



THE COMMITTEE AGENDA & REPORTS

for the meeting

Tuesday 15 October 2019
at 5:30 pm

in the Colonel Light Room
Adelaide Town Hall



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

1. Acknowledgement of Country

At the opening of the Committee Meeting, the Chair will state:

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

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

2. Apologies and Leave of Absence

On Leave –

Councillor Abiad (Deputy Lord Mayor) (Chair)

Apology –

Councillor Hyde

3. Confirmation of Minutes – 1/10/2019 [TC]

That the Minutes of the meeting of The Committee held on 1 October 2019, be taken as read and be confirmed as an accurate record of proceedings.

4. Discussion Forum Items

Strategic Alignment – Corporate Activities

4.1. Local Government Reforms [2019/01903] [Page 3]

5. Items for Consideration and Recommendation to Council

Strategic Alignment – Liveable

5.1. Sports Lighting in Gladys Elphick Park [2014/04208] [Page 18]

5.2. Assignment of Lease – Treeclimb [2018/03502] [Page 38]

5.3. West Franklin Stage Three – 52-58 Elizabeth Street Adelaide - Rescind Land Management Agreement [2014/01897-5] [Page 41]

5.4. Social & Affordable Housing in the City [2018/00568-2] [Page 45]

5.5. Adelaide Park Lands Building Design Guidelines [2019/00951] [Page 55]

Strategic Alignment – Creative

5.6. Chinatown: Lunar New Year Street Party [2019/00721] [Page 100]

Strategic Alignment – Corporate Activities

5.7. 2019 LGA Annual General Meeting papers [2018/04054] [Page 104]

6. Council Member Discussion Forum Items

7. Exclusion of the Public

7.1. Exclusion of the Public to Consider [2018/04291] [Page 109]:

For the following Item for Consideration and Recommendation to Council in Confidence:

8.1. Expression of Interest - Activating Eighty-Eight O'Connell [s 90(3) (d)]

8. Item for Consideration and Recommendation to Council in Confidence

Strategic Alignment – Liveable

8.1. Expression of Interest - Activating Eighty-Eight O'Connell [2018/02332] [Page 111]

9. Closure

LOCAL GOVERNMENT REFORMS

Workshop Purpose:

To seek Council Members' feedback to further inform the response to the State Government's proposed reforms to Local Government legislation

PROGRAM: STRATEGY, PLANNING AND PARTNERSHIPS
GOVERNANCE

AUTHOR: Susan Rudall / Jessica Dillon APPROVING OFFICER: Clare Mockler / Mark Goldstone
The Committee Meeting - Agenda - 15 October 2019

Licensed by Copyright Agency. You must not copy this work without permission.

Council Members have been advised of the State Government’s reform proposals for the local government sector and designated informal gatherings have been held, to both inform and to seek Council Members’ input regarding the proposals.

As there are over 70 Government reform proposals, this workshop highlights by exception only those regarding which Administration suggests that Council may wish to seek more information or may not support. In addition, Council Members are invited to raise any other proposals they wish to discuss.

A draft response to the Government’s proposals is being prepared, informed by feedback from this and earlier sessions, for Council’s consideration on 22 October 2019.

DATE	REFORM STEP
March 2019	State Government asks councils and the community for ideas on reform
April	Council considers and approves response, provided to Minister Knoll and the LGA
August	Government releases discussion paper with 72 proposals for reform
23 September	Office of Local Government briefs Council on the reform proposals
1 October	Designated informal gathering seeking Council Members’ feedback on key questions
15 October	Committee workshop seeking Council Members on key questions, to further inform draft response
22 October	Council asked to approve response to Government and LGA
1 November	Council response due to State Government
Early 2020	Anticipated preparation of Local Government Reform Amendment Bill
2020	Government may introduce above Bill for consideration of Parliament

LOCAL GOVERNMENT REFORMS KEY POINTS FOR PROPOSED RESPONSE BY EXCEPTION

5

CORPORATE

Suggest discuss/seek information/not support:

Reform Area 1 - Governance and Conduct

While proposals for the most part align with CoA's April 2019 request for an improved framework for managing behaviour and conduct, Council **may wish to discuss**.

Suggest CoA query/provide conditional support for proposals to simplify conflict of interest provisions (don't address issues raised by CoA – 1.6) and process (more detail required – 1.7).

Suggest CoA support Governance Models 1 & 3 (1.9)

1. Clarify current legislation
3. Establish local Government Conduct Commissioner

and **not support** establishing council governance committees

Suggest discuss/seek information/not support:

Reform Area 2 – Financial accountability & efficiency

CoA proposed a best practice approach to allow for flexibility.

Suggest not support a number of the proposals in this reform area due to likely additional cost and resource impact and over-regulation, including:

1. Adding to audit committee role and reporting re internal audits (2.3)
2. Requirement that Auditor-General oversight all council audits (2.6)
3. Mandatory creation of audit and risk committees (2.7-2.10) and governance committees (2.12) with expansive roles

Suggest discuss/seek information/not support:

Reform Area 3 - Representation

CoA requested electronic (online) and compulsory voting neither of which are proposed at this time.

Suggest that two measures not be supported due to impact on strategic relationships, resources and/or voters:

1. Change of timing to no longer align with State Government elections (3.1)
2. In relation to automatic enrolment of property franchise holders to all councils (which only CoA has), newly require all groups and bodies corporate to nominate a natural person to exercise their vote (3.4)

Suggest discuss/seek information/not support:

Reform Area 4 – Simpler Regulation

Suggest CoA requests engagement with the sector in development of new community engagement framework. Query amended informal gatherings provisions.

CoA proposals not in Reforms at present:

1. Review of permitted rating categories, rebates and exemptions
2. Remove constraints on commercial and related activities
3. Concerns with permits through changes to *Planning, Development and Infrastructure Act 2016*

Any other matters?

IMPLICATION	COMMENT:
Policy	Council policies or procedures will not be impacted by seeking Council Members' input on a response to proposals for legislative amendment. A decision of Council will be sought on 22 October 2019 prior to a response being submitted to Government for consideration.
Consultation	The State Government is consulting the community and the local government sector regarding the proposed legislative reforms. Council Members have been engaged by E-News, a reform page on the Elected Members' portal, and Council designated informal gatherings including a briefing from the Office of Local Government.
Resource	A response to the Government's reform proposals can be prepared within existing resources.
Risk / Legal / Legislative	There is a risk that not providing a considered response to the Government's reform proposals will contribute to legislative amendments that are not to the benefit of the City of Adelaide nor the local government sector.
Opportunities	The workshop provides the opportunity for Council Members to provide feedback on aspects of the reform proposals to inform preparation of a response (draft). Once approved, the response will provide an opportunity for Council to advocate for reforms for the benefit of the Capital City and the sector as a whole.

LOCAL GOVERNMENT REFORMS BUDGET / FINANCIAL IMPLICATIONS:

7

CORPORATE

IMPLICATION	COMMENT:
19/20 Budget Allocation	As draft legislation is not expected to be developed until early 2020, and considered by Parliament until after that time, it is not anticipated that there will be any need for budget reconsideration this year.
19/20 Budget Reconsideration (if applicable)	As above
Proposed 20/21 Budget Allocation	This information is not known until draft legislation is prepared by Government
Ongoing Costs (eg maintenance cost)	As above
Life of Project or Life Expectancy of Asset	N/A
Other Funding Sources	N/A

Stronger Council Member Capacity and Conduct Reform Area 1

Proposals include:

- Clarify conduct management, separation of behaviour from integrity matters, and better enable escalation of serious matters
- Provide flexibility for councils to deal with behavioural matters
- Enhanced powers for principal members
- Better enable escalation of serious behavioural matters to independent body if considered an integrity breach
- Simplify conflict provisions

Council may wish to discuss	Proposal details	Approved position of CoA April 2019	Administration comment
<p>Reform 1.3-1.4</p> <p>Strengthened/enhanced powers for Councils including Principal members</p>	<ul style="list-style-type: none"> • Flexibility for Councils to deal with behavioural matters i.e. investigate, resolve etc. • Strengthen council powers, to require/direct actions • Enhanced powers for Principal member to deal with disruptive behaviour at meetings including e.g. by exclusion for part/remainder of meeting 	<ul style="list-style-type: none"> • Request a range of powers for management by presiding members of disruptive conduct (with accountability). • Clarity regarding sanctions • Limiting escalation of minor matters to statutory body 	<ul style="list-style-type: none"> • Suggest Council support given aligns with earlier Council decision • Council may wish to discuss further enhanced powers of presiding member • Other options proposed by Council in April include e.g.: <ul style="list-style-type: none"> • Deterring frivolous/vexatious complaints • Penalties and enforcement
<p>Reform 1.6:</p> <p>Simplify conflict of interest provisions</p>	<p>Establish 'material' and 'non-material' conflicts in place of current 3 (material, actual & perceived)</p>	<ul style="list-style-type: none"> • Review and amend LG Act Conflict of Interest provisions. • Practical application is difficult, needs additional clarity and simplification 	<ul style="list-style-type: none"> • Propose support noting does not address examples provided by CoA. • Propose reiterate the suggestions approved by Council in April 2019.

Stronger Council Member Capacity and Conduct

Reform Area 1

Proposals include:

- Clarify Members' and Presiding Members' role and responsibilities to :
 - support presiding member
 - ensure good working relationships
 - support new conduct management framework
 - complete mandatory training
- Clarify mandatory training requirements
- Require independent advice regarding CEO appointment, termination, remuneration (Remuneration Tribunal of SA) etc

Council may wish to discuss

Reform 1.7:

Simplify process for conflict of interest

Reform 1.9:

Establish a new conduct management framework

Reform 1.13:

Directly elected Mayors' voting

Proposal details

- Simplify process by which council members can be exempt from conflict of interest provisions / seek approval to participate
- Include review of 'ordinary business matters'

- Establish new conduct management framework – options include:
- Model 1 – Clarification of current legislation
 - Model 2 – Establish new governance committee
 - Model 3 – Establish Local Government Conduct Commissioner

Provide directly elected Mayors with deliberative vote while retaining casting vote on tied matters

Approved position of CoA April 2019

- Review and amend LG Act Conflict of Interest provisions.
- Practical application is difficult, and additional clarity and simplification is desirable.

- Powers for appropriate oversight body to sanction individual council members following investigation
- Strong penalties and sanctions for serious, persistent misconduct

- Amend section 86(6) LG Act so that a presiding member at a meeting of Council may have a deliberative vote, rather than only a casting vote

Administration comment

Propose support in principle but require more detail to comment

- Propose support combination of models 1 & 3
- Aligns broadly with Council's April decision.
- Benefits include fewer delays and a dedicated resource
- Seek role clarity with other agencies.

- Consistent with Council's April 2019 decision

Proposals include:

- Strengthening financial accountability through audit committee role and membership
- Strengthen role of audit committees in councils' external audits
- Require audit committee reports on internal audits

Council may wish to discuss

Add to audit committee role and reporting re internal audits (2.2-3)

Requirement that Auditor-General oversight all council audits (2.6)

Proposal details	Approved position of CoA April 2019	Administration comment
<ul style="list-style-type: none"> • Audit committees to oversight appointment of auditor, and scope of audit • Require audit committees to report on and recommend council approach to internal audit processes 	<ul style="list-style-type: none"> • Not addressed 	<ul style="list-style-type: none"> • Suggest discuss / not support • Audit Committee members already provide oversight of reports and discuss with independent auditors • It may be overly prescriptive to also require Committee oversight of internal audit plan • Should tailor to councils' differing needs, risks and resources
<ul style="list-style-type: none"> • Require Auditor-General oversight of all council audits • Further power for Auditor-General to undertake broad scope or performance audit of councils or the LG system 	<ul style="list-style-type: none"> • Identify best practice approach without being overly prescriptive. • Recognise need for flexibility for regional councils 	<ul style="list-style-type: none"> • Suggest not support due to likely additional cost and resource impact • Auditor-General already has power to audit councils and CoA already uses independent firm • Could make optional not mandatory

Lower Costs and Enhanced Financial Accountability

Reform Area 2

Proposals include:

- Create audit and risk committee with expanded role
- Require councils to develop and adopt a funding policy and provide reasons for increase in rate revenue in draft IBP
- Require audit committee report on rate increases above prescribed level (e.g. Local Government Price Index)
- Create governance committees to provide independent advice including on conduct etc (reform area 1)

Council may wish to discuss/not support

Create Audit and Risk committees with expanded role, and other additional reporting and policy requirements (2.7-2.11)

Create governance committees to provide independent advice to councils on critical management policies, processes and actions (2.12)

Proposal details	Approved position of CoA April 2019	Administration comment
<p>Create 'audit and risk committees' with an expanded role in councils' financial management and performance to e.g.:</p> <ul style="list-style-type: none"> • Report annually on governance standards and compliance • Review (proposed new) funding policy <p>Require councils to report on reasons for rate increases, with audit committee report if exceeds prescribed level</p>	<ul style="list-style-type: none"> • Identify best practice approach without being overly prescriptive. • CoA would welcome improved financial accountability within the sector for council rate decisions 	<p>Suggest not support due to likely additional cost and resource impact. Overly prescriptive, noting CoA already:</p> <ul style="list-style-type: none"> • provides risk statement in annual report • as part of IBP, reviews funding assumptions with Audit Committee and includes reasons for proposed increase in rates
<p>Governance committee to advise on compliance and governance policies, policies to improve ethical standards, strategic management plans and progress to deliver priorities, council member conduct and CEO appointment and management</p>	<p>Identify best practice approach without being overly prescriptive.</p>	<ul style="list-style-type: none"> • Suggest not support additional layer of oversight (see reform area 1) • Governance committee structures could be costly and take the place of Council Members and Administration advice. • Should remain optional and not mandatory

Proposals include:

- Enable electronic provision and return of ballot papers in some instances
- ECSA manage nominations and candidate information
- Remove term limit for Lord Mayor
- Quicker vote counting method
- Reduce need for supplementary elections
- Require statement of political membership, suspend Council members contesting State elections
- Clarify representation review provisions
- Transfer responsibility to LG Boundaries

Council may wish to discuss/not support

Change the timing of periodic council elections to year after State election (3.1)

ECSA considering change to automatic enrolment of property franchise holders – which CoA has but other councils do not (3.4)

Proposal details	Approved position of CoA April 2019	Administration comment
If timing of council elections were delayed to year following State election, the next election would be held in Nov 2022, followed by a one-off 5 year term until Nov 2027	<ul style="list-style-type: none"> • N/A 	<p>Propose not support due to:</p> <ul style="list-style-type: none"> • Misalignment between council & State Government terms may undermine strategic relationships • Additional resource impact of updating electoral roll (held by SA Government) if held 1+ year apart
ECSA advises that automatic enrolment provisions must include requirement for groups and bodies corporate to nominate a natural person to exercise their vote before receiving ballot papers, to enable councils to ensure a person only votes once	<ul style="list-style-type: none"> • Propose eligibility to vote be extended further e.g. to business lessees (tenants), co-working tenants of the same building (individuals and businesses) and those who work in the City of Adelaide 	<p>Propose CoA retains automatic enrolment of property franchise holders, or resource impact of preparing roll would increase and voter numbers drop. Suggest not support proposal that CoA require each business and group to nominate a natural person to vote, due to significant implications for vote numbers and resources</p>

Proposals include:

- Changes to internal review to enable refusal, charging of a small fee, and to set time limit (6 mth)
- Changes to informal gatherings provisions
- Compile registers of interest into one plain English form
- Publish Register of Interest in full on Council website
- Allow for councils to provide documents online (not available for inspection)
- Reducing council responsibilities and Ministerial oversight of revocations of community land
- Remove specific provisions for mobile food vendors

Council may wish to discuss/not support

Develop contemporary Community Engagement Charter (4.1)

Amend informal gatherings provisions (4.7 – 4.8)

Proposal details	Approved position of CoA April 2019	Administration comment
Replace outdated prescriptive requirements for engagement with more flexible approach that sets minimum standards but enables Councils to design and deliver engagement that is the 'best fit' for their community and decisions	<ul style="list-style-type: none"> • CoA called for a more flexible contemporary approach/framework 	<p>Propose support in principle noting:</p> <ul style="list-style-type: none"> • Charter should be principle-based • Each Council should have flexibility to develop own framework meeting minimum requirements & high-level principles – to make it scalable to each council's context. • Must be co-designed with Councils to be workable not a copy of PDI Charter
Remove informal gatherings provisions and establish info or briefing sessions, and require councils to publish details of sessions held if possible before the session	<ul style="list-style-type: none"> • Not raised by CoA in April 2019 	<p>Query whether this will address perceived issue with informal gatherings/provide clarity, and what are the benefits of this additional reporting red tape</p>

Review of rating & constraints on commercial activity¹⁴

Out of scope of proposed reforms

Other suggestions previously put forward from the CoA that are not in the proposals include:

- A review of rate rebates and exemptions
- Removal of constraints and limitations on commercial and other activities
- ***These requests have not been addressed in the current proposals.***
- ***It is proposed that both be resubmitted in the response***

CoA proposal	Details	Approved position of CoA April 2019	Administration comment
<p>Proposed review of permitted rating categories, rate rebates and exemptions</p>	<p>Reiterate call for review of:</p> <ul style="list-style-type: none"> • Permitted rating categories • Rate rebates • Exemptions <p>The LGA has called for review of (different) limited permitted rating categories and pointed out implications of the shift of social housing from Government</p>	<p>Requested review of rate rebates and exemptions and supported LGA call for consideration of rating related matters</p>	<ul style="list-style-type: none"> • Current rating categories e.g. prevent imposition of different rates to vacant land to disincentivise e.g. land banking • Universities and Crown land currently exempt • 75% rate rebates apply to social housing shifted from State Govt to community housing providers (could be subsidised by Govt)
<p>Remove constraints on commercial and related activities</p>	<p>Reiterate call for review of LG Act provisions which currently prevent councils or their subsidiaries from forming a company or acquiring shares in a company</p>	<p>Requested fewer constraints on commercial activities to help put downward pressure on rates</p>	<p>In context of increasing financial sustainability challenges for local government, opportunities for forming commercial ventures become a necessity especially for a capital city council</p>

Concerns regarding changes to¹⁵ permits under LG Act

Out of scope of proposed reforms

Other proposals from that are not in the proposals include:

- Means to address concerns anticipated in relation to permits under sections 221 and 222 of the *Local Government Act 1999*, as a result of implementation of the *Planning, Development and Infrastructure Act 2016* (PDI Act)

CoA proposal

LG Act permit concerns due to PDI Act implementation

	Details	Approved position of CoA April 2019	Administration comment
	Request State Government work with CoA and any other concerned councils by means of a 90 day project or otherwise to address concerns that once certain provisions of the PDI Act are implemented councils' role will be diminished in relation to assessment and regulation of important matters	<ul style="list-style-type: none"> • Not previously raised in context of the reforms, but is in scope as relates to LG Act permit provisions (sections 221 and 222) 	<p>Anticipated issues include Council role being diminished in assessment of and thus ability to regulate important matters currently dealt with under the LG Act permit system including conditions imposing obligations to:</p> <ul style="list-style-type: none"> • Hold insurance • Maintain public access • Maintain condition and appearance of buildings or structures • Remove buildings or structures at the end of the permit's term • Comply with reasonable directions of Council

Please provide any other information / suggestions
for consideration in preparing a draft response
to the Government's reform proposals

Thank you for your feedback

LOCAL GOVERNMENT REFORMS KEY POINTS FOR PROPOSED RESPONSE BY EXCEPTION

17

CORPORATE

Suggest discuss/seek information/not support:

Reform Area 1 - Governance and Conduct

While proposals for the most part align with CoA's April 2019 request for an improved framework for managing behaviour and conduct, Council **may wish to discuss**.

Suggest CoA query/provide conditional support for proposals to simplify conflict of interest provisions (don't address issues raised by CoA – 1.6) and process (more detail required – 1.7).

Suggest CoA support Governance Models 1 & 3 (1.9)

1. Clarify current legislation
3. Establish local Government Conduct Commissioner

and **not support** establishing council governance committees

Suggest discuss/seek information/not support:

Reform Area 2 – Financial accountability & efficiency

CoA proposed a best practice approach to allow for flexibility.

Suggest not support a number of the proposals in this reform area due to likely additional cost and resource impact and over-regulation, including:

1. Adding to audit committee role and reporting re internal audits (2.3)
2. Requirement that Auditor-General oversight all council audits (2.6)
3. Mandatory creation of audit and risk committees (2.7-2.10) and governance committees (2.12) with expansive roles

Suggest discuss/seek information/not support:

Reform Area 3 - Representation

CoA requested electronic (online) and compulsory voting neither of which are proposed at this time.

Suggest that two measures not be supported due to impact on strategic relationships, resources and/or voters:

1. Change of timing to no longer align with State Government elections (3.1)
2. In relation to automatic enrolment of property franchise holders to all councils (which only CoA has), newly require all groups and bodies corporate to nominate a natural person to exercise their vote (3.4)

Suggest discuss/seek information/not support:

Reform Area 4 – Simpler Regulation

Suggest CoA requests engagement with the sector in development of new community engagement framework. Query amended informal gatherings provisions.

CoA proposals not in Reforms at present:

1. Review of permitted rating categories, rebates and exemptions
2. Remove constraints on commercial and related activities
3. Concerns with permits through changes to *Planning, Development and Infrastructure Act 2016*

Any other matters?

Sports Lighting in Gladys Elphick Park

ITEM 5.1 15/10/2019
The Committee

2014/04208
Public

Program Contact:
Amy Pokoney, Acting AD
Community & Culture 8203 7438

Approving Officer:
Clare Mockler, Deputy CEO &
Director Culture

EXECUTIVE SUMMARY

The South Australian Cricket Association (SACA) is proposing to install new sports lighting to the main oval (eastern side) in Gladys Elphick Park/Narnungga (Park 25).

The lighting proposed is at the highest level recommended by Cricket Australia for non-televised cricket competitions and complements the works completed to date in enhancing Park 25 as a regional activity hub. The design of the lighting has been thoughtfully considered to minimise any impact from light spilling onto surrounding areas, including the Royal Adelaide Hospital.

Sports lighting of the main oval will provide flexible programming opportunities and through the periodic staging of night time sporting activities and events, contribute to the vibrancy of the western Park Lands and the adjacent west end precinct.

This matter was considered and supported by the Adelaide Park Lands Authority on 19 September 2019.

RECOMMENDATION

THAT THE COMMITTEE RECOMMENDS TO COUNCIL

That Council:

1. Approves the South Australian Cricket Association installing sports lighting on the main oval in Gladys Elphick Park/Narnungga (Park 25) as shown in Attachment A to Item 5.1 on the Agenda for the meeting of The Committee held on 15 October 2019, subject to receiving Development Approval.

IMPLICATIONS AND FINANCIALS

City of Adelaide 2016-2020 Strategic Plan	<p>Strategic Alignment – Liveable</p> <p>This project supports the Strategic Plan action of enhancing ‘<i>the role of the Park Lands in increasing levels of physical activity and wellbeing through formal and informal sport and recreation opportunities</i>’.</p>
Policy	<p>The Adelaide Park Lands Management Strategy describes Gladys Elphick Park/Narnungga (Park 25) as a ‘<i>large multi-purpose sport and recreation hub...offering high quality facilities for a variety of activities</i>’.</p> <p>The Community Land Management Plan for Park 25 recommends to ‘<i>support and facilitate the upgrading of the West Terrace Sports Area as a regional sports area containing flexible programmable spaces and multi-use facilities</i>’...and to ‘<i>support the upgrading of lighting of sports fields</i>’.</p> <p>The Council’s Active City Strategy supports the provision of sports lighting to optimise programming opportunities.</p>
Consultation	<p>Administration has engaged the Civil Aviation Safety Authority, Adelaide Airport, SA Health and operators of the State Rescue Helicopter Service (SRHS) to review the risks of the proposal.</p> <p>As this project is proposed to be assessed as a Category 1 development, there is no requirement to consult with adjoining landowners.</p> <p>Due to the location of the project, as part of the Development Assessment process, we will be required to refer the matter to the Commonwealth Secretary for the Federal Government Department for Transport and Regional Services.</p>
Resource	<p>Pending Development Approval, the management of this project will be resourced by the South Australian Cricket Association (SACA).</p>
Risk / Legal / Legislative	<p>This project will require Development Approval and will be referred to the Federal Government for approval in accordance with the Airports Act Protection of Airspace Regulations 1996.</p> <p>In collaboration with SA Health and operators of the SRHS, several measures have been incorporated into the lighting design to mitigate potential risks.</p> <p>Calculations of light levels at various traffic locations on Port Road and West Terrace were within the acceptable limits of the relevant Australian Standard for obtrusive lighting.</p>
Opportunities	<p>The provision of sports lighting at a Class 1 level as per Cricket Australia’s Community Cricket Facility Guidelines, will enable cricket training and matches to occur in low light conditions, in addition to Australian Rules Football training and matches.</p>
19/20 Budget Allocation	<p>There is no budget allocated to this project</p>
Proposed 20/21 Budget Allocation	<p>Not as a result of this report</p>
Life of Project, Service, Initiative or (Expectancy of) Asset	<p>Responsibility for all assets and associated maintenance and operational costs sit with SACA as the lessee.</p>
19/20 Budget Reconsideration (if applicable)	<p>Not as a result of this report</p>

Ongoing Costs (eg maintenance cost)	Responsibility for all assets and associated maintenance and operational costs sit with SACA as the lessee. Any modifications to the lighting infrastructure required following post installation testing by the RAH will be funded by SACA.
Other Funding Sources	This project will be funded by SACA. They have received a Federal Government grant of \$500,000 to assist in implementation of the project.

DISCUSSION

1. An upgrade of community sports infrastructure including a new centralised sports building, car park and redevelopment of the main oval (eastern) was completed in Gladys Elphick Park/Narnungga (Park 25) in January 2018.
2. Prior to these works commencing, the main oval incorporated sports lighting with four (4) 18m high light towers that supported Australian Rules Football training by the former licensee, Old Ignatians Football Club (OIFC). The existing light towers were relocated to the western fields with additional poles subsequently added to facilitate OIFC, now a sub-licensee, training across a number of areas.
3. Throughout the life of the project, it was envisaged that lighting of the main oval would be reinstated.
4. In 2018, with a \$6.5m grant from the State Government, Council undertook significant landscape works to improve the amenity of the areas surrounding the sports facilities and provide opportunities for informal recreation in Park 25. Part of these works included lighting a shared use path linking West Terrace/Hindley Street with the Bakewell underpass.
5. Lighting of Park Lands recreation and sport facilities is supported in the Adelaide Park Lands Management Strategy and the Council's Active City Strategy. A direct benefit is increased utilisation of Park Lands spaces. Indirectly, the presence of people at night creates a safer environment for people utilising the adjacent paths and spaces for commuting and informal recreation.
6. Across the Park Lands there are a range of light tower heights. The height of a light tower influences the level of light spill, with a taller tower able to project more light downwards, thereby creating a more efficient lighting outcome and less impact on surrounding areas. The use of taller towers also reduces the number of light towers required to achieve the desired light levels.
7. Examples of more recent community lighting projects include:
 - 7.1. Four (4) 22m high light towers in Victoria Park/Pakapakanthi (Park 16).
 - 7.2. Two (2) 25m high light towers in Blue Gum Park/Kurangga (Park 20).

Sports Lighting Concept

8. The South Australian Cricket Association (SACA), as lessee in Park 25, proposes to install four (4) 30m high light towers that incorporate LED fittings that will produce an average light output of 500lux across the oval (outfield) and 750lux across the centre wicket area. The lighting proposal is shown at **Attachment A**. Images of how the light towers will look in situ are shown here ([Link 1](#)).
9. This level of lighting is classified as Class 1 under Cricket Australia's Community Cricket Facility Guidelines. Whilst Class 1 represents the highest level of lighting for playing cricket, this lighting is not suitable for television broadcasting. Adelaide Oval will remain the primary venue for all domestic and international cricket played under lights in South Australia.
10. The design of the lighting has been considered to minimise any impact from light spilling onto surrounding areas.
11. The output of the lights is adjustable to reduce energy use for activities that can occur at much lower light levels, such as Cricket training and Australian Rules Football training and competition.
12. Park 25 is currently programmed year round with a range of cricket training and competition activities and Australian Rules Football training. A list of the various activities is shown here ([Link 2](#)).
13. The majority of cricket programming will continue to be scheduled during the day. However, the introduction of lighting will enable SACA to program evening competitions and implement alternative programming arrangements in the event of bad (day) light, bad weather or extreme heat.
14. The installation of lighting on the main oval will enable Australian Rules Football training to return to this facility and provide the opportunity for the Adelaide (Amateur) Football League to schedule night matches.
15. The staging of night time sports events in Park 25 will contribute to the vibrancy of the western Park Lands and the adjacent west end precinct. Activities or events that sit outside the permitted use of SACA's lease will require separate approval of the Council.

