes.
- By way of example, some streets and areas described in the Adelaide (City) Development Plan (p165 has a Statement of Heritage Value for Adelaide Historic Conservation Zone, and p95 a Statement of Heritage Value for the North Adelaide Historic Conservation Zone) are not included in the draft Statements.

## Recommendation

- Provide additional contextual information in the Historic Area Statements.

### *Technical and Numeric Variations (TNV's).*

- Further analysis is needed to understand how the TNVs would be interpreted and applying alongside the Historic Area Overlay. Whilst a new three-storey building may be acceptable in the Zone or Sub-zone (via the TNV), this may not be an acceptable contextual outcome when considering the Historic Area Overlay.

## Heritage Adjacency Overlay

- This new policy is welcomed as it goes some way to support contextual design and sensitive infill. However, there is need for a more inclusive definition of where it applied, and further additional policy levers are needed.
- The 'Guide to the Phase Three (Urban Areas) Code' outlines the heritage adjacency overlay is to apply as follows:

### *Within urban areas, applies to:*

- Any directly abutting allotment, to a maximum distance of 60 metres, plus
- Any property within 6 metres of the allotment on which the heritage place is located, to a maximum distance of 60 metres, except where separated by a road/reserve greater than 6 metres wide.
- Any land that falls within 30 metres of a place where the place is located within a road reserve.

### *Within rural areas, applies to:*

- Any land that falls within 500 metres of a heritage place and that is on a separate allotment to the heritage place

*Referrals: Development that may materially affect the context of a State Heritage Place will be referred to Minister responsible for the administration of the Heritage Places Act 1993.*

- The example below demonstrates the outcome of this in relation to a heritage place in the City of Adelaide.
- For Local Heritage Places, the trigger that the overlay is not applicable where land is separated by a road greater than 6 metres wide would undermine the effectiveness of the overlay. Very few roads would be less than 6 metres in width thus effectively meaning that any property separated by a road is considered to not impact on the setting of a Local Heritage Place where it is recommended that this particular clause be amended to further consideration of an appropriate distance is needed.
- For State Heritage Places, it is unclear how the application of the overlay and referrals to the relevant Minister will be decided as the Minister has the power to determine development that materially affects the context of a heritage place.

**OVERLAYS**

## Heritage

DRAFT

## Example

- The Prince Albert Hotel (corner of Wright/Lowe Street) is a heritage place.



*Photo: Prince Albert Hotel – Gilbert Street, Adelaide*

- For example, properties to the east and south are not called up, see map below because the land is separated by a road greater than 6 metres in width. (Note the land to the south is shaded as abuts the land to the immediate west not by virtue of its location opposite the Prince Albert Hotel.)



*Figure: Map from SPPA*

- Under the current Development Plan, this site would be subject to policies to support sensitive infill and retention of heritage values. This would include building design and siting of the building. The Council Wide policies in relation to Heritage adjacency would be called up
- However, the heritage adjacency policy is limited to
- There is also a need for more descriptive policies in the Overlay to support sensitive and compatible design.



## Recommendation

- Review the spatial triggers for application of the Heritage Adjacency Overlay, particularly in relation to separation by a road.
- Include additional policies and guidance to support contextual design.

## Definitions

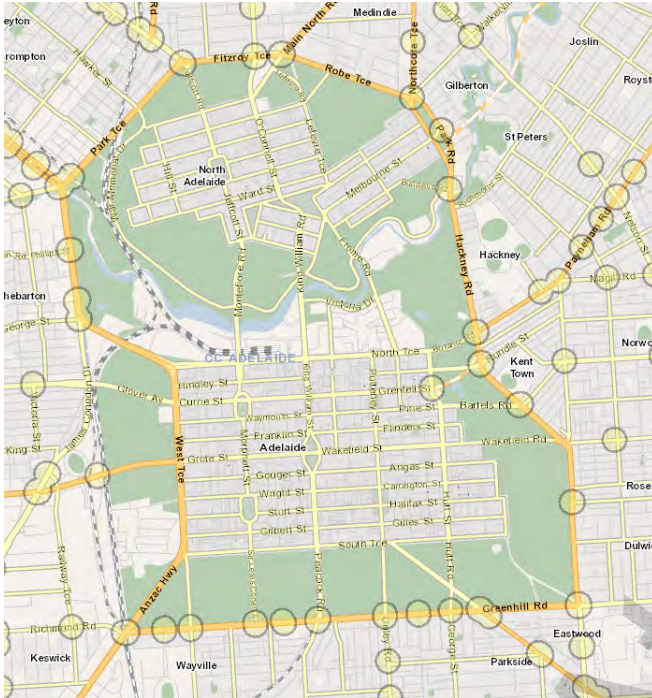
*Demolition and Partial Demolition needs to be defined.*

Item 10.13 - Attachment A



DRAFT

# ADVERTISING NEAR SIGNALISED INTERSECTIONS OVERLAY



This Overlay has only been applied to the boundaries of the City of Adelaide and for one city based intersection. This policy should also apply in the City to ensure safety for road users.

This overlay policy should be included in Zone 'Deemed to Satisfy' Tables to ensure the illumination of any signage is not too bright and that signage does not incorporate colours similar to a signalised intersections. Technical specifications should be provided to support DTS pathways.

## Recommendations

- Apply to appropriate intersections in City of Adelaide
- Include reference to overlay policy in Zone tables for "Deemed to Satisfy" Development.

# AFFORDABLE HOUSING OVERLAY



Spatial distribution of overlay is the same as currently in Adelaide (City) Development Plan.

The issues that remain of concern include:

- PO 1.3 assumes greenfield developments – suggest additional PO for existing built up areas, especially the City:
  - PO 1.4 *“Affordable housing is provided in a wide range of locations and integrated with existing and anticipated future built form to avoid an overconcentration”*.
- PO 3.2 provides insufficient guidance regarding extent of potential building height increase, where DTS/DPF 3.2 do not apply.
- DTS pathway is provided for 30% increase in building height in any zone (where the overlay applies) other than City Living Zone, except where other height incentives exist.
- This policy does not provide incentive in Capital City Zone, where no building height limit applies, except in relation to safe operation of airport.
- City of Adelaide seeks a broad range of accommodation to meet the needs of low income, disadvantaged and groups with complex needs whilst ensuring integration with existing residential communities.
- Built Form and Character, and Movement and Car Parking provisions should include additional Performance Outcomes to encourage Universal Design outcomes.

## Recommendations

- Insert additional Performance Outcome 1.4 *“Affordable housing is provided in a wide range of locations and integrated with existing and anticipated future built form to avoid an overconcentration”*.
- Insert additional Desired Outcome 3 *“Housing meets the needs of low income, disadvantaged and groups with complex needs whilst ensuring integration with existing residential communities”*.



## DESIGN OVERLAY

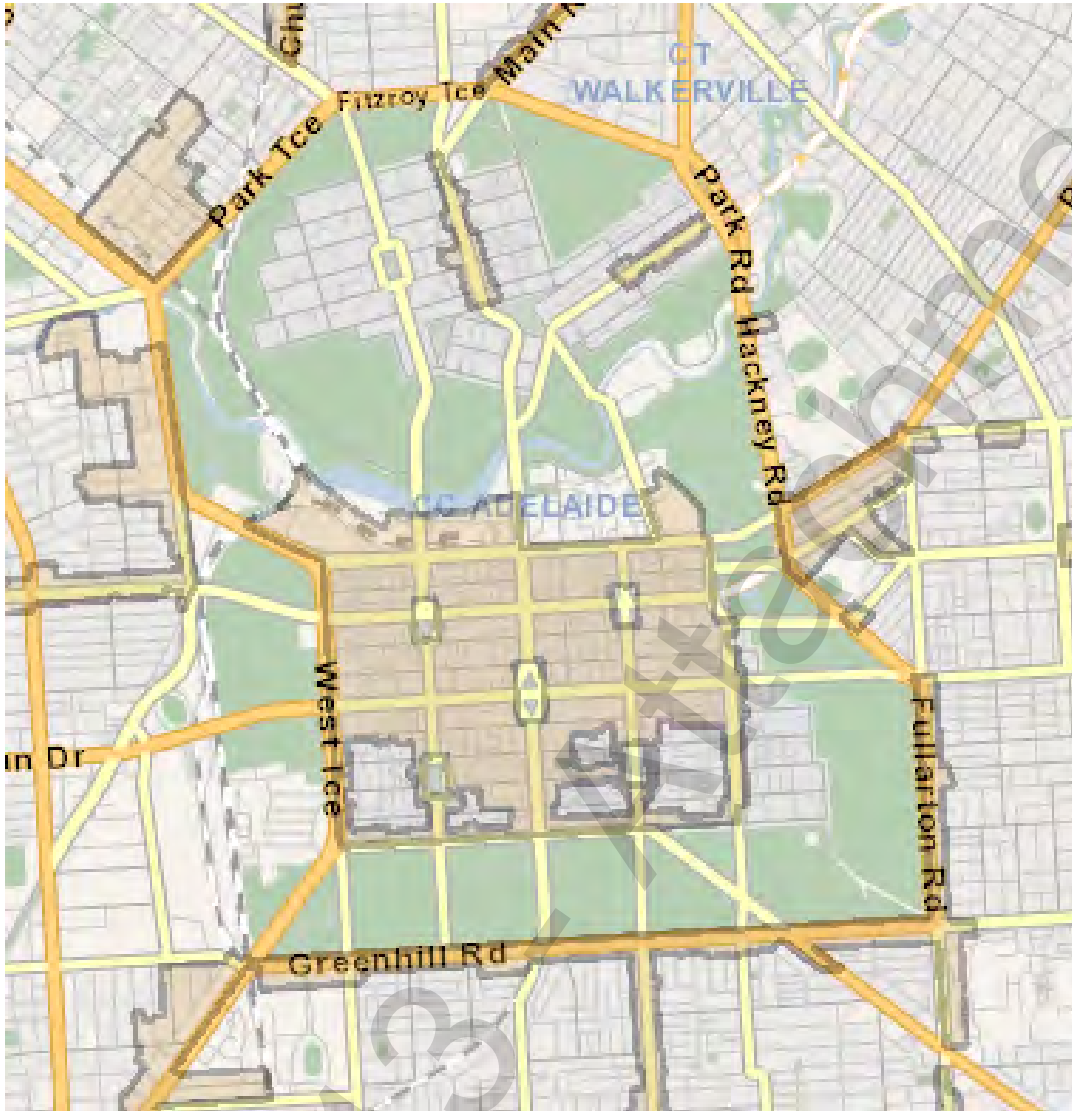


This overlay applies to the whole of the City of Adelaide and requires a referral to the Government Architect for development over \$10,000,000 for expert design advice.

Agree with purpose of referral.

Positive to see specific reference to Universal Design outcomes in purpose of referral to embed long-term economic life-cycle benefits within development.

# NOISE AND AIR EMISSIONS OVERLAY



Spatial extent of noise and air emissions overlay is significantly larger than currently in the Adelaide (City) Development Plan however it does not trigger any new referrals.

It is now applied to the Capital City Zone and City Main Street Zone areas.

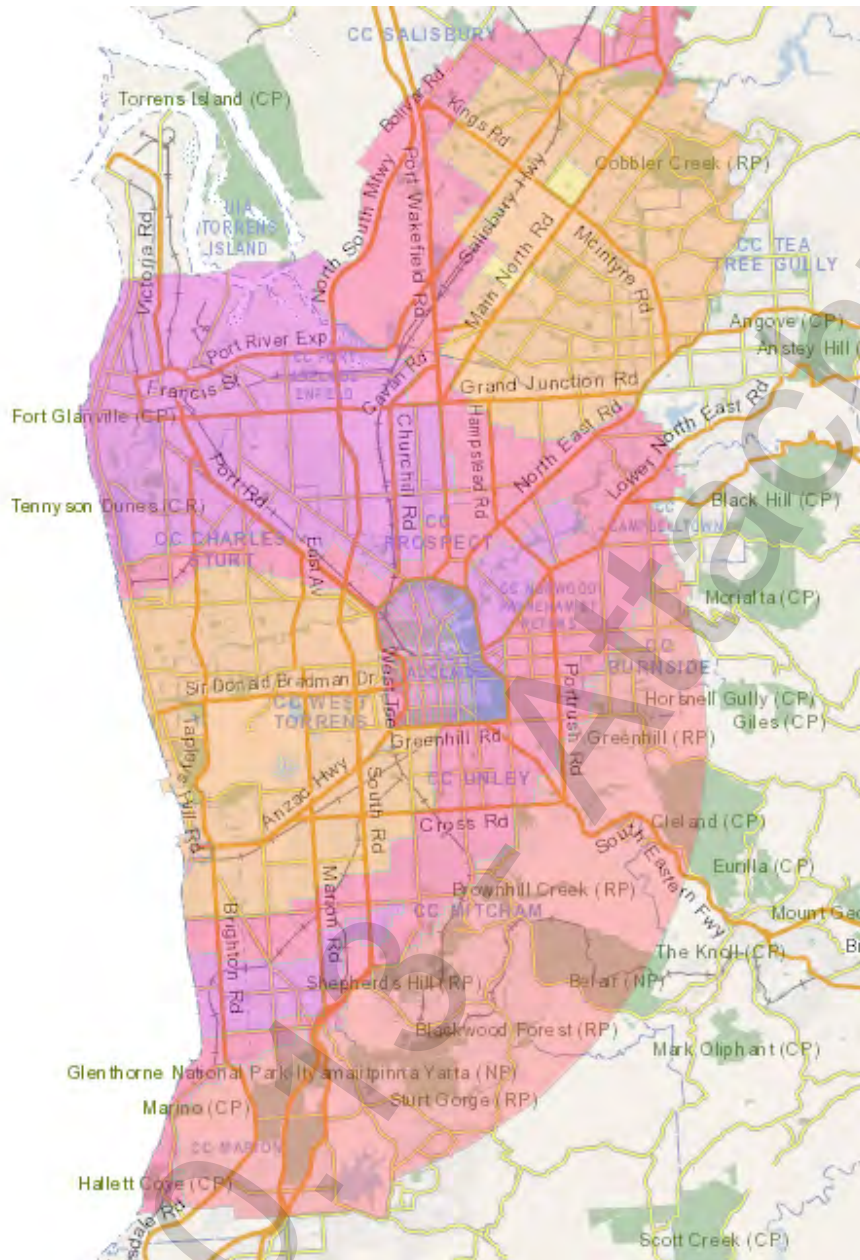
The detailed interaction between the overlay policies regarding noise and General Development Policies which address noise, need to be carefully considered against the City's previously well-regarded noise policies, and interaction with "Interface between Land Uses" General Development Policy.

## Recommendation

- Check to ensure the application of this policy, the "Interface Between Land Uses" General Development Policy, and zone/subzone policies are consistent with the well-regarded.

DRAFT

# AIRPORT BUILDING HEIGHTS (REGULATED) OVERLAY



Agree with transition of existing policy regarding airport building heights with respect to Obstacle Limitation Surface (OLS).

The technical mapping includes an error – building height is mapped in metres above ground level, instead of mAHD – this requires rectifying to avoid building height referral trigger errors of up to 40m and the creation of unclear messaging regarding development potential of land.

## Recommendation

- Amend technical mapping to ensure measurement in mAHD



# AIRCRAFT NOISE EXPOSURE OVERLAY



New mapping over this overlay is consistent with recently updated ANEF already in Adelaide (City) Development Plan.

This indicates that the 25 ANEF noise exposure band is now across a greater proportion of North Adelaide than previously, with the remainder of most of upper North Adelaide located within the 20 ANEF noise exposure band.

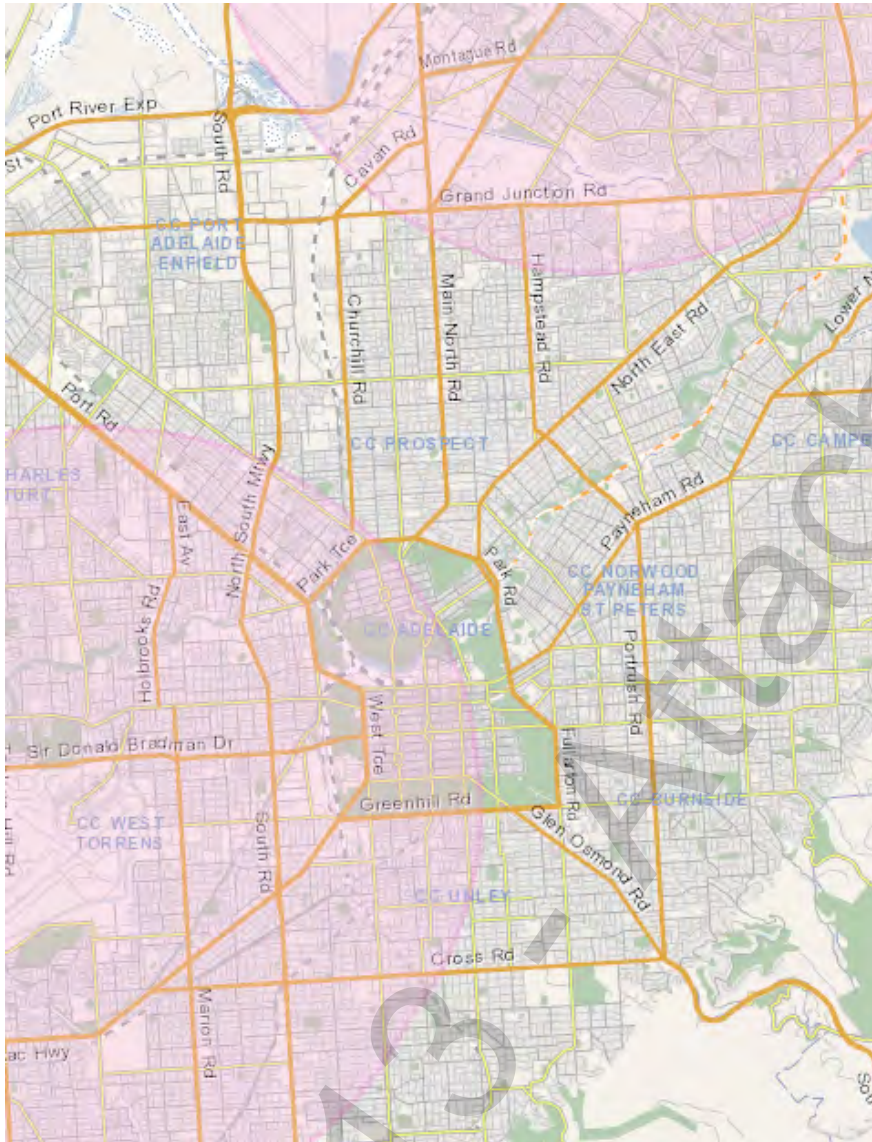
Policy indicates that dwelling additions will be discouraged within areas over 25 ANEF, unless they are designed and sited to minimise aircraft noise intrusion and provide appropriate interior acoustic amenity.

## Recommendations

None

DRAFT

# BUILDING NEAR AIRFIELDS OVERLAY



The wording of DTS/DPF 1.2 is unclear. Is it intended to provide a DTS/DPF pathway for all development, except those land uses listed if those land uses are within 3km of an airport? If so, the current wording of the provision does not achieve this.

It is unclear if PO 1.1, 1.2 and 1.3 intended to apply to all helicopter landing areas or only helicopter landing areas of strategic importance?

The overlay does not trigger any referrals.

## Recommendations

- Clarify the intention and wording of DTS/DPF 1.2
- Check if this overlay can apply to development which may impact the operation of existing strategically important helicopter landing sites (independent of operation of Adelaide Airport)

## HAZARDS (FLOODING) OVERLAY



Information should be provided in SAPPa regarding what this mapping represents. (e.g. basic explanation or metadata should be readily available). This is not stated in either SAPPa or the P&DC.

If more recent mapping has been undertaken by State Government then this may also need to be considered.

### Recommendation

More detailed discussions with City of Adelaide is recommended to clarify and refine the flood mapping to be used.



# HAZARDS (FLOODING – GENERAL) OVERLAY



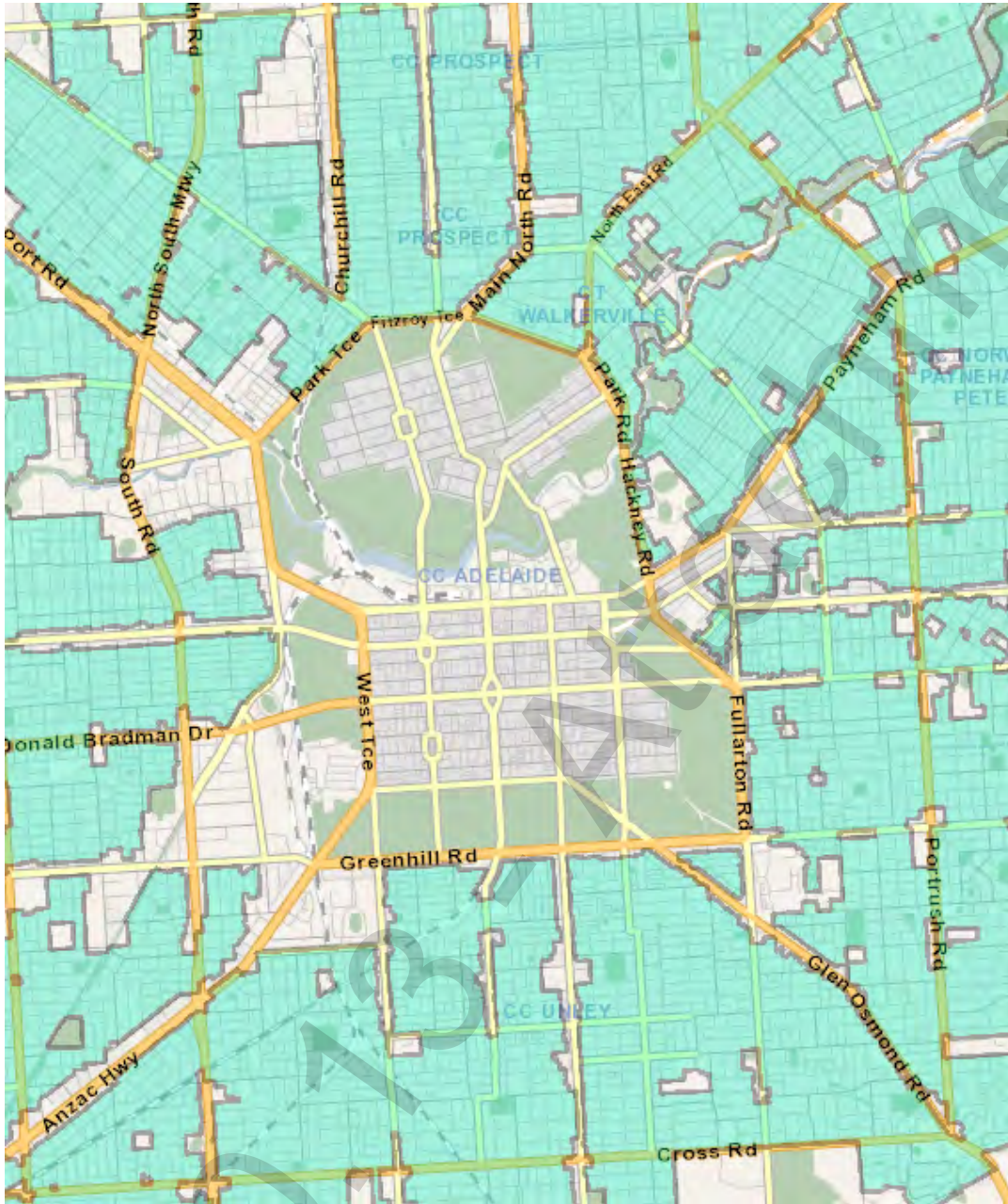
Information should be provided in SAPPa regarding what this mapping represents. This is not stated in either SAPPa or the P&DC. However we understand the overlay has been applied to areas where low to medium flood risk or flood depth up to 300mm has been mapped, and also to areas where flooding has not been mapped and is therefore not known by PlanSA (ie areas where flood mapping data is not available). Areas where flood mapping data confirms that the area is not subject to flooding (based on 1% AEP) don't have the overlay applied.