Stakeholder Engagement

16. Due to the proximity of the oval to the RAH, we engaged SA Health to identify possible impacts to hospital services. Of primary concern was the potential impact on the State Rescue Helicopter Service (SHRS), particularly when taking off from the RAH. This is due to the main oval in Park 25 being the helicopter's primary take off flight path and landing space in the event of an emergency landing (post take off).

17. To mitigate these concerns and based on the advice of SA Health, Attorney General's Department, Central Adelaide Local Health Network, Babcock Mission Critical Services and SA Ambulance Service, SACA has agreed to:
 - 17.1. Install aviation lights (CASA approved) to the top of each light tower.
 - 17.2. Install louvres to light fittings.
 - 17.3. Apply reflective tape to the top cross arm of each tower.
 - 17.4. Ensure each light tower can be individually switched off or dimmed.
 - 17.5. Undertake testing with SA Health following installation of the lights.
18. SA Health also raised concerns about potential impacts on traffic entering and exiting the RAH. SACA's lighting engineers undertook calculations on obtrusive light levels on various locations along Port Road and West Terrace. Test results were consistently within the acceptable levels of the relevant Australian Standard (AS4282-2019).
19. On 2 September 2019, SA Health wrote to Administration indicating in-principle support for the sports lighting proposal. A copy of the letter is provided here ([Link 3](#)).
20. No consultation has occurred with informal users of Park 25 given the specific requirements of the sports lighting, which is illuminating an existing sporting licensed area.
21. This matter was considered by the Adelaide Park Lands Authority (APLA) on 19 September 2019. APLA supported the project following some questions around the scale of the lighting within the context of the City landscape. Administration advised that the proposed light towers will sit below the height of the Royal Adelaide Hospital (RAH) and are half the height of the light towers at Adelaide Oval.

City Skate Park

22. In February 2019, the Council and State Government announced that a new skate facility would be constructed on the south east corner of Park 25. A popular feature of the former city skate park was its lighting, enabling use of the facility at all times. Lighting is planned for the new skate facility. The lighting of the main sports oval will have no impact on the establishment of a new skate facility in Park 25.

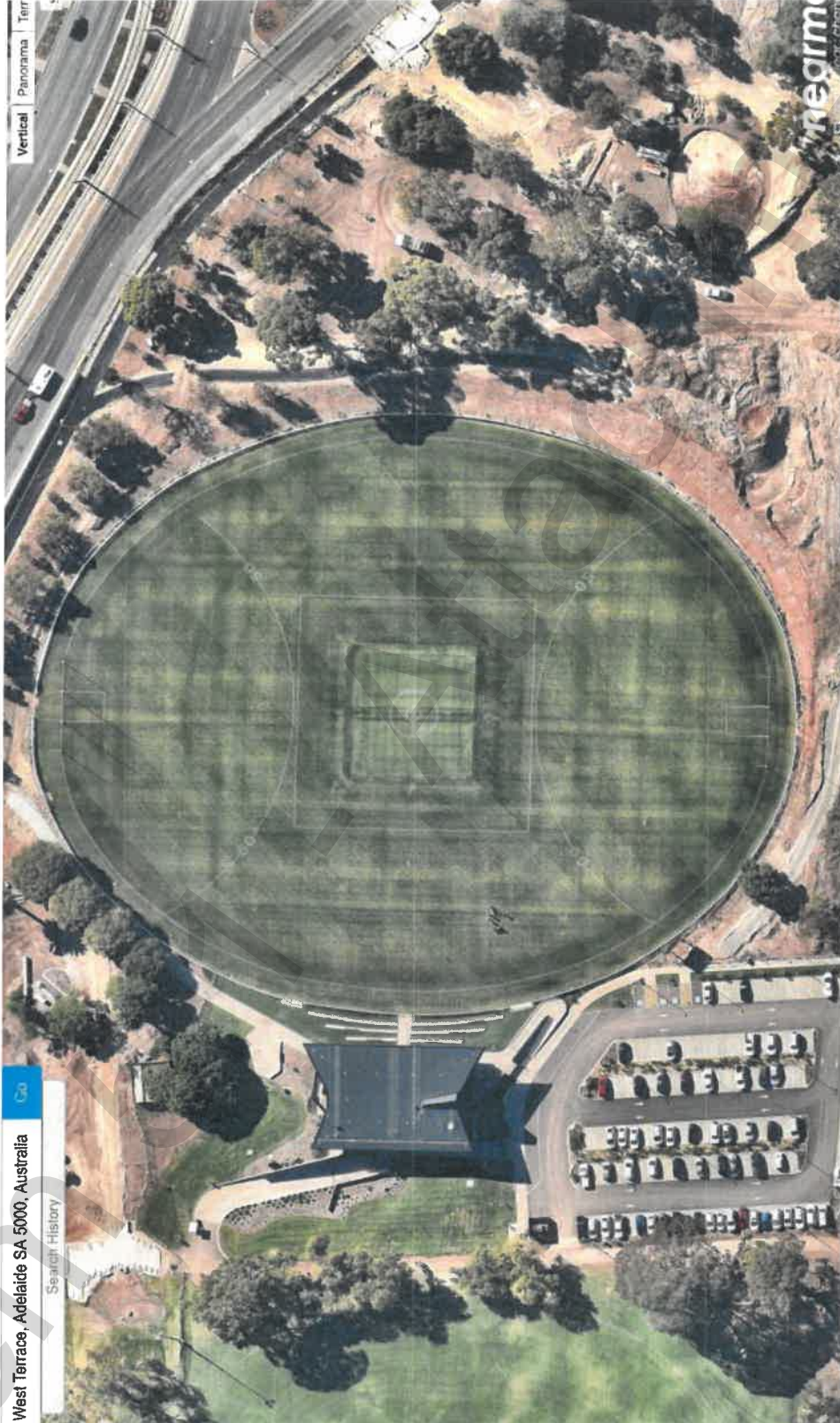
Next Steps

23. Pending Landlord Approval from Council, SACA will submit an application for Development Approval. As part of the Development Approval process, the project will be referred to the Commonwealth Secretary for the Federal Government Department for Transport and Regional Services, due to the location of the project.
24. Once all statutory approvals have been granted and the lights are installed, SA Health and SACA will undertake testing of the lights to ensure there is no unacceptable risk to the RAH and the SHRS.

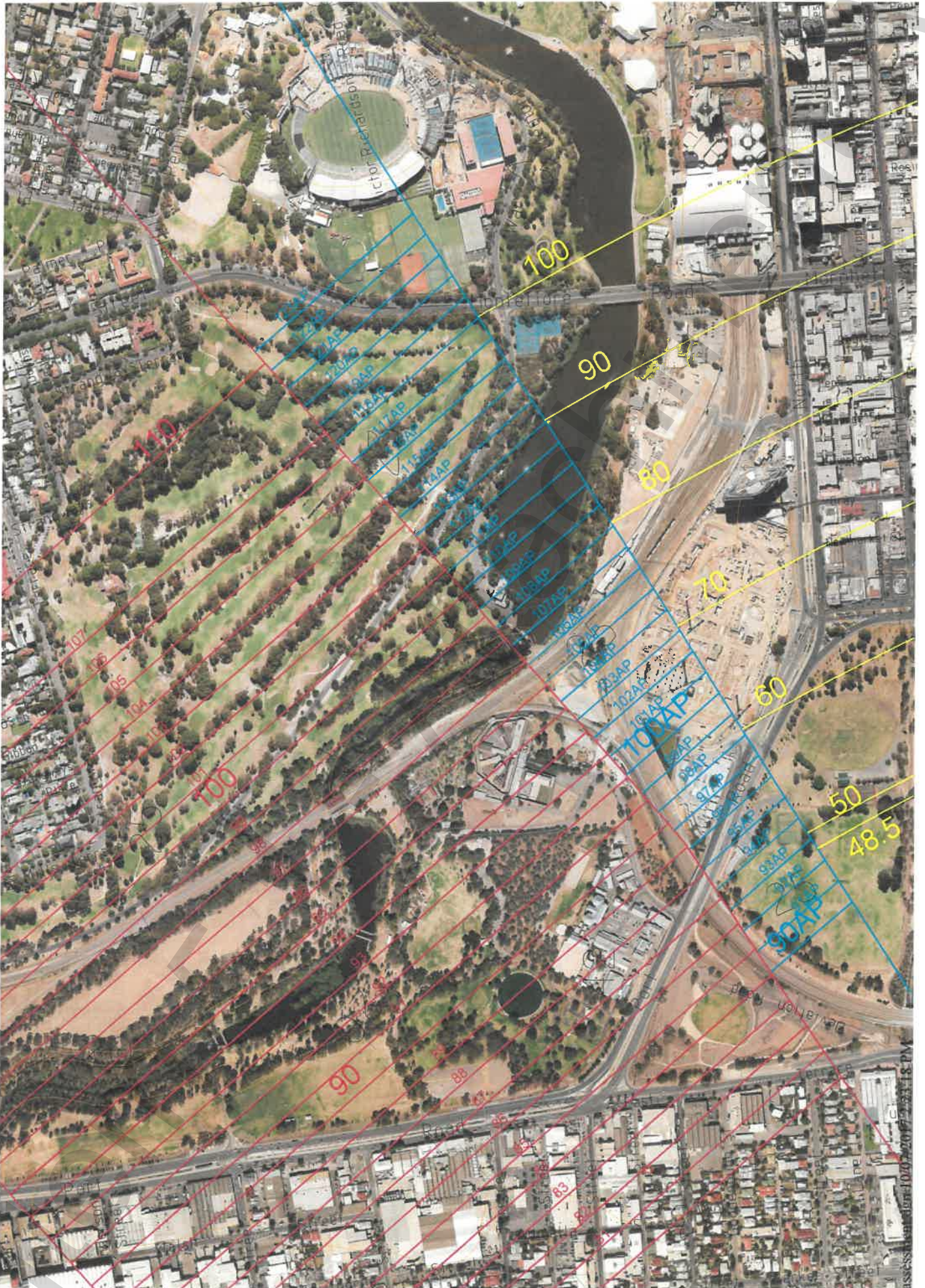
ATTACHMENTS

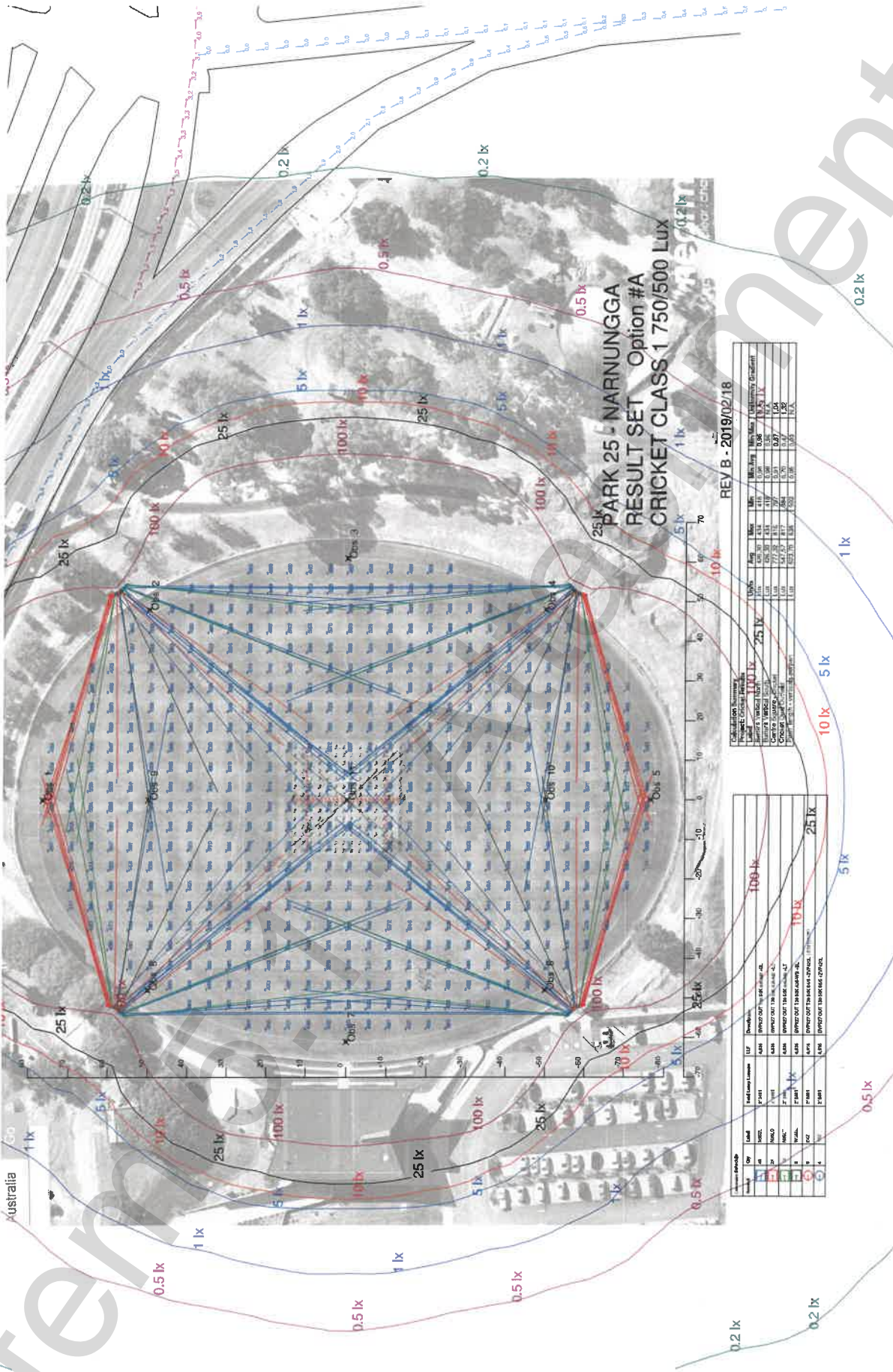
Attachment A – Park 25 Sports Lighting Concept

- END OF REPORT -



	PROJECT NAME PARK 25 - NARNUNGGA Cricket Class 1 - 750/500 Lux	DATE: 18/02/2019 SCALE: NTS REV: B - Option A Page 1 of 4
---	--	---





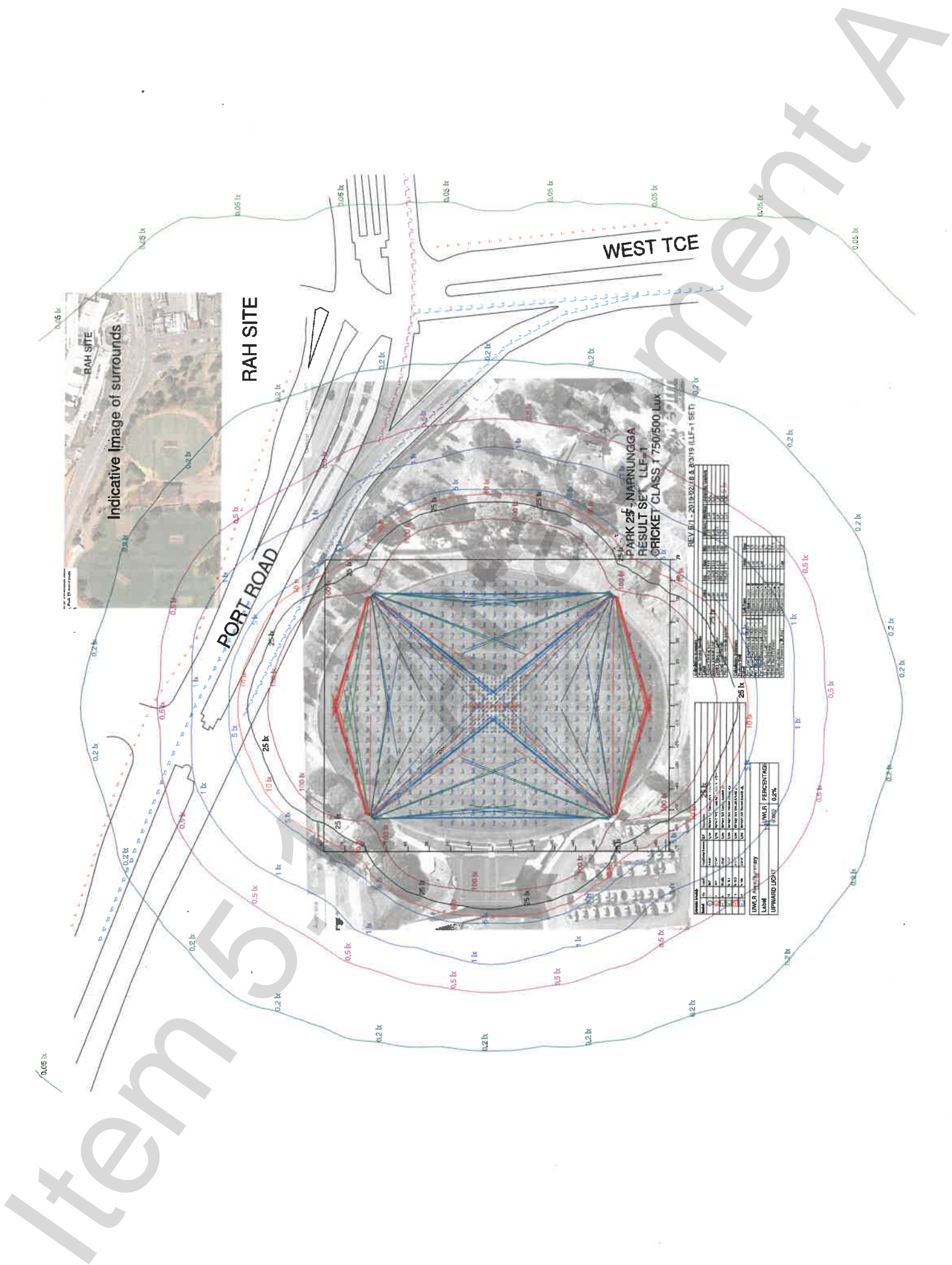
REV B - 2019/02/18

Item	Qty	Unit	Min	Max	Min Area	Max Area	Min Lux	Max Lux
100 lx	100	lx	100	100	100	100	100	100
25 lx	25	lx	25	25	25	25	25	25
10 lx	10	lx	10	10	10	10	10	10
5 lx	5	lx	5	5	5	5	5	5
1 lx	1	lx	1	1	1	1	1	1
0.5 lx	0.5	lx	0.5	0.5	0.5	0.5	0.5	0.5
0.2 lx	0.2	lx	0.2	0.2	0.2	0.2	0.2	0.2

Item	Qty	Unit	Min	Max	Min Area	Max Area	Min Lux	Max Lux
100 lx	100	lx	100	100	100	100	100	100
25 lx	25	lx	25	25	25	25	25	25
10 lx	10	lx	10	10	10	10	10	10
5 lx	5	lx	5	5	5	5	5	5
1 lx	1	lx	1	1	1	1	1	1
0.5 lx	0.5	lx	0.5	0.5	0.5	0.5	0.5	0.5
0.2 lx	0.2	lx	0.2	0.2	0.2	0.2	0.2	0.2

Item	Qty	Unit	Min	Max	Min Area	Max Area	Min Lux	Max Lux
100 lx	100	lx	100	100	100	100	100	100
25 lx	25	lx	25	25	25	25	25	25
10 lx	10	lx	10	10	10	10	10	10
5 lx	5	lx	5	5	5	5	5	5
1 lx	1	lx	1	1	1	1	1	1
0.5 lx	0.5	lx	0.5	0.5	0.5	0.5	0.5	0.5
0.2 lx	0.2	lx	0.2	0.2	0.2	0.2	0.2	0.2

	PROJECT NAME PARK 25 - NARNUNGGA Cricket Class 1 - 750/500 Lux	DATE: 18/02/2019 SCALE: NTS REV: B - Option A Page 2 of 4
---	--	--



Indicative Image of surrounds

RAH SITE

PORT ROAD

WEST TCE

PARK 25 - NARUNGGGA
RESULT SET LLF-1
CRICKET CLASS 1 750/500 LUX

Item	Description	Quantity	Unit
1	Lighting Fixtures	10	lx
2	Wiring	100	m
3	Control Gear	1	unit

Item	Description	Quantity	Unit
4	Lighting Fixtures	25	lx
5	Wiring	250	m
6	Control Gear	1	unit

Item	Description	Quantity	Unit
7	Lighting Fixtures	10	lx
8	Wiring	100	m
9	Control Gear	1	unit

Item	Description	Quantity	Unit
10	Lighting Fixtures	25	lx
11	Wiring	250	m
12	Control Gear	1	unit

Item	Description	Quantity	Unit
13	Lighting Fixtures	10	lx
14	Wiring	100	m
15	Control Gear	1	unit

Item	Description	Quantity	Unit
16	Lighting Fixtures	25	lx
17	Wiring	250	m
18	Control Gear	1	unit

Item	Description	Quantity	Unit
19	Lighting Fixtures	10	lx
20	Wiring	100	m
21	Control Gear	1	unit

Item	Description	Quantity	Unit
22	Lighting Fixtures	25	lx
23	Wiring	250	m
24	Control Gear	1	unit

Item	Description	Quantity	Unit
25	Lighting Fixtures	10	lx
26	Wiring	100	m
27	Control Gear	1	unit

Item	Description	Quantity	Unit
28	Lighting Fixtures	25	lx
29	Wiring	250	m
30	Control Gear	1	unit

Item	Description	Quantity	Unit
31	Lighting Fixtures	10	lx
32	Wiring	100	m
33	Control Gear	1	unit

Obtrusive Light - Compliance Report

AS4282-2019 A3 Zone Pre Curfew (results also AS4282 1997 Residential Area) LLF=1
 Filename: Park 25 LED CRICKET 750-500 Rev B Initial
 8/03/2019 11:59:24 AM

Illuminance

Maximum Allowable Value: 10 Lux

Calculations Tested (5):

Calculation Label	Test Results	Max. Illum.
Port Road Boundary adj nRAH_1_III_Seg1	PASS	3.8
Port Road Boundary adj nRAH_1_III_Seg2	PASS	3.6
Port Road Boundary adj nRAH_1_III_Seg3	PASS	2.0
Port Road Boundary adj nRAH_1_III_Seg4	PASS	1.2
West Tce Boundary_III_Seg1	PASS	0.6

Luminous Intensity (Cd) Per Luminaire

Maximum Allowable Value: 7500 Cd
 Control Angle: 83 Degrees

Luminaire Locations Tested (108)

Test Results: **PASS**

Threshold Increment (TI)

Maximum Allowable Value: 20 %

Calculations Tested (4):

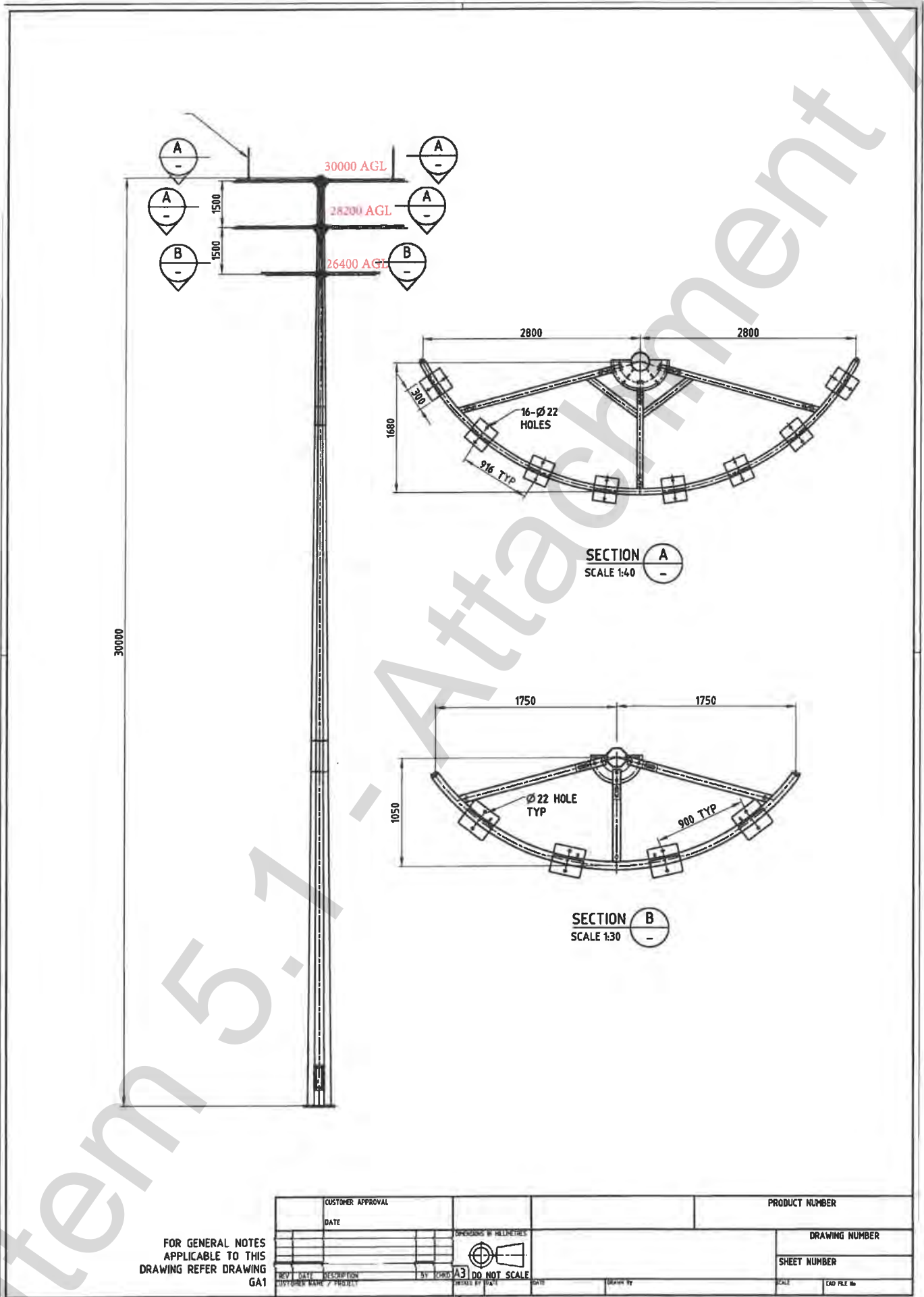
Calculation Label	Adaptation Luminance	Test Results
TI North Tce - Light Surrounds	1	PASS
TI West Terrace	0.1	PASS
TI Port Road Outward	0.1	PASS
TI Port Road Inward	0.1	PASS

Upward Waste Light Ratio (UWLR)

Maximum Allowable Value: 2.0 %

Calculated UWLR: 0.2 %

Test Results: **PASS**



30000

30000 AGL

28200 AGL

26400 AGL

A
-

A
-

A
-

A
-

B
-

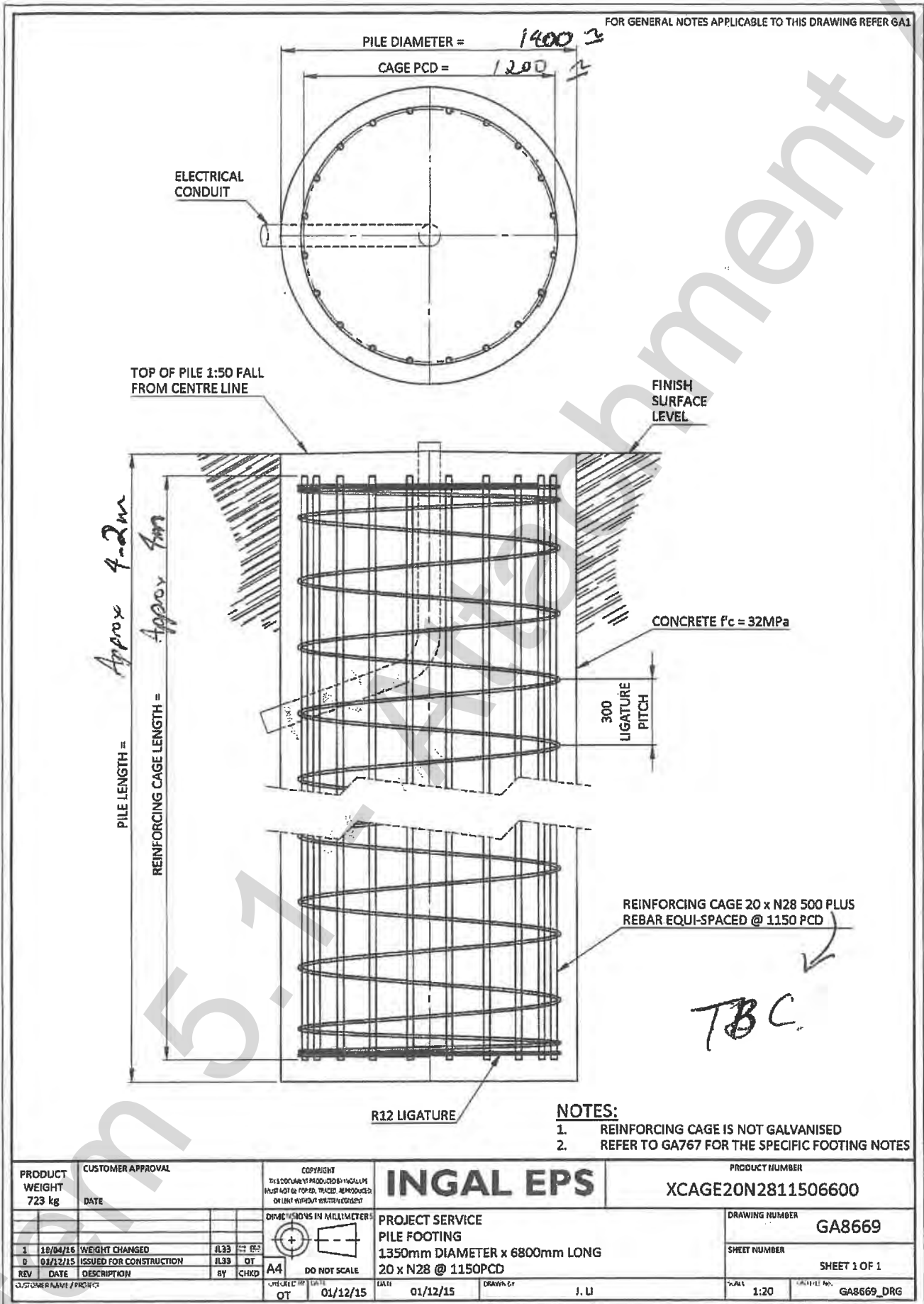
B
-

SECTION A
SCALE 1:40

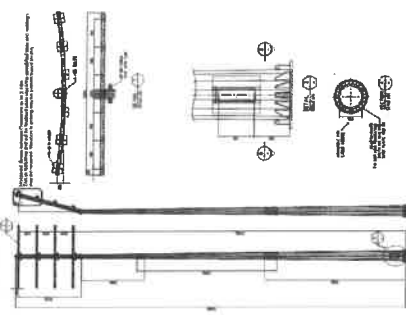
SECTION B
SCALE 1:30

FOR GENERAL NOTES
APPLICABLE TO THIS
DRAWING REFER DRAWING
GA1

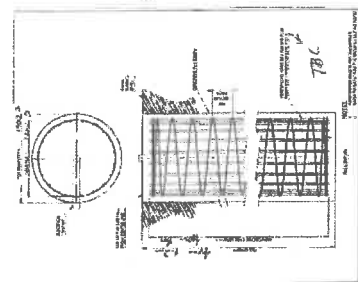
CUSTOMER APPROVAL		PRODUCT NUMBER	
DATE			
SPECIFICATIONS IN MILLIMETRES		DRAWING NUMBER	
BY CHRD A3 DO NOT SCALE		SHEET NUMBER	
REV	DATE	DESCRIPTION	BY
CUSTOMER MARK / PROJECT		DATE	DRAWN BY
SCALE	CAD FILE No		



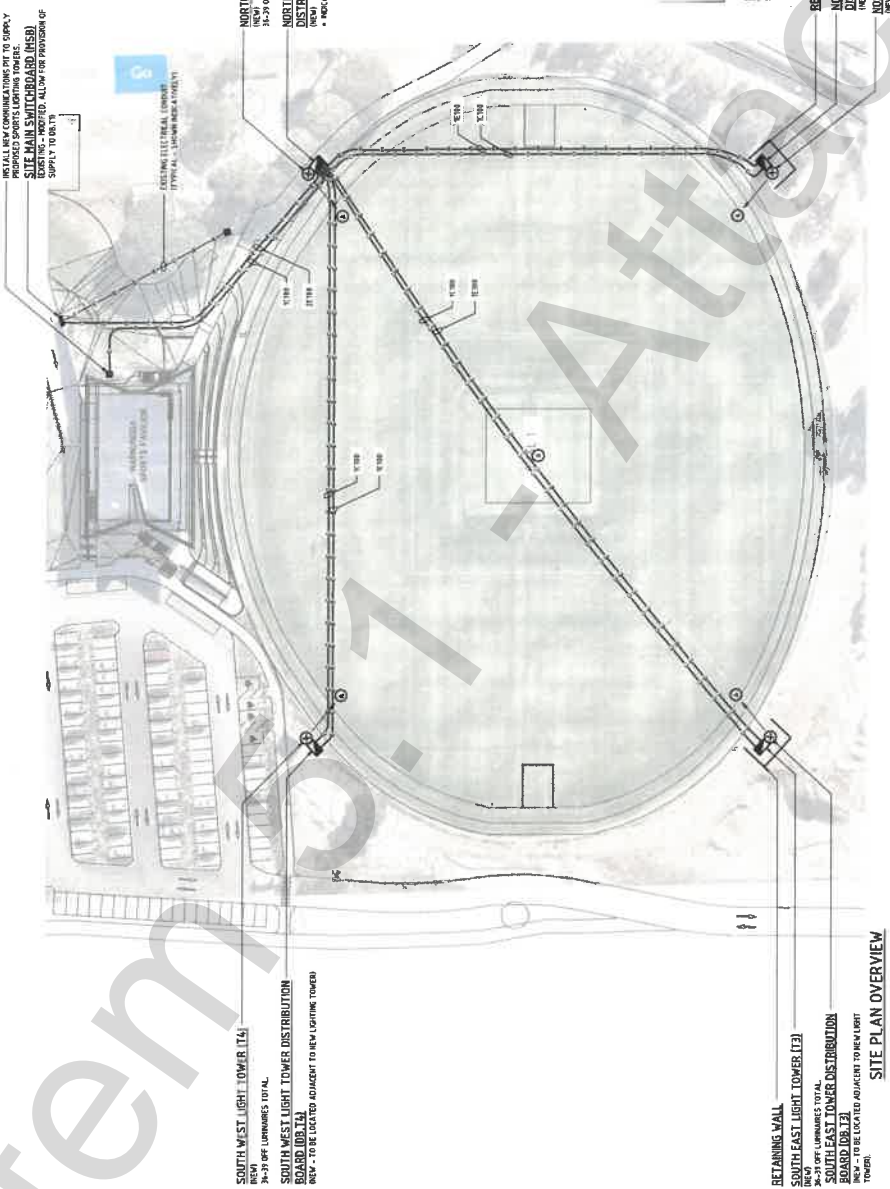
- NOTES:**
1. NEW LIGHT TOWER DISTRIBUTION BOARDS ARE TO BE INSTALLED ADJACENT TO EXISTING UNDERGROUND ELECTRICAL CONDUIT.
 2. DISBURSE ALL EXISTING CABLES, CONDUITS, FITTINGS AND DISTRIBUTION BOARDS ARE PROTECTED DURING CONSTRUCTION AND REMAIN OPERATIONAL DURING CONSTRUCTION OF NEW INFRASTRUCTURE.



LIGHTING TOWER AND HEADFRAME ARRANGEMENT
NET TO SCALE



LIGHT POLE FOOTING DETAIL
NET TO SCALE

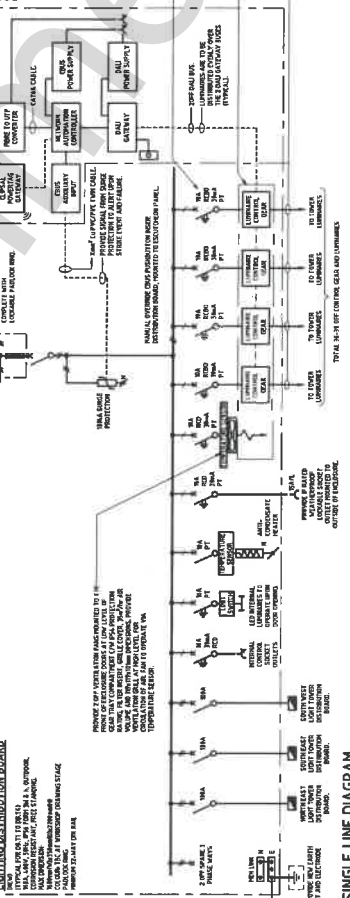


SITE PLAN OVERVIEW
SCALE 1:500

LEGEND OF SYMBOLS

- NEW UNDERGROUND COMMUNICATIONS CONDUIT.
- NEW UNDERGROUND ELECTRICAL CONDUIT.
- EXISTING UNDERGROUND ELECTRICAL CONDUIT.
- EXISTING MAIN SWITCHBOARD TO REMAIN.
- NEW DISTRIBUTION BOARD.
- NEW 100A/200A CLASS OF ELECTRICAL FIT AND FITTING TO BE INSTALLED AND RATED TO COMPLY WITH ALL APPLICABLE STANDARDS AND TO BE LABELED TO ID AND DRAINAGE PROVISION.
- NEW LIGHT TOWER.
- LED LUMINAIRE.
- RESIDUAL CURRENT DEVICE.
- CIRCUIT BREAKER.
- ISOLATOR.
- OFF UNIT.
- RELEVANT FIRE RETARDANT FIBER.
- POWER POWER DRUM UNIT.
- CURRENT TRANSFORMER.
- SEARSE PROTECTION DEVICE (M VOLTAGE FREE CONTACT OUTPUT).
- ANTI-CORROSION TREATMENT.
- FUSE.
- SPORTING LINK.
- FIBER LINK.
- EARTH PIT AND ELECTRODE.
- UTILITIES CONNECTION.
- 100A SINGLE SOCKET OUTLET.
- 10A SOCKET OUTLET.
- CONDUIT SERVICE LINE.
- 100A/200A CLASS OF ELECTRICAL FIT AND FITTING TO BE INSTALLED AND RATED TO COMPLY WITH ALL APPLICABLE STANDARDS AND TO BE LABELED TO ID AND DRAINAGE PROVISION.
- DIAMETER OF CONDUIT.
- SIZE OF CONDUIT.
- RELEVANT COMMUNICATION SERVICES.
- NO. OF.

NORTH WEST TOWER SPORTS LIGHTING DISTRIBUTION BOARD



SINGLE LINE DIAGRAM

ALL LUMINAIRE POSITIONS TO BE LOCATED AT THE CENTRE OF THE POLE AND HEADFRAME POSITIONS TO BE LOCATED AT THE POINTS MARKED.

REV	DESCRIPTION	DATE	BY
01	FOR APPROVAL	16.11.17	VP
02	FOR APPROVAL	18.03.18	VP
03	FOR APPROVAL	27.04.18	VP
04	FOR APPROVAL	27.04.18	VP

LUCID CONSULTING AUSTRALIA
Enabling People, Places and Performance

SACA

CME SPORTS LIGHTING

PROJECT: **PARK 28 SPORTS LIGHTING SYSTEM**
WEST TERRACE
ADELRADE SA 5000

DRAWING: **SITE PLAN OVERVIEW**

DATE	15.08.2018	SCALE	A1 (3/4) 1:1
ISSUE NO.	01	PROJECT NO.	18000001
DESIGNER	VP	CHECKED	VP
DRAWN	VP	DATE	15.08.2018
PROJECT MANAGER	VP	PROJECT NO.	18000001
CLIENT	SACA	PROJECT NO.	18000001
PROJECT NO.	18000001	PROJECT NO.	18000001

FOR APPROVAL

Symbol	Qty	Label	Total Lamp Lumens	LLF	Description	Lum. Watts
	48	N35BL	212481	0.836	BVP527 OUT T30 50K A35-NB +BL	1500
	24	N35LO	212481	0.836	BVP527 OUT T30 50K A35-NB +LO	1500
	16	N35LT	212481	0.836	BVP527 OUT T30 50K A35-NB +LT	1500
	8	W35BL	212481	0.836	BVP527 OUT T30 50K A35-WB +BL	1500
	8	S4Z	212481	0.836	BVP527 OUT T30 50K S4/5 +ZVP420L LED2120/757	1500
	4	S6Z	212481	0.836	BVP527 OUT T30 50K S6/5 +ZVP420L	1500

30m Poles - 4 Off
27 Fittings per pole. (4 rows in Initial Design)



PHILIPS

Luminaire	Location	Brand	Model	Wattage	Height	Beam	Notes
188	N35BL	N35BL	5077	5077	25.5	18	
189	N35BL	N35BL	5077	5077	25.5	18	
190	N35BL	N35BL	5077	5077	25.5	18	
191	N35BL	N35BL	5077	5077	25.5	18	
192	N35BL	N35BL	5077	5077	25.5	18	
193	N35BL	N35BL	5077	5077	25.5	18	
194	N35BL	N35BL	5077	5077	25.5	18	
195	N35BL	N35BL	5077	5077	25.5	18	
196	N35BL	N35BL	5077	5077	25.5	18	
197	N35BL	N35BL	5077	5077	25.5	18	
198	N35BL	N35BL	5077	5077	25.5	18	
199	N35BL	N35BL	5077	5077	25.5	18	
200	N35BL	N35BL	5077	5077	25.5	18	
201	N35BL	N35BL	5077	5077	25.5	18	
202	N35BL	N35BL	5077	5077	25.5	18	
203	N35BL	N35BL	5077	5077	25.5	18	
204	N35BL	N35BL	5077	5077	25.5	18	
205	N35BL	N35BL	5077	5077	25.5	18	
206	N35BL	N35BL	5077	5077	25.5	18	
207	N35BL	N35BL	5077	5077	25.5	18	
208	N35BL	N35BL	5077	5077	25.5	18	
209	N35BL	N35BL	5077	5077	25.5	18	
210	N35BL	N35BL	5077	5077	25.5	18	
211	N35BL	N35BL	5077	5077	25.5	18	
212	N35BL	N35BL	5077	5077	25.5	18	
213	N35BL	N35BL	5077	5077	25.5	18	
214	N35BL	N35BL	5077	5077	25.5	18	
215	N35BL	N35BL	5077	5077	25.5	18	
216	N35BL	N35BL	5077	5077	25.5	18	
217	N35BL	N35BL	5077	5077	25.5	18	
218	N35BL	N35BL	5077	5077	25.5	18	
219	N35BL	N35BL	5077	5077	25.5	18	
220	N35BL	N35BL	5077	5077	25.5	18	
221	N35BL	N35BL	5077	5077	25.5	18	
222	N35BL	N35BL	5077	5077	25.5	18	
223	N35BL	N35BL	5077	5077	25.5	18	
224	N35BL	N35BL	5077	5077	25.5	18	
225	N35BL	N35BL	5077	5077	25.5	18	
226	N35BL	N35BL	5077	5077	25.5	18	
227	N35BL	N35BL	5077	5077	25.5	18	
228	N35BL	N35BL	5077	5077	25.5	18	
229	N35BL	N35BL	5077	5077	25.5	18	
230	N35BL	N35BL	5077	5077	25.5	18	
231	N35BL	N35BL	5077	5077	25.5	18	
232	N35BL	N35BL	5077	5077	25.5	18	
233	N35BL	N35BL	5077	5077	25.5	18	
234	N35BL	N35BL	5077	5077	25.5	18	
235	N35BL	N35BL	5077	5077	25.5	18	
236	N35BL	N35BL	5077	5077	25.5	18	
237	N35BL	N35BL	5077	5077	25.5	18	
238	N35BL	N35BL	5077	5077	25.5	18	
239	N35BL	N35BL	5077	5077	25.5	18	
240	N35BL	N35BL	5077	5077	25.5	18	
241	N35BL	N35BL	5077	5077	25.5	18	
242	N35BL	N35BL	5077	5077	25.5	18	
243	N35BL	N35BL	5077	5077	25.5	18	
244	N35BL	N35BL	5077	5077	25.5	18	
245	N35BL	N35BL	5077	5077	25.5	18	
246	N35BL	N35BL	5077	5077	25.5	18	
247	N35BL	N35BL	5077	5077	25.5	18	
248	N35BL	N35BL	5077	5077	25.5	18	
249	N35BL	N35BL	5077	5077	25.5	18	
250	N35BL	N35BL	5077	5077	25.5	18	
251	N35BL	N35BL	5077	5077	25.5	18	
252	N35BL	N35BL	5077	5077	25.5	18	
253	N35BL	N35BL	5077	5077	25.5	18	
254	N35BL	N35BL	5077	5077	25.5	18	
255	N35BL	N35BL	5077	5077	25.5	18	
256	N35BL	N35BL	5077	5077	25.5	18	
257	N35BL	N35BL	5077	5077	25.5	18	
258	N35BL	N35BL	5077	5077	25.5	18	
259	N35BL	N35BL	5077	5077	25.5	18	
260	N35BL	N35BL	5077	5077	25.5	18	
261	N35BL	N35BL	5077	5077	25.5	18	
262	N35BL	N35BL	5077	5077	25.5	18	
263	N35BL	N35BL	5077	5077	25.5	18	
264	N35BL	N35BL	5077	5077	25.5	18	
265	N35BL	N35BL	5077	5077	25.5	18	
266	N35BL	N35BL	5077	5077	25.5	18	
267	N35BL	N35BL	5077	5077	25.5	18	
268	N35BL	N35BL	5077	5077	25.5	18	
269	N35BL	N35BL	5077	5077	25.5	18	
270	N35BL	N35BL	5077	5077	25.5	18	
271	N35BL	N35BL	5077	5077	25.5	18	
272	N35BL	N35BL	5077	5077	25.5	18	
273	N35BL	N35BL	5077	5077	25.5	18	
274	N35BL	N35BL	5077	5077	25.5	18	
275	N35BL	N35BL	5077	5077	25.5	18	
276	N35BL	N35BL	5077	5077	25.5	18	
277	N35BL	N35BL	5077	5077	25.5	18	
278	N35BL	N35BL	5077	5077	25.5	18	
279	N35BL	N35BL	5077	5077	25.5	18	
280	N35BL	N35BL	5077	5077	25.5	18	
281	N35BL	N35BL	5077	5077	25.5	18	
282	N35BL	N35BL	5077	5077	25.5	18	
283	N35BL	N35BL	5077	5077	25.5	18	
284	N35BL	N35BL	5077	5077	25.5	18	
285	N35BL	N35BL	5077	5077	25.5	18	
286	N35BL	N35BL	5077	5077	25.5	18	
287	N35BL	N35BL	5077	5077	25.5	18	
288	N35BL	N35BL	5077	5077	25.5	18	
289	N35BL	N35BL	5077	5077	25.5	18	
290	N35BL	N35BL	5077	5077	25.5	18	
291	N35BL	N35BL	5077	5077	25.5	18	
292	N35BL	N35BL	5077	5077	25.5	18	
293	N35BL	N35BL	5077	5077	25.5	18	
294	N35BL	N35BL	5077	5077	25.5	18	
295	N35BL	N35BL	5077	5077	25.5	18	
296	N35BL	N35BL	5077	5077	25.5	18	
297	N35BL	N35BL	5077	5077	25.5	18	
298	N35BL	N35BL	5077	5077	25.5	18	
299	N35BL	N35BL	5077	5077	25.5	18	
300	N35BL	N35BL	5077	5077	25.5	18	

	PROJECT NAME PARK 25 - NARNUNGA Cricket Class 1 - 750/500 Lux	DATE: 18/02/2019 SCALE: NTS REV: B - Option A Page 3 of 4
--	---	---

Calculation Summary						
Project: Cricket Results						
Label	CalcType	Units	Avg	Max	Min	Min/Avg
Batters Vertical North	Illuminance	Lux	426.30	434	418	0.98
Batters Vertical South	Illuminance	Lux	426.30	434	418	0.98
Centre Square - Cricket	Illuminance	Lux	777.32	816	707	0.91
Cricket Oval Outfield	Illuminance	Lux	547.57	817	384	0.70
Pitch length - verticals perpen	Illuminance	Lux	623.70	636	593	0.95
						Min/Max
						0.96
						0.96
						0.87
						0.47
						0.93

Square >750 Lux avg, 0.9 Uniformity
 Outfield >500 Lux avg, 0.7 uniformity

Calculation Summary				
Project: Cricket Glare - Pitch				
Label	CalcType	Max	Obs Label	Obs 1
Glare Rating - Batsman	Glare Rating	34	Obs 1	
Glare Rating - Batsman	Glare Rating	34	Obs 2	
Glare Rating - Batsman	Glare Rating	36	Obs 3	
Glare Rating - Batsman	Glare Rating	36	Obs 4	

Square <40 Glare

Central Square -
 Players Glare - Maximum allowable 40, design result is 36.

Calculation Summary				
Project: Cricket Glare Outfield				
Label	CalcType	Max	Obs Label	Obs 1
Glare Rating - Outfield	Glare Rating	42.0	Obs 1	
Glare Rating - Outfield	Glare Rating	43.6	Obs 10	
Glare Rating - Outfield	Glare Rating	48.4	Obs 11	
Glare Rating - Outfield	Glare Rating	13.8	Obs 2	
Glare Rating - Outfield	Glare Rating	41.4	Obs 3	
Glare Rating - Outfield	Glare Rating	13.8	Obs 4	
Glare Rating - Outfield	Glare Rating	42.0	Obs 5	
Glare Rating - Outfield	Glare Rating	13.8	Obs 6	
Glare Rating - Outfield	Glare Rating	41.4	Obs 7	
Glare Rating - Outfield	Glare Rating	13.8	Obs 8	
Glare Rating - Outfield	Glare Rating	43.6	Obs 9	

Outfield <50 Glare

Outfield -
 Players Glare - Maximum allowable 50, design result is 48.4.



PROJECT NAME

PARK 25 - NARNUNGGA
 Cricket Class 1 - 750/500 Lux

DATE: 18/02/2019

SCALE: NTS

REV: B - Option A Page 4 of 4

Ray Scheuboeck

From: Michael McDonough <MMcDonough@saca.com.au>
Sent: Friday, 30 August 2019 4:19 PM
To: Ray Scheuboeck; Alicia Clutterham
Cc: Michael McDonough
Subject: HPRM: RE: Lighting of main oval in Park 25
Attachments: AVLITE-CASA-LIOL-AV-OL-CL-AC-and-DC-Manual-V1-1-HR (1).pdf; Class_1_1W_Ultra_High_Intensity_Reflective_Tapes.pdf; OptiVision LED Spill Control Options.pdf

Record Number: ACC2019/141325

Hi Ray,

Further to the meeting with SA Health yesterday, at which we believe all areas of concern previously raised were satisfactorily addressed, we are able to confirm:

- Aviation lights (CASA approved) will be installed at the top of each light tower (technical data attached)
- Louvres will be installed to light fittings as specified by the design engineers (technical data attached)
- Reflective tape will be applied horizontally to the top cross arm of each light tower (technical data attached)
- Each tower will be programmed with the capacity to be individually switched off, lights dimmed and light output reduced as required
- SACA will work with SA Health to trial impact of the lights post installation and consider (reasonable) requests for further mitigation if deemed necessary.

As SACA has previously advised, lighting use is envisaged for up to 4 nights per week, the main use during winter being for football training. In summer the lighting proposed is aimed at providing opportunities for cricket under lights at community and premier cricket level including a focus on women's cricket and under age cricket competition as outlined in Community Cricket Facility Guidelines. An example could be, a final of the SACA Premier Cricket competition may be scheduled under lights if deemed appropriate.

We confirm earlier advice that Cricket Australia will not schedule or grant first class matches (for broadcast purposes) under lights at this venue.

Regards

Michael McDonough | Manager, Capital Works | SACA
 Mobile: +61 418 812 070 | Phone: +61 8 8300 3858 | Fax: +61 8 8231 4346
mmcdonough@saca.com.au

From: Ray Scheuboeck <R.Scheuboeck@cityofadelaide.com.au>
Sent: Thursday, 29 August 2019 3:04 PM
To: Michael McDonough <MMcDonough@saca.com.au>; Alicia Clutterham <Alicia.Clutterham@cricket.com.au>
Cc: Michael McDonough <michael@mtrack.net.au>
Subject: Lighting of main oval in Park 25

Hi Michael

Thanks for your attendance at today's meeting. Like you, I came away feeling positive about it.

I have flagged that I will be submitting a late report for consideration of this matter at the next Adelaide Park Lands Authority meeting scheduled for 19 Sept.

Can I get from you an updated letter incorporating the features discussed today:

Avlite[®]
www.avlite.com



AV-OL-CL-12-R & AV-OL-CL-UM-R
**CASA Low Intensity
Obstruction Light**
Universal DC & Universal AC Models
Installation & Service Manual

Version 1.1



Class 1/1W Ultra High Intensity Reflective Tapes

Product Images



OptiVision

integrated spill light control solutions (LT, BL & LO) for asymmetrical beam



gen2



Standard



Standard optic for project cost optimization

LT



Small decrease of spill light without impacting too much efficiency (integrated black plate) cut light @25xMH from field

NEW

Gen 3 coming..

BL



Medium decrease of spill light (integrated louver) Front and back light cut off + side light cut off only for narrow optics

LO



Full spill light control (integrated louver) Front and back light cut off + side light cut off only for narrow optics (k-factor regulations, back light 1xMH and front light 6xMH)

ZVP Series External Shield

0 Candela Upward Light & Glare Control to task.



PHILIPS

Assignment of Lease – Treeclimb

ITEM 5.2 15/10/2019
The Committee

Program Contact:
Tom McCready, AD Property &
Commercial 8203 7313

Approving Officer:
Ian Hill, Director Growth

2018/03502
Public

EXECUTIVE SUMMARY

A request has been received from Bounce SA Pty Ltd (current lessee of Treeclimb in Park 20) to fully assign the four + four year lease in full to TreeClimb SA Pty Ltd.

RECOMMENDATION

THAT THE COMMITTEE RECOMMENDS TO COUNCIL

That Council:

1. Approves the Assignment of Lease from Bounce SA Pty Ltd to TreeClimb SA Pty Ltd for the leased and licensed area in Blue Gum Park / Kurangga (Park 20).
 2. Authorises the Chief Executive Officer to execute all documentation to give effect to the Assignment of Lease.
 3. Authorises The Lord Mayor and Chief Executive Officer to affix the Common Seal of the Council to the Deed of Assignment and associated documentation.
-

IMPLICATIONS AND FINANCIALS

City of Adelaide 2016-2020 Strategic Plan	<p>Strategic Alignment – Liveable</p> <p>This proposal is in line with the City of Adelaide 2016-2020 Strategic Plan, as it promotes increasing the number of people visiting the Park Lands and city for leisure or entertainment by providing support to organisations that attract visitors to the City.</p>
Policy	<p>The <u>Adelaide Park Lands Management Strategy (APLMS)</u> acknowledges that the Park Lands are a hub for sport and recreation:</p> <ul style="list-style-type: none"> • Strategy 1.6: Strengthen the role of the Park Lands as a regional destination for competitive sport and a variety of active and passive forms of recreation. <p>The Strategy contains targets to grow <i>“organised sport by 10% with the majority of this growth being accommodated via increased utilisation of existing sport fields/facilities”</i> (Page 41).</p>
Consultation	Not as a result of this report
Resource	Undertaken within existing resource allocations
Risk / Legal / Legislative	<p>Assignment of Lease being undertaken in accordance with the provisions of the current lease agreement between Bounce SA and Council dated 5 November 2018.</p> <p>Park Lands Lease agreements are exempt from the Retail Commercial Lease Act 1995 (Ministerial exemption date 28/12/11).</p>
Opportunities	Not as a result of this report
19/20 Budget Allocation	Not as a result of this report
Proposed 20/21 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	Lease term: 4+4 year lease commenced on 1 November 2018
19/20 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 currently leases a portion of Blue Gum Park / Kurangga (Park 20) to Bounce SA Pty Ltd who operate the City Tree Climb adventure ropes facility by virtue of a four + four-year lease which commenced on 1 November 2018.
2. A request has been received from Bounce SA Pty Ltd (assignor) to fully assign this lease into the name of TreeClimb SA Pty Ltd (assignee) for the remainder of the lease and for the same terms and conditions.
3. Clause 3.3 of the lease agreement between Bounce SA Pty Ltd and Council, executed under the Common Seal states that:
“3.3 Assignment, Subletting and Mortgaging
3.3.1 the lessee must not assign or transfer its interest in this lease without the written consent in writing of the Lessor.”
4. The assignee has provided financial and business information as part of the application for the assignment and the Administration is satisfied that the assignee will be able to satisfy all the requirements of the lease.
5. The directorship that sits behind the name of the assignor and the assignee remain the same.
6. There is a requirement to have the Common Seal of the Council affixed to the Deed of Assignment of Lease and to facilitate this a formal decision of Council is required.