If more recent mapping has been undertaken by State Government, then this may also need to be considered.

## Recommendation

More detailed discussions with City of Adelaide is recommended to clarify and refine the spatial application of flood mapping in the City.

# STORMWATER MANAGEMENT OVERLAY



Error: has not yet been spatially applied to City of Adelaide

There is no reason why this should not also be applied to our Council area, and it will assist achieve Council's strategic and operational goals in relation to water reuse, flows and quality. River Torrens is of particular importance to economic, social and environmental outcomes for the City.

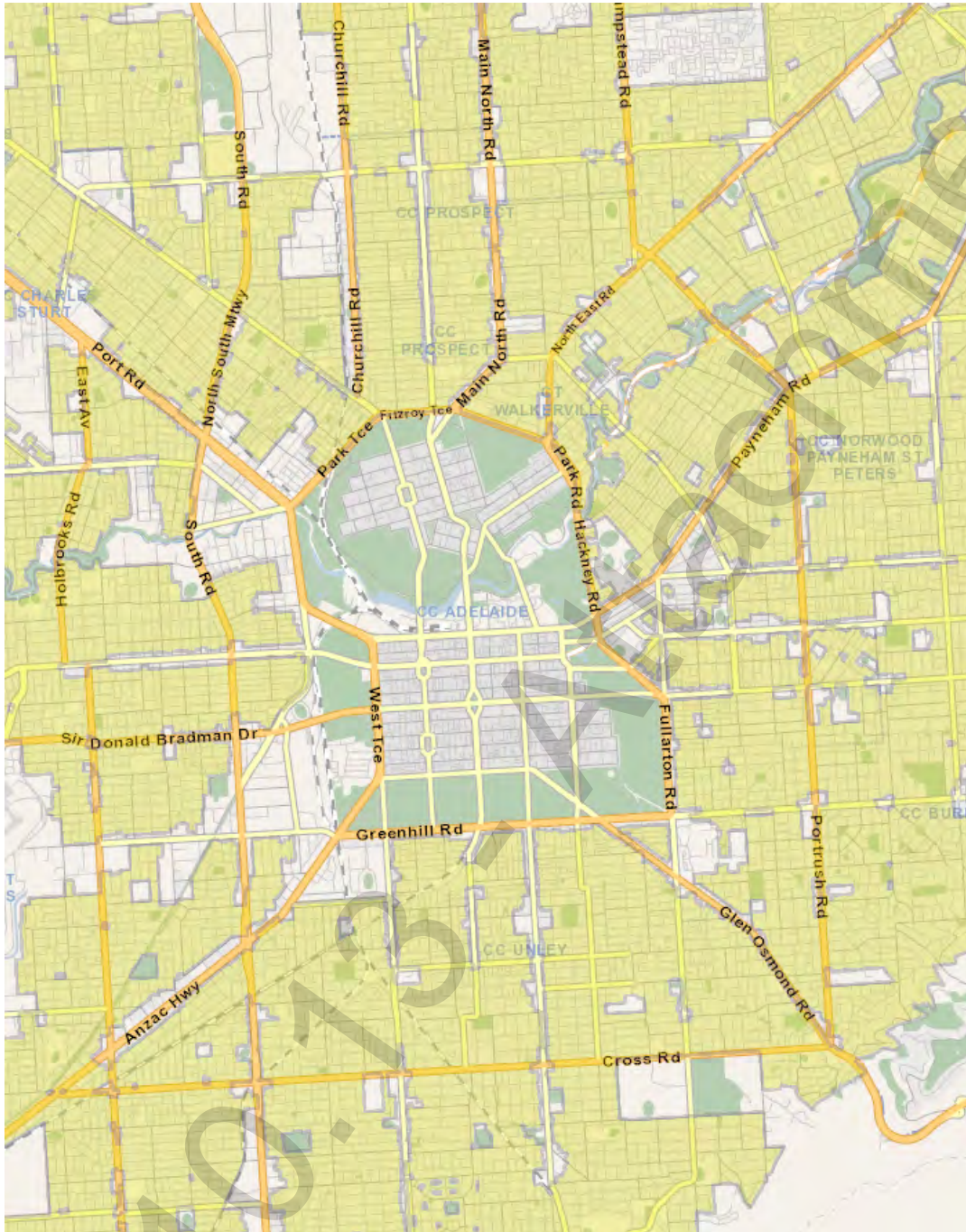
## Recommendation

Apply the Stormwater Management overlay to the City of Adelaide.



DRAFT

# URBAN TREE CANOPY OVERLAY



This is a new Overlay that has been introduced as part of the consultation. The Overlay includes policy that seeks development to preserve and enhance tree canopy through the planting of new trees and retain mature trees. It also sets criteria in regard to the number and size of trees required per dwelling as well as soil area requirements.

In summary, the issues that remain of concern include:

- The Overlay does not currently apply to the City of Adelaide jurisdiction and should particularly apply to at least the City Living Zone and Community Facilities Zone. Given the intensity of urban development in the City centre and the amount of heat absorbing



**OVERLAYS****DRAFT**

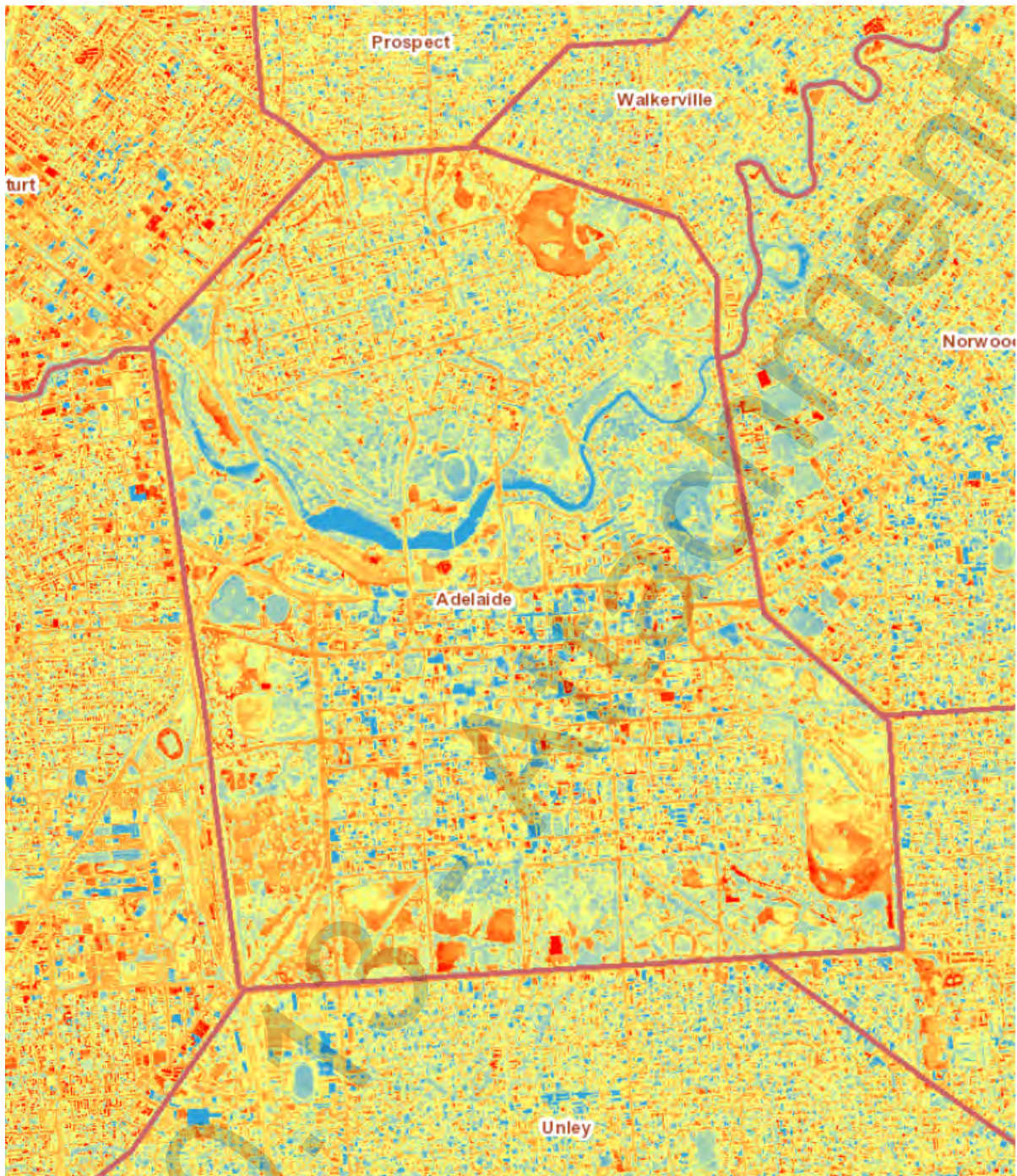
surfaces that contribute to the thermal heat of the City it is important trees and green walls are incorporated into the design of development to reduce the thermal heat and cool the City.

Tree canopy is important for the City as there is a direct relationship between the intensity of development and thermal heat e.g. the maximum difference in temperature between the Adelaide Park Lands and built up areas of the City around 8°C. Urban environments tend to be significantly hotter, compared to their rural surroundings. This is known as the urban heat island effect. Refer to Tree Canopy maps and Thermal Imaging maps attached.

- There is confusion over the difference between the tree canopy policies in the Design in Urban Areas and the Urban Tree Canopy Overlay.

**Recommendations**

- Apply the Overlay to the City of Adelaide jurisdiction particularly within the City Living Zone and Community Facilities Zone.
- Clarification required on the difference between the tree canopy policies in the Design in Urban Areas and the Urban Tree Canopy Overlay.



Map data is compiled from a variety of sources and hence its accuracy is variable.

Heat Map Day 10th March 2018

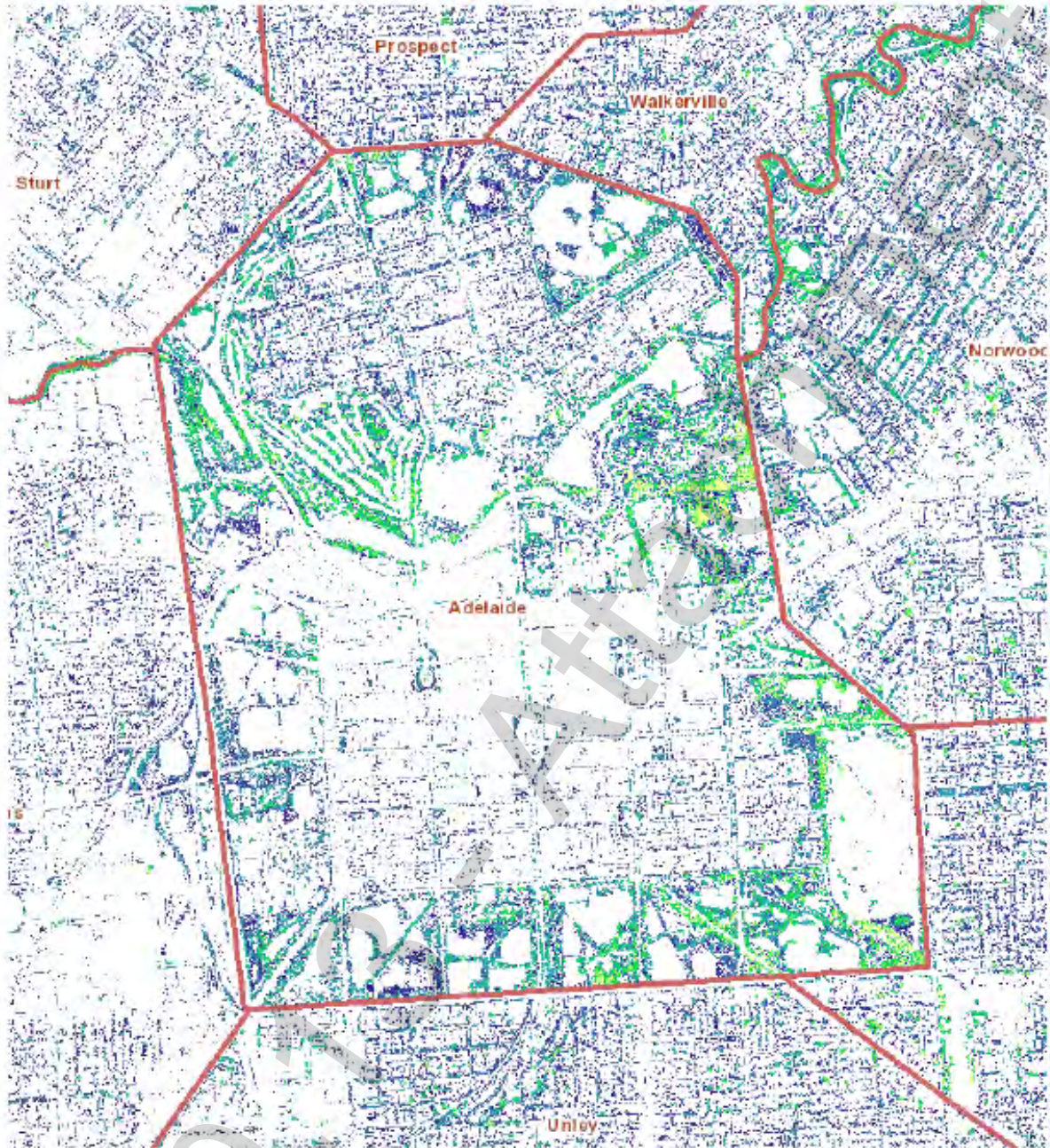
- High Surface Temperature
- Medium Surface Temperature
- Low Surface Temperature

Compiled: 17-Nov-2020  
 Generated at: <http://data.environment.sa.gov.au>  
 Datum: Geocentric Datum of Australia, 1994  
 Projection: Web Mercator (Auxiliary Sphere)

Copyright © Department for Environment and Water 2020. All Rights Reserved. All works and information displayed are subject to Copyright. For the reproduction or publication beyond that permitted by the Copyright Act 1998 (Cwth) written permission must be sought from the Department. Although every effort has been made to ensure the accuracy of the information displayed, the Department, its agents, officers and employees make no representations, either express or implied, that the information displayed is accurate or fit for any purpose and expressly disclaims all liability for loss or damage arising from reliance upon the information displayed.





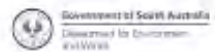


Tree Canopy Heights (>3m) 2018/2019

- High : 60
- Default
- Low : 3

Compiled: 17-Nov-2020  
 Generated at: <http://data.environment.sa.gov.au>  
 Datum: Geocentric Datum of Australia, 1994  
 Projection: Web Mercator (Auxiliary Sphere)

Copyright © Department for Environment and Water 2020. All Rights Reserved. All works and information hereon are subject to Copyright. For the reproduction or publication beyond that permitted by the Copyright Act 1968 (Cth) written permission should be sought from the Department. Although every effort has been made to ensure the accuracy of the information displayed, the Department, its agents, officers and employees, make no representation, either express or implied, that the information displayed is accurate or fit for any purpose and expressly disclaims all liability for loss or damage arising from reliance upon the information displayed.





## HOUSING RENEWAL GDP

- This policy was applied in some City zones in the previous draft of the Planning and Design Code but is now no longer referenced in assessment tables applying to the City of Adelaide.
- The development assessment trigger to use this policy requires clarification.
- If this policy is intended to be used to carry forward the intent of the “Renewing Our Streets and Suburbs” program (ROSAS) pathway the mechanism for assigning this policy to development types needs clarification.

## DESIGN IN URBAN AREAS GDP

The application of the policies within the Design in Urban Areas GDP would apply to specific types of development applications listed in the Classification Tables which also lists the policies that need to apply to the type of development and applications that default to 'All Other Code Assessed' developments.

Since the first round of consultation a number of changes have been made in response to our submission, these changes include:

- Introduces policy and design criteria that discourages direct overlooking into habitable rooms and private open space of adjacent residential uses.
- Policy that addresses landslip sensitivity.
- Increases landscape strip depth to 1 metre.
- Requires bedrooms to be separated from parking areas and access ways.
- Provides for effluent disposal drainage areas.
- Overlooking policies from balconies for 3 storey buildings or less.
- Provides policy for driveways on sloping land.
- Increases the length of buildings on boundaries from 10 metres to 11.5 metres.

In summary, the issues that remain of concern include:

- PO 1.4 only requires rooftop plant of non-residential development to be located as far away as possible from noise sensitive development. It should also apply to residential development as plant equipment required for higher density residential can have the same impact as non-residential development.
- Insufficiently addresses the issue of 'Crime Prevention through Urban Design' and is a step backwards from current Development Plan policy. Due to the intensity of development in the City, safety, surveillance and security is currently carefully considered within each planning application however the Code will provide little direction in this area.
- There is no policy to encourage the planting of indigenous species which is important in providing an environment suitable for our native species and enhancing biodiversity.
- Policy fails to address decentralised energy generation and embedded networks.
- Does not address or encourage low carbon design and construction measures.
- Policy fails to encourage stormwater re-use or the minimise waste.
- No policies that influence the design and presentation of multi-level car parks. As they are non-active in terms of their contribution to the streetscape it is important guiding policies are in place.
- No general policy seeking development to reflect the pattern of existing development in terms of existing parapet lines, floor levels, height and massing, materials, colours and finishes. It is important to have policy in place that builds on what currently exists particularly if a consistent pattern exists.
- No built form policy that addresses the impact of development in terms of light and ventilation.
- Fails to provide policy that encourages sleeked multi-level carparks. This ensures that street frontages remain active and attractive.

- No policy limiting the extent and dominance of garaging along the street frontage which negatively affects the activation and human scale of the street frontage. Before current Development Plan policies were in place, applications proposed boundary to boundary garaging along the street front within rows of townhouses, this has had a negative effect on the streetscape.



*Examples of garaging dominating the streetscape along Tapley and Symonds Place.*

- No built form policy that addresses the impact of development in terms of light and ventilation.
- Fails to provide policy that encourages sleaved multi-level carpark. This ensures that street frontages remain active and attractive.
- PO 19.1 in regard to ancillary development does not work for small allotments and has the potential to unduly impact on adjoining neighbours. In addition, the PO does not take site coverage or stormwater implications into consideration.
- Absence of policy in regard to buildings reflecting the prevailing building setbacks in the street.
- The finished ground level up to 1.2 metres for undercroft car parking and multi-level developments is too high and would be uncharacteristic and have a negative impact on the City of Adelaide's streetscapes (DTS/DPF 7.1 and DTS/DPF 26.2). This should not apply to the City of Adelaide.
- No provision has been made for ensuring an adequate level of sunlight and daylight to private open space.
- Fails to provide sufficient policy to address universal design to ensure accommodation is designed to be adaptable to allow one to age in place.
- The communal open space policy only applies to group dwellings, residential flat buildings and battle-axe development (PO 32.1 – 32.4) it should apply to all residential development where applicable.
- No provision to ensure car parking areas are to be future proofed for electric vehicle charging points.
- The water sensitive design principles for group dwellings, residential flat buildings and battle-axe development (PO 36.1 -PO 36.2) should apply to all development.