ATTACHMENTS

Nil

- END OF REPORT -

West Franklin Stage Three – 52-58 Elizabeth Street Adelaide - Rescind Land Management Agreement

ITEM 5.3 15/10/2019
Council

Program Contact:
Tom McCready, AD Property &
Commercial 8203 7313

Approving Officer:
Ian Hill, Director Growth

2014/01897-5
Public

EXECUTIVE SUMMARY:

Council initiated the Balfours/Bus Station redevelopment in 2003 covering an area of approximately two hectares. In 2012 re-negotiations with the developer, (West Central Pty Ltd) allowed Council to take back the rights to the former Bus Station site and Affordable Housing site (Mellor Street land).

A Land Management Agreement (LMA) was put in place across all remaining parcels of land to protect the master plan and minimum densities previously endorsed by Council and to protect Council's strategic interests when the remaining Balfours land was sold to another developer.

Zhengtang Pty Ltd (Zhengtang) purchased the land from West Central Pty Ltd and reconfigured the arrangement of the allotments to create West Franklin Stage One comprising a portion of the former Balfours Stage Three land and the 'Sitters and Fisher' site. West Franklin Stage Two remains the former 'Loft' land and Stage Three comprises the remaining former Balfours Stage Three (the subject of this report).

Construction of West Franklin Stage One is complete.

The purpose of this report is to seek Council approval to rescind the current LMA over those portions of land that comprise West Franklin Stage Three being the small portion of land at 52-58 Elizabeth Street.

The recommendation does not impact upon the current LMA registered over the former "Loft" Land situated on Franklin Street which will be subject to a future report to Council.

RECOMMENDATION:

THAT THE COMMITTEE RECOMMENDS TO COUNCIL:

That Council:

1. Approves the rescission of the Land Management Agreement registered over the land contained in Certificates of Title Volume 6195 Folios 470, 471 and Volume 6219 Folio 583.
2. Authorises the Lord Mayor and Chief Executive Officer to execute and attach the Common Seal of Council to relevant documentation to give effect to the rescission of the Land Management Agreement registered over the land contained in Certificates of Title Volume 6195 Folios 470, 471 and Volume 6219 Folio 583.

IMPLICATIONS AND FINANCIALS:

City of Adelaide 2016-2020 Strategic Plan	Strategic Alignment – Liveable The development of a high-density residential building supports the Strategic Plan's Liveable agenda.
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	Council is a party to the LMA. The portion of land in question is a small land holding that is located north of the West Franklin Stage One land. By virtue of the Stage One development, this portion of land is now disconnected from the remaining Balfours land. There are no risk implications associated with the recession of the LMA.
Opportunities	Development that aligns with Council's Strategic Plan
19/20 Budget Allocation	Not as a result of this report
Proposed 20/21 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
19/20 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. The Balfours site, which originally formed part of the project known as the Balfours/Bus Station redevelopment, is located on Franklin Street, between Morphett and Elizabeth Streets with an area of approximately 4,800m².
2. West Central Joint Venture Pty Ltd (WCJV) was unable to commence the project prior to the contractual sunset date of 8 August 2011 and therefore was in breach of the Project Development Agreement (PDA).
3. A 'Notice of Default' was served on WCJV, and a 'Deed of Variation' (DOV) to the existing Project Development Agreement (PDA) was negotiated and executed by Council under Common Seal on 13 April 2012.
4. Key components of the DOV;
 - 4.1. WCJV relinquished rights over the old Bus Station and Affordable Housing sites;
 - 4.2. WCJV retained rights over the Balfours Stage Three land with the ability to re-assign the purchase of the Stage Three land to a third party, with a Land Management Agreement (LMA) registered on the title in favour of Council;
 - 4.3. WCJV remained liable for Balfours Stage Two and Three environmental soil remediation costs onsite, Council remains liable for groundwater risks;
 - 4.4. Sunset dates removed from the contract and replaced with price escalation arrangements for settlement of the balance of land;
 - 4.5. In accordance with the terms of the DOV, WCJV assigned the remainder of the undeveloped site known as Balfours Stage Three to Zhengtang Pty Ltd. (Zhengtang).
5. The decision to incorporate a LMA over the land was to ensure that the remaining Balfours land was developed as an integrated development, in line with the WCJV concept plan. It also ensured Council's continued involvement in the development.
6. A full summary of the stages associated with the Balfours/West Franklin redevelopment can be seen at ([Link 1](#)).
7. On 30 June 2015, Council agreed to:
 - 7.1. The sale of the "Sitters and Fisher" site to Zhengtang;
 - 7.2. Vendor approval for a new design, therefore varying the development criteria contained within the LMA so as to align with West Franklin Stage One.
8. In September 2015 Development Plan Consent was issued by the Development Assessment Commission (DAC) to West Franklin Stage One.
9. West Franklin Stage One is now complete and the LMA's associated with this portion of the site were rescinded in January 2019.

Discussion

10. During 2018 preliminary plans were prepared for the former "Loft" land along Franklin Street. The developer was keen to explore ways to activate Balfours corner through a more intensive development solution. There has been no design resolution for this site and on that basis development upon the remaining portion of land on Elizabeth Street (West Franklin Stage Three) has been pursued instead.
11. Clause 3 of the LMA requires the owner of the land to prepare and submit a detailed design scheme prior to making an application for Development Plan Consent. On 6 June 2019, Council received correspondence comprising the detailed design scheme for the West Franklin Stage Three land. The proposed development is a 300-bed student accommodation building with associated communal services. The correspondence can be viewed at ([Link 2](#)) and the plans at ([Link 3](#)).
12. The scheme was lodged with SCAP on 20 June 2019 and Development Plan Consent was issued on 8 August 2019.
13. By way of summary:
 - 13.1. The development is proposed at 52.5m in height (16 levels);
 - 13.2. Comprises 300 beds through varying configurations (studio, twin studio and clusters);
 - 13.3. Proposes ground floor courtyard, bicycle parking, dining and a reception area;

- 13.4. Common facilities include study pods, gym and a games area with a common kitchen, living area and outdoor terraces.
14. The purpose of the LMA was to encourage the owners of the Balfours Stage Three land (being those portions of land comprising West Franklin Stage One and West Franklin Stage Three) to develop the land in an integrated fashion.
 15. Council approved West Franklin Stage One in 2015 which incorporated the Sitters and Fisher site. The concept plans considered by Council in 2015 varied the original layout of the building on Elizabeth Street with the small remaining portion of land now the subject of this report (and known as West Franklin Stage Three).
 16. The site is disconnected from the original Balfours land including the undeveloped portion being the 'Loft' land along Franklin Street. There are no pedestrian or vehicular thoroughfares that need to be maintained as part the original concept plan which is referred to in the LMA.
 17. Whilst the proposed height exceeds those within the original concept plans (up to 31m) and exceeds the current Development Plan requirement of 43m, the proposal has received a Development Plan Consent, whereby a more comprehensive assessment has taken place against all relevant provisions of the Development Plan.
 18. It is important to note that Council's primary objective of the original EOI for the disposal of the Balfours/Bus Station land was to encourage high density residential outcomes at a time when the major form of residential development consisted of three storey townhouses.
 19. As there is little remaining usefulness of the LMA, it is proposed to rescind the document. This would mean that the LMA is removed from the three relevant Certificates of Title being the West Franklin Stage Three land.
 20. There are no adverse consequences to Council by taking this course of action, firstly, the site now forms a discrete parcel disconnected from the Balfours land. Furthermore, the LMA was put in place to protect the original master plan and minimum densities previously endorsed by Council in 2003 now considered to be irrelevant, particularly given subsequent changes to the Development Plan. The LMA does not address any other on-going management requirements over the land.
 21. The rescission of the LMA would not impact on the timing of the undertaking of the development of the Elizabeth Street Land. That is because the LMA does not impose any obligation with respect to the timing of the undertaking of the development of that Land. The rescission would result in the Development Plan alone dictating the nature of the development which could be undertaken on the Elizabeth Street Land, without any constraints separately imposed by Council.
 22. It is proposed to retain the LMA over the former "Loft" Land along Franklin Street due to its proximity to Balfours corner and to ensure that suitable pedestrian links are provided from Franklin Street through to Weymouth Street.

ATTACHMENTS

Nil

- END OF REPORT -

2018/00568-2
Public

Program Contact:
Matt Grant, AD Economic
Development & Innovation 8203
7779

Approving Officer:
Ian Hill, Director Growth

EXECUTIVE SUMMARY:

At its meeting of 26 February 2019, Council resolved that:

Administration advise Council on options available in the City of Adelaide to facilitate the development of social and affordable housing in the City, including access to Federal Government, State Government, private and not for profit sector support.

The preparation of this report has included informal consultation with the State Government, the private sector (including the finance sector) and Tier 1 community housing providers. Other Council Programs including Property & Commercial, Planning, Design & Development and the Community Portfolio have all contributed.

Extensive desk top research has been undertaken, given the growing national narrative surrounding housing affordability and affordable housing delivery models. A number of research reports have been prepared in recent times investigating these issues and offering a number of wide-ranging solutions.

There is growing interest nationally by local government to play a part in the delivery of affordable housing. Typically its role is identified as one of facilitation through the planning process (inclusionary zoning), approvals (waiving fees, charges and reduced timeframes), policy direction (based on an understanding of housing need) and leveraging government owned land (development agreements upon sale).

The City of Adelaide has adopted all of these approaches at various stages over the past thirty years. It has also gone one step further as a direct provider of affordable housing through the funding of construction and ongoing ownership, as either subsidised rental or shared equity. This is in addition to providing rate rebates and grants to community housing providers and related organisations.

All of these avenues are still available for Council to continue to pursue, together with additional research on new affordable housing delivery models. However, at present, Council is lacking a policy direction based on a clear understanding of housing need. It is therefore recommended that Council consider this as a priority prior to any future decision making on its role.

RECOMMENDATION:

THAT THE COMMITTEE RECOMMENDS TO COUNCIL:

That Council

1. Approves the undertaking of a scoping exercise to identify the scope, governance, process, timing and budget required to prepare a housing needs assessment followed by a policy position and/or strategy on social and affordable housing in the City of Adelaide, aligning with the approach being adopted by the State Government's Housing, Homelessness and Support Strategy.
2. Approves progressing research investigations, potentially in partnership with the State Government, on new innovative financing and delivery models for social and affordable housing.
3. Approves the Lord Mayor to table the matters contained in this report as an agenda item at the next or a subsequent meeting of the Capital City Committee, to discuss in partnership with the State Government.
4. Approves the Lord Mayor and Chief Executive Officer to table the matters contained in Item 5.4 on the Agenda for the meeting of The Committee held on 15 October 2019, as an agenda item at a future Council of Capital City Lord Mayors (CCCLM) forum.

IMPLICATIONS AND FINANCIALS:

City of Adelaide 2016-2020 Strategic Plan	<p>Strategic Alignment – Liveable</p> <p><i>3.2.05 Work with the State Government to address housing affordability, including diversity of dwelling stock, and deliver a range of initiatives such as adaptive building re-use and new building technologies.</i></p> <p><i>3.2.06 Explore opportunities in Council's current property holdings and pursue strategic opportunities to lead or partner in future property developments</i></p>
Policy	The report has revealed a policy gap in the area of social and affordable housing. This has been addressed in the recommendation.
Consultation	Informal consultation has occurred internally across most Programs and externally with the State Government, Peak Industry Groups, Community Housing Providers and specialists in the field.
Resource	The report contains a recommendation for a possible resource allocation to prepare a housing needs assessment as the evidence base for a housing and homelessness strategy.
Risk / Legal / Legislative	Not as a result of this report
Opportunities	Through a comprehensive, evidence based policy and strategy, Council has the ability to facilitate the future supply of social and affordable housing in the City in the future.
19/20 Budget Allocation	Not as a result of this report
Proposed 20/21 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
19/20 Budget Reconsideration	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. Introduction

- 1.1. At its meeting of 26 February 2019, Council resolved that: “Administration advise Council on options available in the City of Adelaide to facilitate the development of social and affordable housing in the City, including access to Federal Government, State Government, private and not for profit sector support”.
- 1.2. To assist with informing the response, informal consultation has occurred with the State Government, community housing sector and private sector representatives (property, research and finance sectors). Desktop research has been undertaken to better understand current policy settings, funding sources and initiatives at the national and state levels to inform the response.
- 1.3. The process has revealed that Council currently has a policy gap in the area of social and affordable housing. It is timely to explore these issues further and set clear objectives and policy settings in response to a clear understanding of housing need and priorities.
- 1.4. The following graphic illustrates the relationship between social housing, affordable housing and other housing types, together with household incomes and the level of subsidy required. This is to ensure a common understanding of terms.



- 1.5. Typically, social housing is subsidised rental housing for people on very low incomes and usually charged at 25% of household income. If provided by the Government, it's known as public housing and if provided by a community housing provider, community housing. Social housing has traditionally been provided by the State Government but is increasingly being transferred to the community housing sector as the Commonwealth Government seeks to build the capacity of this sector. Recipients of social housing are also eligible for Commonwealth Rental Assistance.
- 1.6. Affordable housing is most commonly subsidised rental housing for people on low to moderate incomes who cannot afford private market rental. It is usually offered at 75% of market rates with the subsidy gap being covered through the National Rental Affordability Scheme (NRAS). NRAS properties are owned by community housing providers, the private sector and local government. Council has a number of NRAS properties. Affordable housing is also, but less commonly, subsidised home ownership for people on low to moderate incomes, which may be provided through vehicles such as shared equity loans.
- 1.7. The lines between social, community and affordable housing is becoming somewhat blurred as public housing stock is increasingly being transferred to community housing providers, together with the NRAS subsidy being phased out.
- 1.8. The context for social and affordable housing in Australia has been summarised in a background document which can be found here ([Link 2](#)). This document explains the policy and financial settings of the Commonwealth and State Governments and the policy directions for Local Government, the private and not for profit sectors. Insights obtained from informal consultation with these stakeholders is also included together with a summary of key issues and recommendations from key research reports.

2. The Case for Intervention

- 2.1. There is growing national narrative surrounding housing affordability. House prices are out of step with wage growth and inflation and a broad range of macro and micro economic factors are all playing a part in housing affordability generally. Households in the very low to moderate income groups are increasingly finding it hard to access the housing market and the rate of homelessness is increasing.
- 2.2. While Adelaide median house prices are among the lowest of Australian capital cities, lower local income levels affect overall affordability. There is evidence of growing rates of income and housing cost inequality. This polarisation, particularly evident in the City of Adelaide, exists in the context of other trends including an ageing population and workforce casualisation, that can affect the suitability of housing and the ability to access or sustain a home.
- 2.3. In South Australia, the following trends are evident for specific market segments (Source: SAHA, 2019):
 - 2.3.1. Younger people are struggling to form new households.
 - 2.3.2. Older households increasingly have mortgages.
 - 2.3.3. Renters are the fastest growing tenure.
 - 2.3.4. Private rental is growing almost four times faster than the population.
 - 2.3.5. Social housing is declining.
 - 2.3.6. Aboriginal households are increasing rapidly and tend to rent at double the rate (live in social housing rental at four times the rate) of the wider community.
 - 2.3.7. Regional areas are more affordable compared to urban areas even after allowing for income differences (although there may also be less access to services and employment).
 - 2.3.8. House price to income ratio has increased by 50% over the past 25 years (4 to 6 times).
- 2.4. In terms of key indicators for social and affordable housing in the City of Adelaide, the following trends are observed:
 - 2.4.1. Over half (53%) of all City households are renters and over half of these (52%) are in rental stress (households in the bottom 40% of income paying 30% of their gross weekly income on rent). In summary, approximately a quarter of the City's residents are experiencing rental stress.
 - 2.4.2. Only 1.46% of City dwellings sold over the last two years were affordable to low-income households (up to 80% of median household income).
 - 2.4.3. Only 9.04% of dwellings sold over the last two years were affordable to medium income households (up to 120% of median household income).
 - 2.4.4. There is a growing rate of overall homelessness – up from 562 to 644 between 2011 and 2016. The Adelaide Zero Project dashboard all states that 208 people were sleeping rough (as distinct from other types of homelessness such as couch surfers, sleeping in cars etc) in the City as of 18 August 2019.

3. Status of Social and Affordable Housing in the City of Adelaide

- 3.1. Council has a long history in facilitating both social and affordable housing outcomes over the past 30 years, resulting in the delivery of **370 social & community housing units and 104 affordable housing units (NRAS & shared equity)**. These units have been delivered through a range of different approaches including direct delivery, land deals, shared equity schemes and subsidised rental. Council has also provided subsidies along the way, including pre-construction grants and Development Application fee rebates.
- 3.2. Under sections 161-166 of the *Local Government Act (SA)*, Council provides a **75 percent rate rebate** to community housing providers (as community service organisations). Council can also choose to apply an additional 25% discretionary rebate. Over the past two financial years, Council has granted rate rebates to three Tier 1 and three Tier 2 community housing providers, totalling foregone revenue in the vicinity of \$600,000 per year (with the majority receiving a 100% rebate from Council).

- 3.3. The initiatives and projects outlined above had a strong Council policy foundation to guide the objectives and approach. However, since the delivery of Council's affordable housing project Ergo (Stage 1) in 2015, there has been no specific social and/or affordable housing policy. While the current Strategic Plan has a high level action which seeks to "*work with the State Government to address housing affordability*", this sits within the framework of residential growth which has had a primary focus on developing and delivering a city living marketing campaign. While stage 1 of the marketing campaign has now been delivered, it has left Council in a policy vacuum in relation to affordable and social housing.
- 3.4. In recent times, there has been an emerging awareness of this policy gap and an increasing desire to work towards addressing it. All forms of housing, homelessness and support services are inter-related and cover a number of Programs across Council that would benefit from an overarching policy approach.

4. Options for Council to Facilitate Social and Affordable Housing

- 4.1. As evident in the previous sections of this report, there is no silver bullet or quick wins for Council to facilitate the delivery of social and affordable housing. This is the case for all levels of Government across all of Australia. It is a highly complex area which is influenced by a broad range of inter-related factors. There are also no current federal or state government grants for housing available to Local Government. The National Rental Affordability Scheme (NRAS), previously adopted by Council, has not been continued by the current Government and the Housing Affordability Fund (HAF), also utilised by Council, has been discontinued.
- 4.2. An assessment of levers available to Council to facilitate the delivery of social and affordable housing has been prepared, identifying the tools, precedent, advantages, disadvantages and opportunities of each option is shown at ([Link 1](#)). It generally adopts the recommendations of the research referred to in the contextual summary document, where relevant. The majority of approaches have been adopted by Council at some stage in the past.
- 4.3. Council as Provider/Owner
- 4.3.1. This is where Council takes on the sole responsibility for a housing project to achieve a desired outcome, whether it be long term affordable (subsidised) rental or subsidised home purchase. This model involves a high capital outlay with Council bearing the sole risk. However, as a capital investment model, Council holds capital and capital gains, which can be sold down over time and capital returns reinvested into future projects. Council has undertaken three projects that fit within this delivery model: Sydney Place, Whitmore Square Eco-Housing and Ergo (Stage 1).
- 4.3.2. **Shared Equity Schemes** are designed to provide an affordable (subsidised) ownership product, targeted at low to moderate income earners. The cost of the dwelling is shared between the purchaser and another party (or parties) via loan products. When the property is sold or re-financed, the equity is paid out and any capital gain is shared between the parties. Council has undertaken one shared equity project as part of the product mix delivered in Ergo Stage 1, targeted at key workers on low to moderate incomes.
- 4.3.3. The primary loan was made available through HomeStart Finance and Council offered a second Shared Appreciation Loan which didn't accumulate interest or require regular payments. The project was highly complex and was only made possible as it involved Council owned land and a grant of \$2.78M from the Federal Government's Housing Affordability Fund (HAF) which enabled the Shared Appreciation Loan.
- 4.3.4. Current research by the Grattan Institute discourages this type of product unless it is directed specifically at low income households. Shared equity is a highly capital intense form of affordable housing delivery with high financial risk regarding return on investment. In addition, most delivery models have a one-off affordable housing outcome which is lost upon sale of the dwelling.
- 4.3.5. While shared equity apartments were successfully delivered in Ergo, substantial Federal Government funding was leveraged to off-set the capital investment and risk. It is suggested that Council thoroughly investigate this approach and potential funding options, prior to any future developments of this nature.

4.4. Provider in Partnership

- 4.4.1. This approach is where Council and other stakeholders (Government, financiers, community housing providers) jointly deliver an affordable housing project. This can be achieved, for example via development agreements, straight sale of land or partnership funding agreements, and it usually depends on the specific circumstances of each case. It involves forward planning, high level negotiations, political leadership and complex governance arrangements, but the advantage being the sharing of risk between two or more parties.
- 4.4.2. Based on advice from the community housing provider sector and others, it is within this category that Council could have the biggest impact in the facilitation of social and affordable housing, particularly through the provision of land. This enables a capital investment approach to funding which not only allows Council to retain equity but reduces the amount of debt funding (and therefore interest repayments) to the community housing provider.
- 4.4.3. Three key types of provider in partnership include: development agreements, sale of land and partnership funding agreements/packages.
- 4.4.3.1. **Development Agreements** involve the conditional sale of Council land to the private sector (or a community housing provider) requiring the provision of social and/or affordable housing. The benefit of this approach is that it provides a contractual requirement for the product to be delivered at no cost to Council and is a low risk approach. Council has undertaken this approach at the Halifax Street Council depot development, where nine social housing outcomes were delivered.
- 4.4.3.2. The Central Market Arcade and 88OC redevelopments currently provides Council with opportunities through Development Agreements, to contractually oblige the development partner to deliver affordable housing, together with other desired outcomes, as part of the overall developments.
- 4.4.3.3. **Land sales** to community housing providers and/or not for profits are another type of provider in partnership. The land sale may include a substantial discount, a deferred settlement or equitable mortgage. Advice from the community housing sector has indicated that this is a highly effective way for Council to facilitate affordable housing development, as it removes a substantial upfront capital cost from the project's bottom line (depending on the arrangement). It also provides a low risk option for Council and guarantees the delivery of social and/or affordable housing.
- 4.4.3.4. Council has applied this approach on three occasions within recent times. Land at the former Balfours site in Mellor Street, was sold to the then Common Ground (now Housing Choices) for the development of 52 social housing outcomes. A site on Weymouth Street was sold to the State Government for the development of Uno apartments, including 30 Youth Service dwellings, and as part of the Bus Station redevelopment, community titles were sold to the then Common Ground (now Housing Choices), where 38 social housing units were delivered.
- 4.4.3.5. **Partnership Funding Agreements/Packages** are where a mix of funding across multiple partners is established to enable a development. For example, it may involve the Council, State Government, Community Housing provider and the private sector, or a combination of some of these. The arrangement would be unique to each scenario. It could also include the sale or discounting of land as mentioned above, but carried out within a broader partnership arrangement. These models are based on a capital investment model and provide a long term outcome with retained equity. The risk is shared between all parties but the agreements can be highly complex and difficult to exit in the long term.
- 4.4.3.6. Council has undertaken this approach in many instances over the years including sites in George Court, Hocking Court, Lowe Street, Stamford Court and Worsnop Avenue, with a total of 34 social housing outcomes. Various projects prior to 1987 resulted in a further 86 social housing outcomes.

4.5. Financial Incentives

- 4.5.1. Financial assistance measures available for Council include rate rebates, waiving of development application fees and grants.

- 4.5.1.1. Council already applies **rate rebates** to Community Housing Providers (of between 75% - 100%) under the *Local Government Act (SA)* as discussed in section 3.2. However, Council could consider offering additional rate rebates to Community Housing providers during the construction period of a new social or affordable housing development, under either Section 166(1)(b) or Section 182 of the *Local Government Act 1999*.
- 4.5.1.2. Section 166(1)(b) provides for discretionary rebates of up to 100% to be applied for the purposes of assisting or supporting a business in its area, (even if the business is not intended to make a profit). Similarly, Section 182 enables Council to grant a postponement of rates if it would also assist or support a business in its area.
- 4.5.1.3. These types of rate rebates would be more applicable where the proposed development is 100% social and/or affordable housing. It becomes less clear if the proposal is mixed use. It is also understood that this approach is a change from current rating practices and would need to be considered in the context of existing resourcing.
- 4.5.1.4. In relation to the **waiving of development application fees**, there would be very few occasions where this would be applicable as most social and /or affordable housing developments would be above \$10M in value where Council is not the determining authority and therefore does not collect the development application fees.
- 4.5.1.5. Council has also offered various **grants** to different community housing providers in the past for pre-construction works including site assessments, feasibility studies and strategic planning.
- 4.5.2. While all of these approaches are attractive and easy to implement, they don't make a big impact or incentivise the delivery of social and affordable housing. In addition, they are a capital expense to Council which results in minimal return on investment. They could however, form a valuable part of the mix of options that Council adopts.
- 4.6. Planning Mechanisms
 - 4.6.1. **Inclusionary zoning** is often recommended as a method for Local Government to enable the delivery of affordable housing by the private sector. South Australia was one of the first and few States to introduce this mechanism.
 - 4.6.2. In 2012, an affordable housing overlay was introduced in the Adelaide (City) Development Plan via a Ministerial Capital City Development Plan Amendment. This was introduced by the State Government as a requirement for all areas that were being up-zoned enabling increased development opportunities. In the City, this was enabled by increased height limits, zoning changes and catalyst sites.
 - 4.6.3. However, since the provisions came into interim effect on 28 March 2012, only five of 25 eligible projects (with a total of over 2,300 apartments either completed or under-construction) have signed up to deliver affordable housing. In addition, none of these projects have sold the designated affordable apartments to eligible buyers. They have subsequently been sold to investors on the open market.
 - 4.6.4. In theory, some 345 affordable apartments should have been delivered through the inclusionary zoning process and sold to eligible buyers.
 - 4.6.5. The existing system is therefore not delivering the desired outcomes. There is scope to further investigate options to improve the methodology and delivery process. Options for consideration include (but not limited to):
 - 4.6.5.1. Additional incentives and/or removal of community consultation/appeal rights for social and affordable housing
 - 4.6.5.2. Mandating the requirement to provide 15% affordable housing (although there is little perceived benefit in enforcing an approach which has proven ineffective)
 - 4.6.5.3. **Betterment tax/development contribution** using value capture, on the basis that the community should share in the land value uplift created through planning changes eg increased and more flexible height limits through the 2012 rezoning
 - 4.6.5.4. Allowing greater flexibility in the delivery approach including collaboration with the Community Housing sector.