## Recommendations

- Delete word "primary" from PO 1.3 as all streets should have purpose and complement the streetscape.
- Delete "when located on the roof of non-residential development" from PO 1.4(c).
- Insert new DTS/DPF 2.1 under the heading 'Safety':  
*DTS/DPF 2.1*



*Development maximises visibility of the public realm by:*

- (a) *orientating windows, doors and building entrances towards the street, open spaces, car parks, pedestrian routes and public transport stops;*
  - (b) *avoiding high walls, blank facades, carports and landscaping that obscures direct views to public areas;*
  - (c) *arranging living areas, windows, pedestrian paths and balconies to overlook recreation areas, entrances and car parks;*
  - (d) *positioning recreational and public space areas so they are bound by roads on at least two road frontages or overlooked by development;*
  - (e) *creating a complementary mix of day and night-time activities, such as residential, commercial, recreational and community uses, that extend the duration and level of intensity of public activity;*
  - (f) *locating public toilets, telephones and other public facilities with direct access and good visibility from well-trafficked public spaces;*
  - (g) *ensuring that rear service areas and access lanes are either secured or exposed to surveillance; and*
  - (h) *ensuring the surveillance of isolated locations through the use of audio monitors, emergency telephones or alarms, video cameras or staff e.g. by surveillance of lift and toilet areas within car parks.*
- Insert new DTS/DPF 2.3 under the heading 'Safety':  
DTS/DPF2.3  
*Development providing awareness through design of what is around and what is ahead for legitimate users and observers to make an accurate assessment of the safety of a locality and site and plan their behaviour accordingly by:*
    - (a) *avoiding blind sharp corners, pillars, tall solid fences and a sudden change in grade of pathways, stairs or corridors so that movement can be predicted;*
    - (b) *using devices such as convex security mirrors or reflective surfaces where lines of sight are impeded;*
    - (c) *ensuring barriers along pathways such as landscaping, fencing and walls are permeable;*
    - (d) *planting shrubs that have a mature height less than 1 metre and trees with a canopy that begins at 2 metres;*
    - (e) *adequate and consistent lighting of open spaces, building entrances, parking and pedestrian areas to avoid the creation of shadowed areas; and*
    - (f) *use of robust and durable design features to discourage vandalism.*
  - Insert new PO under heading 'Safety':  
PO  
*Buildings designed to minimise access between roofs, balconies and windows of adjacent buildings to maximise security and safety.*
  - Insert new PO under the heading 'Landscaping':  
PO  
*Landscaping incorporating local indigenous species suited to the site and development and consistent with the character of the area.*
  - Insert new DTS/DPF 4.1 under the heading 'Environmental Performance':  
DTS/DPF 4.1  
*Locate living areas, private open space and communal open space in a position that will receive sunlight by:*
    - (a) *providing a minimum of two hours of direct sunlight solar time on 22 June to:*

- i. *at least one habitable room window (excluding bathroom, toilet, laundry or storage room windows);*
  - ii. *to at least 20% of the private open space; and*
  - iii. *communal open space, where the space provides the primary private open space for any adjacent residential development.*
- (b) *Ensuring a maximum distance of 8m from habitable room window to living, dining, bedroom or kitchen.*
- (c) *Appropriate orientation of the building to:*
  - i. *maximise north/south facing facades;*
  - ii. *ensure the north facade receives good direct solar radiation;*
  - iii. *minimise east/west facades to protect the building from summer sun and winter winds;*
  - iv. *narrow floor plates to maximise floor area receiving good daylight; and/or*
  - v. *minimise the ratio of wall surface to floor area.*
- Revise PO 4.3 and add the following at the end of the sentence: “, *other decentralised energy generation and embedded networks.*”
- Insert new PO under the heading ‘Environmental Performance’:  
PO  
*Buildings designed to utilise low carbon design and construction measures.*
- Revise PO 5.1 under the heading Water Sensitive Design to also include:  
(d) *incorporating waste water and stormwater re-use including the treatment and re-use of grey water.*
- Insert new PO under the heading ‘Waste Management’:  
*Development designed to ensure waste minimisation, re-use and recycling and encourages waste water, grey water and stormwater re-use and does not generate unacceptable levels of air, liquid or solid pollution.*
- Revise DTS/DPF 7.1 to ensure undercroft structures do not exceed 1 metre, any more than this severely impact on the streetscape OR ensure DTS/DPF 7.1 and DTS/DPF 26.2 do not apply within the Classification tables to the City of Adelaide.
- Insert new PO under the heading ‘Car Parking Appearance’:  
PO X  
*Garaging and parking structures (including the width of any support structure) provided on a public street frontage or on a laneway that functions as the dwellings primary frontage should be of a width less than 50% of the allotment width on that frontage.*
- Revise PO 8.1 under the heading ‘Earthworks and Sloping Land’ to also ensure there is limited impact on adjoining neighbours and streetscapes.
- Insert new PO under the heading ‘Earthworks and Sloping Land’ to minimise impact of earthworks on adjoining neighbours.  
*Development transitions towards neighbours to avoid excessive fence heights for adjoining neighbours.*
- Insert new DTS/DPF 9.1:  
DTS/DPF 9.1  
*Fences and walls abutting streets (excluding service lanes) that:*
  - (a) *are articulated and detailed to provide visual interest;*
  - (b) *are compatible with the associated development and with any existing attractive fences and walls in the locality;*

- (c) *enable visibility of buildings from and to the street to enhance safety and allow surveillance;*
- (d) *assist development to address the street; and*
- (e) *are no greater more than 1.2m high if solid (forward of the building line). This height may be increased to 2m if the fence has openings which make it more than 50% transparent.*
- Insert new PO under the heading 'Site Facilities/Waste Storage' to ensure rubbish collection does not impact on residential amenity:  
PO  
*Development designed to facilitate collection of refuse to avoid unnecessary impacts to residential amenity such as truck movements in urban streets.*
- Insert new PO under the heading 'External Appearance':  
PO  
*The height, scale and massing of buildings that reflect and reinforce:*
  - (a) *the consistent parapet lines, floor levels, height and massing with existing buildings;*
  - (b) *the prevailing pattern of visual sub-division of neighbouring building frontages where frontages display a character pattern of vertical and horizontal sub-divisions;*
  - (c) *avoid massive unbroken facades; and*
  - (d) *ground, middle and rooftop levels.*
- Insert new PO under the heading 'External Appearance':  
PO  
*The design, external materials, colours and finishes of buildings that have regard to their surrounding townscape context, built form and public environment.*
- Revise PO 12.5 under the heading 'External Appearance':  
PO 12.5  
*External materials and finishes are of high quality, durable and age well to minimise ongoing maintenance requirements and contribute to positively to the public realm.*
- Delete the following words "if there are no active or occupied ground floor uses" from DTS 12.7(c) under the heading 'External Appearance'.
- Revise PO 12.8 under the heading 'External Appearance' as follows:  
PO 12.8  
*Building services, plant and mechanical equipment are screened from the public realm, and/or integrated into the façade design and do not dominate the street frontage.*
- PO 13.2 under the heading 'Landscaping' - Ensure appropriate research has been undertaken to ensure the deep soil zones are of a sufficient depth and dimension to ensure existing vegetation is protected and capable of being planted with large canopy trees.
- Insert new PO under the heading 'Car Parking' to guide the design multi-level car parks:  
PO  
*Multi-level car parks designed to:*
  - (a) *ensure vehicle access is from the road with less pedestrian activity;*
  - (b) *there is no more than one entry lane and one exist lane;*
  - (c) *have a controlled exit at the property boundary to stop vehicles before travelling across the footpath;*
  - (d) *has no more than one left in and one left out access point;*
  - (e) *avoid access points along high concentration public transport routes;*



- (f) *with respect to ancillary parking, is provided at basement level, or undercroft if located behind other uses which provide activity on the street frontage;*
  - (g) *along ground floor street frontages to maintain pedestrian interest and activity at street level;*
  - (h) *be of a high quality design and complement the surrounding built form in terms of height, bulk and scale;*
  - (i) *provide surveillance, lighting and direct sightlines along clearly defined and direct walkways, through and within car parking areas and to lift and toilet areas;*
  - (j) *ensure corner sites with two major street frontages, be set back from the major street frontages, with commercial or other non-car park floor space in front of and screening the car parking building;*
  - (k) *be on a site with only one major street frontage, include screening so that any car parking is not visible from the public realm either day or night, and detailed to complement neighbouring buildings;*
  - (l) *incorporate treatments to manage the interface with adjacent housing, such as careful use of siting and use of materials and landscaping;*
  - (m) *ensure there are no vehicle access points across major walking routes; and*
  - (n) *provide safe and secure bicycle parking spaces.*
- Revise PO 15.1 as follows:  
*Multi-level car parking structures are to be sleeved within buildings with productive floorspace to contribute to active street frontages and complement the locality.*
  - Revise DTS/DPF 15.1 (a) to include residential.
  - Insert new DTS/DPF 16.1 that provides more detailed setback standards that need to be applied.
  - Revise PO 16.1 and DTS/DPF 16.1 to delete the word “primary” as passive surveillance should be provided to all street frontages.
  - Delete DTS/DPF 19.1 under the heading ‘Ancillary Development’.
  - Insert the following new PO in regard to building setbacks under the heading ‘External Appearance – Buildings 3 Building Levels or Less’.
- PO X*
- Building set-backs that complement the prevailing set-backs in the street in relation to:*
- (a) *street frontages; and*
  - (b) *side and rear boundaries.*
- DTS/DPF X*
- Where setbacks vary the following setbacks apply:*
- (a) *the same distance as one or the other of the adjoining buildings, provided the difference between the set-backs of the 2 adjoining buildings is less than or equal to 2m; or*
  - (b) *not less than the average of the set-backs of the adjoining buildings, if the difference between the setbacks of the adjoining buildings is greater than 2m.*
- Insert into PO 21.3 (f) the following to ensure adequate daylight and sunlight to private open space:
- PO 21.3 (f)*
- ensure an adequate level of daylight and sunlight.*
- Insert new PO under the heading ‘Car parking, Access and Manoeuvrability – Residential Development – 3 Building Levels or Less’ to ensure the preference that access is from a laneway rather than the main street frontage. The purpose is to maintain and enhance the streetscape particularly in areas such as the City Living Zone.

*PO X*

*Where there is a side or rear laneway abutting the land, access to the parking area is to be from the laneway, rather than the main street frontage.*

- Ensure the criteria within DTS/DPF 24.1 (a) is of a sufficient size to accommodate a 3 bin system.
- Insert new PO within 'All residential development' to ensure that residential development is capable of being adaptable throughout a lifespan allowing one to age in place.

*PO*

*Residential development should be designed to be adaptable to meet people's needs throughout their lifespan to ensure that changes associated with old age, special access and mobility can be accommodated.*

*DTS/DPF*

*Buildings constructed in accordance with the requirements set out in Australian Standard AS 4299: 'Adaptable Housing'.*

- To ensure quality accommodation a minimum size should be included for a studio in DTS/DPF 29.1.
- Insert new PO under Residential Dev – 4 or more building levels [Common Areas]:

*PO*

*Common areas are acoustically designed to enable the quiet enjoyment of dwellings.*

- To ensure the area within the building is useable and provides quality living space insert new PO under Residential Dev – 4 or more building levels [Dwelling Configuration]:

*PO*

*Buildings designed to ensure internal structural columns align with the position of internal walls to provide useable space.*

- Revise 31.3 to ensure minimal overlooking and orientation towards adjoining residential properties.
- Revise communal open space policy for group dwellings, residential flat buildings and battle-axe development (PO 32.1 – 32.4) to apply to all residential development.
- Include policy that addresses car parking areas to be future proofed for electric vehicle charging points.
- Apply water sensitive design principles for group dwellings, residential flat buildings and battle-axe development (PO 36.1 -PO 36.2) to all development.

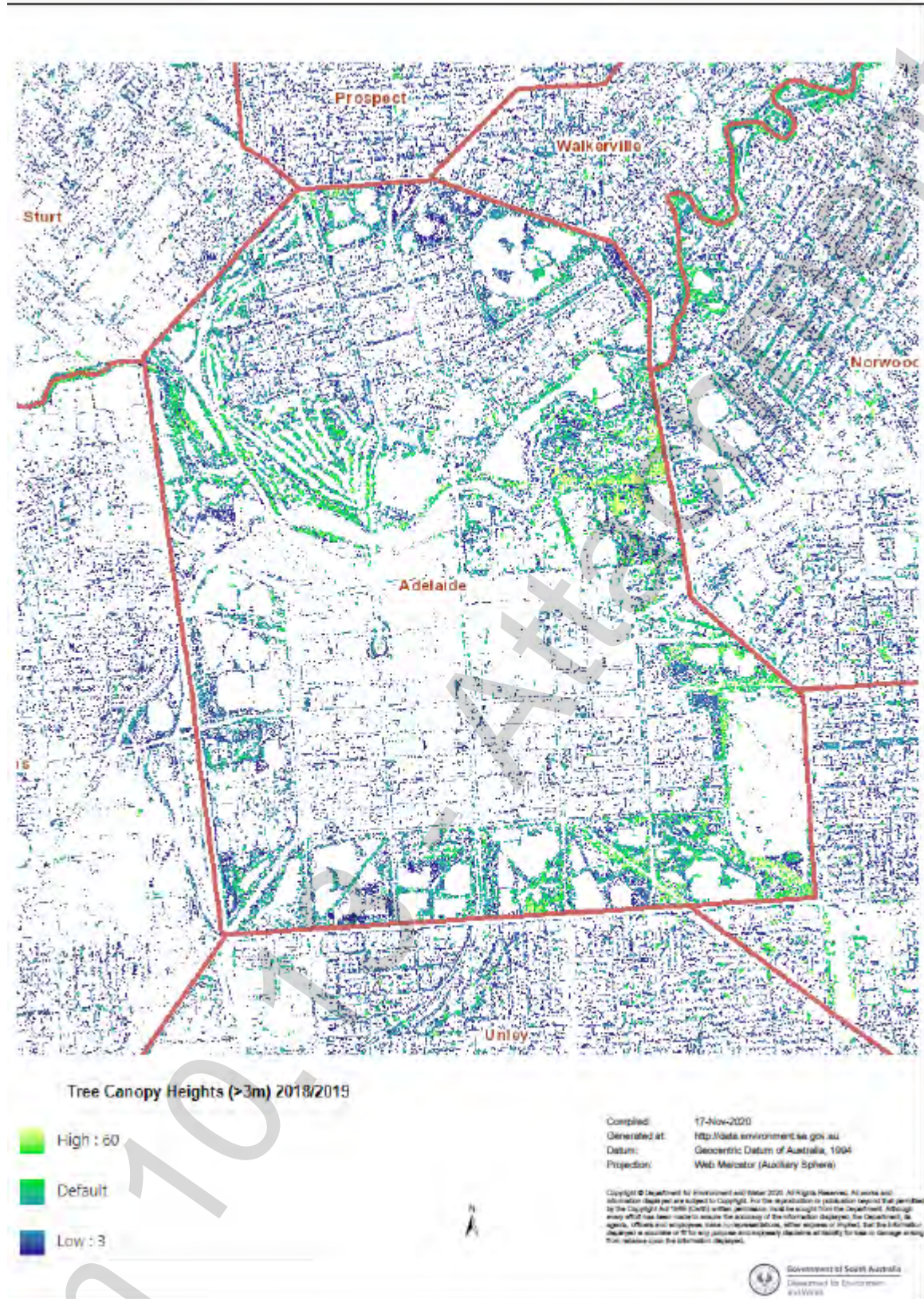
## DESIGN GDP

This is a new General Development Policy that has been introduced as part of the consultation. The policy content is almost the same as the Design in Urban Areas GDP however does not contain policy for 'All Development (4 or more storeys)' and is missing some of the performance outcomes in regard to private open space, water sensitive design and peak flows in downstream systems. It is also missing DTS/DPF's in regard to landscaping of street level parking, storage of waste bins, pervious driveway surfaces and battle axe driveways servicing more than 3 dwellings.

### Recommendation

- To avoid duplication and confusion, this GDP should only apply to regional areas.





# ADVERTISEMENTS GDP

Since the first round of consultation a number of changes have been made which include some in response to our submission, these changes include:

- Deletion of a DTS/DPF that sought to ensure advertising did not contain third party content.

In summary, the issues that remain of concern include:

- PO 3.1 and DTS 3.1 fails to provide a strong policy basis for an assessment officer to rely on to reject third party advertising. The new policy is not specific and could potentially be open to interpretation as it could include products sold in the shop and there are no limitations on what might be considered acceptable. Given that the current Dev Plan lists third party advertising as non-complying it is important that there are strong policy grounds in place for Council to reject this form of advertising when required.
- Sets no parameters for the advertisement of products sold on a premise. It is important criteria is in place to provide clarity in terms of what is acceptable. The current Dev Plan includes policy that limits product advertisements illustrating products sold on the premises in conjunction with the business name to not exceed 25 percent of the area of any advertisement.
- There are no policies in place that address advertising on outdoor dining structures such as glass or canvas screens or umbrellas. Policies should be included to avoid visual clutter in the public realm.
- There is no policy that addresses temporary advertising hoarding or shrouds required for the screening of construction sites. This form of screening is frequently used within the City and is a good way of visually promoting and providing a visual image of end development product. Current Dev Plan policy is relied upon to ensure the advertising is of appropriate quality and contributes positively to the streetscape.
- PO 1.3 and DTS/DPF 1.3 requires advertising not to encroach on public land however as many buildings are built to the street boundary this policy would not be possible to comply with. Councils encroachment policy sets criteria on what is considered appropriate in the City and is heavily relied upon. There is uncertainty on how the new system will address the issue of encroachments in the future.

## Recommendations

- Delete DTS 3.1 and replace it with the original DTS 3.1 from first consultation that contained strong and clear policy that ensured advertising does not contain third party advertising e.g. *“An advertisement does not contain third party content.”*
- Insert the following new PO from Council Wide PDC 214 of the CoA of the Dev Plan: *Product advertisements illustrating products sold on the premises in conjunction with the business name should not exceed 25 percent of the area of any advertisement.*
- Insert the following new PO from Council Wide PDC 202 from the COA Dev Plan to address advertising on outdoor dining fixtures:  
*Signage that identifies the business name or logo, or advertises goods sold on the premises is only appropriate on glass and canvas screens and umbrellas and when it meets the following:*



- a) *signage and advertisements designed to improve and complement the amenity of the premises, be of an appropriate design and consistent with the character of the locality;*
  - b) *advertisements on outdoor dining items such as umbrellas and canvas screens that do not exceed a portion that covers 10% of the total available space on each outdoor dining item, up to half of which may be commercial advertisements in the form of product logos used or sold by the premises;*
  - c) *advertisements should not be illuminated or animated; and*
  - d) *third party advertising on outdoor dining items is inappropriate.*
- Insert the following new PO from CW PDC 218 from the CoA Dev Plan:  
 Temporary advertisement hoardings or shrouds required for the screening of construction sites or for creating visual interest to occur only where they are:
    - a) *of a high standard of design;*
    - b) *displayed only during the period of construction;*
    - c) *comprised of high quality opaque, solid and non-reflective material that is durable, low maintenance and appropriate to the context;*
    - d) *required to conceal wiring and conduits; and*
    - e) *do not create undue risk to public or private safety.*
  - Ensure the relevant PO's and DTS's are included within the Development Classification Tables.



# INTERFACE BETWEEN LAND USES GDP

Since the first round of consultation a number of changes have been made in response to our submission, these changes include:

- Sensitive receivers protected from impacts of land uses desired in the Zone.

In summary, the issues that remain of concern include:

- One of the principle purposes of the Interface GDP is to reduce potential future conflict and ensure land uses can co-exist, this purpose is not upfront in the Desired Outcome.
- Does not address or set parameters for ancillary activities such as the deliveries, collection, movement of commercial waste bins, goods and empty bottles which is a common issue for non-residential uses close residential particularly in the City where development is more intricate, intense and diverse. Vibrancy and diversity of uses gives the City its unique character, it is important that the varying uses can co-exist in a respectful manner.
- Built form interface in terms of setbacks, bulk and scale are not addressed in this GDP. There should be a general policy that addresses this so that there is clarity when it applies.
- PO 3.3 contains policy to protect existing rooftop solar energy facilities however does not provide parameters on what is considered acceptable. This will create confusion and be open to interpretation as to what is considered acceptable.
- PO 4.3 contains in regard to noise from swimming pool pumps but fails to provide policy in regard to the operation of other plant and equipment. This could pose a problem particularly in mixed use areas where noise sensitive development is in close proximity to commercial plant and equipment.
- Noise transmission between dwellings both above, below and to the side has not been addressed. With medium and high density development this is important noise transmission is addressed at the planning stage to ensure quality living environments for future residents.
- Fails to provide noise attenuation measures for noise sensitive development in mixed use areas to ensure land use co-existence.
- Noise other than music noise emanating from buildings has not been addressed.
- Does not address noise emanating from speakers under canopies on pavements which is a frequent problem for the City.

## Recommendations

- Revise Desired Outcome to clearly state that the purpose is to reduce potential for conflict between land uses and ensure land use co-existence.
- Include a new PO that seeks to ensure ancillary activities have minimal disturbance to residents and include a DTS/DPF that restricts when ancillary activities can occur e.g. emptying of drink bottles in bins removal of commercial waste etc.
- Include a policy that addresses built form interface impacts such as setbacks, bulk and scale.
- Include acceptable criteria for ensuring adequate sunlight to solar panels e.g. sunlight to solar panels should be maintained for a minimum of 2 consecutive hours between

9.00am and 3.00pm solar time on 22 June provided it does not restrict the reasonable development of adjoining sites.

- Include DPF 4.2 outlining what noise level standards are considered appropriate for the operation of plant and equipment such as air conditioning, ventilation and refrigeration systems.
- Include policy that ensures attached dwellings/serviced apartments are designed to minimise transmission of sound between dwellings/serviced apartments and particularly protect bedrooms from possible noise intrusion e.g. appropriate stacking of rooms – bedrooms away from living rooms.
- Include policy that provides noise attenuation measures into the design and construction of noise sensitive development in mixed use areas.
- Include noise policy specific to licensed premises (other than music noise) to ensure they incorporate appropriate noise attenuation measures.
- Insert policy that discourages noise emanating from speakers under canopies on pavements.

# INFRASTRUCTURE AND RENEWABLE ENERGY FACILITIES GDP

None of Council's recommendations highlighted in the CoA's original submission have been incorporated into latest consultation version of the Code.

In summary, the issues that remain of concern include:

- There is an absence of policies that seeks long term sustainability of the environment that minimises consumption of non-renewable resources and utilises alternative energy generation systems.
- Lacks basics of locating infrastructure and utility services in shared common trenches or conduits.
- No requirement to visually improve the appearance of substations. Electricity substations can have a negative visual impact on adjacent land without appropriate screening.
- No policy in place that seeks the removal of redundant telecommunication equipment.
- There are no policies in place that provide for electric car recharging stations.
- There is absence of policy in regard to the potential re-use of wastewater from sites, no regard or consideration has been given to water being an important resource.
- There are no policies requiring service structures, plant and equipment to be designed to be an integral part of the development and/or suitably screened from public spaces or streets.

These items are of particular importance in higher density areas where there is often limited space and options to locate such items away from public frontages and interfaces. Photos (pictured right) provide an example of how services integrated into the design of a building can have a positive outcome on the streetscape.





## Recommendations

- Include a Desired Objective that seeks long term sustainability of the environment that minimises the consumption of non-renewable resources and utilises alternative energy generation systems.
- For efficiency purposes, an additional PO under the heading 'General' should be included that encourages the location of infrastructure and utility services including the supply of water, gas and electricity in shared common trenches or conduits.
- Revise PO 2.2 to ensure the visual amenity policies also apply to electricity substations.
- Include an additional PO under the heading 'Rehabilitation' to also include the removal of telecommunication equipment that is redundant or no longer required for transmission.
- Under the heading 'Battery Storage Facilities' include guiding policy for electric recharging stations.
- Incorporate a new PO that treats water as a resource and facilitates the re-use of sewage and wastewater, drainage and stormwater from the site of development under the heading 'Wastewater Services'.
- Introduce a PO that seeks service structures, plant and equipment to be designed to be an integral part of the development or located away from main streets and public spaces to maximise activation of the public realm.

# TRANSPORT POLICIES

In the City of Adelaide, transport related policies can be found in the following parts of the Code:

- Transport, Access and Parking General Module
- Zone and Sub Zone policies in relation to transport, access and parking
- Design in Urban Areas – General Development Policies (design matters in relation to parking)

Since the previous consultation a number of changes have been made to the policies. These include:

- Car parking provision rates have changed in some parts of the council area. The major change is the deletion of car parking provision requirements in the O'Connell Street, Melbourne Street, Hutt Street Mainstreet and Business (Neighbourhood) Zones.
- Bicycle parking rates have been included (similar to current Development Plan provisions).
- Disabled car parking continue to be reduced.

For the proposed policies that apply in the City of Adelaide the following comments are made.

## TRANSPORT, ACCESS AND PARKING GDP

### Non-Ancillary Parking

The City of Adelaide has locations where ancillary parking is the only form of car parking that is desired. In other locations, non-ancillary parking is supported where it is multi-level, located to have minimise impact to the street environment and townscape character. This policy (that is often a non-complying trigger) has not been translated into the Zones or Sub Zones.

It is recommended that an additional PO is provided in Transport, Access and Parking or within the Zones or Sub Zones to reflect the policy outcome:

- City Living Zone – Only ancillary car parking should be supported.
- City Main Streets Zones and Business Neighbourhood Zones – Ancillary car parking is supported or non-ancillary parking is supported where it is multi level car parking is and where appropriately designed and located.
- Capital City Zone – Ancillary car parking is supported. Non ancillary parking is supported where it is multi level car parking is and where appropriately designed and located outside core pedestrian area.
- Park Lands Zone – Only ancillary car parking is support in certain locations.
- Riverbank Zone – non ancillary car parking is supported where it is multi-level car parking is and where appropriately designed and located.

## Table 2 - Off-Street Car Parking Requirements in Designated Areas

### *Off-Street Car Parking Requirements - City Main streets and Business (Neighbourhood) Zones*

The current consultation proposes that in the City Main Streets & Business (Neighbourhood) Zones the car parking provision rates are reduced to zero. Existing Development Plan policy Council Wide policy on PDC 253 enables consideration of car parking rates lower than the minimum in certain circumstances in these areas and has resulted in many proposals being approved with less than the stated on-site car parking provisions. However, this change is a significant shift in policy without any information being provided on the basis for this change.

Such a change could support business development opportunities, however it could also create off-site impacts that extend into the adjoining residential zones and impact residential amenity.

A preferred approach is a balanced consideration of area-based approach to shared car parking, public transport improvements and walking and cycling infrastructure.

This would be better considered through a future Code Amendment.

### *Off-Street Car Parking Requirements – City Living Zone*

The car parking provision rates for dwellings have been deleted. Detached, row & semi-detached do not have car parking requirements. This seems to make some sense given the high numbers of heritage buildings. It is likely, that most home-owners will want car parking however, these can be provided by the market.

Residential flat buildings or multistorey building rates are generally comparable to the Adelaide (City) Development Plan. Although the rates have changed from floor area to bedroom.

For non-residential development, there remains car parking requirements. Whilst the car parking rates have not materially changed, the policies for land use proposes a more open approach to non-residential land uses than the current Development Plan. This may increase the likelihood that proposals will come forward seeking demolition of housing stock to accommodate onsite car parking that would impact residential amenity and character. A review of transport policy in the City Living Zone is needed to ensure that car parking would unduly impact the amenity and impact to heritage values. An area based off-set scheme to transport management may be needed if the land use policies are not changed as requested.

In addition, the North Adelaide College and Institution DPA sites should continue to provide on-site parking associated with any future growth to minimise impact on impact to residential amenity. Policies that seek new parking at basement level should be reinstated.

### *Parking for people with a disability*

Parking rates for people with a disability have not been reinstated as per the Development Plan. Council is not aware of any evidence or reason why this provision would no longer be set out in the planning policy.

### *Service and loading areas*

In addition PO6.6 seeking that onsite loading areas are provided as part of a development, policy is needed to ensure that service and loading areas are appropriately considered at the



planning application stage in regards to their location and design do not unduly impact on street amenity, residential amenity and pedestrian safety.

#### *Bicycle Parking Rates*

City of Adelaide would encourage the bicycle rate for Residential Flat Buildings and residential components of multistorey buildings to be the same rate in metropolitan areas i.e. adopt the City of Adelaide rate. This will support the state bicycle mode trip targets and encourage mode choice. This will also ensure the investment platform is the same for city and metropolitan developments.

In addition, the Melbourne Docklands fires were attributed to lack of storage in appropriate places including bike parking. As such for safety, there is a need to provide adequate provision for bicycle storage in addition to other storage.

#### *End of trip facilities*

End of trip provision rates should be provided to ensure that development either provides onsite end of trip facilities for cyclists or supports localise provision through an off-set scheme or the like.

#### *Assessment pathways*

Deemed to satisfy and accepted development pathways should only be enabled on sites where existing cross overs are provided.

## Recommendations

- Reinstate policies around ancillary parking and non-ancillary parking.
- Support changes to City Mainstreets and Business Neighbourhood Zones however there is a need for a balanced consideration of area-based approach to shared car parking, public transport improvements and walking and cycling infrastructure. This would be better considered through a future Code Amendment.
- Reconsider non-residential parking rates in the City Living Zone in light of proposed land use changes.
- Reinstate car parking rates for people with a disability from existing Development Plan.
- Provide consistent metropolitan bicycle car parking rates and ensure bicycle storage is in additional to dwelling storage.
- Ensure Deemed to Satisfy and Accepted Development pathways do not provide “automatic” approvals of new vehicle crossovers.
- Insert a PO to ensure siting, design and acoustic measures are provided for service and loading areas that are conveniently located and do not impact the street amenity, residential amenity and traffic and pedestrian safety.
- Provide PO around provision rates end of trip facilities.

## SITE CONTAMINATION GDP

None of Councils recommendations highlighted in the CoA's original submission have been incorporated into latest consultation version of the Code.

In summary, the issues that remain of concern include:

- Contamination of buildings has not been specifically addressed within the GDP. Buildings previously used for industrial purposes can have the same contamination issues as land.
- There are no provisions that ensure the site or buildings provide a safe environment prior to the commencement of the use. A use should not commence unless the contamination issues have been rectified.
- Existing residential allotments can have contamination issues and therefore it does not necessarily mean the allotment is suitable for sensitive land uses or provides a safe environment without the requirement for remedial works.

### Recommendations

- Revise PO 1.1 to ensure existing buildings are also suitable for sensitive land uses and provide a safe environment prior to the commencement of the use.
- Insert following new PO from PDC 105 from the CoA Dev Plan:  
*Where there is evidence of, or reasonable suspicion that land, buildings and/or water, including underground water, may have been contaminated, or there is evidence of past potentially contaminating activity/ies, development should only occur where it is demonstrated that the land, buildings and/or water can be made suitable for its intended use prior to commencement of that use.*

# PUBLIC NOTIFICATION

## TABLE 5 PROCEDURAL MATTERS

Under the Planning and Design Code, all performance assessed classes of development are subject to public notification, except those excluded in Table 5 – Procedural Matters.

Within each Zone, 'Table 5' outlines all the classes of development that are then excluded from notification subject exceptions (see example below).

### City Living Zone

Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification, subject to any 'Exceptions'. The table also identifies any exemptions to the placement of notices when notification is required.

Class of Development	Exceptions
1. A kind of development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the <u>site</u> of the development.	None
2. Subject to (1) any of the following: <ul style="list-style-type: none"> <li>(a) classes of development listed in City Living Zone Table 1 - Accepted Development Classification where the proposed development is unable to satisfy the relevant criteria set out in that table</li> <li>(b) classes of development listed in City Living Zone Table 2 - Deemed-to-Satisfy Development Classification where the proposed development is unable to satisfy the relevant criteria set out in that table</li> <li>(c) carport</li> <li>(d) community centre</li> <li>(e) <u>consulting room</u></li> <li>(f) demolition</li> <li>(g) <u>dwelling</u></li> <li>(h) office</li> <li>(i) <u>outbuilding</u></li> <li>(j) <u>personal or domestic services establishment</u></li> <li>(k) <u>pre-school</u></li> <li>(l) <u>recreation area</u></li> <li>(m) <u>residential flat building</u></li> <li>(n) <u>retirement facility</u></li> <li>(o) <u>supported accommodation</u></li> <li>(p) verandah.</li> </ul>	Except (where relevant): <ol style="list-style-type: none"> <li>1. development that is unable to satisfy City Living Zone DTS/DPF 1.4</li> <li>2. development that is unable to satisfy City Living Zone DTS/DPF 2.2</li> <li>3. demolition of a State or Local Heritage Place.</li> </ol>
<b>Placement of Notices - Exemptions for Performance Assessed Development</b>	
None specified.	
<b>Placement of Notices - Exemptions for Restricted Development</b>	
None specified.	

## Summary of Key Findings / Issues

- Notification triggers in certain Zones have been significantly modified in the Phase 3 Planning and Design Code.
- Refinements have been made from earlier iterations of the Code. These have removed notification triggers for development that would not require notification.
- It is understood that where a class of development is anticipated in a Zone, then it is excluded from notification subject to conditions.
  - Such conditions relate to the size/scale of a land use or building levels/height.
  - If a condition is unable to be satisfied, it is not excluded from notification unless it satisfies another clause.
- Performance assessed classes of development that are of a minor nature are excluded from notification across all Zones
- Demolition of a State or Local Heritage Place are not excluded from notification across all Zones.
- Development at interface with a neighbourhood type zone (City Living Zone):
  - Large scale development at the interface of the City Living Zone are notifiable where they exceed a maximum building height. In some instances, this is 43 metres and 53



- metres. This is a change from existing, where notified if development exceeds 22 metres.
- Developments adjacent residential uses in the City Living Zone are potentially notifiable. For example, a licensed premise in the Capital City Zone could be notified, which is not possible under the Development Plan.
  - Substantial changes to notification within the City Living Zone, which include former NAH(C)Z and AH(C)Z.
    - Built form can only be notified if the proposal exceeds the maximum building height of a site. The maximum height across the City Living Zone and associated Subzones range from 2 building levels (6 metres) to 4 building levels (14 metres).
    - Therefore, if a residential development proposal does not exceed the maximum height prescribed for a subject site, then the proposal is exempt from notification.
    - It is unclear as to how a multi-storey building comprising of mixed-use or non-residential uses would be subject to notification in the City Living Zone.
  - The above will result in significant reduction in current development applications that are notifiable.
    - 41% reduction in notifiable applications 2018
    - A further 11% remain unclear
    - 56% reduction in notifiable applications in 2019
    - A further 16% remain unclear
  - Within the City Living Zone, non-residential land uses such as consulting room, office, personal and domestic services establishments are exempt from notification providing they satisfy certain conditions.
    - Whilst not envisioned in North Adelaide Low Intensity Subzone, if the relevant condition is satisfied, will be still be exempt from notification.
  - It is unclear that if a class of development is listed in City Living Zone Table 1 – Accepted Development Classification or Table 2 – Deemed-to-Satisfy Development is excluded from notification if within an excepted Overlay.
    - This is of relevance to Spas and Swimming Pools (Accepted) and Land Divisions (DTS) which are often assessed concurrently with built form proposals.
    - This is of relevance to Spas and Swimming Pools (Accepted) and Land Divisions (DTS) which are often assessed concurrently with built form proposals.

## Recommendation

Resolve the following issues that remain of concern:

- The structure and wording of Table 5 – Procedural Matters is convoluted and ambiguous, making it difficult identify what classes of development are exempt from notification.
- The only component of residential development that is subject to notification is the overall building height, whereby development must exceed the maximum anticipated height in order to be notified. Within the applicable Zones within the City of Adelaide, there is no consideration to development on the boundary being a trigger for notification.
- Land uses exempt from notification are inconsistent with anticipated land uses within a Zone or Subzone.
- There are substantial changes to notification within the City Living Zone, which lack consideration for composition of narrow allotments, high proportion of heritage places and residential character/amenity.

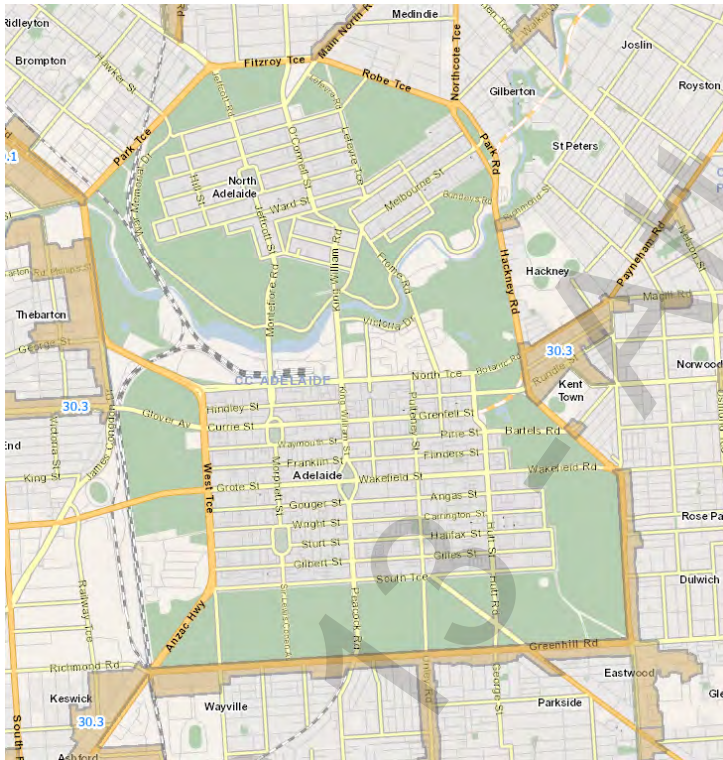
# TECHNICAL AND NUMERIC VARIATIONS

The Revised Planning and Design Code policy applying in the City of Adelaide contains some policies which refer to local technical and numeric variations. Some of these are spatially represented in the South Australian Property and Planning Atlas (SAPPA) which forms part of the operation of the Planning and Design Code, and is accessed via the SA Planning Portal.

Examples of Technical and Numeric Variations that are proposed to apply in the City of Adelaide are shown below. It is understood that other Code policy may also apply to any given site which could change these values.

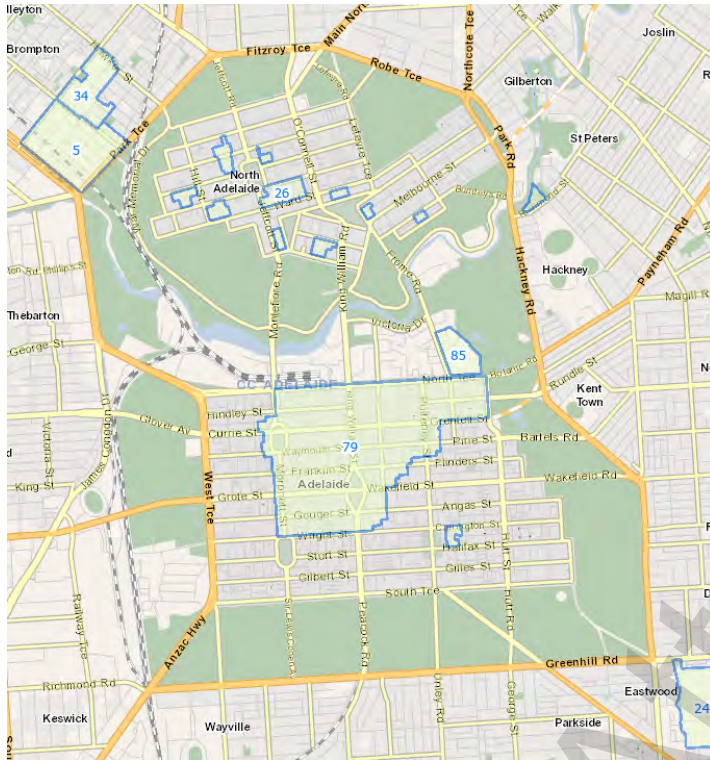
## Building Envelope

TNV has not been applied in the City of Adelaide.



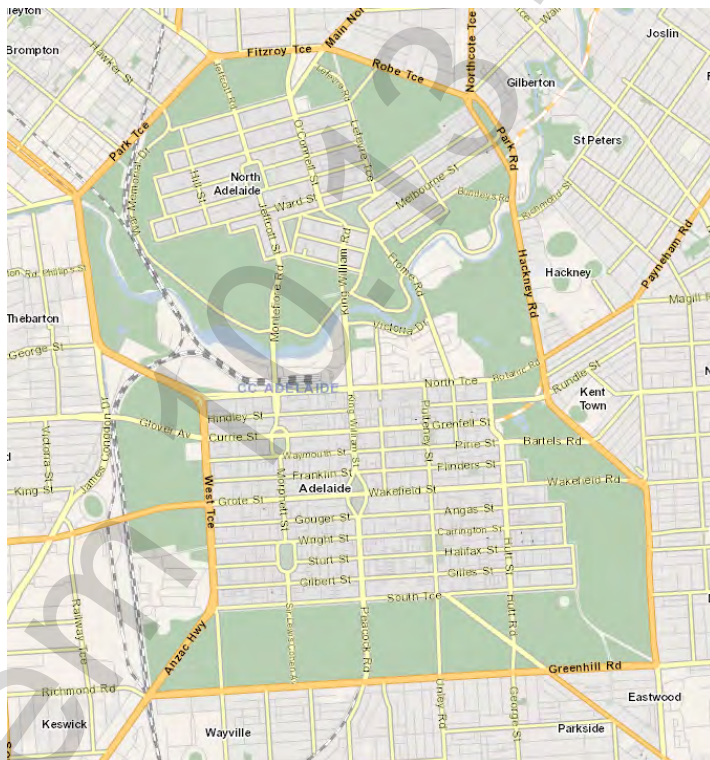
### Concept Plan

Indicates where Concept Plans apply in the City of Adelaide



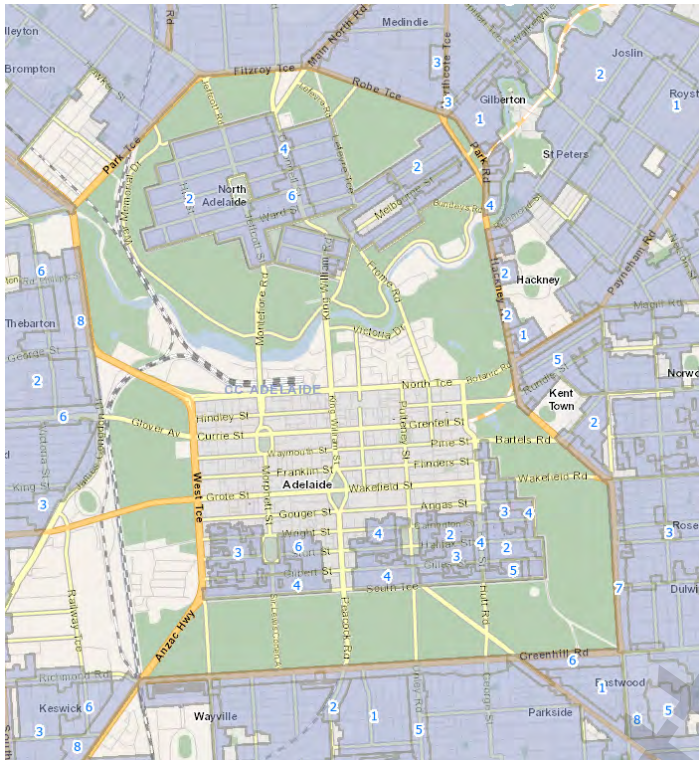
### Finished Ground and Floor Levels

TNV has not been applied in the City of Adelaide

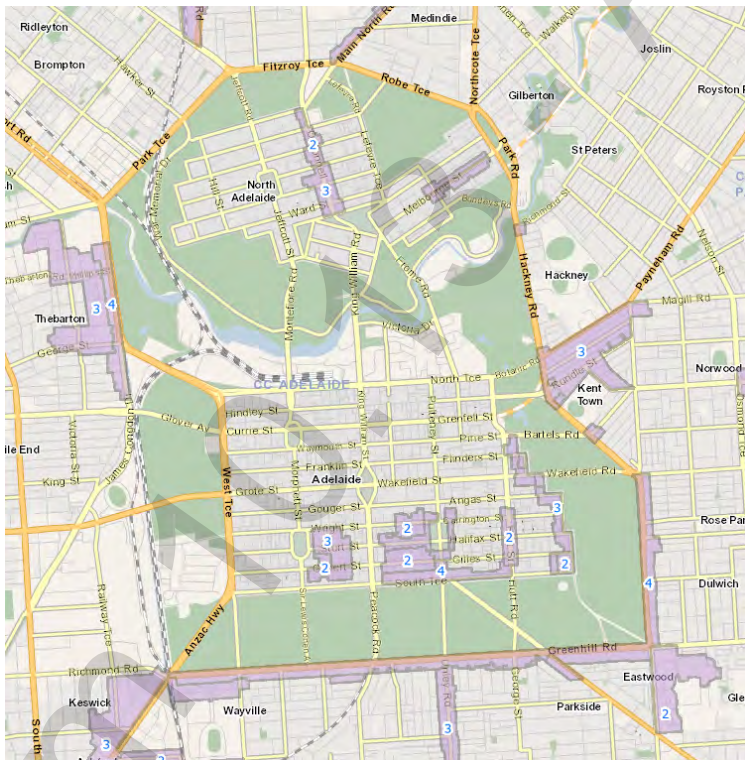




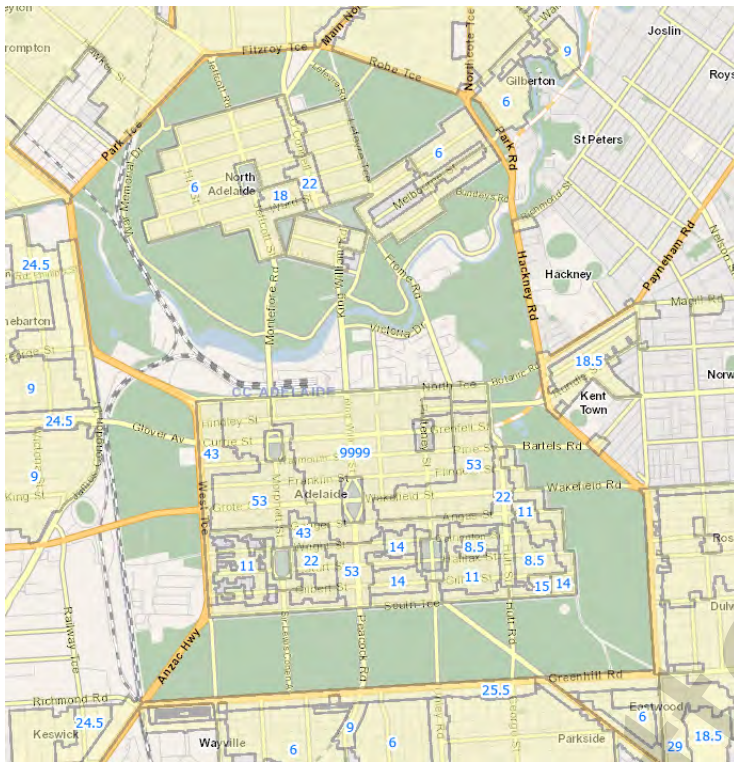
### Maximum Building Height (Levels)