- 4.6.6. Administration is currently undertaking preliminary investigations and will liaise with the State Government as part of the process.
- 4.7. Housing Needs Assessment
- 4.7.1. There is growing recognition of the role that Local Government can play in researching and analysing the housing needs of its local community to assist in developing policies and strategies to plan for their future. A recent national housing survey (Local Government and Housing in the 21st Century) undertaken jointly by the University of South Australia Business School and the University of Technology Sydney, found that 55% of the 200 Councils that responded had a housing strategy, policy or plan. This is an area where Council is currently lacking in direction and would benefit from action.
- 4.7.2. A comprehensive **Housing Needs Assessment** would typically involve an identification of the study area (local area or region), the compilation and evaluation of demographics and economics, a housing stock inventory, evaluation of community services, stakeholder engagement and an analysis of government policies and incentives. A housing gap analysis would follow, to determine demand estimates by tenure (rental vs owner occupier), price point, bedroom type and market segment. Ideally it would analyse the needs across the entire housing spectrum including the homeless, crisis housing, social housing, affordable housing and private market housing (rental and purchase). It may also include an analysis of additional needs housing (universal design/accessible housing, Aboriginal and Torres Strait Islander, at risk youth etc).
- 4.7.3. Council could consider undertaking a local Housing Needs Assessment aligning with the 'State Housing, Homelessness and Support Strategy', currently being prepared by SAHA. The scope of the work would need to be clearly scoped and defined in the context of the work already undertaken by SAHA, to eliminate duplication. The Housing Needs Assessment could lead to the development of a City of Adelaide Housing and Homelessness Policy and Strategy, to guide future Council decisions ranging from property development to dwelling targets to responses to homelessness.
- 4.8. Innovative Housing Delivery Models
- 4.8.1. There are a number of innovative housing models that are evolving in the private sector, some of which have a subsidised component, making them 'affordable'.
- 4.8.2. A group of inner metropolitan Melbourne councils (City of Melbourne, Port Phillip, Stonnington and Yara) are currently investigating a privately delivered model of subsidised rental housing referred to as **Permanent Rental Affordable Development Solution (PRADS)**, to be used in negotiated voluntary planning agreements. This model seeks to provide a perpetual affordable rental solution which allows the developer to share, if they choose, some of the value created through the planning process (such as additional height and/or qualitative/quantitative concessions). This value capture is then used to subsidise affordable rental at a below market rent for the economic life of the dwelling. It is not a philanthropic gesture by the developer and the project must still meet commercial outcomes. A watching brief will be maintained over this work for future reference.
- 4.8.3. There is growing interest in the **Build to Rent** model of housing delivery in Australia, whereby institutional investors (such as superannuation funds) build and manage a residential complex as a long-term rental product. The attractiveness of this model is that it provides long term security of tenure for renters, usually a 5-10 year lease, and the terms of the lease is usually more flexible than a standard short term lease. Pet ownership is often allowed and other restrictions such as personalising spaces and 'no cause' evictions are removed.
- 4.8.4. The Build to Rent sector is a common form of housing delivery in other parts of the world, particularly Europe, however the taxation settings in Australia have thus far limited its widespread delivery in Australia. Despite this, some developers and State Governments, both locally and interstate, are beginning to embrace the model in various ways. Local developer, Forme Projex has introduced the build to rent model in two new developments in the city at 152 Halifax Street (part of the Stage 2 *Hurtle & Co* development) and in part of the *Nora* development at 12-14 Tapley Street.
- 4.8.5. It is important to note, however, that this delivery model is not an affordable housing offer. There is no in-built rental subsidy and apartments are leased at market rates.

- 4.8.6. A **Rent to Buy** scheme is another housing model that is sometimes suggested as an affordable housing product. Sometimes known as rent to own, lease-option scheme or 'wrapping', it's where a home is purchased by instalments. The property is not legally owned until settlement occurs after all the instalments are paid. The attractiveness of this model is that it allows low income earners an opportunity to enter the home ownership market without the usual deposit requirement and upfront costs.
- 4.8.7. The Attorney-General's Department currently cautions buyers to be wary of Rent to Buy schemes being provided by the private sector, however Community Housing Providers have successfully delivered two Rent to Buy Schemes in Bowden. Anglicare purchased 10 dwellings directly from the developer of Luminaire Stage 2 and provided these on a rent to buy scheme for five years, after which the tenant has the right to purchase the property. A further two apartments were sold as rent to buy in B Apartments after being paired with a community housing partner. SAHA are investigating further use of this model as part of the State Housing and Homelessness Strategy.
- 4.8.8. Another emerging form of alternative housing delivery is the **community/architect led and/or co-housing model**. These include groups such as Nightingale, Property Collective and Baugruppe (German for building group) and have examples in Melbourne and Western Australia. They typically involve a group of individuals coming together to develop a purpose-built design-led housing complex with the assistance of an architect. While not considered to be affordable housing per se, development profit margins are capped and marketing needs are minimal, resulting in cost savings to the purchasers of around 15%-20%.
- 4.8.9. The developments are usually low-medium scale, located close to public transport, offer limited on-site parking, incorporate passive solar design, include energy efficient features and may include 'stripped back' interiors. They can also include communal areas for recreation, washing and drying clothes and gardens.
- 4.8.10. Raising the debt finance for these developments is often difficult as banks consider them high risk. Financing is therefore sometimes sourced through alternative means such as social impact investors. Anecdotal advice has suggested that Council could help facilitate this type of development in the City by offering land to the proponent with a deferred settlement and smooth approval process.
- 4.8.11. Philanthropy is another avenue that could provide a supplementary funding source for affordable housing. For example, the **Lord Mayor's Charitable Foundation** in Melbourne offers grants to eligible organisations and in the last financial year granted over \$11.5 million to charitable and not-for-profit grant partners across Melbourne. The Foundation has an interest in homelessness and affordable housing and focusses its support on:
- 4.8.11.1. Strategic and creative responses to increasing affordable housing, including demonstrating innovative financial models;
 - 4.8.11.2. Affordable housing developments that are innovative and can be used as prototypes;
 - 4.8.11.3. Community awareness to increase public support for affordable housing developments.
- 4.8.12. Another package of work that Council could consider undertaking is a comprehensive analysis of the latest developments in finance and delivery models of affordable housing, expanding on the initiatives discussed above. This work has been flagged at officer level with SAHA and could possibly benefit from a jointly funded project.
- 4.9. Advocacy
- 4.9.1. There are a range of issues that have been identified through research that have an impact on affordable housing in a general sense. These largely relate to public policy at the Commonwealth and State Government levels as identified in the background document. Council could consider developing a formal advocacy position on some, or all of these issues, and make formal submissions to both the State and Commonwealth Government advocating for change.

4.10. Information and Education

4.10.1. There continues to be a stigma surrounding social and affordable housing and an unwillingness from the private sector to including this type of housing within a mixed use development. However, there is also a growing concern surrounding homelessness within the community. There is opportunity for Council to develop an education program to raise awareness around housing issues generally, including homelessness, to help to create a more positive and accepting environment for people of all backgrounds and situations to be accepted by the community (and within housing developments). This could be considered through the Adelaide Zero Project and/or in partnership with other key stakeholders.

4.11. Other

- 4.11.1. **Homes for Homes** is a social enterprise by the Big Issue that is designed to increase the supply of social and affordable housing through the private sector and has been projected to raise \$1.8 billion over 30 years. Any owner of land can voluntarily agree to make a tax deductible donation of 0.1% of the sale price at the time of sale (ie. \$750 donation on a \$750,000 sale). The donation is paid as a settlement disbursement.
- 4.11.2. Funds raised by this method are held in trust in each State, then once it accumulates enough capital, Community Housing providers are invited to submit a funding application to supplement projects. While it has had limited take-up in South Australia at this point in time, it has started to gain momentum in other States and funding has been allocated.
- 4.11.3. Council could consider if it has a role in adopting this approach as part of the Strategic Property Review for Council owned properties and/or its role in promotion and awareness raising.

5. Summary

- 5.1. There is growing interest nationally by local government to play a part in the delivery of affordable housing and typically its role is identified as one of facilitation through the planning process (inclusionary zoning), approvals (waiving fees, charges and reduced timeframes), policy direction (based on an understanding of housing need) and leveraging government owned land (development agreements upon sale).
- 5.2. The City of Adelaide has adopted all of these approaches over the past thirty years. It has also gone one step further than most councils, as a direct provider of affordable housing through the funding of construction and ongoing ownership, as either subsidised rental and shared equity. This is in addition to providing rate rebates and grants to community housing providers and related organisations.
- 5.3. All of these avenues are still available for Council to continue to pursue, together with additional research on new affordable housing delivery models. However, at present, Council is lacking in the area of policy direction based on a clear understanding of housing need. It is therefore recommended that Council consider this as a priority prior to any future decision making on its role.

ATTACHMENTS

Nil

- END OF REPORT -

Adelaide Park Lands Building Design Guidelines

ITEM 5.5 15/10/2019
The Committee

2019/00951
Public

Program Contact:
Shanti Ditter, AD Planning,
Design & Development 8203
7756

Approving Officer:
Klinton Devenish, Director Place

EXECUTIVE SUMMARY

The Adelaide Park Lands Management Strategy 2015-2025 (APLMS) identifies a review of the 2008 Park Lands Building Design Guidelines (2008 Guidelines). An assessment of the 2008 Guidelines has been undertaken, with extensive internal stakeholder consultation.

On 20 June 2019 the Adelaide Park Lands Authority (APLA) was advised that the 2008 Guidelines were to be updated, with Committee being subsequently informed on 6 August 2019. At its meeting on 1 October 2019, Council resolved to defer a decision on the draft Guidelines to enable further discussion and feedback with staff. A design room session was held with Council members on 8 October 2019 at which feedback was received. The draft Guidelines have now been revised in light of that feedback.

The purpose of this report is to present the draft Guidelines for approval prior to undertaking consultation.

RECOMMENDATION

THAT THE COMMITTEE RECOMMENDS TO COUNCIL

That Council

1. Notes the Adelaide Park Lands Management Strategy 2015-2025 (APLMS) Strategy 1.4, Action 2. Identifies a *'review [of] ... the Park Lands Building Design Guidelines to optimise design and functional outcomes from Park Lands buildings and structures whilst managing impacts on the Park Lands.'*
2. Approves the draft Adelaide Park Lands Building Design Guidelines for consultation as provided in Attachment A to Item 5.5 on the Agenda for the meeting of The Committee held on 15 October 2019.

IMPLICATIONS AND FINANCIALS

City of Adelaide 2016-2020 Strategic Plan	Strategic Alignment – Liveable Deliver sport and recreation hubs consistent with the Active City Strategy and Adelaide Park Lands Management Strategy.
Policy	The draft Guidelines will supersede the previous 2008 Guidelines and align with the Adelaide Design Manual (ADM), Strategic Plan, Adelaide Park Lands Management Strategy and Community Land Management Plans. To be used in conjunction with the City of Adelaide Development Plan, the Adelaide Park Lands Management Strategy 2015-2025, the Community Land Management Plans, the Sporting Infrastructure Master Plan, the Adelaide Design Manual, the Adelaide Park Lands Event Management Plan 2016-2020, and the Adelaide Park Lands Leasing and Licensing Policy.
Consultation	Internal engagement within the administration included: Planning, Assets, Culture & Lifelong Learning, Wellbeing & Resilience, Participation & Inclusion, Sustainability, Engage, Property, Strategy & Design and Procurement. Presentation to the Strategic Design Panel on 14 January 2019. APLA workshop on 20 June 2019. Committee workshop on 6 August 2019. Report to APLA on 19 September 2019. Report to Committee on 1 October 2019. Design Room session with Elected Members on 8 October 2019. This report seeks approval of the draft document prior to proceeding with consultation.
Resource	Not as a result of this report
Risk / Legal / Legislative	Not as a result of this report
Opportunities	To continue to improve the quality of buildings in the Park Lands, and to align with Council's Adelaide Park Lands Management Strategy (APLMS) and Sports Infrastructure Master Plan (SIMP).
19/20 Budget Allocation	Not as a result of this report
Proposed 20/21 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
19/20 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	The draft Guidelines will require resourcing to develop a web-friendly version. Future updates to the draft Guidelines will require resourcing. These will be internally managed.
Other Funding Sources	Not as a result of this report.

DISCUSSION

Background

1. There are approximately 140 buildings in the Park Lands comprising sports buildings, heritage buildings, public amenity buildings and infrastructure buildings.
2. Many of the non-heritage buildings are ageing, unsightly and no longer fit-for-purpose. They do not meet current building code standards, disability access and circulation standards, nor provide facilities for sports women.
3. The design of buildings in the Park Lands has generally been guided by city-wide Planning and Urban Design documentation through the 1980's and 1990's. In 2008 the first Park Land specific building design guidelines were established by Troppo Architects and Oxigen Landscape Architects. This was a comprehensive document, however it excluded heritage buildings, public amenities buildings, internal fit-outs, major developments and buildings owned and maintained by others e.g. State Government.

Adelaide Park Lands Management Strategy 2015-2025 (APLMS)

4. The APLMS identifies the need for an update to the 2008 Guidelines. In particular Strategy 1.4 of the Dynamic, Active and Tranquil Places outcome states: "Support activation of the Park Lands by upgrading and enhancing buildings and structures responsive to their park setting".
5. Action 2 of this outcome is to "Review the Development Plan provisions and Park Lands Building Design Guidelines to optimise design and functional outcomes from Park Land buildings and structures whilst managing impacts on the Park Lands".
6. Pathways to update the Development Plan, including the Park Lands Zone, are currently being discussed with the State Government.

The draft Adelaide Park Lands Building Design Guidelines

7. The draft Guidelines (**Attachment A**) present comprehensive design guidance in a simple and user-friendly format.
8. The process to develop these draft Guidelines involved research to understand global trends and best practice, bench-marking with other Capital City Council documents and internal stakeholder engagement.
9. Compared to the 2008 Guidelines, the key considerations of the draft Guidelines included:
 - 9.1. Optimisation of building use:
 - 9.1.1. Facilities that support the growth of women in sport
 - 9.1.2. Providing fit-for-purpose facilities
 - 9.1.3. Universal access as a standard
 - 9.1.4. Facilities that provide for non-sporting users
 - 9.1.5. Facilities that cater for varied user groups – non-exclusive use
 - 9.1.6. Community and clubroom facilities
 - 9.1.7. Flexible spaces over wide hours of use
 - 9.1.8. Safety for all ages and genders
 - 9.1.9. Invite and welcome the community at the street edge
 - 9.2. Physical appearance of buildings:
 - 9.2.1. Achieve building consolidation
 - 9.2.2. Location and configuration of buildings within parks
 - 9.2.3. Form, scale, height, bulk, articulation, materiality
 - 9.2.4. Successful integration into surrounding park context
 - 9.2.5. Deliver beautiful buildings that are respectful of their Park Land context
 - 9.3. Sustainability:
 - 9.3.1. Environmental – high performing buildings that align with Council's carbon neutral actions
 - 9.3.2. Social - contribute to the health and wellbeing of the community
 - 9.3.3. Economic – consider initial capital cost and lifecycle cost in the design of a building

- 9.4. Enriching culture, heritage and place
 - 9.4.1. Respond to Kaurna cultural heritage and connections in the Park Lands
 - 9.4.2. Align to the Stretch Reconciliation Action Plan
 - 9.4.3. Respond to natural environmental history, post-colonial history and contemporary culture
 - 9.4.4. Strengthen the Adelaide Park Lands “brand”
 - 9.4.5. Advocate for design quality and consistency to enhance the image of the Park Lands
 - 9.4.6. Advocate for an integrated building design and site-specific planning approach
10. The Guiding Principles and an overview of the draft Guidelines were presented to APLA at a workshop on 20 June 2019.
11. The Guiding Principles and an overview of the draft Guidelines were presented to Committee at a workshop on 6 August 2019.
12. The draft Guidelines were attached to a report to APLA on 19 September 2019 seeking endorsement.
13. The draft Guidelines were attached to a report to Committee on 1 October 2019 seeking endorsement.
14. At the Committee meeting held on 1 October 2019, Committee considered and discussed the draft Guidelines, and resolved to defer consideration of the matter. The purpose of the deferral was to allow members to workshop and discuss the draft Guidelines.
15. Members were invited to attend a Design Room session on Tuesday 8 October 2019 to discuss their thoughts and concerns with the draft document. The following feedback was received:
 - 15.1. Include list of other reference documents
 - 15.2. Carparking - include that any increase in carparking is discouraged for new development
 - 15.3. Check actual pathway width dimensions
 - 15.4. Space between buildings – perceived ownership issues, address as part of lease for buildings and license for adjacent land
 - 15.5. Emphasise requirement for overall reduction in footprint where amalgamation of facilities / clubs occurs
 - 15.6. Provide case studies for consultation phase and add as appendix
 - 15.7. Consideration to allow under croft option where suitable i.e. no blanket exclusion but considered on case-by-case basis
 - 15.8. No illuminated signs - refer Development Plan
 - 15.9. Clarification around appropriate building / sponsorship signage
 - 15.10. Clarification around installation of service / telecommunication towers
 - 15.11. No lift overrun or other plant above roof line
16. The feedback received at that session has been incorporated (and is highlighted) in the draft Guidelines attached to this report (**Attachment A**).
17. Park Lands building proposals will need to reference the draft Guidelines (when finalised) and will be assessed against the suite of other policies that govern Park Lands building proposals: The City of Adelaide Development Plan, The Adelaide Park Lands Management Strategy 2015-2025, the Community Land Management Plans, the Sporting Infrastructure Master Plan, the Adelaide Design Manual, The Adelaide Park Lands Event Management Plan 2016-2020, and the Adelaide Park Lands Leasing and Licensing Policy.
18. The draft Guidelines (when finalised) will be a key document for achieving APLA and Council support for a building proposal. The draft guidelines will provide direction to various design disciplines and levels of government to support the design process. It provides a guide for all building development in the Park Lands and establishes a set of expectations for the standard and quality of design.
19. The draft Guidelines comprise three parts:
 - 19.1. Part 1: Introduction

This section provides context and background to the draft Guidelines
 - 19.2. Part 2: Principles, Objectives and Building Types

This section provides overarching design principles with related objectives and building types. An understanding of the Part 2 is required before progressing to Part 3

19.3. Part 3: Requirements

This section provides the “tools” to achieve the principles and objective, which are used to assess each building during the design and approval processes.

These “tools” include General requirements for site planning and building design, and detail requirements for specific building types.

20. Adelaide is one of the world’s most liveable cities. Its Park Lands, which encircle the city, are key to Colonel Light’s 1837 Plan of Adelaide. They are also a significant contributor to the city’s green space, active lifestyle and cultural identity. Through their extensive open space, they provide habitat for flora and fauna, and have a people-centric role in providing facilities that will increase participation in outdoor recreation and relaxation.
21. The draft Guidelines will deliver buildings that enhance our Park Lands. Architecture is an expression of values, and any new building or site improvement proposed for the Adelaide Park Lands is an opportunity for us to demonstrate how much we value these green spaces.
22. At its meeting of 19 September 2019 APLA resolved as follows:
 1. *Notes the Adelaide Park Lands Management Strategy 2015-2025 (APLMS) Strategy 1.4, Action 2. Identifies a ‘review [of] ... the Park Lands Building Design Guidelines to optimise design and functional outcomes from Park Lands buildings and structures whilst managing impacts on the Park Lands.’*
 2. *Endorses the content provided in the draft Guidelines (Attachment A to Item 9.2 on the Agenda for the meeting of the Board of the Adelaide Park Lands Authority held on 19 September 2019), including the Principles, Site Planning Requirements and Building Design Requirements.*
 3. *Supports the next steps to undertake community consultation.*

ATTACHMENTS

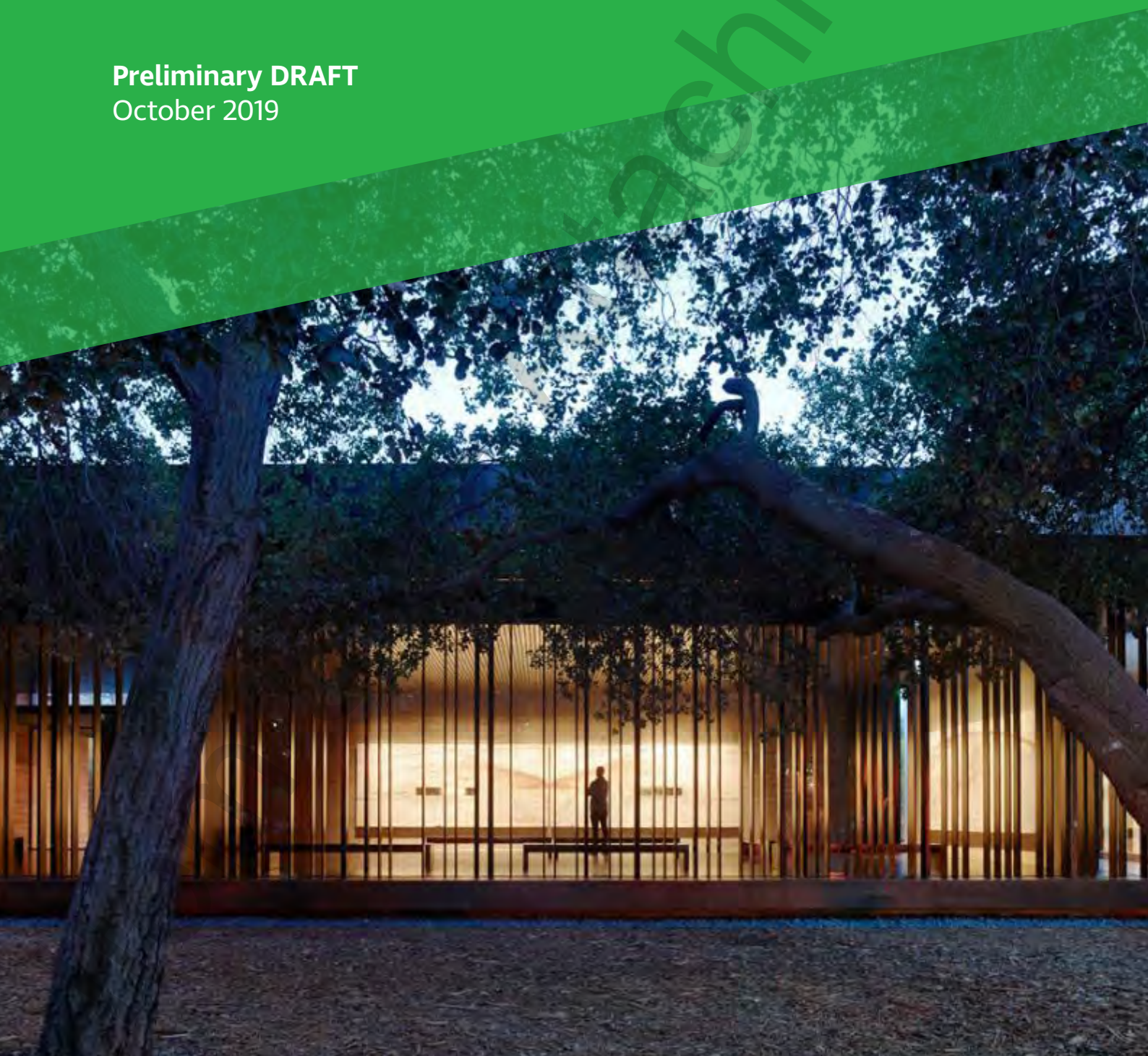
Attachment A – The draft Adelaide Park Lands Building Design Guidelines

- END OF REPORT -



Adelaide Park Lands **Building Design Guidelines**

Preliminary DRAFT
October 2019

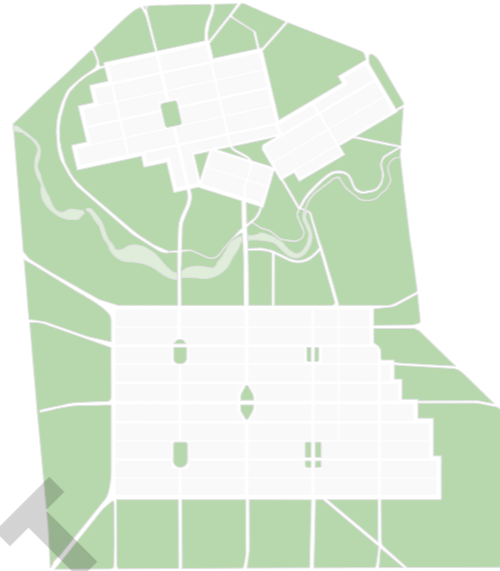


Attachment A

Acknowledgement to Country

City of Adelaide 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.



Contents

	Page
1. Introduction	4
Successful buildings in the Park Lands...	6
Why do we need the Guidelines?	8
What are the Guidelines?	9
How to use the Guidelines?	10
2. Principles, Objectives & Building Types	12
The Six Principles	14
Principle 1 & Objectives	16
Principle 2 & Objectives	17
Principle 3 & Objectives	18
Principle 4 & Objectives	19
Principle 5 & Objectives	20
Principle 6 & Objectives	21
Building Types	22
3. Requirements	26
Why do we need this part?	28
General site planning requirements	29
General building design requirements	43
Specific building types requirements	58
4. Appendices	X
Case study(ies) of successful building consolidation	X

Part one

Introduction

[Successful buildings in the Park Lands ...](#)

[Why do we need the Guidelines?](#)

[What are the Guidelines?](#)

[How to use the Guidelines?](#)

Item 5.5



Successful buildings in the Park Lands ...

... are essential to foster greater success.

High-quality, well-considered buildings assist the Adelaide Park Lands (the Park Lands) to achieve greater visitor numbers and increased public participation in recreational and sporting activities, as well as passive recreation. A building that engages the community ensures its broader appreciation, and extends the purpose and life of the building. Good design is paramount to buildings being successful, accepted and contributing value to the Park Lands.

... support its key functions and increased visitation.

Successful buildings enhance the key functions of the Park Lands to their community, including:

- Supporting active outdoor recreation and passive relaxation to improve health and wellbeing of the community.
- Accommodating arts and music festivals, major sporting and cultural events.
- Respecting and celebrating its unique landscapes of biodiversity, historical and cultural significance.

... enhance its iconic historic layout.

The Park Lands provide the green, open spaces which encircle the city, and are one of the most valued features of Colonel Light's 1837 Plan of Adelaide. The Park Lands contribute significantly to Adelaide's status as one of the world's most liveable cities. The historical layout of the Park Lands remains clear, and its legibility, such as its designed views and vistas, continues to be a defining feature of the city's cultural identity today.

... respect its cultural significance.

The Kurna people are the Traditional Owners and Custodians of the Adelaide Plains, which include the Park Lands. Their continuing cultural and spiritual obligations to their lands, are inextricably linked with the natural ecology of the region. The layout of the Park Lands is a significant example of early colonial planning ideals, valuing the provision of public green space for its aesthetic qualities, opportunity for recreation and contribution to improved public health. The Park Lands continue to be highly valued by South Australians who regard them as fundamental to the character and ambience of the city.

... respect its particular park environment.

The Park Lands consist of culturally and environmentally distinct landscape typologies, from "woodland" areas which embrace the grassland aesthetic of the original Adelaide Plains landscapes, to "sport and recreation" areas typically consisting of large areas of irrigated turf. Successful buildings:

- Fit comfortably into each particular landscape setting.
- Belong to a suite of Park Lands buildings that are of exceptionally high quality.
- Support the active and sustainable use of the Park Lands.

... promote an integrated approach to site planning and building design.

Successful buildings demonstrate a thorough understanding and a considered relationship with their environment. These buildings are valuable additions to the landscape, underpinned by an integrated and balanced approach to the process of site planning and building design, with the objective to reduce overall building footprint in the Park Lands. A thorough evaluation of local context will underpin the design of all Park Lands buildings. This will enable a comprehensive understanding of the surroundings and capture design opportunities on a broader Park Lands scale.

... are sustainable for the life of the building.

Successful buildings are well-designed for the local climate. They reduce the dependence on artificial lighting, heating and cooling, thereby conserving resources. They are designed to last, yet flexible to change and are derived from best-practice, sustainable design principles to deliver continuing ecological and social benefits.

... are resilient to a changing climate.

The Park Lands act as the "lungs of the city". In this age of climate change, they play an important role in regulating temperature by cooling the air before it moves through the city, capturing rainfall to replenish ground water and enabling the preservation and enrichment of areas of ecological significance. Climate change will impact a wide range of aspects of the lives of people who live in and use the city. Successful buildings are robust and adaptable to a hotter and drier climate. The increased risk of extreme weather events impacts the way the public interacts with green, open space and community facilities.

... are universally accessible and inclusive.

Community buildings provide important gathering and focal points for activity and social interaction. Buildings must promote equity of access and inclusion to all people, to engender a sense of civic pride and connectedness.

Successful buildings:

- Are underpinned by the principles of the Disability Discrimination Act.
- Achieve or exceed best practice in accessibility including universal design.
- Promote safety and security of all users through adherence to Crime Prevention Through Environmental Design (CPTED) principles.



© Robert Minter
MPavilion, Melbourne by Estudio Carme Pinos

Why do we need the Guidelines?

Purpose

The Adelaide Park Lands Building Design Guidelines (the Guidelines) provide a “toolkit” to achieve high performing buildings that are respectful of their context, while also providing outstanding facilities for greater community participation. It provides a guide for all building development in the Park Lands and establishes a set of expectations for the standard of design quality.

Targeted Audience

The Guidelines provide direction to various design disciplines and levels of government to support the design process. It is useful to the following groups:

- Consultants and Council staff involved in designing and assessing buildings in the Park Lands to meet Council policies and requirements.
- Adelaide Park Lands Authority (APLA) and Council, in determining the suitability of building proposals.
- The general public, in understanding the intent of Council’s vision for buildings.