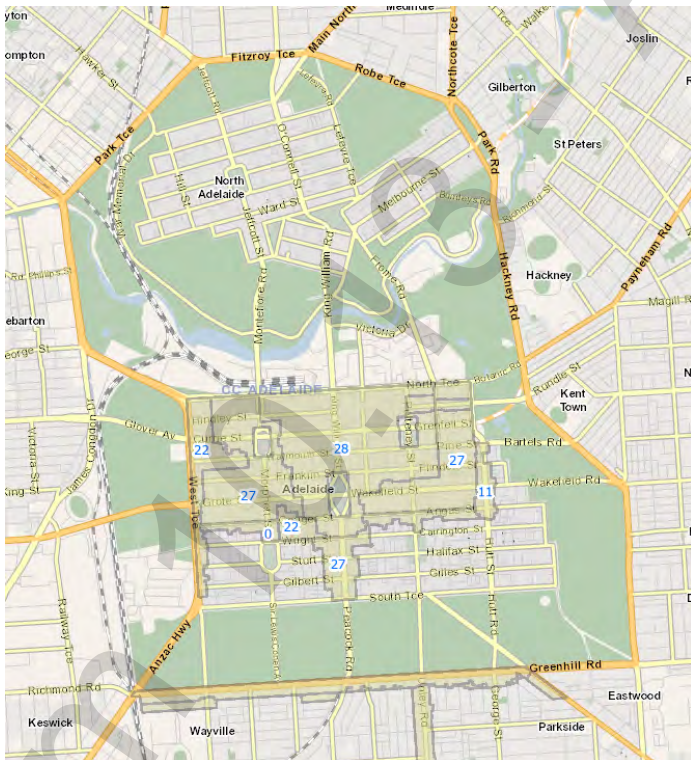
### Minimum Building Height (Levels)



### Maximum Building Height (metres)



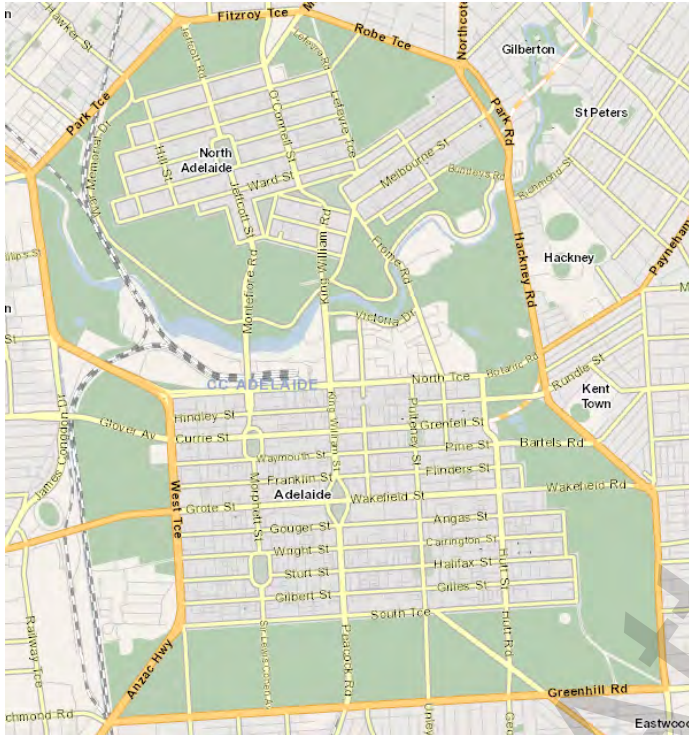
### Minimum Building Height (metres)





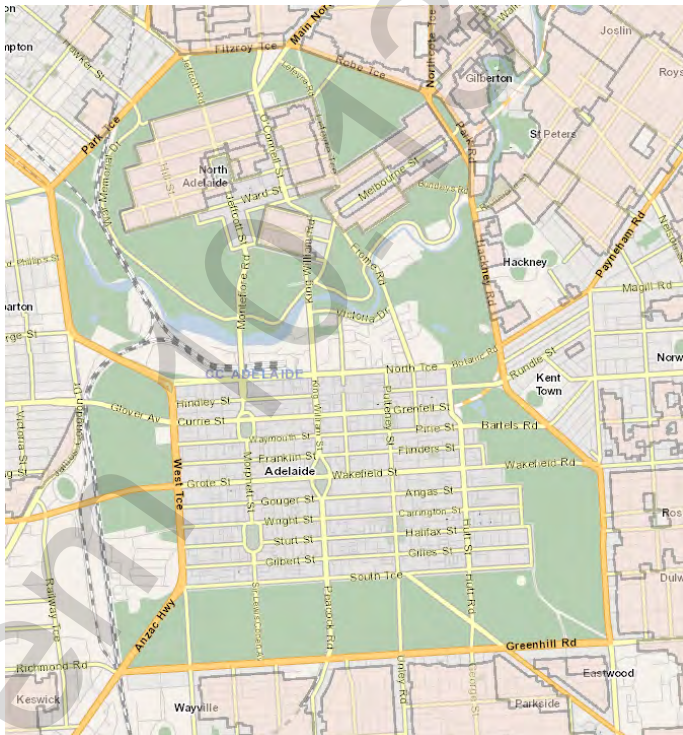
### Minimum Dwelling Allotment Size

TNV exists for the City but not mapped in SAPPA – unable to check accuracy of spatial application of policy.



### Minimum Frontage

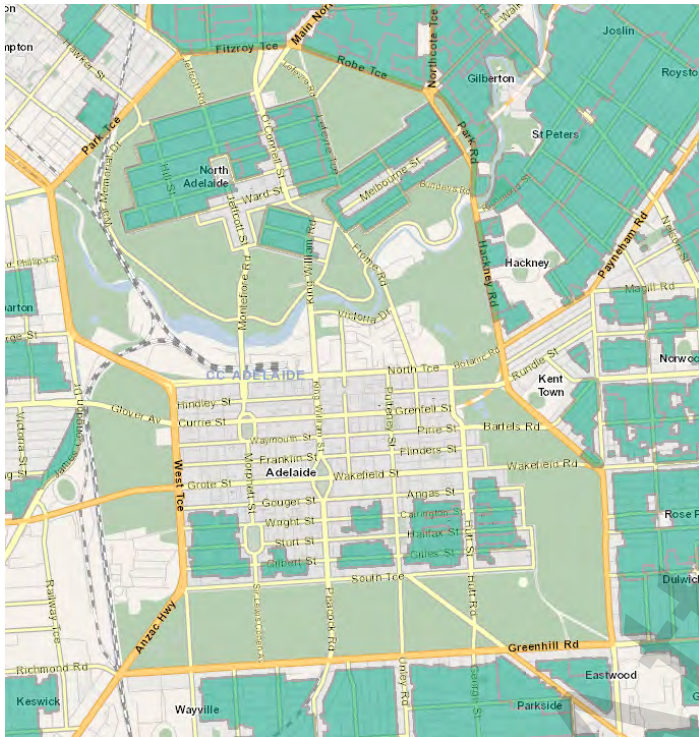
Overall area where there is a TNV is identified, but specific TNV values have not been spatially applied - unable to check accuracy of spatial application of policy.





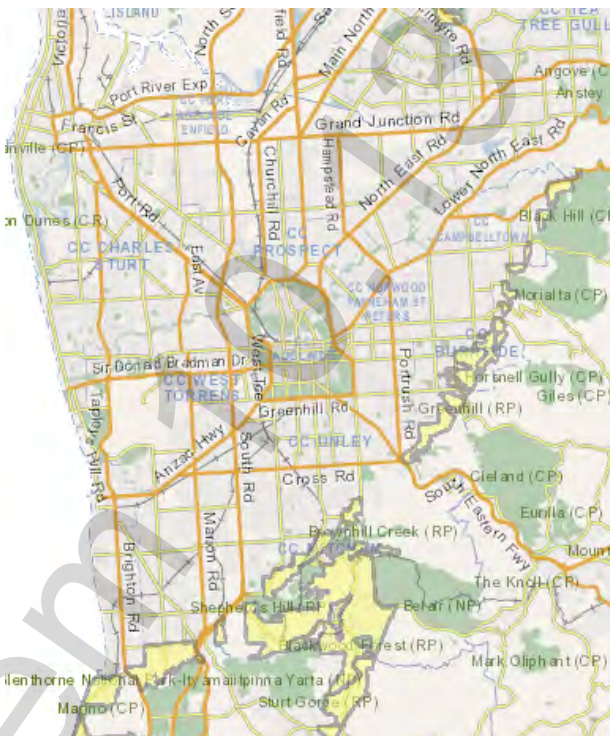
### Minimum Site Area

Overall area where there is a TNV is identified, but specific TNV values have not been spatially applied - unable to check accuracy of spatial application of policy



### Gradient Minimum Frontage

This TNV is not relevant to City of Adelaide – no comment

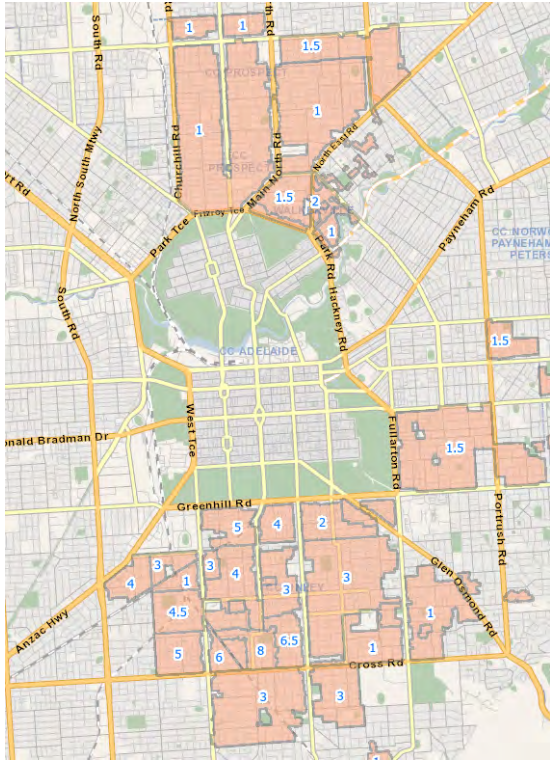






### Minimum Side Boundary Setback

This TNV has not been applied to the City of Adelaide



### Minimum Rear Boundary Setback

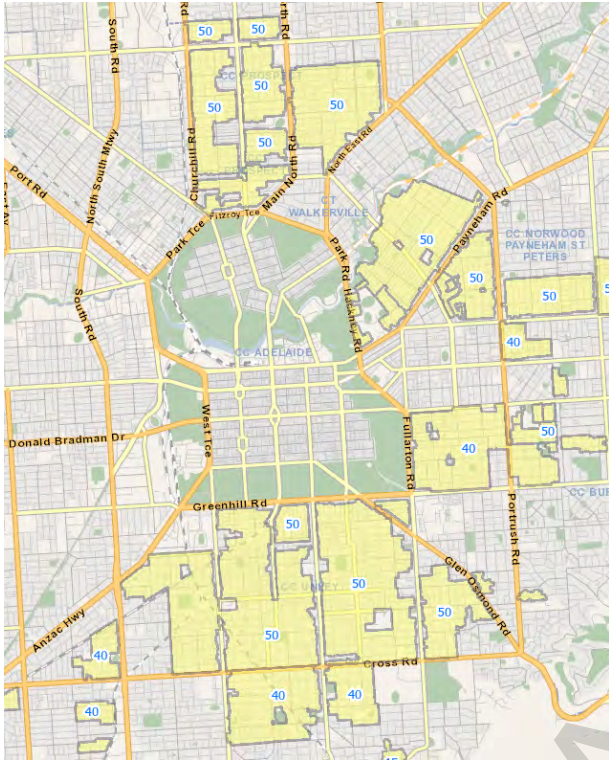
This TNV has not been applied to the City of Adelaide





## Site Coverage

This TNV has not been applied to the City of Adelaide



## Recommendations

- Remove reference to 9999m in TNV and replace with “No prescribed height limit”
- Provide additional mapping or other mechanism to enable City of Adelaide to check accuracy of spatial application of policy where a TNV exists for the City but not mapped in SAPPA, including:
  - Minimum frontage TNV
  - Minimum site area TNV

## MAPPING

- Spatial application of Technical and Numeric Variations TNVs need to be represented in SAPPA to provide context and understanding. TNVs adapt the rules that apply to a specified zone or subzone or overlay to provide for local variations in specified circumstances.
- The types of TNVs provided in Part 6 of the Planning and Design Code are as follows:
  - Part 6 - Index of Technical and Numeric Variations
    - Part 6.1 Minimum Allotment Sizes
    - Part 6.2 Minimum Allotment Frontage Sizes
    - Part 6.3 Building Heights (Metres)
    - Part 6.4 Building Heights (Levels)
    - Part 6.5 Flooding Site and Floor Level
    - Part 6.6 Interface Heights
    - Part 6.7 Primary Street Setback
    - Part 6.8 Side Boundary Setback
    - Part 6.9 Site Coverage
    - Part 6.10 Gradient Minimum Site Area
    - Part 6.11 Gradient Minimum Frontage
    - Part 6.12 Minimum Dwelling Allotment Size
- The current iteration of the South Australian Property and Planning Atlas does not clearly describe the link between the TNV value stated in a P&DC table, and where it is applied spatially.
- Mapping the application of TNVs will also assist with checking accuracy of application.
- Site by site extraction of spatial application of TNVs via the P&DC is unnecessarily time-consuming and inefficient.

### Recommendations

- Apply Urban Tree Canopy overlay to City of Adelaide.
- Apply Stormwater Management overlay to City of Adelaide.
- Clarify how the spatial application of Housing Renewal will be undertaken and/or triggered during development assessment.
- Spatially map where TNVs apply via SAPPA.

# Adelaide Park Lands Authority Strategic Plan

**ITEM 10.14** 15/12/2020  
**Council**

Strategic Alignment - Enabling Priorities

**Program Contact:**  
Rick Hutchins, Manager City  
Policy, Heritage & Park Lands  
8203 7241

2018/02283  
Public

**Approving Officer:**  
Klinton Devenish, Director Place

## EXECUTIVE SUMMARY

Pursuant to its Charter, the Adelaide Park Lands Authority (APLA) is required to:

- Prepare a Strategic Plan (for the work the Authority has responsibility for (not the Park Lands)) , with an operational period of no less than four years, which
  - Links the core business activities of the Authority to the relevant Council and State strategic, operational and organisational requirements as they relate to the Adelaide Park Lands
  - Includes supporting financial projections setting out the estimates of revenue and expenditure as necessary for the period.
- Consult with and receive approval from the Council prior to adopting or amending the Strategic Plan
- Review the Strategic Plan annually in consultation with the Council.

This report facilitates consideration of APLA's draft Strategic Plan by Council.

## RECOMMENDATION

### THAT COUNCIL

1. Approves the Adelaide Park Lands Authority's draft Strategic Plan 2020 – 2024 as included as Attachment A to Item 10.14 on the Agenda for the meeting of the Council held on 15 December 2020.



## IMPLICATIONS AND FINANCIALS

City of Adelaide 2020-2024 Strategic Plan	<b>Strategic Alignment – Enabling Priorities</b> A cohesive and integrated set of strategies and plans to deliver community outcomes
Policy	Not as a result of this report
Consultation	Not as a result of this report
Resource	Not as a result of this report
Risk / Legal / Legislative	Not as a result of this report
Opportunities	To provide a framework for the work which the APLA Board performs
20/21 Budget Allocation	Within the resources of the 20/21 budget
Proposed 21/22 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	2020 – 2024, reviewed annually in consultation with Council
20/21 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Within the annual budget approved by Council
Other Funding Sources	Not as a result of this report

## DISCUSSION

1. The Adelaide Park Lands Authority's new Charter came into effect in April 2019 with a new requirement for a Strategic Plan, as follows.

*The Authority shall:*

- 1.1. *prepare a Strategic Plan, with an operational period of no less than four (4) years, linking the core business activities of the Authority to the relevant Council and State strategic, operational and organisational requirements as they relate to the Adelaide Park Lands with supporting financial projections setting out the estimates of revenue and expenditure as necessary for the period.*
- 1.2. *consult with and receive approval from the Council prior to adopting or amending the Strategic Plan and once approved by the Council that Strategic Plan becomes the current Strategic Plan for the Authority.*
- 1.3. *review the contents of the then current Strategic Plan annually in consultation with the Council.*
2. The purpose of a strategic plan is to set priorities and focus energy and resources to facilitate the Board working toward common goals.
3. The Authority has developed the draft strategic plan, **Attachment A**, while focussing on the Authority's Functions and the statutory principles (Link 1 view [here](#)) provided in the *Adelaide Park Lands Act 2005 (SA)*. In doing so, the Authority has identified:
  - 3.1. A clear purpose
  - 3.2. Essential guiding principles
  - 3.3. Governance measures
  - 3.4. Four bodies of focussed work with key actions and measures of success, namely:
    - 3.4.1. Promoting the cultural values of the Park Lands
    - 3.4.2. Improving the community's connection with the natural and cultural landscapes
    - 3.4.3. Treating the Park Lands holistically, with a long-term vision
    - 3.4.4. Functioning as a peak advisory body
  - 3.5. A range of information tools it requires in order to carry out its work.
4. The draft Strategic Plan has been designed to sit comfortably on an A3 sized page to maximise readability.
5. Supporting the Authority in delivering the four areas of work identified in the draft Strategic Plan will be considered each year by Council as part of the Business Plan and Budget process.

---

## DATA AND SUPPORTING INFORMATION

**Link 1** - Authority's Functions and the statutory principles

---

## ATTACHMENTS

**Attachment A** – Draft Strategic Plan (2020-2024) for the Adelaide Park Lands Authority

---



The Adelaide Park Lands are the largest inner urban park system in Australia. Nationally Heritage listed for their unique design - **they are the city's lungs, backyard, playground, meeting space and more. They are there for everyone to enjoy, enhancing physical and mental well-being, and they secure Adelaide's place as one of the planet's most liveable cities.**

**Purpose**

To conserve and enhance the environmental, cultural, recreational and social **importance** of the Adelaide Park Lands

**Guiding Principles**

- Preserve and strengthen the integrity of the Adelaide Park Lands
- Promote the values of the Park Lands – as **Adelaide's** defining feature, and an internationally unique asset
- 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**

**Governance**

- Maximise utilisation of skills, knowledge and enthusiasm of the Board through effective meetings **that** foster dialogue and the development of shared thinking
- Develop a high level **of** knowledge **and** understanding of the Park Lands amongst Members through regular site visits and briefings
- Seek early input into issues relating to the Park Lands to ensure APLA's advice is timely and relevant.
- Monitor developments subsequent to APLA advice
- Advocate for the value of APLA as a **proactive**, accountable, independent, skills-based **board** that **advises on** Park Lands management and protection

Culture	Environment	Management and Protection	Advice
Promote the cultural values of the Park Lands including Kurna <b>culture, heritage</b> and wellbeing	<b>Improve community</b> connection with the natural and cultural landscape <b>of the Park Lands</b>	Treat <b>the</b> Park Lands holistically with long term vision	<b>Function as the peak advisory body for policy, development, heritage &amp; management of the Park Lands</b>
<b>Key Actions</b>	<b>Key Actions</b>	<b>Key Actions</b>	<b>Key Actions</b>
1.1 Make Kurna culture intrinsic to everything we do 1.2 Assist with Kurna cultural mapping 1.3 Advocate for the featuring of the Adelaide Park Lands in Designed for Life, South Australian Tourism Commission and other promotional campaigns 1.4 Host an annual community forum 1.5 Support the development of World Heritage listing nomination	2.1 Define, protect and enhance landscape values and design qualities 2.2 Provide advice in relation to tree canopy cover, biodiversity and environmental sustainability and improvements 2.3 Regularly review River Torrens water quality, amenity and activation 2.4 Increase the accessibility of information	3.1 Review and improve the Adelaide Park Lands Management Strategy which includes prioritisation of projects 3.2 Review of provisions to influence the Planning and Design Code including National Heritage overlay 3.3 Review the City of Adelaide Community Land Management Plans and State Government Management Plans 3.4 Advocate for State Heritage Listing	4.1 Provide advice on plans, projects and policies for the Adelaide Park Lands 4.2 Engage with City of Adelaide and State Government including input into the Riverbank Masterplan (Karrawirra) 4.3 Review leasing and licensing and event management policies together with other relevant Park Lands use policies 4.4 Strengthen APLA's engagement with City of Adelaide, State Government and adjoining Councils
<b>Measures of Success</b>	<b>Measures of Success</b>	<b>Measures of Success</b>	<b>Measures of Success</b>
<ul style="list-style-type: none"> <li>Each matter that comes before the Board considers Kurna culture</li> <li>Kurna Cultural mapping used to inform APLA considerations</li> <li>Increased promotion of Park Lands in all tourism campaigns (City of Adelaide, South Australian Tourism Commission etc)</li> <li>1 public forum held per year</li> <li>Support tentative world heritage listing submission–end of 2021</li> </ul>	<ul style="list-style-type: none"> <li>Conduct a landscape review to inform the next Adelaide Park Lands Management Strategy</li> <li>Develop a better understanding of environmental values and trends</li> <li>Board Members are well informed through regular updates</li> <li>Regular online Park Lands updates (inclusive of events, trends, gardens &amp; botanical features and items dealt with at APLA)</li> </ul>	<ul style="list-style-type: none"> <li>An updated Adelaide Park Lands Management Strategy in an easy to use format with a series of (measurable and achievable) prioritised projects</li> <li>Adelaide Park Lands Management Strategy informs Planning and Design Code and related policy for the Park Lands</li> <li>Advice sought and provided for the preparation by the State Government of management plans for areas of Park Lands controlled by State Government</li> <li>State Heritage listing achieved</li> </ul>	<ul style="list-style-type: none"> <li>Advice of APLA is endorsed and adopted</li> <li>Senior State Government Officers/ consultants engage with APLA on Riverbank Masterplan (Karrawirra)</li> <li>APLA initiates a policy review where deemed necessary</li> <li>Meetings with adjoining Councils to discuss Adelaide Park Lands Management Strategy and other current Park Lands usage related policy</li> </ul>

**Data and Insights:** Request data to provide understandings and insights to assist with decision making

- |   |   |   |  |
|---|---|---|--|
| <ul style="list-style-type: none"> <li>Kurna Cultural Mapping</li> <li>Use of Park Lands</li> <li>Wellbeing dashboard</li> <li>Cultural tours</li> <li>Attendances and visitation</li> <li>Community wants and needs</li> </ul> | <ul style="list-style-type: none"> <li>Heat mapping</li> <li>Biodiversity</li> <li>Mapping of carbon abatement sequestration</li> <li>Landscape changes and sustainability</li> <li>Metrics relating to % of tree canopy</li> </ul> | <ul style="list-style-type: none"> <li>Net Gain/loss of Park Lands</li> <li>Extent of Leases and licences</li> <li>Built form and building footprints</li> <li>Changes in use</li> <li>How the Park Lands have developed and changed</li> </ul> | <ul style="list-style-type: none"> <li>Projects &amp; policies assessed and recommended by APLA</li> <li>Mapping of projects and investment</li> </ul> |
|---|---|---|--|



# StudyAdelaide Board

**ITEM 10.15** 15/12/2020  
**Council**

Strategic Alignment - Enabling Priorities

**Program Contact:**  
Rudi Deco, Manager Governance  
8203 7442

2018/04054  
Public

**Approving Officer:**  
Mark Goldstone, Chief Executive  
Officer

---

## EXECUTIVE SUMMARY

The StudyAdelaide Board is responsible for marketing Adelaide as a study destination for overseas students.