It is an evolution

Goals

- It addresses and balances the increasing current demands for new and renovated buildings, particularly for sporting clubs, and diverse user groups, with the desire to conserve the existing qualities of the Park Lands.
- Ensure that the design of new buildings address current Council strategies and policies.
- Capture the recent developments in smart building technology.
- Consistently achieve a high level of sustainability.

The Guidelines expand on and supersede the “Adelaide Park Lands Building Design Guidelines 2008”, prepared by Troppo Architects and Oxigen.

What are the Guidelines?

Definition of a “building”

For the purposes of this document, “buildings” are defined by the following types:

- Community Sports Buildings
- Cafés and Restaurants
- Maintenance Buildings
- Amenity Buildings
- Arbours and Pavilions
- Heritage Buildings
- Removable / Temporary Buildings.

The Guidelines apply to new buildings and alterations to existing buildings in the Park Lands and the city squares.

Strategic Alignment

The Guidelines support, align and should be read in conjunction with the following documents:

- Adelaide (City) Development Plan
- City of Adelaide Strategic Plan
- Adelaide Design Manual (ADM)
- Adelaide Park Lands Management Strategy
- Sports Infrastructure Master Plan
- Adelaide Park Lands Event Management Plan
- Community Land Management Plans (currently under review)
- Integrated Biodiversity Management Plan
- Adelaide Park Lands Leasing and Licensing Policy

Codes and Standards

The Guidelines must be used in parallel or by exceeding the requirements of relevant codes and standards including:

- Disability Discrimination Act, Australian Standards (DDA)
- National Construction Code (NCC) and Building Code of Australia (BCA)
- Crime Prevention Through Environmental Design (CPTED)



Bungarribee Superpark, New South Wales by JMD Design / Shelters by Stanic Harding Architects



Tehama 1 House, USA by Studio Schickeltanz

How to use the Guidelines?

Application

The Guidelines is a key document for achieving APLA and Council support for a building proposal.

The Guidelines is intended to be utilised right throughout the life cycle of a proposal – from the initial idea and discussions with Council administration, through to site selection, concept design and formal “Land Lord” approval.

It is key for Council in providing advice on, and evaluation of, any and all proposals for building activity in the Park Lands under the care and control of the City of Adelaide. This includes extensions and renovations of existing buildings as well as proposal for new buildings, regardless of whether the proponent of the project is a existing licensee, community organisation, school, Council itself or another party.

It will also be utilised by Council and APLA to provide advice on any buildings on areas of the Park Lands under the care and control of other authorities. The utilisation of the Guidelines by all parties involved in delivering buildings throughout the Park Lands is encouraged.

As the Guidelines are employed early in the project proposal process, the application of the Guidelines precedes the later statutory Planning Assessment process.

Structure of the Guidelines

The Guidelines comprise of three parts:

Part 1. Introduction

This section provides context and background to the Guidelines.

Part 2. Principles, Objectives & Building types

This section provides six overarching design principles with related objectives and building types. This structure forms the rationale behind the ensuing requirements. An understanding of the principles and objectives is critical before progressing to Part 3.

Part 3. Requirements

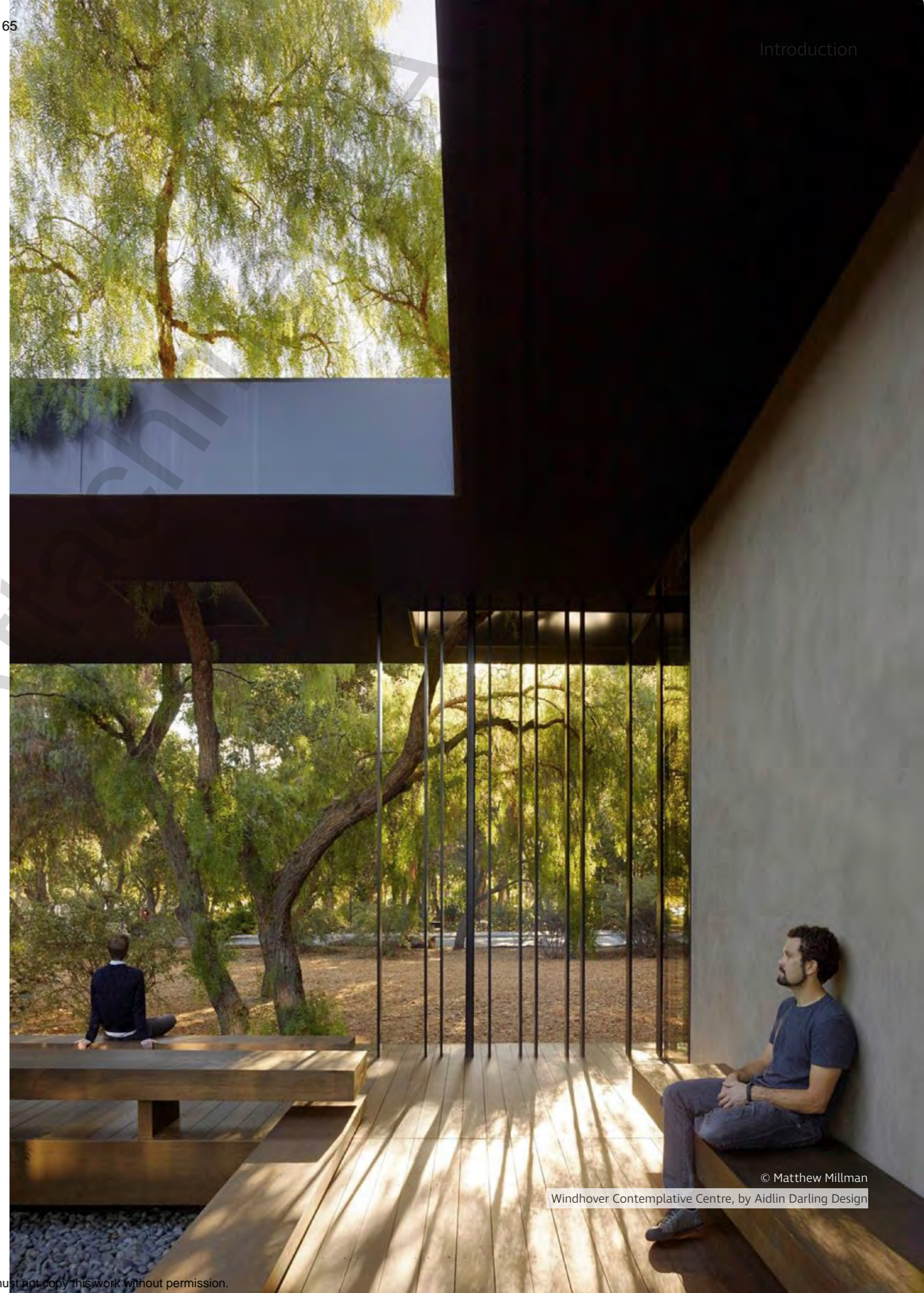
This section provides the “tools” to achieve the principles and objectives, which are used to assess each building during the design and approval processes. These “tools” include:

- General requirements for site planning and building design.
- Detail requirements for specific building types.

Site planning requirements must be followed to achieve a comprehensive appreciation of the broader park setting and respectful site planning, before proceeding to building design.

Building design requirements must be followed to achieve design excellence, consistency and sustainability.

For each building type, specific requirements are described with precedent images.



© Matthew Millman

Windhover Contemplative Centre, by Aidlin Darling Design

Part two

Principles, Objectives & Building Types

The Six Principles

Principle 1 & Objectives

Principle 2 & Objectives

Principle 3 & Objectives

Principle 4 & Objectives

Principle 5 & Objectives

Principle 6 & Objectives

Building Types



The Six Principles

The following six principles present the overarching integrated approach to designing successful buildings within the Park Lands, to ensure that building designs are informed by their particular park setting. Details of each principle, with their associated objectives, are provided in subsequent pages.

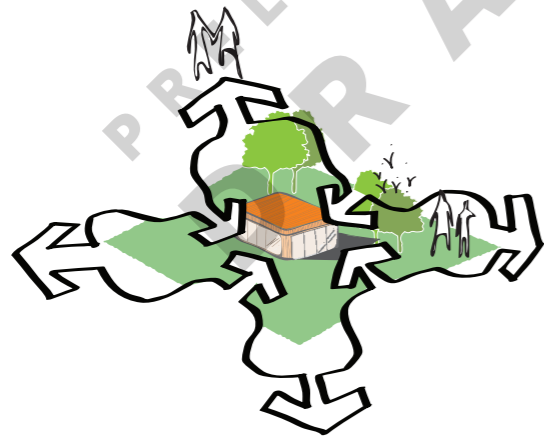
1

Celebrate the quality, identity and cultural heritage of the Park Lands



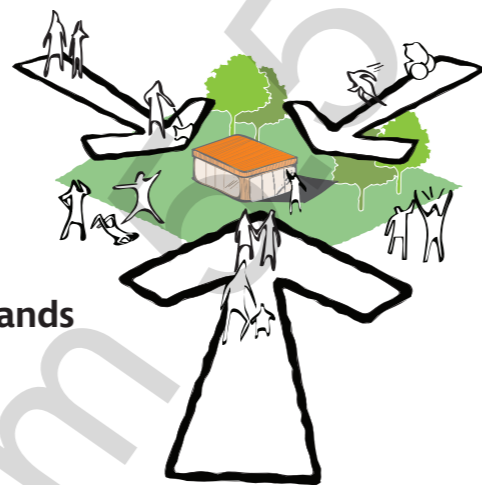
2

Apply a "whole of park" approach



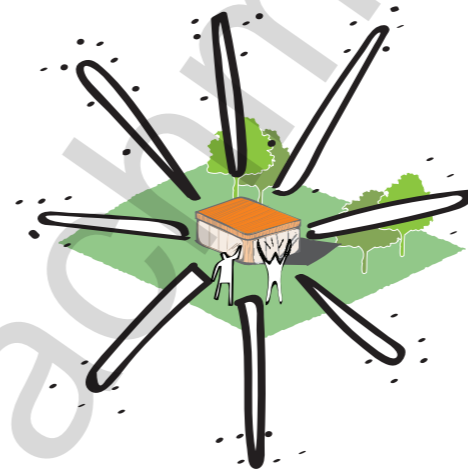
3

Activate the Park Lands



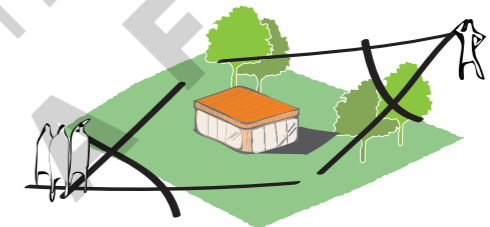
4

Be design exemplars



5

Balance the visual impact of built form within the Park Lands



6

Design with sustainability and longevity in mind



Principle 1

Celebrate the quality, identity and cultural heritage of the Park Lands

Building must respect and enhance the desirable and particular qualities of the culture, heritage, experiences, uniqueness and stories of each park.



Objective 1.1 Contribute positively to and respect the cultural importance and heritage values of the National Heritage Listed Park Lands

- Buildings and associated landscapes must be planned and designed 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.
- If determined appropriate through research and consultation, buildings and associated landscapes must acknowledge and celebrate important Kaurna, European and multi-cultural historic and cultural qualities through appropriate artistic expression and design.

Objective 1.2 Embrace and celebrate the unique identity of each park

- The Park Lands are made up of a diverse range of individual parks **and squares**, each of which portraying unique qualities and cultural merit. Buildings must be located and designed to sit comfortably within the particular park in which they reside, while celebrating each park's unique characteristics.

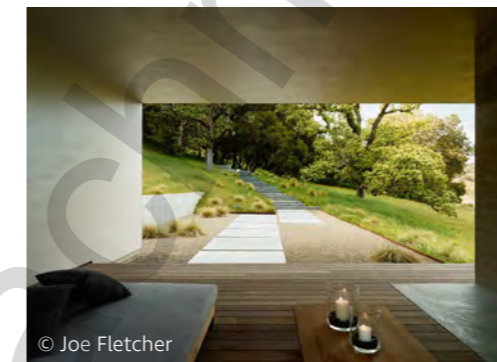
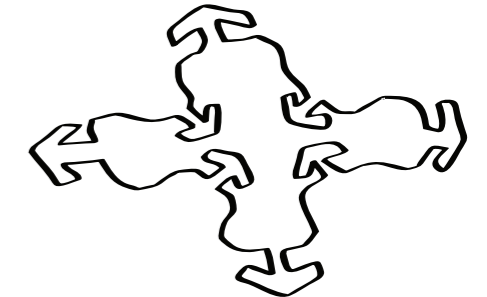
Objective 1.3 Connect to Kaurna heritage

- Respect, celebrate and consult with the Kaurna people as the Traditional Owners and Custodians of the Adelaide Plains, which include the Park Lands.

Principle 2

Apply a "whole of park" approach

Buildings must enhance the broader experience of a park through an integrated approach to designing within the landscape setting.



Objective 2.1 Consider the entire park when designing buildings

Objective 2.2 Sit comfortably within and be enhanced by their landscape setting

- The Park Lands consist of a variety of landscape characters including: naturalistic settings with mature, native and indigenous vegetation, creeks and water courses, irrigated sports fields and courts, and formal ornamental gardens. Buildings must be designed with regard to the particular landscape character of its park setting.
- Building designs must respond to the site and context as primary determining factors, to enable the development to sit comfortably within and enhance the broader experience of its park setting.

Objective 2.3 Protect and restore the surrounding biodiversity

- Buildings must respect their park setting, protect ecologically sensitive areas, and support restoration of areas of high biodiversity significance. These may include remnant native vegetation, mature trees and watercourses that provide food and habitat for birds, animals and insects.

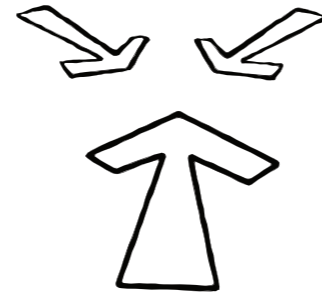
Objective 2.4 Optimise service infrastructure and prioritise integration of blue and green systems

- Buildings must be planned and designed for efficient and sustainable use of services and prioritise integration of living infrastructure, including Water Sensitive Urban Design plantings, water storage and recycling, green walls and roofs, and integration of solar energy technology.

Principle 3

Activate the Park Lands

Buildings must provide modern, fit-for-purpose facilities while offering civic destinations for wider community gatherings and enjoyment of the Park Lands.



Objective 3.1 Promote and enhance active uses

- Buildings and associated landscapes must enable wider participation in sporting and active recreational activities, to support the growth and development of organised sport for the health and wellbeing of the community.

Objective 3.2 Be welcoming public destinations that are inclusive to all

- Buildings and associated landscapes must be designed to clearly invite community participation, including providing opportunities to celebrate arts and culture.
- Buildings must be welcoming to a diverse community and be accessible to all through universal design.
- Buildings must cater for a diverse range of activities, including passive recreation, such as picnicking and family gatherings.

Objective 3.3 Be well-connected and easily identifiable

- Buildings must ensure that convenient access and connectivity to various modes of travel are provided.
- Buildings must address the street and be in proximity to existing parking and pathways, or proposed access points and pathways.

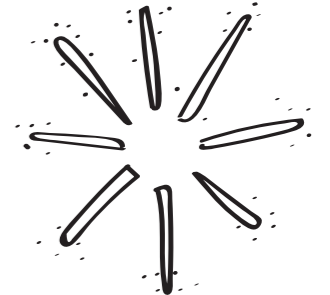
Objective 3.4 Promote formal and informal recreation

- Buildings must allow for both active uses and informal passive recreation and relaxation.

Principle 4

Be design exemplars

Buildings must be outstanding precedents that are beautifully integrated into the Park Lands setting, fit-for-purpose, high quality and highly resolved.



Objective 4.1 Demonstrate exceptional contemporary design

- Buildings must be high quality, contemporary designs that demonstrate appropriate engagement with its park setting, including through consideration of form, bulk, scale, material selection and detailing.
- Building designs must consider other factors that will impact on architectural quality, such as the articulation of functional requirements, environmental sustainability, proportion, transparency, materiality, colour and lighting.

Objective 4.2 Preserve heritage and cultural values

- Buildings must respect, preserve and celebrate important heritage and cultural values of existing heritage buildings.

Objective 4.3 Be beautifully detailed using well-considered materials that compliment the Park Lands

- Building detailing and materials must speak to the Park Lands context and enhance the building's appearance, including heritage considerations that may influence its colour and materials palette.
- Buildings must have integrated, meaningful and functional detailing without any superfluous ornamentation.

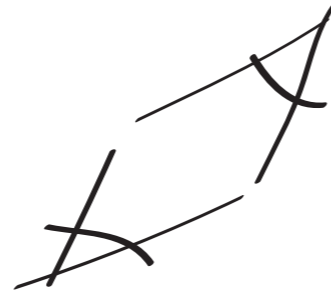
Objective 4.4 Empower its users

- Buildings must be designed to make their users feel empowered, important and excited to be in the place they are inhabiting.
- Buildings must be accessible and inclusive of all users and champion principles of universal design and CPTED (Crime Prevention Through Environmental Design).

Principle 5

Balance the visual impact of built form within the Park Lands

Building uses must be consolidated to create an efficient footprint that minimises visual and physical impacts on the Park Lands, while maximising opportunities to “green” the building.



© Matthew Millman



© Simon Whitbread

Objective 5.1 Balance a minimal footprint with fit-for-purpose needs

- The footprint and floor area of a proposed building must be clearly justified by its function and users. Buildings must be designed for the expected average user numbers (current and future), not maximum numbers.

Objective 5.2 Be an appropriate height and form within their landscape context

- Heights and forms of buildings must be informed by their context, which may include a consideration of topography, vegetation, tree canopy, sight lines to adjacent heritage and built forms, balanced with a building’s intended use.

Objective 5.3 Maximise opportunities for integration of indoor-outdoor spaces and greening

- Buildings must enhance and optimise their location within a park setting, in consideration of Adelaide’s Mediterranean climate. This may be through enhancing transitions between, or merging of, indoor and outdoor spaces.
- Greening and landscaped areas, appropriate to context, must be incorporated to enhance usability, aesthetics and sustainability. Integrated greening approaches include green roofs, green walls, arbour structures, and appropriate planting (such as deciduous or shade trees and wind breaks), to improve year-round building performance.

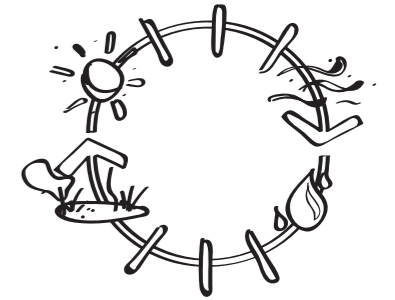
Objective 5.4 Preserve views and vistas throughout the Park Lands

- Key views and vistas throughout the Park Lands, other heritage buildings and significant landmarks must all be preserved.

Principle 6

Design with sustainability and longevity in mind

Buildings must be robust and designed to last, to integrate best-practice sustainable design principles that will deliver ecological, social and economic benefits.



© David Stevers



© Simon Whitbread

Objective 6.1 Be well-designed for the local climate

- Buildings must be designed for the local climate to reduce their dependence on artificial lighting, heating and cooling, thereby conserving resources.
- Building designs must consider: siting, orientation, fenestration, natural ventilation, daylight and opportunities for integrated greening.

Objective 6.2 Use robust and consciously sourced materials

- Materials must be ethically sourced and produced, environmentally responsible and durable.
- Where possible, locally or site-sourced materials must be favoured to support the local economy and reduce carbon footprint.
- Material selections must consider sustainability over the life of the building (which may include potential for materials to be recycled or reused).

Objective 6.3 Operate optimally

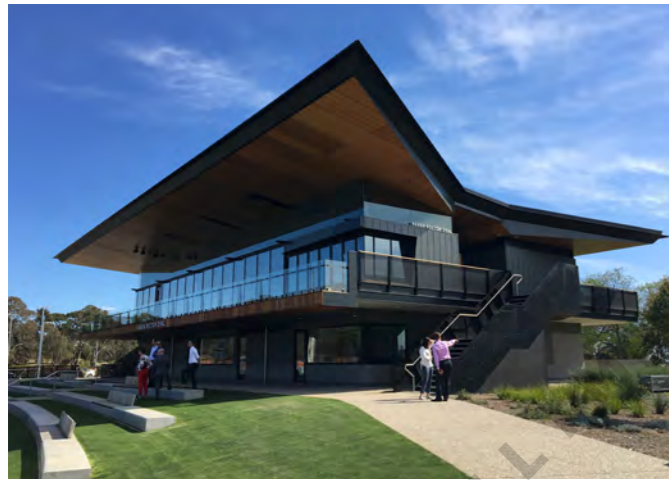
- Buildings must optimise the operation and management of facilities through efficient spatial arrangement, functionality and use of robust materials.
- Buildings must consider integration of smart technology and energy and water efficient systems that will enhance building efficiency and environmental responsibility.

Building Types

The following building types are currently required in the Park Lands, serving specific functions.

Community Sports Buildings

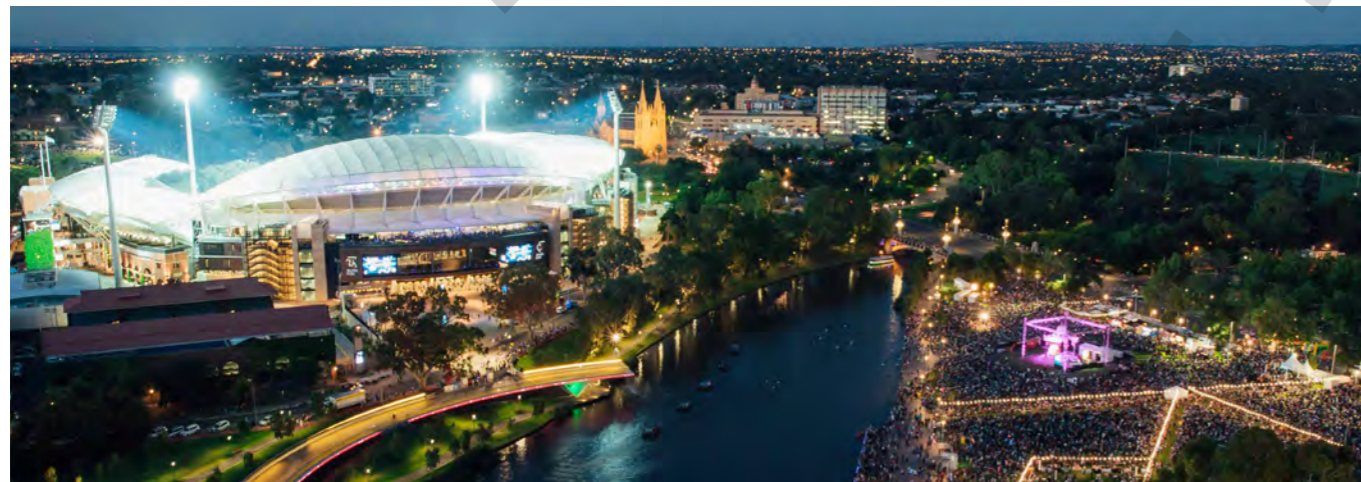
Community sports buildings are required to activate sporting precincts within the Park Lands, offering purpose-designed, safe and accessible facilities for participation in a wide variety of sports, while also providing multi-function spaces for flexible use by the wider community.



©Matthew Millman

Major Projects

Buildings delivered by the State Government and Crown developments are assessed by the State Commission Assessment Panel. These buildings are multi-functional, cater to a large number of users and can become iconic landmarks in the Park Lands.



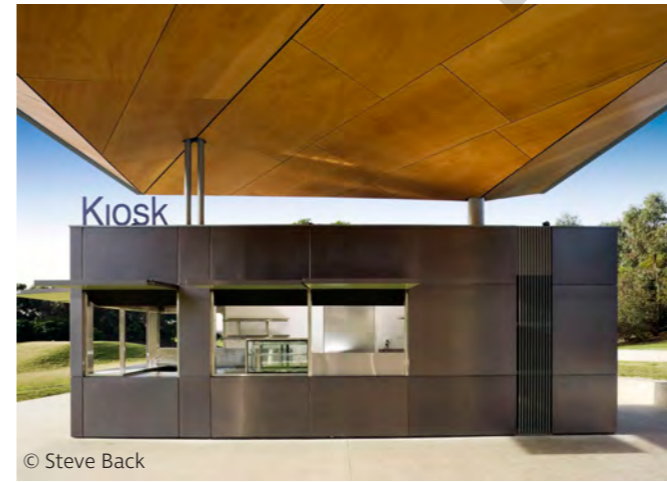
Heritage Buildings

Many heritage buildings are currently used for functions and services that did not exist when they were built. They must be conserved and celebrated, provide the opportunity to reveal and interpret their history, while also providing sustainable long-term uses.



Cafés and Restaurants

Cafés and restaurants provide opportunities for refreshment, socialising, relaxation and engagement with the outdoors. They also facilitate usage of, and attract users to, the Park Lands.



© Steve Back



© Steve Back

Amenity Buildings

With increased utilisation of the Park Lands, amenity buildings provide contemporary, safe and accessible services to all users. They may be stand-alone facilities or consolidated as part of a larger building.



Maintenance Buildings

The ongoing management of the Park Lands necessitates maintenance and infrastructure buildings that are conveniently located, such as horticulture hubs and pump sheds. Some of these are Council facilities, whilst others will be lease-held.



Arbours and Pavilions

Arbours and pavilions provide shelter and shade for spectating, formal and informal events and social gatherings, and may provide additional greenery.



Removable / Temporary Buildings

Temporary buildings facilitate short-term events or ideas that require appropriate planning and design, for successful integration into the Park Lands.



Part three

Requirements

Why do we need this part?

General requirements

Site planning

Building planning

Specific requirements

Building types

Why do we need this part?

This part provides the requirements to achieve the principles and objectives set out in Section 2, which are used to assess each building during the design and approval processes.

Design excellence

Design excellence¹ can sometimes be seen as a costly “optional extra”, but it is actually a cost-effective necessity. When done well, design enhances the experience of building users, builds in resilience, safety and security, ensures longevity of investment, reduced operating costs, and provides an increased perception of value in the wider precinct. It has a positive impact on reputation and brand, and therefore on the ability to attract visitors to spaces.

The perception that design is expensive can be easily dispelled with an understanding of whole-life costs. Over the lifetime of a building, the construction costs are unlikely to be more than 2-3% of total cost; but operating costs will constitute 85% of the total. On the same scale, the design costs are likely to be 0.3-0.5% of the whole life cost, and yet it is through the design process that the largest impact can be made on the overall figure².

The benefits of design excellence run deep, well beyond functionality and aesthetics. Great design enhances our lifestyle and personal health, as well as our productivity and enjoyment.

Structure

This section comprises of three components:

	Page
General site planning requirements	29
General building design requirements	43
Specific building types requirements	35

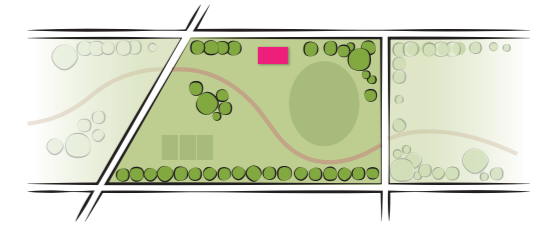
The first two components are general requirements which must be applied to all buildings in the Park Lands, regardless of building type.

The third component contains requirements that are distinct to specific building types, to be read in conjunction with the other two components.

General site planning requirements

What is it?

The “general site planning requirements” are critical to the building’s interaction with the rest of the park and its siting within the wider park context.



Requirement	Page
Theme 1: Interaction with the park	
Consolidation of existing buildings and proposed building use	30
Park context and building siting	31
Site materiality	32
Street interface and building entrance	33
Connectivity, circulation and car parking	34
Services and infrastructure	35
Site wayfinding	36
Recycling and waste	37

Requirement	Page
Theme 2: Landscape features	
Landscape character	38
Site ecology and remediation	39
Water sensitive urban design (WSUD)	40
Theme 3: Cultural heritage	
Cultural significance, artistic expression and interpretation	41

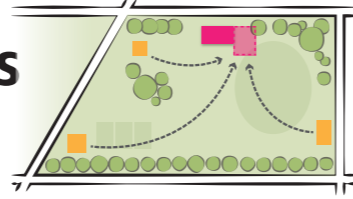


© Simon Whitbread
Lizard Log Amenities, by CHROFI

¹ Better Placed, Government of New South Wales, p43
² Improving Standards of Design in the Procurement of Public Buildings, Office of Government Commercies and CAFE, October 2006, p6.

Theme 1: Interaction with the park

Consolidation of existing buildings and proposed building use



Many of the existing buildings in the Park Lands are due for replacement. Some are poorly sited, no longer comply to current standards, and no longer fit-for-purpose.

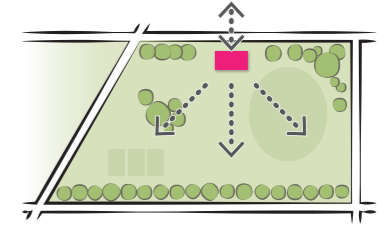
The replacement buildings will provide new, modern facilities that assist in increasing and activating Park Lands usage. This will ensure that the placement of the new facility has considered wider park projects (either current or future), and aligns with Council endorsed strategies.

The Park Lands enjoy high user numbers throughout the year for formal and informal recreation. New buildings will offer the modern facilities required to encourage even greater sporting and recreational participation. Sporting and recreational buildings require many facilities, including change rooms, toilets, first aid and umpire facilities, storage areas and multi-functional indoor clubroom facilities. These spatial requirements will impact both footprint and floor area, and need to be thoroughly tested and justified.

Outcome	How to achieve this?
Buildings that are flexible and inclusive of all	<ul style="list-style-type: none"> Buildings must demonstrate a genuine ability to accommodate social and cultural groups, the elderly, or children's activities. Buildings must invite and include non-sporting community use. Buildings must have indoor and outdoor spaces that can be used by multiple groups simultaneously. Buildings must be designed to activate park edges and encourage maximum participation from the wider public.
Buildings that are integrated and consolidated	<ul style="list-style-type: none"> Small-scale buildings must be aggregated and positively integrated where possible into a single development, to function both visually and practically.
Buildings that are justified	<ul style="list-style-type: none"> Buildings must be designed for average user numbers, not peak numbers, as well as facilitate the widest playing hours for sporting schedules. Building proposals must review wider park projects (current and proposed) to ensure that the location and facilities are justified. Buildings must have clear area schedules on drawings showing existing and proposed footprint and floor area, with thorough testing and review of user requirements.

Theme 1: Interaction with the park

Park context and building siting



Context is a primary determining factor in the design of buildings. A building that integrates well with the site will enable development to sit comfortably within its Park Lands setting.

Every building must integrate successfully into the Park Lands; this is achieved through considered treatment of the spaces immediately adjacent the new building.

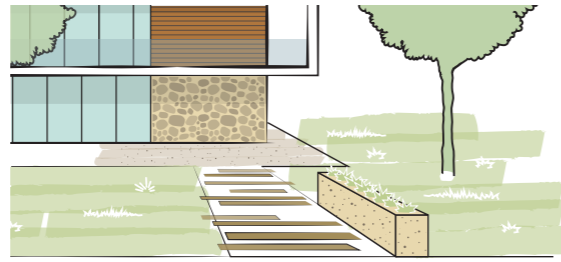
Outcome	How to achieve this?
Buildings that complement the park in which it is located	<ul style="list-style-type: none"> Buildings must be carefully placed in the park, to further enhance their roles as activation hubs.
Buildings that accommodate all users	<ul style="list-style-type: none"> Buildings must not address a single outdoor recreational space or particular playing field, unless there is only one. Buildings must plan for outdoor spaces to accommodate portable facilities and temporary structures for peak or alternative use.
Buildings that respond to site conditions	<ul style="list-style-type: none"> Buildings must be designed for the natural topography, and seize opportunities to use existing levels to create spaces for performance and community gatherings (eg. amphitheatre). Buildings must retain and/or enhance existing landscaping and vegetation to assist in screening the building. Buildings must be set back from street edges and intersections to reinforce the green edge of the Park Lands. Buildings must avoid surface flows.
Buildings that offer views and vistas across the park	<ul style="list-style-type: none"> Buildings must be situated to respect and enhance views into, from and through the Park Lands, including significant landscape features, natural systems, watercourses, vegetation, adjacent playing fields and community spaces.
Buildings that are safe	<ul style="list-style-type: none"> Buildings must implement CPTED principles regarding their placement in the park. Buildings must not be placed below existing trees due to risk of limb drop caused by an increasingly hot climate. Buildings and site levels must be designed to prevent localised flooding during extreme weather events, plan for 1 in 10 year storm events and the pending impacts of climate change.
Buildings that maximise environmental performance	<ul style="list-style-type: none"> The surroundings of buildings must be designed to effectively aid in cooling and heating.



Recommended reading

"Community Land Management Plans" by City of Adelaide

Theme 1: Interaction with the park
Site materiality

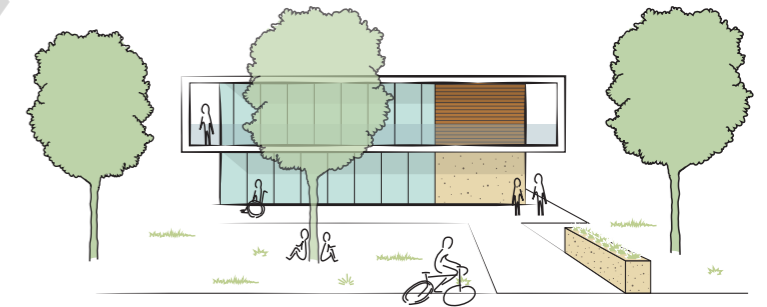


A contemporary and well-considered architectural design will reinforce how highly we value the Park Lands. These are unique projects, and appropriate material selection will determine how successfully the building integrates into the Park Lands.

A cohesive palette of materials, textures and finishes, selected for best environmental practice and reduced life-cycle costing, will reinforce an appropriate sense of place for these buildings.

Outcome	How to achieve this?
Site materials that are environmentally responsible	<ul style="list-style-type: none"> Site materials must be locally sourced and/or can be recycled where possible. If imported, materials must be from the region, rather than from distant sources. Building sites must not use rocks, pebbles and other materials harvested from sensitive landscapes. Building sites must use permeable paving and ground treatments that will replenish the watertable. Always. Building sites must not use heat absorbing materials in car parks (roads and pavements) to help regulate and cool the Park Lands and the city.
Site materials that are safe	<ul style="list-style-type: none"> Building sites must use materials that provide safe access and egress for all users.
Site materials that have longevity	<ul style="list-style-type: none"> Site materials must be naturally durable and selected to age gracefully. Where timber is required, durable hardwood timber must be selected, including for framing, cladding and decking. Do not rely on paint finishes for material durability. Where solid painting is desirable, colours must respond to the building's site context. Site materials must incorporate anti-graffiti coatings and materials that resist vandalism.
Site materials that reflect their context	<ul style="list-style-type: none"> Site materials should complement the building's materials and the street interface materials.

Theme 1: Interaction with the park
Street interface and building entrance



A clear and inviting street interface is critical to advise the general community of the building's existence, and to invite them to participate in its facilities. This can enable greater user numbers and increased public benefit.

The street interface will act as a plaza space and allow for people to congregate, securely park their bicycles, take shelter or shade under trees and wait safely day or night.

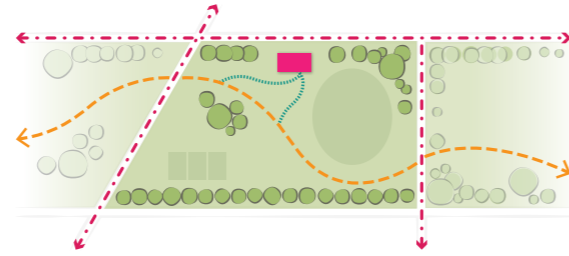
A well designed street interface is required to successfully integrate the building into its park setting. This space can then successfully link into adjacent playspaces, transport options, public amenities, kiosks and the street edge, **and is a welcoming and inclusive space for all.**

Outcome	How to achieve this?
Buildings that have a street identity and presence	<ul style="list-style-type: none"> Building signage must acknowledge the indigenous park name. Buildings must have street edge signage.
Buildings that promote safety	<ul style="list-style-type: none"> Buildings must have considered lighting that interacts with the street edge. Buildings must provide adequate and functional lighting. Buildings must be designed to benefit from passive surveillance at all times by implementing CPTED principles. Bicycle parking must be contained and secure at all times, and must not clutter the space.
Buildings that provide good amenities	<ul style="list-style-type: none"> Buildings should provide outdoor seating to ensure comfort for all users at all times. Buildings must provide Council-endorsed furniture from the Adelaide Park Lands Furniture Suite, where possible. Buildings must provide paths of travel and amenities that ensure universal access.

Theme 1: Interaction with the park

Connectivity, circulation and car parking

Buildings must be designed with knowledge of how people will access them, and how people will move around and throughout them. Sustainable buildings require links to public transport, and pedestrian and cycling pathways.



Successful placement of a building within a park will result in a seamless transition from the urban zone into the Park Lands realm.

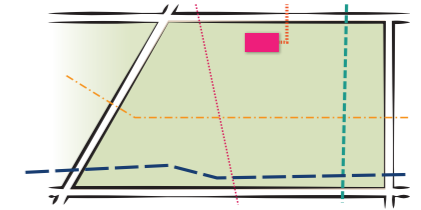
Outcome	How to achieve this?
Buildings that are well connected	<ul style="list-style-type: none"> Buildings must be positioned to connect easily into adjacent existing path networks, pedestrian routes and cycle trails in the park, including the Adelaide Park Lands Trail. Buildings must be positioned to be in proximity to public transport options, where possible.
Buildings that have good circulation and access	<ul style="list-style-type: none"> Buildings must be designed to comply with equal access requirements, standards and the DDA. Pathways must be designed to ensure a smooth, continuous surface level without steps, allowing safe movement for the elderly and providing universal access. Shared paths (for pedestrians and cyclists) widths must be 3m minimum. Pathways to buildings must be sufficiently lit. Buildings must be designed to allow for access by emergency and maintenance vehicles and machinery. Paving and ground treatments in these areas must offer adequate load bearing capacity.
Car parking that meet Council objectives	<ul style="list-style-type: none"> Increases to car parking on the Adelaide Park Lands is discouraged for new developments. Council policy and objectives for reduction in car parking must be adhered to. Driveway widths must be limited to 3m maximum.

Recommended reading
"Access & Inclusion Strategy" by City of Adelaide

Theme 1: Interaction with the park

Services and infrastructure

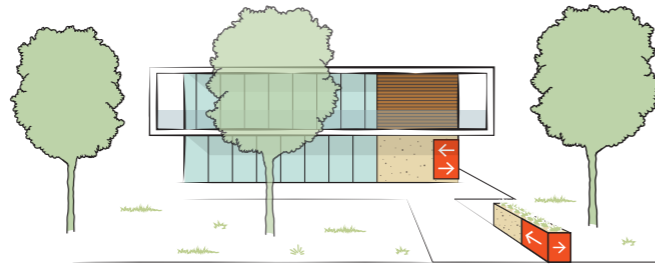
The placement of Park Lands buildings must avoid all infrastructure. Detailed survey and site analysis will identify all known above and below ground infrastructure at the earliest stage of the project, ensuring there are no conflicts.



Thorough site planning will ensure convenient links to required building services. Thoughtful building design will then ensure efficient use of those services.

Outcome	How to achieve this?
Buildings that function well	<ul style="list-style-type: none"> Existing service and access requirements must be investigated prior to any building proposals or projects, to ensure that there are no clashes with underground services. Compatible fittings on underground tanks and water infrastructure must be provided for access of Emergency Fire Service vehicles, in the event that the building's water resource is required to fight a structure or grass fire. This may also be required if a building is beyond the minimum distance from the nearest fire water hydrant. Service access must be smartly located to minimise disruption to the park and surrounding landscape. Buildings must not be located over underground services and infrastructure.

Theme 1: Interaction with the park
Site wayfinding



Site wayfinding is important to assist users in orientating themselves within spaces, or to travel from place to place. Signage will extend and develop the Park Lands wayfinding signage theme.

Well designed signs help users with building and park information, and connect them to adjacent destinations, facilities and public transport.

Outcome

Buildings that have well designed building signage

How to achieve this?

- Building signage must be noted on drawings at the time of seeking planning and building approvals.
- Sizes of building signage must be limited and justified, and align with provisions in the Development Plan.
- Permanent sponsorship signage, naming and logos are prohibited.
- Building signage must be integrated and reflect the building's design, size, shape, form, finishes, materiality and architectural treatments.
- Building signage must complement and interpret any heritage aspects of a building or park.
- Building signage should provide distances to surrounding rest areas, drinking fountains, toilets and other amenities.
- Local artists should be engaged where possible, to extend subtle and well designed site interpretation.
- Building signage may align with the City of Adelaide's signage suite.
- Lighting to building signage must not be backlit or neon, and must be appropriately and subtly lit in keeping with the Park Lands context.

Buildings that have well designed site signage

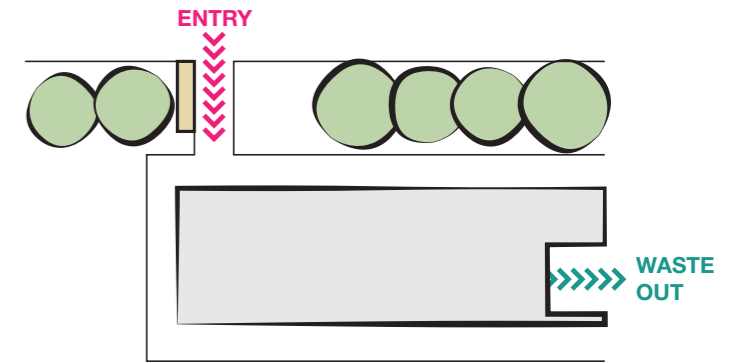
- Site signage must align with the City of Adelaide's signage suite.
- Site signage must be located at strategic entrances, pathways or intersections that are highly visible and lit.



Recommended reading

"Wayfinding Strategy Signage Suite" by City of Adelaide

Theme 1: Interaction with the park
Recycling and waste



Park Lands buildings must provide appropriate facilities for the storage and handling of all waste, ensuring that separation into recyclable elements can occur on site. Successful handling of waste is achieved when building users are oblivious to its existence.

At a higher level, it is expected that the buildings themselves are completely recyclable at the end of their life.

Outcome

Buildings that have well integrated waste facilities

How to achieve this?

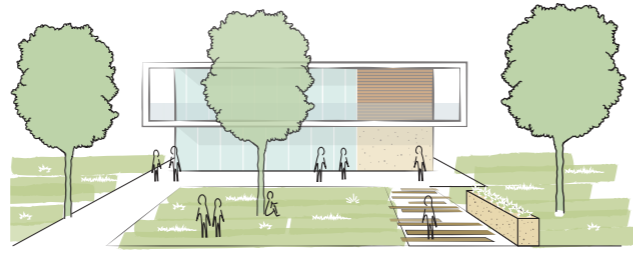
- Site planning must ensure that waste recycling and storage facilities are integrated into the overall design.
- Buildings must enclose bins and waste storage inside secure, fenced areas with safe driveway access that cannot be accessed by wildlife and people.
- Buildings must avoid direct viewing into the waste storage space from upper level spectating areas.
- Site planning must ensure safe movement of waste removal vehicles to and from the facility.
- Buildings must allow the grouping of similar recycling types and general waste to facilitate easier removal.
- Buildings must provide grease traps if required.
- Buildings must locate waste storage facilities downwind from the main area where possible, based on prevailing wind directions.

3. Requirements

General site planning requirements

Theme 2: Landscape features

Landscape character



There are a number of distinct landscape types within the Park Lands. It is desirable that buildings will fit comfortably into each landscape setting, contribute to an overall Park Lands theme, and

support the active and sustainable use of the park. Plant and tree species must be appropriate to the site setting and landscape character of the park.

Outcome

How to achieve this?

Buildings and landscapes that have appropriate plantings

- Plants must complement the existing park context and biodiversity.
- Drought tolerant and low maintenance native plants must be used, where possible.
- Architectural landscape screen plantings must be used and integrated instead of fencing, where possible.
- Plants must be compatible with GAP water in the Park Lands, where possible (e.g. turf cricket pitches are a notable exception).

Buildings and landscapes that have appropriate tree species

- Trees must be at a scale appropriate to the built form and in-keeping with existing plantings in the park.
- Root zones of trees must not cause any damage to buildings or underground infrastructure. Conversely, buildings and site works must not damage root zones.



Recommended reading

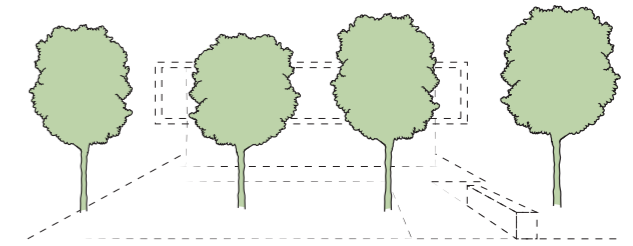
"Adelaide Design Manual" by City of Adelaide
 "Adelaide Park Lands & Squares Cultural Landscape Assessment Study" by David Jones
 "Community Land Management Plans" by City of Adelaide

3. Requirements

General site planning requirements

Theme 2: Landscape features

Site ecology and remediation



In the event that an existing building is to be removed but not replaced, careful site remediation is required to align that portion of the park with the surrounding biodiversity and landscape context. This includes all pathway and hardstand areas.

A site's distinctive land type, soil, vegetation and physical characteristics must be protected, with appropriate management actions and minimal man-made disturbances.

Outcome

How to achieve this?

Careful and sensitive site remediation

- A building site must be returned to its pre-building condition. Building demolition and removal must be completed safely, with all services terminated to code and made good.
- Any hazardous material must be handled appropriately, with required signage and public health measures in place.
- The pre-existing micro-ecology and context of the park must be preserved and enhanced, with input from the City of Adelaide.
- Buildings must "give back" to the Park Lands where possible and applicable, after the demolition or removal of obsolete buildings, and returning unused service roads and pathways back to green space.
- A licensed surveyor must be engaged to document any underground services or infrastructure that is to remain in-place, with drawings and records provided to the City of Adelaide.
- Recyclable materials from the site itself or nearby sites (with approval), including concrete, rubble and timber, must be properly managed and recycled.

Protection and preservation of the site ecology

- Existing habitats, flora and fauna in the park must be respected and protected at all times.
- During site development, the park's landscape integrity must be protected, taking care in avoiding the disturbance of existing flora and fauna.
- After site development, an appropriate site landscape must be retained and enhanced, through inclusion of plantings that provide habitat and for sources for vulnerable local fauna such as bats, birds and butterflies.



Recommended reading

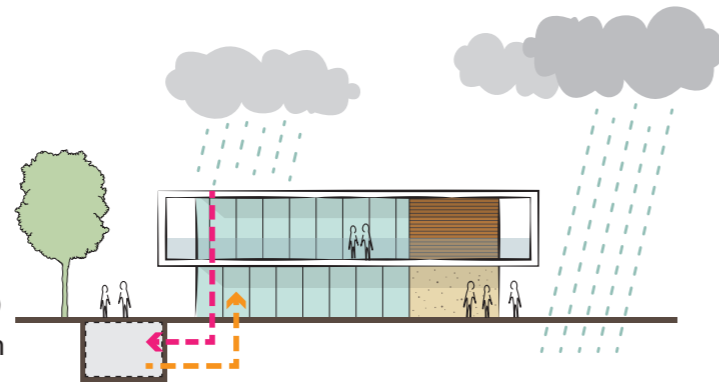
"Community Land Management Plans" by City of Adelaide

Theme 2: Landscape features

Water sensitive urban design (WSUD)

Water is a scarce resource in South Australia. WSUD promotes the sustainable use and re-use of water in urban development and buildings.

WSUD integrates the total water cycle from all sources, including rainwater, stormwater, groundwater, mains water and waste water.



A building and its surrounds must demonstrate best practice in how it captures, stores and reuses water.

Outcome

Buildings that integrate opportunities for water harvesting

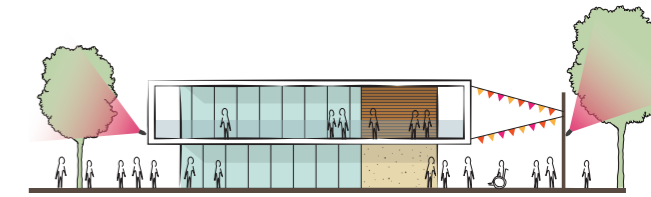
How to achieve this?

- Buildings must provide underground rainwater tanks beneath the building footprint or outdoor paved areas.
- Buildings must ensure direct pavement run-off into adjacent garden beds and the use of permeable paving, where possible.
- Buildings must install gutter guards, leaf litter traps and rodent control to all water catchment and storage facilities.
- Buildings must ensure all in-ground stormwater grates and drains are easily accessed for maintenance and cleansing, to ensure a free-flowing system at all times.
- Buildings must ensure rain water and stormwater systems have the capacity to handle large volumes over a short period of time due to extreme weather and pending climate changes.
- Buildings must maximise opportunities to treat stormwater and to recharge the watertable using ground water run-off, and to minimise disturbance of the natural flow to the site's watertable.

Theme 3: Cultural heritage

Cultural significance, artistic expression and interpretation

The Adelaide Park Lands are National Heritage Listed, with a view to be World Heritage Listed in the future. They are an important community commodity with significant cultural and heritage values, and treasured by all South Australians.



The Park Lands are also a significant contributor to the liveability of the city by showcasing arts, festivals, and community and cultural events. Events in the Park Lands create exciting and culturally enriching experiences for all users.

Outcome

Buildings that respect the park's history and heritage

How to achieve this?

- Buildings and/or playing fields must be named after or acknowledge its relevant Aboriginal and European history and/or significant person.
- Buildings must respect the cultural context and enhance the particular qualities of culture and heritage unique to its park location.
- Buildings must recognise, offer and preserve important views and vistas through, in to and out of the Park Lands.

Buildings that support arts, culture and events

- Buildings must maximise opportunities to create internal and external spaces for artistic expression and cultural celebration.
- Buildings must create exciting spaces for music, light, activation and temporary events.
- Buildings must provide walls or spaces that could be used for public art, murals, projections or commissions, and/or can be utilised during key arts and cultural events and festivals.
- Buildings must provide for implementation of sensors, audio, music and interactive installations.



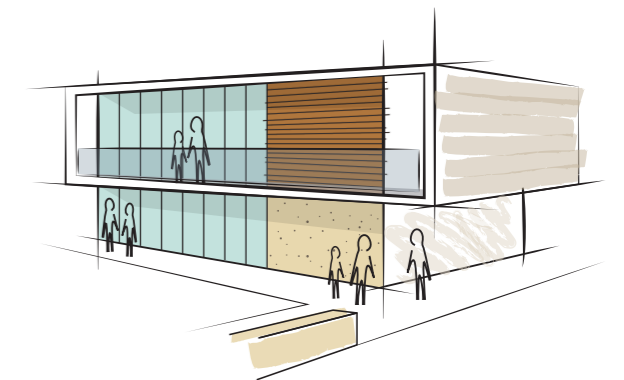
Recommended reading

- "Adelaide Park Lands Events Management Plan 2016-2020" by City of Adelaide
- "Community Land Management Plans" by City of Adelaide
- "Public Art Action Plan 2014-2019" by City of Adelaide

General building design requirements

What is it?

The “general building design requirements” concentrate on the building itself, to promote consistency and continuity within the Park Lands built form without prescribing a predetermined and rigid design solution.



Requirement	Page	Requirement	Page
Architectural qualities	44	Access, inclusion and circulation	50
Building materials	45	Smart technology	51
Orientation	46	Integrated greening	52
Footprint	47	Building services and infrastructure	31
Height and form	48	Lighting	56
Windows, ventilation and daylighting	49		



© Joe Fletcher

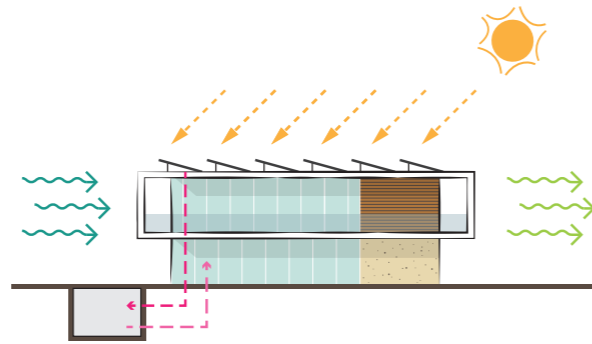


© Joe Fletcher

Tehama House 1, USA by Studio Shicketanz

Carmel Valley House, USA by Sagan Piechota Architecture

Architectural qualities



Well designed architectural buildings will allow the existing open space to remain the most visually dominating and enjoyable experience. Buildings should not compete with the landscape in which they sit, but rather integrate comfortably.

People visit the Park Lands to experience the Parks, not to see buildings. Sensitive and considered architectural design of well-spaced buildings can successfully achieve this.

Outcome

How to achieve this?

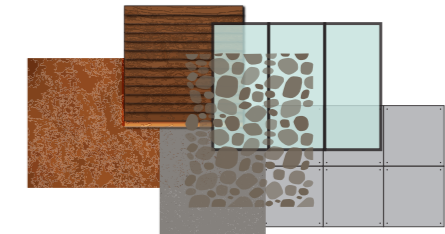
Buildings that are well designed

- These architectural qualities are desired:
 - Asymmetrical compositions
 - Flat or skillion roofs
 - Metal and glass frameworks presented as horizontal bands or glazed walls
 - Flexible internal open plan layout, with the ability to create sectioned off, smaller spaces enabling multiple uses
 - Ability to interact with the landscape through indoor/outdoor spaces
 - Best practice sustainability (eg. water harvesting, solar power generation and storage, water re-use, low embodied energy materials, recyclable elements)
 - Transparency and implementation of techniques to reduce visual bulk of all building forms (eg. articulation)
 - Use a locally sourced natural material palette that complements the Park Lands setting

Buildings façades that are well articulated

- These architectural qualities are desired:
 - Recessed windows and doors to create visual depth
 - Integrated detailing using the building's own materials, without superfluous ornamentation
 - Contemporary forms
 - Considered design when the building is lit (internal and external surfaces)
 - A welcoming and exciting frontage
 - Usage of locally sourced natural material palette that complements the Park Lands setting
 - Buildings must be designed to be viewed from all angles with no distinguishable "front" or "back"
 - Buildings must have an easily identified entrance

Building materials



To complement the site materials, building materials should also speak to their Park Lands setting to enhance the building's appearance. Materials must consider the park's cultural heritage and context, in particular noting any heritage

buildings and the corresponding contextual palette. In addition, material selection must contribute to best practice environmental performance and sustainability.

Outcome

How to achieve this?

Buildings that are environmentally responsible

- Building materials must be locally sourced and/or can be recycled where possible. If imported, materials must be from the region, rather than from distant sources.
- Buildings must be designed to minimise energy usage over its whole life.

Buildings that have longevity

- Building materials must be naturally durable and able to age gracefully.
- Where timber is required, durable hardwood timber must be selected, including for framing, cladding and decking.
- Buildings must not rely on paint finishes for material durability. Where solid painting is desirable, colours must respond to the building's site context.

- Building sites must incorporate anti-graffiti coatings and materials that resist vandalism.
- Building materials must be sustainable, have low embodied energy and deliver reduced overall maintenance costs.

- Buildings must be designed for overall buildability, ease of construction and building cost (eg. span lengths, beam sizes, sheet sizes, reduced need for crane use, minimising the number of trades on site).

Buildings that reflect their context

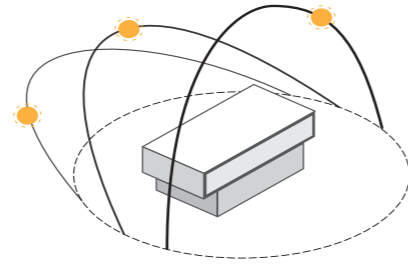
- Building materials must reflect the natural setting of Park Lands buildings.



Recommended reading

- "Adelaide Design Manual" by City of Adelaide
- "Adelaide Park Lands & Squares Cultural Landscape Assessment Study" by David Jones

Orientation



Park Lands buildings need to balance optimal solar orientation with the ideal task specific orientation (eg facing a sporting field or landscape feature). Correct solar orientation will ensure the building offers the most efficient passive thermal

performance in both summer and winter, resulting in high level sustainability and enabling the building to align with the City of Adelaide's Carbon neutral actions.