The City of Adelaide is currently represented on the Board by Councillor Hou. This appointment expires on 31 December 2020 and Councillor Hou has advised that he will not be seeking re-nomination.

Council consideration and approval to submit a nomination to the StudyAdelaide Board is sought.

---

## RECOMMENDATION

### THAT COUNCIL

1. Approves that nomination(s) be forwarded to the Minister, for consideration and appointment of one City of Adelaide representative on the StudyAdelaide Board.
-

## IMPLICATIONS AND FINANCIALS

City of Adelaide 2020-2024 Strategic Plan	<b>Strategic Alignment – Enabling Priorities</b> Bold leadership and strategic partnerships to meet challenges and take up new opportunities
Policy	Not as a result of this report
Consultation	Expressions of interest from Council members was sought via E-news as per Standing Orders
Resource	For the participating member, preparation for and attendance at 7 meetings per year
Risk / Legal / Legislative	A material conflict of interest may arise for a Council Member who is also a Board Member if a matter were to be discussed at a meeting of the Council where the body corporate of which the Council Member is a Board Member would gain a benefit, or suffer a loss, depending on the outcome of the consideration of the matter at the meeting. In that case, the Council Member must inform the Council meeting and leave the room while the matter is being discussed and voted on.
Opportunities	Appointments to outside bodies provides opportunity for Council Members to contribute to discussion and decision making on a broad range of matters relevant to the City of Adelaide.
20/21 Budget Allocation	Not as a result of this report
Proposed 21/22 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	Appointments are for a period determined by the Minister
20/21 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report

## DISCUSSION

1. StudyAdelaide was established in 1998 and markets Adelaide as a centre of education excellence, highlighting the many advantages international students who choose to live, work and study in South Australia have.
2. Councillor Hou is the current City of Adelaide representative on the StudyAdelaide Board and the appointment is due to expire on 31 December 2020. Councillor Hou has advised that he will not be seeking re-nomination.
3. Council consideration and approval to submit a nomination(s) to the StudyAdelaide Board is sought. Nominees can be Council Members or council staff.
4. The StudyAdelaide Board meeting 7 times per year. Meetings are generally held every 6-7 weeks at the Study Adelaide offices on Level 1, 26 Franklin Street, Adelaide on a Wednesday between 8.00am-10.00am.
5. The period of appointment will be determined by the Minister.
6. No remuneration is payable for the position.

---

## ATTACHMENTS

Nil

---

- END OF REPORT -



# Appointment of Council Members to Reconciliation Committee

**ITEM 10.16** 15/12/2020  
**Council**

Strategic Alignment - Enabling Priorities

**Program Contact:**  
Rudi Deco, Manager Governance  
8203 7442

2018/04071  
Public

**Approving Officer:**  
Mark Goldstone, Chief Executive  
Officer

---

## EXECUTIVE SUMMARY

The composition of the City of Adelaide Reconciliation Committee includes three Council Members.

Councillors Donovan, Simms and Knoll are currently appointed to the Reconciliation Committee for a period expiring on 11 December 2020.

Nominations are sought for three Council members to be appointed for the remainder of the 2018-2022 Council term.

---

## RECOMMENDATION

### THAT COUNCIL

1. Appoints three Council Members to the City of Adelaide Reconciliation Committee for the remainder of the 2018-2022 Council term.
-

## IMPLICATIONS AND FINANCIALS

City of Adelaide 2020-2024 Strategic Plan	<b>Strategic Alignment – Enabling Priorities</b> Bold leadership and strategic partnerships to meet challenges and take up new opportunities
Policy	Not as a result of this report
Consultation	Expressions of interest from Council members was sought via E-news as per Standing Orders. Expressions of interest have been received from Councillors Donovan and Knoll.
Resource	For the participating members, preparation for and attendance at approximately four meetings per year.
Risk / Legal / Legislative	Not as a result of this report
Opportunities	Not as a result of this report
20/21 Budget Allocation	Not as a result of this report
Proposed 21/22 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	Appointments are for the remainder of the 2018-2022 Council term.
20/21 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report

## DISCUSSION

1. The Reconciliation Committee works to advance reconciliation in the City and seek broad Aboriginal and Torres Strait Islander participation in Council activities and events.
2. At its meeting held on 11 December 2018 Council appointed Councillors Donovan, Simms and Knoll to the Reconciliation Committee for a period expiring on 11 December 2020.
3. Nominations are sought for three Council members to be appointed for the remainder of the 2018-2022 Council term.
4. Expressions of interest have been received from Councillors Donovan and Knoll.
5. Four meetings are held per year on a Wednesday between 2.30pm-4.30pm. Meeting dates for 2021 are 26 February, 6 May, 2 September and 2 December.
6. No remuneration is payable for the position.

---

## ATTACHMENTS

Nil

---

- END OF REPORT -



# Council of Capital City Lord Mayors (CCCLM) 2020 Update

**ITEM 10.17** 15/12/2020  
**Council**

Strategic Alignment - Enabling Priorities

**Program Contact:**

Kerry Loughhead, EM CEO Office  
8203 7014

2015/03039

Public

**Approving Officer:**

Mark Goldstone, Chief Executive  
Officer

---

## EXECUTIVE SUMMARY

The Council of Capital City Lord Mayors (CCCLM) consists of the Lord Mayors of Adelaide, Brisbane, Darwin, Hobart, Melbourne, Perth and Sydney and the Chief Minister of the Australian Capital Territory. The CCCLM provides national leadership on issues that matter for cities.

This year Adelaide was the Chair of CCCLM. Throughout 2020, Lord Mayor Sandy Verschoor has Chaired four formal meetings and six informal meetings of the Lord Mayors, and various other meetings with the Deputy Prime Minister and Ministers.

In a year of limited travel, CCCLM adapted quickly to online meetings, and the business of CCCLM continued without interruption, culminating in the Annual General Meeting being held (online) on 13 November 2020.

Lord Mayor Sandy Verschoor will hand over the Chairing duties to Brisbane in January 2021.

An update of 2020 CCCLM activities along with the Minutes of the AGM are provided in this report.

---

## RECOMMENDATION

THAT COUNCIL:

1. Notes the report.
-

## IMPLICATIONS AND FINANCIALS

City of Adelaide 2020-2024 Strategic Plan	Strategic Alignment – Enabling Priorities  Bold leadership and strategic partnerships to meet challenges and take up new opportunities.
Policy	Not as a result of this report
Consultation	Not as a result of this report
Resource	Not as a result of this report
Risk / Legal / Legislative	Not as a result of this report
Opportunities	CCCLM is a significant partnership forum for Council to work with our Capital City colleagues creating a united voice to national stakeholders for issues such as grant attraction, homelessness, climate action and culture and the arts.
20/21 Budget Allocation	\$29,362 (This includes a 25% reduction in full fees as resolved by CCCLM).
Proposed 21/22 Budget Allocation	\$39,150
Life of Project, Service, Initiative or (Expectancy of) Asset	Ongoing
20/21 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report

## DISCUSSION

1. The Council of Capital City Lord Mayors (CCCLM) has a history of over 60 years, originating in 1957.
2. CCCLM's Vision is:
 

*The Council of Capital City Lord Mayors will provide national leadership and a strong voice to advance the value that our cities contribute to the nation.*
3. The Mission Statement of CCCLM is:
 

*To provide national leadership for the effective co-ordination and representation of the special interests of the Capital Cities of the Australian States and Territories, especially in their relations with other spheres of government.*
4. The current overall objectives include:
  - 4.1 To achieve recognition of the roles and status of capital cities as integral and vital parts of the Australian system of government regions.
  - 4.2 To establish direct relationships and partners at all levels of Australian government to effectively implement programs.
  - 4.3 To develop effective advocacy and leadership to influence policy on issues affecting capital cities.
5. Each Capital City commit funds to cover the necessary operating costs of the national Secretariat and joint projects as required.
6. This year saw the adoption of the 2021-2024 Strategic Plan, with a focus on the areas of climate action, culture and the arts and homelessness and housing, and continuing work on city economic research, safety and infrastructure. A copy of the Plan can be found at Link 1 view [here](#).
7. The Annual Report 2019-20 was finalised, and adopted at the AGM on 13 November 2020. The Annual Report can be found at Link 2 view [here](#).
8. In August CCCLM facilitated the compilation of a \$2.8 billion economic stimulus package of projects from the states and territories.
9. CCCLM engaged with the Treasurer, Josh Frydenberg; Minister for Infrastructure, Michael McCormack and Cities Minister Alan Tudge and Department officials in advocacy for economic stimulus funding. The CCCLM commissioned Deloitte Access Economics to provide an Economic Assessment of capital city stimulus report in support of funding social infrastructure projects as stimulus.
10. Whilst not receiving funding in the 2021 Federal Budget announcements, the CCCLM will continue to work with the Federal Government with a view to refining our package of project for future stimulus funding opportunities and re-submit in the CCCLM's 2021-2022 Pre-Budget Submission.
11. The Annual General Meeting was held in Adelaide on 13 November 2020, however due to Covid-19 restrictions it was held as an online meeting. Lord Mayor Adrian Schrinner attended in person due to arranging to be in Adelaide at that time. The Minutes of the AGM can be found at Link 3 view [here](#).
12. The 2020 CCCLM Chair's Report also includes:
  - 12.1. COVID-19
    - 12.1.1. COVID-19s emergence during March 2020 changed the way CCCLM functioned during the year. Instead of the usual CCCLM meetings of Lord Mayor, Chief Executive Officer and working groups, meetings swiftly moved online to enable sharing of information as cities navigated changes brought to city life due to the pandemic. The meetings served to inform state and city closures, and then to share how cities were staging their reopening and recovery.
  - 12.2. Homelessness & Housing
    - 12.2.1. The CCCLM provided a Pre-Budget submission to Federal Treasury which focussed on housing and homelessness, seeking \$200 million over four years for the development of a Capital City Housing First Fund that could generate up to 2,000 tailored housing units for people sleeping rough and or at risk of primary homelessness across our capital cities. The CCCLM also submitted a response to the House of Representatives Inquiry into Homelessness in Australia. Lord Mayors of Melbourne and Sydney participated in the public hearing for the inquiry.
    - 12.2.2. The Chair represented at two events:



- The Australian Alliance to End Homelessness webinar focusing on Rough Sleeping Responses due to the COVID-19 pandemic on Tuesday 12 May 2020; and
- WA Alliance to End Homeless, Lord Mayoral Forum (WA) 15 September 2020

### 12.3. Climate Action

- 12.3.1. Following Lord Mayors' agreement to the Climate Action Statement in October 2019, the report *Accelerating Climate Action through Australian Cities* was accepted at the May 2020 meeting. The two documents will form the basis of CCCLM's ongoing advocacy efforts.
- 12.3.2. The Lord Mayors of Hobart and Adelaide are both represented on the GCoM Oceania Steering Committee.

### 12.4. Night Time Economy

- 12.4.1. Radio interview with ABC RN Life Matters presenter Hilary Harper in March 2020, with other guests Michele Acuto, director of the Connected Cities Lab, University of Melbourne and Phillip Wadd, criminologist from the UNSW.

### 12.5. Political meetings

- 12.5.1. The Chair represented Lord Mayors at several meetings with Ministers and Shadow Ministers at Parliament House, Canberra in February 2020 and attended the Infrastructure Australia's launch of the 2020 Infrastructure Priority List.

### 12.6. Submissions

- 12.6.1. The following submissions to the Federal Government were made, the submissions are available on the CCCLM website ([www.lordmayors.org](http://www.lordmayors.org)):

Pre-Budget Submission	7 February 2020
Letter to the Prime Minister	3 April 2020
Inquiry into Homelessness	12 June 2020
Improving the telecommunications powers and immunities framework	30 October 2020

### 12.7. Lord Mayors' meetings

- 22 April 2020
- 29 May 2020
- 20 August 2020
- 13 November 2020 (AGM)

### 12.8. Informal meetings:

- 1 April 2020
- 8 May 2020
- 15 May 2020
- 22 May 2020
- 25 June 2020
- 16 July 2020

## 12.9. Political Engagement:

Michael Sukkar Jim Chalmers Infrastructure Australia launch Andrew Giles Jason Clare	25 February 2020	Parliament House, Canberra (CCCLM Chair and Executive Director)
Michael McCormack	29 May 2020 23 July 2020	Lord Mayors Adelaide and Melbourne, Tony Shepherd (Stimulus)
Inquiry into Homelessness	29 July 2020	Public hearing, teleconference (LM Sydney and Melbourne)

---

## ATTACHMENTS

Nil

---

- END OF REPORT -

## Exclusion of the Public

**ITEM 11.1** 15/12/2020  
**Council**

**Program Contact:**  
Rudi Deco, Manager  
Governance 8203 7442

**Approving Officer:**  
Mark Goldstone, Chief  
Executive Officer

2018/04291  
Public

## EXECUTIVE SUMMARY

Section 90(2) of the *Local Government Act 1999 (SA)* (the Act), states that a Council may order that the public be excluded from attendance at a meeting if the Council considers it to be necessary and appropriate to act in a meeting closed to the public to receive, discuss or consider in confidence any information or matter listed in section 90(3) of the Act.

It is the recommendation of the Chief Executive Officer that the public be excluded from this Council meeting for the consideration of information and matters contained in the Agenda.

For the following Reports of Committees seeking consideration in confidence

- 12.1.1.** Recommendation of the Special Audit Committee in Confidence – 24 November 2020 [s 90(3) (k)]

For the following reports for Council (Chief Executive Officer's Reports) seeking consideration in confidence

- 12.2.1.** Activating Eighty Eight O'Connell [s 90(3) (d)]  
**12.2.2** Unnamed public road off Tom's Court [s 90(3) (h)]  
**12.2.3** Contract Award Report - Moonta Street Construction [s 90(3) (d)]  
**12.2.4** Strategic Property Action Plan [s 90(3) (b) & (d)]  
**12.2.5** Adelaide Economic Development Agency Appointment of Board Members [s 90(3) (a)]  
**12.2.6** Citizen of the Year Awards 2021 [s 90(3) (a)]

The Order to Exclude for Items 12.1.1, 12.2.1, 12.2.2, 12.2.3, 12.2.4, 12.2.5 & 12.2.6:

1. Identifies the information and matters (grounds) from section 90(3) of the Act utilised to request consideration in confidence.
2. Identifies the basis – how the information falls within the grounds identified and why it is necessary and appropriate to act in a meeting closed to the public.
3. In addition, identifies for the following grounds – section 90(3) (b), (d) or (j) of the Act - how information open to the public would be contrary to the public interest.

## ORDER TO EXCLUDE FOR ITEM 12.1.1

### THAT COUNCIL

1. Having taken into account the relevant consideration contained in section 90(3) (k) and section 90(2) & (7) of the *Local Government Act 1999 (SA)*, this meeting of the Council dated 15 December 2020 resolves that it is necessary and appropriate to act in a meeting closed to the public for the consideration of Item 12.1.1 [Recommendation of the Special Audit Committee in Confidence – 24 November 2020] listed on the Agenda.



### Grounds and Basis

The confidential information in this Report contains information that could prejudice the commercial position of the Council in respect of its procurement process. Information released prior could compromise the outcome of the process.

- Pursuant to section 90(2) of the *Local Government Act 1999 (SA)* (the Act), this meeting of the Council dated 15 December 2020 orders that the public (with the exception of members of Corporation staff and any person permitted to remain) be excluded from this meeting to enable this meeting to receive, discuss or consider in confidence Item 12.1.1 [Recommendation of the Special Audit Committee in Confidence – 24 November 2020] listed in the Agenda, on the grounds that such item of business, contains information and matters of a kind referred to in section 90(3) (k) of the Act.

## ORDER TO EXCLUDE FOR ITEM 12.2.1

### THAT COUNCIL

- Having taken into account the relevant consideration contained in section 90(3) (d) and section 90(2) & (7) of the *Local Government Act 1999 (SA)*, this meeting of the Council dated 15 December 2020 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 12.2.1 [Activating Eighty Eight O'Connell] 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 contains commercial information of a confidential nature (not being a trade secret) the disclosure of which 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 and in this instance it is the proponent who has supplied commercial information to support the negotiations of the lease arrangements.

### Public Interest

The Committee 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.

- Pursuant to section 90(2) of the *Local Government Act 1999 (SA)* (the Act), this meeting of the Council dated 15 December 2020 orders that the public (with the exception of members of Corporation staff and any person permitted to remain) be excluded from this meeting to enable this meeting to receive, discuss or consider in confidence Item 12.2.1 [Activating Eighty Eight O'Connell] listed in the Agenda, on the grounds that such item of business, contains information and matters of a kind referred to in section 90(3) (d) of the Act.

## ORDER TO EXCLUDE FOR ITEM 12.2.2

### THAT COUNCIL

- Having taken into account the relevant consideration contained in section 90(3) (h) and section 90(2) & (7) of the *Local Government Act 1999 (SA)*, this meeting of the Council dated 15 December 2020 resolves that it is necessary and appropriate to act in a meeting closed to the public for the consideration of Item 12.2.2 [Unnamed public road off Tom's Court] listed on the Agenda.

### Grounds and Basis

This Item is confidential because it includes legal advice given to Council to support Council in assessing the application and associated legal risks.

The disclosure of information in this report would reasonably be expected to prejudice Council's position if there were future legal challenges.

- Pursuant to section 90(2) of the *Local Government Act 1999 (SA)* (the Act), this meeting of the Council dated 15 December 2020 orders that the public (with the exception of members of Corporation staff and any person permitted to remain) be excluded from this meeting to enable this meeting to receive, discuss or consider in confidence Item 12.2.2 [Unnamed public road off Tom's Court] listed in the Agenda, on the grounds that such item of business, contains information and matters of a kind referred to in section 90(3) (h) of the Act.

## ORDER TO EXCLUDE FOR ITEM 12.2.3

### THAT COUNCIL

1. Having taken into account the relevant consideration contained in section 90(3) (b) & (d) and section 90(2) & (7) of the *Local Government Act 1999 (SA)*, this meeting of the Council dated 15 December 2020 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 12.2.3 [Contract Award Report - Moonta Street Construction] listed on the Agenda in a meeting open to the public would on balance be contrary to the public interest.

#### Grounds and Basis

The disclosure of information in this report could reasonably prejudice the commercial position and identity of the contractor who supplied 'commercial in confidence' material containing commercial pricing and methodology information. This report contains reference to 'commercial in confidence' tender response documentation, disclosure of which at this point in time may confer a commercial advantage on a third party, prejudice the ability for Council to undertake/participate in future discussion or negotiation and prejudice the Council's commercial position and opportunity to discuss or negotiate an option yet to be determined by the Council at this point in time.

#### Public Interest

The Council 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 will result in release of contractor commercial pricing and methodology information, a competitor receiving the information to the detriment of the interested parties and the person who supplied the information at this point in time (and for approximately 3 years from the date of this report) and because the disclosure of Council's commercial position may severely prejudice Council's ability to discuss/participate or influence a proposal for the benefit of the Council and the community in this matter.

2. Pursuant to section 90(2) of the *Local Government Act 1999 (SA)* (the Act), this meeting of the Council dated 15 December 2020 orders that the public (with the exception of members of Corporation staff and any person permitted to remain) be excluded from this meeting to enable this meeting to receive, discuss or consider in confidence Item 12.2.3 [Contract Award Report - Moonta Street Construction] listed in the Agenda, on the grounds that such item of business, contains information and matters of a kind referred to in section 90(3) (b) & (d) of the Act.

## ORDER TO EXCLUDE FOR ITEM 12.2.4

### THAT COUNCIL

1. Having taken into account the relevant consideration contained in section 90(3) (b) & (d) and section 90(2) & (7) of the *Local Government Act 1999 (SA)*, this meeting of the Council dated 15 December 2020 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 12.2.4 [Strategic Property Action Plan] 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 contains certain information of a confidential nature (not being a trade secret) the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting business, prejudice the commercial position of the council and prejudice the commercial position of the person who supplied the information and confer a commercial advantage to a third party.

More specifically, the disclosure of certain information in this report could reasonably prejudice the commercial position of the council including its future commercial dealings given that it contains financial information and future direction with regard to Council assets and strategic land holdings.

#### Public Interest

The Committee is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstance given that the information in this report, including certain financial information and further direction, may prejudice its future commercial dealings with regard to its assets and strategic land holdings. On this basis, the disclosure of such information may severely prejudice the City of Adelaide's ability to influence the proposal for the benefit of the City of Adelaide and the community in this matter.

2. Pursuant to section 90(2) of the *Local Government Act 1999 (SA)* (the Act), this meeting of the Council dated 15 December 2020 orders that the public (with the exception of members of Corporation staff and any person permitted to remain) be excluded from this meeting to enable this meeting to receive, discuss or consider in confidence Item 12.2.4 [Strategic Property Action Plan] listed in the Agenda, on the grounds that such item of business, contains information and matters of a kind referred to in section 90(3) (b) & (d) of the Act.

## ORDER TO EXCLUDE FOR ITEM 12.2.5

### THAT COUNCIL

1. Having taken into account the relevant consideration contained in section 90(3) (a) and section 90(2) & (7) of the *Local Government Act 1999 (SA)*, this meeting of the Council dated 15 December 2020 resolves that it is necessary and appropriate to act in a meeting closed to the public for the consideration of Item 12.2.5 [Adelaide Economic Development Agency Appointment of Board Members] listed on the Agenda.

#### Grounds and Basis

This Item contains confidential information that must be considered in confidence in order to protect the personal affairs of the nominee.

Public discussion and disclosure of information in this report prior to a resolution being determined by Council may potentially implicate the nominee's reputation in the business community.

2. Pursuant to section 90(2) of the *Local Government Act 1999 (SA)* (the Act), this meeting of the Council dated 15 December 2020 orders that the public (with the exception of members of Corporation staff and any person permitted to remain) be excluded from this meeting to enable this meeting to receive, discuss or consider in confidence Item 12.2.5 [Adelaide Economic Development Agency Appointment of Board Members] listed in the Agenda, on the grounds that such item of business, contains information and matters of a kind referred to in section 90(3) (a) of the Act.

## ORDER TO EXCLUDE FOR ITEM 12.2.6

### THAT COUNCIL

1. Having taken into account the relevant consideration contained in section 90(3) (a) and section 90(2) & (7) of the *Local Government Act 1999 (SA)*, this meeting of the Council dated 15 December 2020 resolves that it is necessary and appropriate to act in a meeting closed to the public for the consideration of Item 12.2.6 [Citizen of the Year Awards 2021] listed on the Agenda.

#### Grounds and Basis

This Item is confidential as it contains information of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead)

The disclosure of information in this report could reasonably provide information concerning the personal affairs of the nominees.

2. Pursuant to section 90(2) of the *Local Government Act 1999 (SA)* (the Act), this meeting of the Council dated 15 December 2020 orders that the public (with the exception of members of Corporation staff and any person permitted to remain) be excluded from this meeting to enable this meeting to receive, discuss or consider in confidence Item 12.2.6 [Citizen of the Year Awards 2021] listed in the Agenda, on the grounds that such item of business, contains information and matters of a kind referred to in section 90(3) (a) of the Act.



## DISCUSSION

1. Section 90(1) of the *Local Government Act 1999 (SA)* (the Act), directs that a meeting of Council must be conducted in a place open to the public.
2. Section 90(2) of the Act, states that a Council may order that the public be excluded from attendance at a meeting if Council considers it to be necessary and appropriate to act in a meeting closed to the public to receive, discuss or consider in confidence any information or matter listed in section 90(3) of the Act.
3. Section 90(3) of the Act prescribes the information and matters that a Council may order that the public be excluded from.
4. Section 90(4) of the Act, advises that in considering whether an order should be made under section 90(2) of the Act, it is irrelevant that discussion of a matter in public may:
  - 4.1 cause embarrassment to the council or council committee concerned, or to members or employees of the council, or
  - 4.2 cause a loss of confidence in the council or council committee, or
  - 4.3 involve discussion of a matter that is controversial within the council area, or
  - 4.4 make the council susceptible to adverse criticism.
5. Section 90(7) of the Act requires that an order to exclude the public:
  - 5.1 Identify the information and matters (grounds) from section 90(3) of the Act utilised to request consideration in confidence.
  - 5.2 Identify the basis – how the information falls within the grounds identified and why it is necessary and appropriate to act in a meeting closed to the public.
  - 5.3 In addition identify for the following grounds – section 90(3) (b), (d) or (j) of the Act - how information open to the public would be contrary to the public interest.
6. Section 83(5) of the Act has been utilised to identify in the Agenda and on the Report for the meeting, that the following reports are submitted seeking consideration in confidence.
  - 6.1 Information contained in Item 12.1.1 – Recommendation of the Special Audit Committee in Confidence – 24 November 2020
    - 6.1.1 Is subject to an Existing Confidentiality Order 24/11/2020.
    - 6.1.2 The grounds utilised to request consideration in confidence is section 90(3) (k) of the Act
      - (k) tenders for the supply of goods, the provision of services or the carrying out of works
  - 6.2. Information contained in Item 12.2.1 - Activating Eighty Eight O'Connell
    - 6.2.1 Is subject to an Existing Confidentiality Order 8/12/2020.
    - 6.2.2 The grounds utilised to request consideration in confidence is section 90(3) (d) of the Act
      - (d) commercial information of a confidential nature (not being a trade secret) the disclosure of which—
        - (i) could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and
        - (ii) would, on balance, be contrary to the public interest.
  - 6.3 Information contained in Item 12.2.2 – Unnamed public road off Tom's Court
    - 6.3.1 Is subject to an Existing Confidentiality Order 8/12/2020.
    - 6.3.2 The grounds utilised to request consideration in confidence is section 90(3) (h) of the Act
      - (h) Legal advice
  - 6.4 Information contained in Item 12.2.3 – Contract Award Report - Moonta Street Construction
    - 6.4.1 Is not subject to an Existing Confidentiality Order.
    - 6.4.2 The grounds utilised to request consideration in confidence is section 90(3) (d) of the Act

- (d) Commercial information of a confidential nature (not being a trade secret) the disclosure of which—
    - (i) could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and
    - (ii) would, on balance, be contrary to the public interest
- 6.5 Information contained in Item 12.2.4 – Strategic Property Action Plan
- 6.5.1 Is subject to an Existing Confidentiality Order 8/12/2020.
  - 6.5.2 The grounds utilised to request consideration in confidence is section 90(3) (b) & (d) of the Act
    - (b) information the disclosure of which –
      - (i) could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or prejudice the commercial position of the council; and
      - (ii) would, on balance, be contrary to the public interest;
    - (d) commercial information of a confidential nature (not being a trade secret) the disclosure of which –
      - (i) could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and
      - (ii) would, on balance, be contrary to the public interest.
- 6.6 Information contained in Item 12.2.5 – Adelaide Economic Development Agency Appointment of Board Members
- 6.6.1 Is not subject to an Existing Confidentiality Order.
  - 6.6.2 The grounds utilised to request consideration in confidence is section 90(3) (a) of the Act
    - (a) information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead)
- 6.7 Information contained in Item 12.2.6 – Citizen of the Year Awards 2021
- 6.7.1 Is not subject to an Existing Confidentiality Order.
  - 6.7.2 The grounds utilised to request consideration in confidence is section 90(3) (a) of the Act
    - (a) information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead)

---

## ATTACHMENTS

Nil

---

- END OF REPORT -

Confidential Item 12.1.1

Recommendation of the Special Audit Committee in Confidence – 24 November 2020

Section 90 (3) (k) of the *Local Government Act 1999 (SA)*

Pages 338 to 340

---

Confidential Item 12.2.1

Activating Eighty Eight O'Connell

Section 90 (3) (d) of the *Local Government Act 1999 (SA)*

Pages 341 to 348

---

Confidential Item 12.2.2

Unnamed public road off Tom's Court

Section 90 (3) (h) of the *Local Government Act 1999 (SA)*

Pages 349 to 363

---

Confidential Item 12.2.3

Contract Award Report - Moonta Street Construction

Section 90 (3) (d) of the *Local Government Act 1999 (SA)*

Pages 364 to 380

---

Confidential Item 12.2.4

Strategic Property Action Plan

Section 90 (3) (b) & (d) of the *Local Government Act 1999 (SA)*

Pages 381 to 433

---

Confidential Item 12.2.6

Citizen of the Year Awards 2021

Section 90 (3) (a) of the *Local Government Act 1999 (SA)*

Pages 434 to 468

# Reports from Council Members

**ITEM 14.1** 15/12/2020  
**Council**

Strategic Alignment - Enabling Priorities

**Program Contact:**  
Rudi Deco, Manager Governance  
8203 7442

2018/04064  
Public

**Approving Officer:**  
Mark Goldstone, Chief Executive  
Officer

## EXECUTIVE SUMMARY:

This report is presented to:

1. Advise Council of Council Member activities and the functions that Council Members have attended on behalf of the Lord Mayor.
2. Provide a summary of Council Members' meeting attendance.

Council Members can table reports on activities undertaken on relevant external Boards and Committees where they are representing Council and these reports will be included in the Minutes of the meeting.

## RECOMMENDATION:

### THAT COUNCIL

1. Notes the Council Member activities and functions attended on behalf of the Lord Mayor (Attachment A to Item 14.1 on the Agenda for the meeting of the Council held on 15 December 2020).
2. Notes the summary of Council Members meeting attendance (Attachment B to Item 14.1 on the Agenda for the meeting of the Council held on 15 December 2020).
3. Notes that reports from Council Members tabled at the meeting of the Council held on 15 December 2020 be included in the Minutes of the meeting.

## ATTACHMENTS

**Attachment A** – Council Member activities and functions attended on behalf of the Lord Mayor

**Attachment B** – Summary of meeting attendance

- END OF REPORT -



<b>FUNCTIONS ATTENDED ON BEHALF OF THE LORD MAYOR: 5 November - 9 December 2020</b>			
<b>COUNCIL MEMBER</b>	<b>DATE</b>	<b>EVENT TITLE</b>	<b>EVENT DETAILS</b>
Councillor Hyde (Deputy Lord Mayor to 30-Nov-20)	15-Nov-20	Chamber Music VIP on the Terrace	Spoke at On The Terrace Event
Councillor Khera	14-Nov-20	Celebration of SA's Italian Migrants	Attended the community celebration of Italian Migrants history and legacy
Councillor Khera	7-Dec-20	Adelaide High School Unveiling Royal Adelaide Hospital Courtyard	Cut the ribbon along with a student at the Mural Unveiling
<b>COUNCIL MEMBER MEETINGS AND EVENTS ATTENDED :</b>			
<b>COUNCIL MEMBER</b>	<b>DATE</b>	<b>EVENT TITLE</b>	<b>EVENT DETAILS</b>
Councillor Hyde (Deputy Lord Mayor to 30-Nov-20)	26-Nov-20	Adelaide Central Market Authority Board Meeting	Attended as Council representative
Councillor Couros (Deputy Lord Mayor from 1-Dec-20)	4-Nov-20	Special Adelaide Horse Trials Management Inc Board Meeting	Attended as Council representative
Councillor Hou	11-Nov-20	StudyAdelaide Board Meeting	Attended as Council representative
Councillor Hou	11-Nov-20	Australia Day Council of South Australia Board Meeting	Attended as Council representative
Councillor Knoll	16-Nov-20	Rundle Mall Management Authority Board Meeting	Attended as Council representative

## Meeting attendance

	Adelaide Park Lands Authority 5 November 2020	Audit Committee 6 November 2020	Council 10 November 2020	The Committee 17 November 2020	Council Assessment Panel 23 November 2020	Audit Committee - Special Meeting 24 November 2020	The Committee 24 November 2020	Adelaide Park Lands Authority 30 November 2020	Reconciliation Committee 2 December 2020	Council - Special Meeting 8 December 2020	The Committee - Special Meeting 8 December 2020	Meetings held	Meetings attended
Lord Mayor Sandy Verschoor	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	10	10
Councillor Arman Abrahamzadeh			✓	✓	✓		✓			✓	✓	6	6
Councillor Mary Couros (Deputy Lord Mayor from 1 December 2020)			✓	✓			✓			✓	✓	5	5
Councillor Helen Donovan			✓	✓			✓		✓		✓	6	6
Councillor Simon Hou			✓	✓					✓		✓	5	4
Councillor Alex Hyde (Deputy Lord Mayor to 30 November 2020)	✓		✓	✓		✓	✓			✓	✓	9	8
Councillor Jessy Khara			✓	✓						✓	✓	5	4
Councillor Franz Knoll			✓	✓			✓		✓		✓	6	6
Councillor Greg Mackie			✓	✓			✓			✓	✓	5	5
Councillor Phillip Martin			✓	✓			✓			✓	✓	5	5
Councillor Anne Moran			✓	✓			✓			✓	✓	5	5
Councillor Robert Simms			✓	✓			✓			✓	✓	6	3
# in Attendance	2	1	12	11	1	2	9	2	3	12	12		

Key:

Apology
Leave
Not a Member
Proxy Member

# National Climate Emergency Summit

**ITEM 15.1** 15/12/2020  
**Council**

**Council Member**  
Councillor Khera

**Contact Officer:**  
Ian Hill, Director Growth

Public

## QUESTION ON NOTICE

**Councillor Khera will ask the following Question on Notice:**

'Regarding the National Climate Emergency Summit held on, or around, the 14<sup>th</sup> and 15<sup>th</sup> of February of this year, can the administration please provide:

1. The total cost to council in relation to attendance by the councillor (Cllr Simms) to this conference, including:
  - Cost of air travel,
  - Cost of accommodation,
  - Cost of ancillary transport,
  - Ancillary and administrative costs
2. The total usage of cabcharge vouchers in dollars and kilometres;
3. An estimate of the carbon costs incurred, in kilograms, for air travel, and other ancillary travel utilised, as well as for ancillary energy usage such as hotel accommodation.'

The Lord Mayor will provide a reply at the meeting, the reply and question will be included in the Minutes of the meeting.

---

- END OF REPORT -

# Operating Budget and Borrowing History

**ITEM 15.2** 15/12/2020  
**Council**

**Council Member**  
Councillor Martin

Public

**Contact Officer:**  
Clare Mockler, Deputy CEO &  
Director Culture

## QUESTION ON NOTICE

### **Councillor Martin will ask the following Question on Notice:**

'Could the Administration advise:

1. The Operating Budget deficit/surplus forecast at the beginning of each financial year and the year end result for the following years:
  - 2014/15
  - 2015/16
  - 2016/17
  - 2017/18
  - 2018/19
  - 2019/20
2. The budgeted deficit/surplus at the beginning of the 20/21 financial year and, according to the most recent figures available to the Finance Department, the likely year end result.
3. The budgeted surplus/deficit in the approved Long Term Financial Plan for each of the following financial years:
  - 2021/22
  - 2022/23
4. The approved borrowings forecast at the beginning of the year and the actual year end total of those borrowings for each of the following financial years:
  - 2014/15
  - 2015/16
  - 2016/17
  - 2017/18
  - 2018/19
  - 2019/20'

The Lord Mayor will provide a reply at the meeting, the reply and question will be included in the Minutes of the meeting.

---

- END OF REPORT -



# Rate Freeze Impacts on Council Revenue

**ITEM 15.3** 15/12/2020  
**Council**

**Council Member**  
Councillor Martin

Public

**Contact Officer:**  
Clare Mockler, Deputy CEO &  
Director Culture

---

## QUESTION ON NOTICE

**Councillor Martin will ask the following Question on Notice:**

'The Administration has consistently cited the freeze on the rate in the dollar as a factor in the City of Adelaide's financial performance, including in a report in The Advertiser on November 10th, 2020.

Could the Administration advise for each of the financial years in which the freeze in the rate in the dollar has applied:

1. What has been the decrease/increase in rate revenue the City of Adelaide has budgeted and then received?
2. What did this decrease/increase in rate revenue the City of Adelaide budgeted and then received amount to as percentage of overall rate revenue?
3. What percentage of this decrease/increase in revenue the City of Adelaide budgeted and then received can be apportioned to valuation increases in property values for the purposes of increased rating and/or new development?
4. What was the ABS rate for CPI (not the Local Government calculation for CPI) for each of these years?
5. What was the decrease/increase, as a percentage, in rates compared to the CPI for each year and as a total for the period?'

The Lord Mayor will provide a reply at the meeting, the reply and question will be included in the Minutes of the meeting.

---

- END OF REPORT -

# City of Adelaide Christmas in the City

**ITEM 15.4** 15/12/2020  
**Council**

**Council Member**  
Councillor Martin

Public

**Contact Officer:**  
Clare Mockler, Deputy CEO &  
Director Culture

## QUESTION ON NOTICE

**Councillor Martin will ask the following Question on Notice:**

'Could the Administration advise :

1. The total funds allocated to the locally run North Adelaide Precinct Association to conduct Christmas in the City event/s?
2. If it has engaged a Melbourne based company which also runs markets in Melbourne, Sydney and Canberra to conduct a Maker's Market at 88 O'Connell Street, North Adelaide on December 18th, 19th and 20th?
3. If so, what was the amount of ratepayer funds paid to the Melbourne based market operator?
4. On how many occasions during the term of this Council has the City of Adelaide entered into agreements with interstate based companies to conduct markets and similar community events?
5. What agreements has the City of Adelaide entered into with interstate based organisations for markets and similar community events for the remainder of the financial year?
6. If such agreements have been entered into why has the Council policy of favouring South Australian businesses and organisations, including the North Adelaide Precinct Association, not been followed?'

The Lord Mayor will provide a reply at the meeting, the reply and question will be included in the Minutes of the meeting.

---

- END OF REPORT -

# Commercial Property Vacancies

**ITEM 15.5** 15/12/2020  
**Council**

**Council Member**  
Councillor Martin

Public

**Contact Officer:**  
Ian Hill, Director Growth

---

## QUESTION ON NOTICE

**Councillor Martin will ask the following Question on Notice:**

'Could the Administration advise the vacancy rate for commercial property in:

1. O'Connell Street North Adelaide
2. Melbourne Street North Adelaide
3. CBD City of Adelaide'

The Lord Mayor will provide a reply at the meeting, the reply and question will be included in the Minutes of the meeting.

---

- END OF REPORT -

# City of Adelaide Debts

**ITEM 15.6** 15/12/2020  
**Council**

**Council Member**  
Councillor Martin

Public

**Contact Officer:**  
Clare Mockler, Deputy CEO &  
Director Culture

---

## QUESTION ON NOTICE

**Councillor Martin will ask the following Question on Notice:**

'Could the Administration formally advise Council, based on the current, approved Long Term Financial Plan (including stated debt repayments and without any unapproved changes or embellishments) in what year the City of Adelaide will repay borrowings forecast at the conclusion of 2020/21 and in what year the City of Adelaide will repay the more than 200 million dollar debt forecast by the end of the decade?'

The Lord Mayor will provide a reply at the meeting, the reply and question will be included in the Minutes of the meeting.

---

- END OF REPORT -



# Lord Mayor's Christmas Party

**ITEM 15.7** 15/12/2020  
**Council**

**Council Member**  
Councillor Martin

Public

**Contact Officer:**  
Mark Goldstone, Chief  
Executive Officer

---

## QUESTION ON NOTICE

**Councillor Martin will ask the following Question on Notice:**

'Adelaide Now reported last week that the City of Adelaide would not host a staff Christmas Party this year, but that the Lord Mayor would hold on December 9<sup>th</sup> a Christmas Luncheon at Town Hall for 100 Emergency Service personnel and community members at a cost of \$15,000 and then a Lord Mayor's Christmas Party at Town Hall on December 16<sup>th</sup> for 100 people at a cost of \$17,000.

Could the Administration advise how many people accepted invitations for the Lord Mayor's Christmas Party (as distinct from the Lord Mayor's Christmas Luncheon) in 2019 and in 2020 and what was the total cost, including staff time, of each event?'

The Lord Mayor will provide a reply at the meeting, the reply and question will be included in the Minutes of the meeting.

---

- END OF REPORT -

# Lord Mayoral Transport

**ITEM 15.8** 15/12/2020  
**Council**

**Council Member**  
Councillor Martin

Public

**Contact Officer:**  
Mark Goldstone, Chief  
Executive Officer

---

## QUESTION ON NOTICE

**Councillor Martin will ask the following Question on Notice:**

'Noting that the Lord Mayor told ABC Radio 891 last week that she had a new electric vehicle, could the Administration advise;

1. Was any EV purchased by the City of Adelaide for the use of the Lord Mayor?
2. If the EV was purchased or leased by the City of Adelaide for the use of the Lord Mayor, what was the purchase price or total lease cost, together with the cost of home or other location charging systems?
3. Will the Lord Mayor also continue to use hire taxis and other hire vehicles with drivers to carry the Lord Mayor to events attended on behalf of Council and who often wait outside events until the Lord Mayor is ready to leave?
4. What was the cost of all taxis, hire vehicles (including uber vehicles with drivers on waiting time) and other vehicles to convey the Lord Mayor on Council business in the 2019/20 financial year?'

The Lord Mayor will provide a reply at the meeting, the reply and question will be included in the Minutes of the meeting.

---

- END OF REPORT -

# Aboriginal and Torres Strait Islander Employment at the City of Adelaide

**ITEM 15.9** 15/12/2020  
**Council**

**Council Member**  
Councillor Martin

Public

**Contact Officer:**  
Clare Mockler, Deputy CEO &  
Director Culture

---

## QUESTION ON NOTICE

**Councillor Martin will ask the following Question on Notice:**

'Could the administration advise how many staff members engaged through Aboriginal and Torres Strait islander recruitment programs have:

1. Have had their positions impacted by the current restructure?
2. How many Aboriginal and Torres Strait Islanders have left the organisation since January 2020?
3. What is the City of Adelaide Stretch Reconciliation target for Aboriginal and Torres Strait Islander employment measured against the percentage of these staff currently employed at the City of Adelaide?'

The Lord Mayor will provide a reply at the meeting, the reply and question will be included in the Minutes of the meeting.

---

- END OF REPORT -

# Automation of all Pedestrian Crossings in the CBD

**ITEM 17.1** 15/12/2020  
**Council**

**Council Member**  
Councillor Simms

2018/04053  
Public

**Contact Officer:**  
Klinton Devenish, Director  
Place

## MOTION ON NOTICE

**Councillor Simms will move a motion and seek a seconder for the matter shown below to facilitate consideration by the Council:**

'That:

Given the recent outbreak of coronavirus in South Australia, Council requests that administration automate all pedestrian crossings in the CBD and North Adelaide to reduce the risk of transmission of the virus.'

---

## ADMINISTRATION COMMENT

1. In response to the latest COVID-19 outbreak and restrictions in South Australia, and the announcement of the easing of stay at home restrictions from 12:01am Sunday 22 November, the Critical Incident Management Team (CIMT) made the decision to reintroduce automatic operation of pedestrian crossing signals in the City of Adelaide. Automatic operation was timed to coincide with the easing of restrictions.
2. The arrangement applies to approximately 95% of pedestrian crossing signals in the City and North Adelaide, reflecting the arrangements at the end of the previous period of automatic operation in June, and will operate between the hours of 6am and 10pm daily.
3. The adopted arrangement addresses concerns raised by residents during the previous outbreak regarding the disturbance caused by the operation of the pedestrian signals at night, and at some key intersections where traffic capacity was impacted by the automatic operation of the pedestrian phases. The arrangement will continue to be monitored and modified when necessary by the Administration and DIT.
4. In adherence with Council's decision on 9 June 2020 to remove the automatic operation introduced during the previous outbreak and return all signals to pre-outbreak configurations, the current arrangement will only remain in place for as long as deemed necessary by CIMT.
5. The need to maintain automatic operation will be regularly reviewed by CIMT and will be returned to normal Pre-COVID-19 operations in due course.



Should the motion be carried, the following implications of this motion should be considered. Note any costs provided are estimates only – no quotes or prices have been obtained:	
Public consultation	Not applicable
External consultant advice	Not applicable
Legal advice / litigation (eg contract breach)	Not applicable
Impacts on existing projects	Not applicable
Budget reallocation	Not applicable
Capital investment	Not applicable
Staff time in preparing the workshop / report requested in the motion	Not applicable
Other	Not applicable
Staff time in receiving and preparing this administration comment	To prepare this administration comment in response to the motion on notice took approximately 4 hours.

---

- END OF REPORT -

# East West Bikeway

**ITEM 17.2** 15/12/2020  
**Council**

**Council Member**  
Councillor Moran

2018/04053  
Public

**Contact Officer:**  
Klinton Devenish, Director  
Place

## MOTION ON NOTICE

**Councillor Moran will move a motion and seek a seconder for the matter shown below to facilitate consideration by the Council:**

'That Council approves:

1. The building of the East West separated bikeway along Halifax / Sturt Streets;
2. Notes that this would ensure a wide bikeway with links to the Victoria Park bikeway in the east and West Terrace bikeway in the west;
3. Notes that when discussions began this location was Council's preferred location.'

---

## ADMINISTRATION COMMENT

1. The East-West Bikeway is currently being progressed as part of the City Bikeways funding agreement with the State Government of South Australia. The east-west street corridors that have been considered for the bikeway are Pirie-Waymouth, Flinders-Franklin and Grote-Wakefield.
2. After considerable analysis, discussion and consideration of the impacts and opportunities, a preferred route option utilising Franklin Street – Flinders Street – Gawler Place – Wakefield Street has been proposed, with a report prepared for consideration by Council on 15 December 2020. The proximity of this route to key destinations including workplaces and schools, the volume of existing bike riders and connections to north-south bike routes as well as connections to multiple bike routes in neighbouring suburbs have all factored into this recommendation.
3. The East-West Bikeway is one route within a developing bikeways network that connects the city precincts and neighbouring suburbs. Existing connections on this network that offer a low-stress riding experience include the North-South Bikeway along the Frome corridor, a series of shared paths in the Park Lands and several low traffic and low speed quiet streets in the city. The City Access Strategy will define future connections on this network.
4. Currently Halifax and Sturt streets provide traditional bike lanes located between traffic lanes and parked cars. Despite the location of the bike lanes between traffic and parked cars, the low traffic volumes and low speeds on these streets, and the continuity of the bike facilities along the corridor, create a reasonable level of service for confident bike riders.

5. Given the connections to the Burnside Bikeway (via Victoria Park and Grant Avenue) and West Terrace shared path, it is likely that Halifax and Sturt streets would be included in the future Bikeways network. However, when considering the key factors, a bikeway on Halifax and Sturt streets would not be a priority for implementation at the current time. This is due to the distance from key destinations (particularly workplaces and schools), the impact to on-street parking with limited alternatives (such as off-street parking and public transport) and the physical changes required along the street to install separated bike lanes, including civil works to address existing kerb build-outs and medians result in a lower priority for the implementation of this bikeway.
6. When the opportunities and challenges of each route are taken into consideration a greater benefit can be identified for business and commuting bike riders if the East-West Bikeway is constructed on Franklin, Flinders and Wakefield Streets, connected via Gawler Place.

Should the motion be carried, the following implications of this motion should be considered. Note any costs provided are estimates only – no quotes or prices have been obtained:	
Public consultation	Appropriate public consultation would be undertaken to support the installation of the bikeway.
External consultant advice	External consultant advice would be required for engineering survey and design work.
Legal advice / litigation (eg contract breach)	Any delays to the East-West Bikeways delivery timeline could impact on our obligations under the City Bikeways Funding Deed, possibly resulting in loss of grant funding from the State Government.
Impacts on existing projects	There are likely to be delays to delivering the current City Bikeways Funding Deed project due to the additional time required to develop the bikeway on Halifax and Sturt streets.
Budget reallocation	Not applicable.
Capital investment	The cost of installing a bikeway on Halifax and Sturt streets is not known.
Staff time in preparing the workshop / report requested in the motion	Not applicable
Other	Not applicable
Staff time in receiving and preparing this administration comment	To prepare this administration comment in response to the motion on notice took approximately 4.5 hours.

---

- END OF REPORT -

# 'Greater Central West' Precinct

**ITEM 17.3** 15/12/2020  
**Council**

**Council Member**  
Councillor Mackie

2018/04053  
Public

**Contact Officer:**  
Klinton Devenish, Director  
Place

## MOTION ON NOTICE

**Councillor Mackie will move a motion and seek a seconder for the matter shown below to facilitate consideration by the Council:**

'That Council:

resolves to prepare a briefing paper for endorsement and funding by Capital City Committee to progress the 'Greater Central West' Precinct as the next priority following the completion of the Riverbank Masterplan.'

## ADMINISTRATION COMMENT

1. If this motion is successful, we will prepare a briefing paper to present to Capital City Committee requesting the Greater Central West Precinct is the next priority for a masterplan.

Should the motion be carried, the following implications of this motion should be considered. Note any costs provided are estimates only – no quotes or prices have been obtained:	
Public consultation	A briefing paper would outline what public notification would be necessary as part of preparing a new Precinct Planning document
External consultant advice	Consult advice may be required to inform prepare or on certain topics
Legal advice / litigation (eg contract breach)	Not applicable
Impacts on existing projects	A briefing paper would investigate impact on existing projects
Budget reallocation	The motion seeks funding via the Capital City Committee
Capital investment	A Precinct Plan could inform future capital investment decisions



Staff time in preparing the workshop / report requested in the motion	It is estimated that it would take a staff member around 37.5 hours to prepare a briefing paper
Other	Not applicable
Staff time in receiving and preparing this administration comment	To prepare this administration comment in response to the motion on notice took approximately 4 hours

---

- END OF REPORT -

# Traffic Calming McLaren Street

**ITEM 17.4** 15/12/2020  
**Council**

**Council Member**  
Councillor Khera

2018/04053  
Public

**Contact Officer:**  
Klinton Devenish, Director  
Place

## MOTION ON NOTICE

**Councillor Khera will move a motion and seek a seconder for the matter shown below to facilitate consideration by the Council:**

'That:

the administration prepares a very short report on options to install traffic calming along McLaren Street in the form of speed-humps, and any other mechanisms, and provide this report to Council within a reasonably prompt period.'

---

## ADMINISTRATION COMMENT

1. McLaren Street operates as a one-way street eastbound (towards Hutt Street) between Cardwell Street and Hutt Street and one-way westbound between Cardwell Street and Regent Street South. Given the configuration of the street it is unlikely that it is being utilised as a cut-through, with the majority of motorists being locals.
2. Prior to the installation of any traffic calming device Administration will need to undertake traffic and speed surveys to ascertain if concerns are genuine or just a perception that motorists are speeding along McLaren Street.
3. If the surveys show, there is a genuine concern then Administration will undertake consultation with all affected stakeholders in the street on the installation of any proposed traffic calming device.
4. Careful consideration to the installation of speed humps in a residential environment needs to be given for the following reasons;
  - 4.1. Normally they only lead to reduced vehicle speeds at the point of the humps but tend not to reduce vehicle speeds between the actual devices.
  - 4.2. They result in an increase in noise pollution when vehicles are driven over the humps and with the associated deceleration and acceleration of vehicles when they approach and depart from the humps.
  - 4.3. Speed humps should generally only be used as part of an overall area wide traffic management scheme, encompassing several streets as their use may lead to motorists detouring onto adjacent streets. That is, they should not generally be used in isolation.
  - 4.4. Speed humps are relatively expensive to install and do tend to adversely affect the urban element or look of a street.

- 4.5. Lighting upgrades and possible impacts on stormwater may need to be factored in, which would significantly add to the expense.
5. Administration will present the findings and any recommendations to Council in the first quarter of 2021.

Should the motion be carried, the following implications of this motion should be considered. Note any costs provided are estimates only – no quotes or prices have been obtained:	
Public consultation	Not applicable
External consultant advice	\$600.00 to install traffic counters and provide summary.
Legal advice / litigation (eg contract breach)	Not applicable
Impacts on existing projects	Not applicable
Budget reallocation	Not applicable
Capital investment	Not applicable
Staff time in preparing the workshop / report requested in the motion	Not applicable
Other	Not applicable
Staff time in receiving and preparing this administration comment	To prepare this administration comment in response to the motion on notice took approximately 4.5 hours.

---

- END OF REPORT -

# Pride Walk on Light Square

**ITEM 17.5** 15/12/2020  
**Council**

**Council Member**  
Councillor Simms

2018/04053  
Public

**Contact Officer:**  
Klinton Devenish, Director  
Place

## MOTION ON NOTICE

**Councillor Simms will move a motion and seek a seconder for the matter shown below to facilitate consideration by the Council:**

‘That:

the Pride Walk on Light Square be updated to include the State Parliament’s removal of the ‘Gay Panic Defence’ and the passage of legislation to clear the records of people convicted of historic homosexual offences.’

---

## ADMINISTRATION COMMENT

1. Pride Walk footpath mural located in Light Square celebrates the achievements and recognises the struggles faced by the Lesbian, Gay, Bisexual, Transgender, Queer, Intersex and Asexual (LGBTQIA) community with a timeline of achievements, key events and major law reform milestones stencilled onto the footpath.  
  
Abolition of the ‘Gay Panic Defence’ and the passing of legislation to clear the records of people convicted of historic homosexual offences by the State Parliament, are considered significant milestones worthy of recognition on Pride Walk.
2. Pride Walk was designed and installed by City of Adelaide therefore consultation with an artist is not required however we would consult with a LGBTQIA community representative to ensure there are no objections to this inclusion.
3. If this Motion is successful, the following steps will be undertaken:
  - 3.1. Appropriate text to be defined and location confirmed by Technical and Design Services in conjunction with Asset Management
  - 3.2. Endorsement of text by LGBTQIA community representative
4. Once endorsed, the stencil can be sent for production.
5. Installation will be undertaken by City Operations staff.



Should the motion be carried, the following implications of this motion should be considered. Note any costs provided are estimates only – no quotes or prices have been obtained:	
Public consultation	Public consultation with LGBTQIA community representative.
External consultant advice	Not applicable
Legal advice / litigation (eg contract breach)	Not applicable
Impacts on existing projects	Not applicable
Budget reallocation	Budget needs to be allocated
Capital investment	Not applicable
Staff time in preparing the workshop / report requested in the motion	Not applicable
Other	Approximate cost of \$600 include stencil production, paint supply and text installation.
Staff time in receiving and preparing this administration comment	To prepare this administration comment in response to the motion on notice took approximately 4.5 hours.

---

- END OF REPORT -

# Revoke Decisions of 11 December 2018, 10 March 2020 and 9 June 2020 relating to Council Member appointments

**ITEM 17.6** 15/12/2020  
**Council**

**Council Member**  
Councillor Moran

2018/04071  
Public

**Contact Officer:**  
Mark Goldstone, Chief  
Executive Officer

## MOTION ON NOTICE

**Councillor Moran will move a motion and seek a seconder for the matter shown below to facilitate consideration by the Council:**

‘That **the following decisions** containing Council Member appointments:

1. The decision of **Council** on 11/12/2018 in relation to the Public Art Round Table, namely:  
“That Council appoints Councillors Khera and Martin to the Public Art Round Table for the term of the current Council.”
2. The decision of Council on 11/12/2018 in relation to the Capital City Committee, namely:  
“That Council appoints Councillors Abiad (Deputy Lord Mayor) and Hyde and Councillor Dr Donovan as proxy to the Capital City Committee for the 2018-2022 municipal term.”
3. The decision of **Council** on 10/03/2020 in relation to the Capital City Committee, namely:  
“That Council appoints Councillor Hou to the Capital City Committee for the remainder of the 2018-2022 Council term.”
4. The decision of **Council** on 10/03/2020 in relation to the Adelaide Central Market Authority, namely:  
“That Council appoints Deputy Lord Mayor (Councillor Hyde) to the Adelaide Central Market Authority Board for the remainder of the 2018-2022 Council term.”
5. The decision of **Council** on 10/03/2020 in relation to the Council Assessment Panel, namely:  
“That Council appoints Councillor Abrahamzadeh to represent the City of Adelaide on the Council Assessment Panel until 30 September 2021.”
6. The decisions of Council on 10/03/2020 in relation to the Audit Committee, namely:  
“That Deputy Lord Mayor (Councillor Hyde) be appointed to the City of Adelaide Audit Committee for a two (2) year period.”  
“That Councillor Knoll be appointed to the City of Adelaide Audit Committee as a proxy member for the Lord Mayor for a two (2) year period.”  
That Councillor Couros be appointed to the City of Adelaide Audit Committee as a proxy member for the Councillor position for a two (2) year period.”
7. The decision of Council on 10/03/2020 in relation to the CEO Performance Panel, namely:  
“That Councillors Couros and Khera be appointed to the CEO Performance Review Panel for a period of two (2) years.”
8. The decision of Council on 10/03/2020 in relation to the Australia Day Council, namely:  
” That Council appoints Councillor Hou to the Australia Day Council of South Australia for the remainder of the 2018-2022 Council term.”

9. The decision of Council on 10/03/2020 in relation to the Adelaide Botanic High School, namely:  
"That Council appoints the Lord Mayor as City of Adelaide Representative to the Adelaide Botanic High School Council."

**be revoked.'**

Contingent upon the decisions of the Council dated 11/12/2018 and 10/03/2020 being revoked, I Councillor Moran, having complied with the Regulations will then move:

'That Council appoints the following for the remainder of the term of the current Council:

1. Two Council Members to the Public Art Round Table.
2. Two Council Members and a proxy to the Capital City Committee.
3. A Council Member to the Adelaide Central Market Authority.
4. A Council Member to the Council Assessment Panel.
5. A Council Member and two proxies (one for the Lord Mayor and one for the Council Member) to the City of Adelaide Audit Committee.
6. Two Council Members to the CEO Performance Review Panel.
7. A Council Member to the Australia Day Council.
8. A Council Member to the Adelaide Botanic High School.

## ADMINISTRATION COMMENT

1. If the Council Member appointment decisions as listed are revoked, then new appointments will be made as part of the motion.
2. As per usual process with Council Member appointments, the Council Governance team will update the required registers and advise the entities accordingly
3. For the remunerated position on the Council Assessment Panel, the City of Adelaide finance team will be advised.

Should the motion be carried, the following implications of this motion should be considered. Note any costs provided are estimates only – no quotes or prices have been obtained:	
Public consultation	Not applicable
External consultant advice	Not applicable
Legal advice / litigation (eg contract breach)	Not applicable
Impacts on existing projects	Not applicable
Budget reallocation	Not applicable
Capital investment	Not applicable
Staff time in preparing the workshop / report requested in the motion	Not applicable
Other	Not applicable
Staff time in receiving and preparing this administration comment	To prepare this administration comment in response to the motion on notice took approximately 4 hours.

- END OF REPORT -

## CoA Eateries

**ITEM 17.7** 15/12/2020  
**Council**

**Council Member**  
Councillor Moran

Public

**Contact Officer:**  
Ian Hill, Director Growth

---

## MOTION ON NOTICE

**Councillor Moran will move a motion and seek a seconder for the matter shown below to facilitate consideration by the Council:**

'That Council:

1. Notes and recognises the fallout affecting local restaurants from the Corona Virus restrictions;
2. Notes that the Marshall Government has just announced from 5 January a second round of its Great State Vouchers which includes \$100 vouchers for use at participating CBD and North Adelaide stays;
3. Asks the Lord Mayor to urgently contact the State Government with the offer of Council issuing vouchers (of a yet to be determined amount) to be offered along with some of the Great State Vouchers for use at restaurants or eateries/cafes within the City of Adelaide.'

---

## ADMINISTRATION COMMENT

*To be distributed separately*

---

- END OF REPORT -



# Aquatic Centre

**ITEM 17.8** 15/12/2020  
**Council**

**Council Member**  
Councillor Khera

Public

**Contact Officer:**  
Ian Hill, Director Growth

---

## MOTION ON NOTICE

**Councillor Khera will move a motion and seek a seconder for the matter shown below to facilitate consideration by the Council:**

'That Council:

noting the unsustainable and ongoing operating loss of the Aquatic Centre over the 2020 calendar year, ceases the operation of the Aquatic Centre by the end of March 2021, for an indefinite period or until a decision of chamber for a re-commencement of operation.'

---

## ADMINISTRATION COMMENT

*To be distributed separately*

---

- END OF REPORT -

# CAP Representations

**ITEM 17.9** 15/12/2020  
**Council**

**Council Member**  
Councillor Martin

2018/04053  
Public

**Contact Officer:**  
Klinton Devenish, Director  
Place

## MOTION ON NOTICE

**Councillor Martin will move a motion and seek a seconder for the matter shown below to facilitate consideration by the Council:**

'That Council;

Asks the Lord Mayor to write to the Minister for Planning and Local Government to request the Development Regulations 2008 (SA) be amended to allow, at the discretion of the Council Assessment Panel, Presiding Member greater flexibility;

1. For persons who wish to make representations before the Council Assessment Panel in circumstances when they have not indicated whether or not they wish to be heard in support of their written representation, or who change their mind
2. For persons not currently entitled through adjoining property rights to be heard by the Council Assessment Panel where there are, in the opinion of the Presiding Member, grounds for them to be heard.'

---

## ADMINISTRATION COMMENT

1. The *Development Act* 1993 and *Development Regulations* 2008 are soon to be superseded by the *Planning, Development and Infrastructure Act* 2016 (PDI Act) This is likely to occur in early 2021 (date yet to be confirmed). A different notification process will be enacted under this Act. This will result in a consistent state wide process with representors filling out the same form whether they are commenting on an application in the City of Adelaide or an application in a rural council. This form requires them to nominate if they wish to be heard by the Council Assessment Panel at the time of submission.
2. This process will provide the applicant with certainty as to who is to be heard by the Council Assessment Panel and provides them with the opportunity to prepare their response accordingly.
3. Given a new piece of legislation is soon to be enacted, Administration recommends the Lord Mayor does not write to the Minister for Planning and Local Government requesting a change to the *Development Regulations* 2008. The proposed process under the PDI Act has been drafted to create certainty for applicants and the new legislation will result in a different notification process with a sign placed on the land. This will enable anyone to lodge a representation (even if not directly notified by way of letter) and give them the opportunity to elect to be heard by the Council Assessment Panel.

Should the motion be carried, the following implications of this motion should be considered. Note any costs provided are estimates only – no quotes or prices have been obtained:	
Public consultation	Not applicable
External consultant advice	Not applicable
Legal advice / litigation (eg contract breach)	Not applicable
Impacts on existing projects	Not applicable
Budget reallocation	Not applicable
Capital investment	Not applicable
Staff time in preparing the workshop / report requested in the motion	Not applicable
Other	Not applicable
Staff time in receiving and preparing this administration comment	To prepare this administration comment in response to the motion on notice took approximately 4.5 hours.

---

- END OF REPORT -

# North South Bikeway

**ITEM 17.10** 15/12/2020  
**Council**

**Council Member**  
Councillor Martin

Public

**Contact Officer:**  
Klinton Devenish, Director  
Place

---

## MOTION ON NOTICE

**Councillor Martin will move a motion and seek a seconder for the matter shown below to facilitate consideration by the Council:**

'That Council:

1. Noting the debate about expending remaining State Government Bikeway funding for an East West route, acknowledges that the North South Bikeway agreement with the State Government has not been fulfilled with construction of the following sections of the latter not yet started;  
Rundle Street to North Terrace  
North Terrace to Victoria Drive  
Victoria Drive to War Memorial Drive  
Melbourne Street/Broughham Street to Le Fevre Tce, and
2. Requests the Administration present Council with plans for completion of the North South Bikeway, along with proposals for the funding of the project.'

---

## ADMINISTRATION COMMENT

*To be distributed separately*

---

- END OF REPORT -



# Masterplan Spending

**ITEM 17.11** 15/12/2020  
**Council**

**Council Member**  
Councillor Martin

2018/04053  
Public

**Contact Officer:**  
Klinton Devenish, Director  
Place

## MOTION ON NOTICE

**Councillor Martin will move a motion and seek a seconder for the matter shown below to facilitate consideration by the Council:**

'That Council;

1. Acknowledges the response of the Administration to a Question on Notice at the November meeting of Council that;
  - 1.1. \$370, 000 was allocated in the 2019/20 Integrated Business Plan for the creation of Masterplans for Melbourne Street, O'Connell Street and Hutt Street
  - 1.2. Some of those funds have been expended on "quick wins" in main streets not related to Master Plans
  - 1.3. Only \$232, 000 remained of the original funding as at April, 2020 and
2. Asks the Administration to begin in January 2021, with the remaining funds available, the Masterplan process for these streets approved by Council almost 2 years ago.'

---

## ADMINISTRATION COMMENT

1. Prior to the 15 December 2020 Meeting of Council, Elected Members will be provided with an update via E-News of the work already in train for the development of Masterplans for each of the Mainstreets.
2. A report is scheduled to be brought to Council in February 2021.

Should the motion be carried, the following implications of this motion should be considered. Note any costs provided are estimates only – no quotes or prices have been obtained:	
Public consultation	Not applicable
External consultant advice	Not applicable
Legal advice / litigation (eg contract breach)	Not applicable
Impacts on existing projects	Not applicable
Budget reallocation	Not applicable
Capital investment	Not applicable
Staff time in preparing the workshop / report requested in the motion	5 hours
Other	Not applicable
Staff time in receiving and preparing this administration comment	To prepare this administration comment in response to the motion on notice took approximately 4 hours.

---

- END OF REPORT -