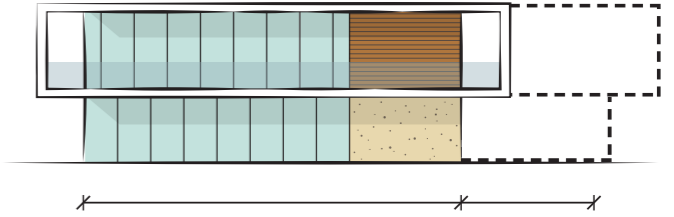
Outcome

Buildings that are appropriately sited and oriented

How to achieve this?

- Buildings must ensure correct solar orientation for optimal passive performance (ideally on an east-west axis), to maximise summer shading and winter solar gains.
- Buildings should maintain northern solar access to primary activity areas where possible, internally and externally, as well as through highlights and clerestories.
- Buildings must minimise unshaded hardstand surrounds where possible, to avoid unwanted heat gains.
- Roof forms of buildings must provide appropriate summer shading and winter solar gains, as well as opportunities for concealed solar panels where possible.
- Flat roofs and skillion roofs must be oriented northwards for optimal implementation of solar panels.
- Buildings must design for the micro-climate of the site.

Footprint



New buildings must take into consideration the total footprint of buildings being replaced and the user needs.

New building codes and standards, as well as the increased user numbers for park activities, will

all significantly impact the size of proposed new buildings.

The desired outcome is to reduce the total footprint of all buildings in the Park Lands, with exceptions to be approved by APLA and Council.

Outcome

Building footprints that are practical

How to achieve this?

- Change rooms, umpire facilities and storage areas must be at ground level for ease of interaction with the related sporting activity. Locating these spaces on first floor levels or undercroft levels must be avoided.
- Total floor area and the stacking of levels must be carefully designed, to promote accessibility and inclusion, but also to create opportunities for architectural expression and articulation.

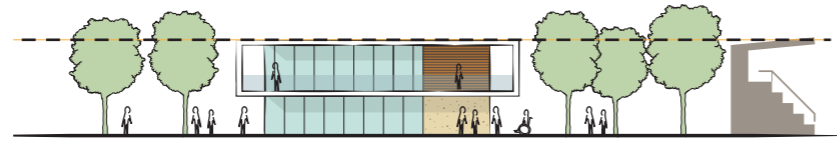
Building footprints that are justified

- Buildings must be designed for the expected and projected average user numbers (at the time of completion), not the maximum numbers or peak loads, with an anticipation for future growth (if foreseeable and economical), as well as expansion through staged construction.
- User numbers over a typical winter's and summer's day sports schedule may be used to assist in determining the best fit-for-purpose facility size. Sports lighting can extend the hours of play and contribute to a smaller building footprint.

Building footprints that respect the Park Lands

- Buildings will "give back" to the Park Lands, after the demolition or removal of obsolete buildings, and returning unused service roads and pathways back to green space.

Height and form



New buildings must acknowledge the scale, height and form of other buildings, the height of established vegetation, and the ground contours to

ensure the proposed building sits comfortably in the Park. Well designed and detailed buildings will reduce the visual bulk, scale and impact on the park.

Outcome

How to achieve this?

Buildings with appropriate heights

- Heights must be informed by the surrounding context (eg. ground plane contours, vegetation, tree canopy heights, sightlines to adjacent heritage buildings and built forms etc).
- Floor levels of buildings must be constructed above the ground plane to protect against surface flow flooding and to provide assisted elevated viewing. This also reduces the total amount of excavation, costs and risks, without adversely impacting on the total building height.
- Minor on-site earthworks may be implemented to elevate buildings, to enhance views and surveillance and to avoid potential soil contamination.

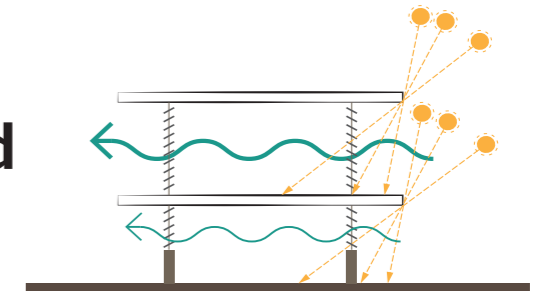
Buildings with justified forms

- Place buildings on a recessed base where possible to give the appearance of minimal connection to the natural ground and the impression of a "floating" building. Other techniques of minimal ground connection include recessed lower levels, cantilevered first floors and darker colours to walls on lower levels.
- A two storey building may provide a spectating platform on the upper level, with appropriate materiality for the Park Lands context and to meet relevant building codes.
- Breezeways or a central arrival point may be provided to break down large buildings into smaller components, however it should still read as one building to achieve building consolidation, and align with CPTED considerations.
- Well considered roof overhangs and/or canopies must be provided for adequate shelter from sun and rain. Avoid overshadowing of sports fields from upper levels and roofs.

Buildings with undercrofts

- Undercrofted buildings to be considered on a case by case basis, subject to approval by APLA and Council.

Windows, ventilation and daylighting



Access to natural light and fresh air benefits not only the health and wellbeing of the building's users, but also the economical and environmental sustainability of the building.

As Park Lands buildings, the experience of being indoors should still be 'park like'. Buildings that integrate with their immediate environment are highly desirable.

Outcome

How to achieve this?

Buildings that are passively cooled

- Buildings must be designed for cross ventilation, to greatly impact on thermal comfort and air quality internally. This can be achieved through opposing windows, thoughtfully locating openable windows and using louvres instead of top-hung awning windows.
- Internal spaces must be designed to benefit from ceiling fans in preference over mechanical ventilation methods. Appropriate ceiling heights must be provided.
- Breezeways may be utilised between building volumes, whilst being mindful of accelerated wind effects in certain weather conditions.
- Transparency in façades may be implemented to reduce the impression of building mass.
- Shrouds to windows and doors should be provided to control weather intrusion and to aid low maintenance and durability.

Buildings that design for daylighting

- Buildings should consider transparent wall cladding in suitable areas to reduce artificial lighting use.
- Buildings must utilise double glazing or performance glass in all large doors and windows, and utilise obscure glazing where required.

Access, inclusion and circulation



Building users of all ages, genders and abilities must be able to move around and throughout the building safely, and effortlessly. Successful Park

Land buildings will generously invite and welcome the wider non-sporting community members, ensuring the Park Lands can be enjoyed and utilised by everyone.

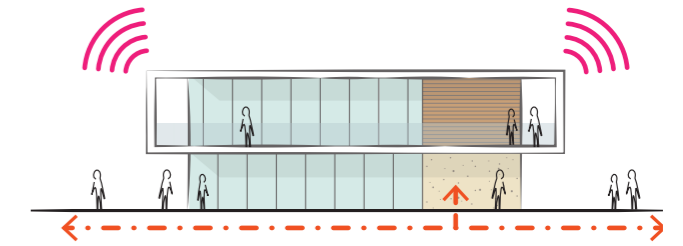
Outcome

Buildings that are accessible

How to achieve this?

- Buildings must implement the seven principles of universal design, which include:
 - Equitable use
 - Flexibility in use
 - Simple and intuitive use
 - Perceptible information
 - Tolerance for error
 - Low physical effort
 - Size and space for approach and use
- Buildings must meet and attempt to exceed minimum DDA, BCA and Australian Standard requirements.
- Buildings must locate all switches, electrical points, joinery hardware, door and window hardware in the "zone of common reach" (900-1200mm above floor level).
- If a lift is proposed for a multi-storey building, the lift overrun must not protrude above the building.

Smart technology



Modern buildings are smart buildings. They use intelligent systems to monitor the building's performance, user numbers and behaviour.

Building designers will need to liaise with the City of Adelaide to ensure their proposal allows for and aligns with current and future technologies.

Outcome

Buildings that are smart

How to achieve this?

- Sensors for movement and people counts should be provided to monitor behaviour and user numbers, or allow for future implementation.
- Implement security networks for building access (eg. swipe locks, key cards)
- Smart technology should be provided to monitor and improve building maintenance schedules to maximise efficiencies and assist in achieving Carbon Neutrality.

Buildings that plan for the future

- Buildings should allow provisions for future implementation of sensors, CCTV, and smart technology.
- Buildings should provide WiFi accessibility (10GB) or provide conduits for future implementation.
- New developments must provide connections to two conduits: a private City of Adelaide Smart City conduit and another for future use. These will allow for communications, connectivity, phone, computer, WiFi, alarm, cameras and security. These may also tap into the adjacent Park Lands Trail to accommodate power and communications. Consult with City of Adelaide during the design phase to ensure the above opportunities are achieved.

Buildings that promote community safety through technology

- Buildings must provide sensor activated lighting to outdoor areas that are immediately adjacent, being mindful of proximity to trees and ecological habitat.
- Buildings must provide sensors, lighting and monitored CCTV.
- Buildings must enable remote deactivation of power to discourage loitering (to SAPOL instruction).
- Buildings must provide meter panels internally where possible.



Recommended reading

"Access and Inclusion Strategy 2019" by City of Adelaide

Integrated greening



Greener spaces deliver benefits to the economy, character and biodiversity of the local area, whilst also improving the health, wellbeing, safety and

social aspects of people in the community. This makes the city a more enjoyable place to be and to live. Importantly, greening allows our city to adapt to climate change.

Outcome

Buildings that are “green-smart”

How to achieve this?

- ❑ Landscaping around the building must be designed to positively influence the internal passive thermal performance (eg. planting deciduous trees on the northern side to allow shade in summer and sunlight in winter).
- ❑ The use of green roofs, green facades and green wall elements will reduce heat loads on internal building spaces and may be appropriate in some circumstances.
- ❑ Design surrounding landscapes to effectively aid in the cooling and heating of the building, or position a new building around existing landscape to maximise environmental performance.
- ❑ Create a space where landscape and buildings perform as an integrated system to achieve greater sustainability performance, amenity and visual quality for occupants and people in the public domain.
- ❑ Integrate architectural landscape screens where appropriate in place of fencing.

Hydraulic building services and infrastructure

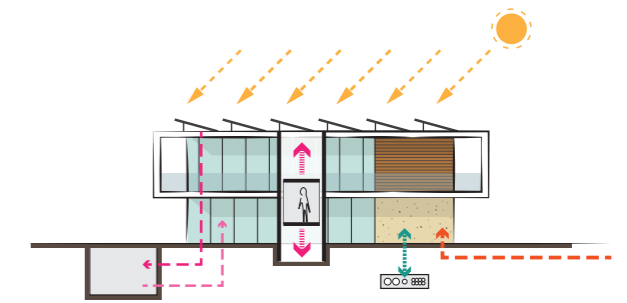
Hydraulic services address the flow, storage, conveyance and treatment of water, sewer, stormwater and gas. The detailed design of these

Outcome

Buildings with effective hydraulic services

How to achieve this?

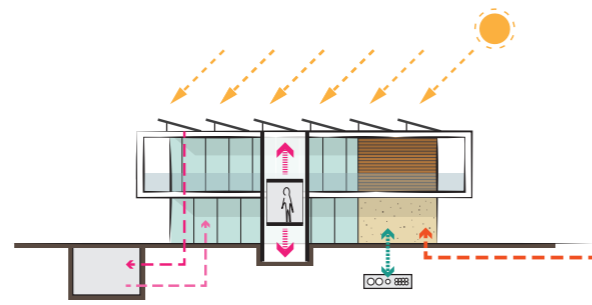
- ❑ Hydraulic services include the supply of water and gas to all buildings, utilising water-saving fixtures and fittings through which they are stored and delivered (eg. tanks, taps, gas cylinders, cisterns, basins, showers etc).
- ❑ Fixtures, fittings and materials must be appropriately selected in terms of price, durability, maintenance, appearance and life-cycle costing.
- ❑ Mains connection and rainwater must be provided for consumable water requirements, with GAP water for all other requirements.
- ❑ Rainwater catchment from large roof areas must be maximised and harvested. On-site storage in underground tanks and the reuse of rainwater must be implemented.
- ❑ Mains gas or gas cylinders must be provided. Gas cylinders must be concealed from view and secured.
- ❑ Plant, equipment and insulated pipework must be integrated within the building to achieve the best efficiencies and security without external pipework (ie. minimise lag time)
- ❑ Wet areas in amenity buildings should be designed with a service corridor behind the toilet areas with cisterns and pipework accessed in this space for ease of maintenance.
- ❑ Grey water re-use must be provided in all buildings, or provide for future implementation.
- ❑ Sanitary fixtures and fittings in Council-owned buildings must be selected from a consistent range, enabling readily available spare parts or interchangeable replacements.
- ❑ Roof top services must be concealed from view.
- ❑ Suitable fire hydrant points must be provided within the required distance.



services will ensure the building is future-proof, climate ready and efficient in all aspects of its operation.

Mechanical building services and infrastructure

Mechanical services address the movement and handling of air throughout a building. Intelligent design of mechanical systems will deliver innovative



solutions that are highly energy efficient, minimise building's carbon footprint and provide a high quality indoor environment.

Outcome

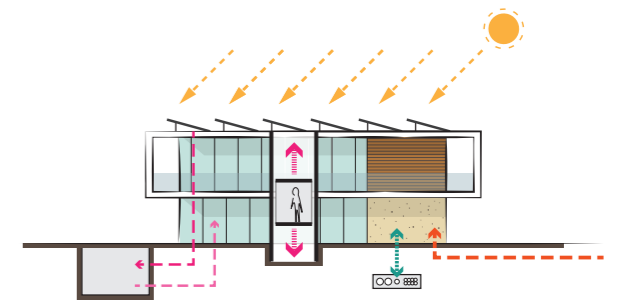
Buildings with effective mechanical services

How to achieve this?

- Mechanical services include air conditioning units, exhaust fans, extraction fans and in-roof ventilation units.
- Buildings must maximise opportunities for passive thermal comfort to reduce reliance on mechanical services, which should only be employed during extreme weather events.
- Air conditioning units must not be placed on the roof, to decrease risks and costs of maintenance and preserve visual appeal.
- Ventilated enclosures must be designed to conceal and screen air conditioning units at ground level outside the building, with easy maintenance access. They must be installed in compliance with manufacturer guidelines to avoid potential overheating, fire hazard risks and the voiding of warranties.
- Condensation drains must be plumbed to code into waste water filtration, and reuse where possible.
- Units must be appropriately selected in terms of price, durability, maintenance, appearance and life-cycle costing, and rated within one star of the best available product.
- Units used must be rated within one star of the best available product.
- Provide mechanical services to public amenities where they are part of a greater community sporting facility (ie. not a stand alone public amenity).
- Ensure mechanical systems are zoned to service smaller areas rather than the entire building.

Electrical building services and infrastructure

Electrical services cover the delivery and handling of light and power to a building. This includes solar power generation and storage.



The information here is to be read in conjunction with the Smart Technology section of these guidelines.

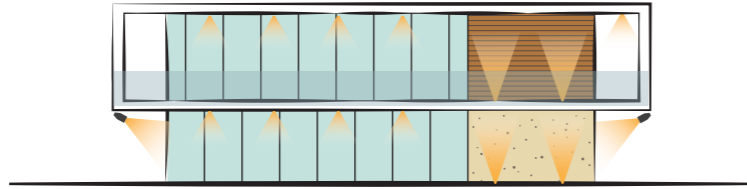
Outcome

Buildings with effective electrical services

How to achieve this?

- Design solar panels and all other roof top building plant and services to be concealed from view.
- Ensure roof forms are oriented to the north and can provide solar panels with the best orientation and angle to the sun for maximum efficiency.
- Design for onsite battery storage, or make provisions of space for future implementation.
- If battery storage is not possible, ensure excess electricity from solar is directed back into the grid.
- Provide appliances energy rated within 1 star of best available appliances.
- Provide low voltage LED lighting throughout all buildings.
- Provide sensor activated lighting around buildings. This also benefits CPTED principles.
- Provide a kill switch to ensure no appliances are left on stand-by during unoccupied periods of time.
- Architects are encouraged to source the most efficient power balance for their Park Land buildings.
- Provide a building user manual to educate the building users on how to maximise the efficient design of the building.

Lighting



Building lighting will not only assist in user comfort, safety and amenity, but also assist in extending the hours of use into the evenings. Combined with

sports lighting, this can extend the hours of play and reduce peak loads on the building, thereby resulting in a smaller footprint and floor area.

Outcome

Buildings with effective and sustainable lighting

How to achieve this?

- **General**

- Light sources must give a natural appearance with good colour rendition to people and surroundings.
- The latest technology in luminaire design and a varied lighting approach must be implemented to ensure maximised efficiency, prevention of glare, blind spots, excessive light spill and light pollution, and minimise green house gas emissions. These include use of LED lights and energy saving fittings.
- The lighting circuitry and number of lights must be minimised, to allow for integration of control and timer systems.
- Outdoor area lighting must be localised.
- Lighting used may enhance unique shapes, built or natural features, and intrinsic sculptural forms to create focal points.
- Lighting in Council-owned buildings must be selected from a consistent range, with readily available spare parts or interchangeable replacements.

- **Internal lighting**

- Light sources must implement the use of automatic timers, movement sensors, light adjustment timers and multiple switching, to have greater control over the time and energy output.
- Lighting must be designed to define and guide movement of users through the building utilising perception and wayfinding.
- Lighting must be designed to complement the building's architectural form, materials and details.



Specific building types requirements

What is it?

The “specific building types requirements” focus on the variety of building types found and required throughout the Park Lands at a range of functionalities and scales. Each building type will have its own unique set of requirements, whilst there are other requirements that will be applicable to all building types.

Requirement	Page		
Community sports buildings	59	Maintenance buildings	69
Heritage buildings	63	Arbours and Pavilions	71
Cafés and restaurants	65	Removable / Temporary buildings	74
Amenity buildings	67		



© David Sievers

Thebarton Community Centre by MPH Architects

Community sports buildings

Community sports buildings are required to activate sporting precincts within the Park Lands, offering purpose-designed, safe and accessible facilities for participation in a wide variety of sports, while also providing multi-function spaces for

flexible use by the wider community. It is important that these buildings have a level of civic quality and amenity that marks them as a valuable and important destination for the community.

Outcome

Buildings for community use

How to achieve this?

- Community buildings with public amenities and kiosks must be located closer to park edges and not in the middle of a park, unless they address specific site landscape elements (eg. Rymill Park Kiosk in proximity to the lake).
- Existing community spaces and playgrounds must be closely linked or connected to maximise user benefits of both facilities.
- Community buildings must have spaces that can be used as a point of refuge during severe weather events.
- Community buildings must have clear entry points, and be well connected to adjacent public transport, pedestrian and cycling connections.
- Community buildings must ensure passive surveillance and safety of children, in accordance with CPTED principles.
- General amenities must be co-located to enhance coordination and assist with convenience for users, to access multiple services from a single point.
- Community buildings must provide for multiple users at the same time, as well as being flexible and capable of adapting as needs change over time. Buildings must avoid being designated for single uses or specific target groups that may quickly become outdated.
- Community and sports facilities **must be consolidated** to facilitate and promote convenient access and a focal point for activity.
- Community buildings must be near open space for related outdoor activities and events (ie. adjacent to parks and playgrounds for families, civic squares for markets, festivals etc).

Community sports buildings (continued)

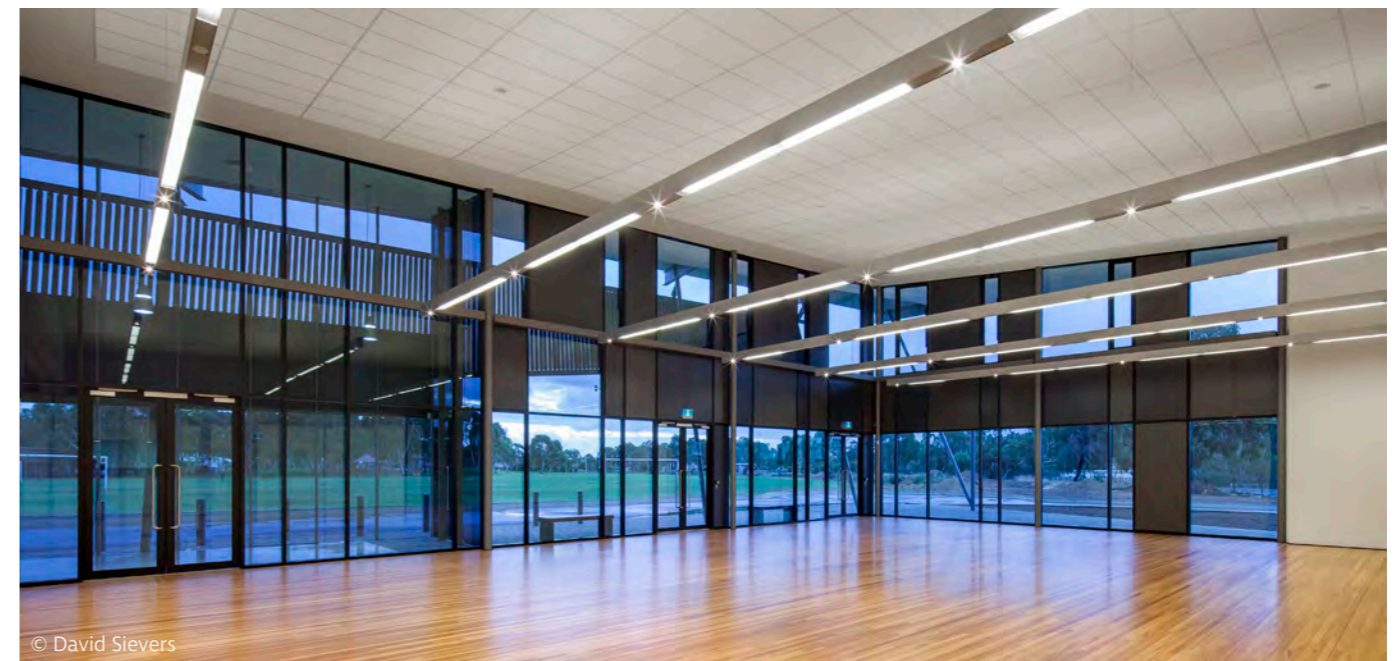
Outcome	How to achieve this?
Buildings for community use	<ul style="list-style-type: none"> Community buildings must avoid conflict with neighbouring park or building uses.
Buildings for sports use	<ul style="list-style-type: none"> Sports buildings must be located adjacent to the playing field(s) that they serve, but balanced against the overall wider community participation in the facility, such as other attractions in the park (eg. playgrounds, kiosks). Change rooms, umpire facilities and storage areas must be at ground level for ease of interaction with the related sporting activity. Locating these spaces on first floor levels or undercroft levels must be avoided. Note: undercrofts do not provide safe and convenient access and egress to a sporting building for players and game officials wearing sporting footwear with spikes. Ovals (eg. AFL), field and pitch sports (eg. soccer and hockey) are ideally viewed from the sidelines. Buildings must be appropriately sited to allow for the best sightlines. Buildings are best located on the western side of sporting fields to avoid looking directly into the late afternoon sun. Two storey buildings are desirable for upper level viewing, spectating opportunities and a smaller building footprint.

Community sports buildings

Precedents



© City of Adelaide
Karen Rolton Oval, by COX Architects



© David Sievers
Thebarton Community Centre, by MPH Architects

Community sports buildings (continued)

Precedents



© Peter Bennetts

Port Melbourne Football Club, by K20 Architects



© David Sievers



© David Sievers

Thebarton Community Centre, by MPH Architects

Heritage buildings

Many heritage buildings are currently used for functions and services that did not exist when they were built. As these buildings take on new uses, they may require expansion or adaptation. This new work should always be 'architecture of the

moment', allowing the original heritage form to remain clearly evident. They must be conserved, celebrated, and provided with the opportunity to reveal and interpret their history, while also ensuring sustainable long-term uses.

Outcome

New buildings or renovations to existing heritage buildings that respect, reflect and celebrate the park heritage and context

How to achieve this?

- New buildings must identify, respect and take reference (but not replicate) the form of adjacent heritage building's:
 - Scale, proportion and height
 - Detailing and materiality
 - Façade, patterning and rhythm
 - Footprint, spatial arrangement and use
- New forms must complement the existing building through contrast, with a clear and contemporary statement, and avoid attempting to recreate the original heritage form. This allows the heritage form to be read clearly from the new building. Consult with City of Adelaide and heritage architects during the design phase to ensure the above are achieved.
- The separation between old and new must be clear, using either a glass link, or change of height to a lower level at the connection point.
- New materials must consider their direct connections to the heritage form. A break between buildings should be created, using a shadow line for walls, lower roof elements, or a negative joint (setback) in the floorplan.
- At all times, identify, protect and preserve the air space around heritage forms, and the views / vistas into, away from and throughout the heritage building and its immediate surrounds.

Heritage buildings

Precedents



© ODOS Architects
Ballymahon, by ODOS Architects



© Marc Cramer
Bord-du-Lac House, by Henri Cleinge Architect



© Harris Kalinka
Fulham Lodge, London by Richard Bell Architect



© ODOS Architects
Ballymahon, by ODOS Architects

Cafés and restaurants

Cafés and restaurants provide opportunities for refreshment, socialising, relaxation and engagement with the outdoors. They are attractants to the Park Lands for the wider community, and when strategically placed, can

offer a parent's retreat adjacent a playspace, refreshments whilst watching a sporting game, or hydration whilst discovering the Park Lands Trail. Their architectural form should allow them to open up to their Park setting, whilst still providing shade and shelter throughout the seasons.

Outcome

Cafés and restaurants that are strategically located

How to achieve this?

- Cafés and restaurants can be located adjacent unique features of the Park Lands (eg. Rymill Park Lake, Veale Gardens and Torrens Lake).
- Cafés and restaurants must be located near park edges for activation, and well connected to adjacent public transport options and parking.

Cafés and restaurants that are functional and practical

- Cafés may be offered as part of a community sports building in the form of a kiosk. These may be operated by the building lessee or sub-lessee, subject to lease conditions and landlord consent. The hours of trade would be determined by the activities offered by the greater building, and/or the adjacent community facilities (eg. playgrounds or dog parks).
- Cafés and restaurants must ensure correct solar orientation to allow winter sunlight into the building and onto protected outdoor dining areas, with shade in summer.

- Cafés and restaurants should ensure year round weather protection to outdoor spaces.

- Cafés and restaurants must implemented CPTED principles during trading hours and non-trading hours for the safety of their patrons, workers and the wider community.

- Cafés and restaurants must provide recycling, waste storage and removal facilities, and ensure that waste storage is shielded from view and does not generate odours or attract vermin. Waste removal vehicle movement must be controlled, for the safety of patrons and protection of the building amenity and surrounds.

Cafés and restaurants that facilitate events

- Cafés and restaurants may be designed for activation during key events (eg. Adelaide Fringe Festival), with internal and external spaces catered towards small to medium scale events or performances.

Cafés and restaurants

Precedents



© Steve Back

Sydney Park Kiosk, Sydney by Stanic Harding Architecture & Interiors



© Simon Miles

Utopia Broughton Hall, UK by Hopkins Architects

Amenity buildings

With increased utilisation of the Park Lands, amenity buildings provide contemporary, safe and accessible services to all users. They may be stand-alone facilities or consolidated as part of a larger building. In either situation, it is highly desirable

that their architectural integrity ensures they sit comfortably within the Park Lands, and are of a design standard in keeping with the contemporary sustainable buildings they share the Parks with.

Outcome

Amenity buildings that are safe, modern, accessible and visually appealing

How to achieve this?

- Amenities may be provided as part of a community sports building. Clear external access must be provided.
- Amenity buildings must be clearly visible and well signed to advise users of their existence and availability.
- Standalone amenity buildings should be located at park edges for maximum convenience, safety and accessibility.
- Locations of existing services must be identified during design planning to ensure economy and potential consolidation of services, where possible.
- Amenity buildings must implement CPTED principles for the safety of park users.
- Amenity buildings require high levels of architectural design to ensure they sit comfortably in the Park Lands context, and align with the design integrity of other Park Lands buildings.
- Where 'Exeloo' (or other proprietary amenity units) are proposed, they should be 'wrapped' in an architectural skin, to ensure alignment with the desired Park Lands building design integrity.

Amenity buildings

Precedents



© Simon Whitbread
Lizard Log Amenities, NSW by CHROFI



© Simon Whitbread
Lizard Log Amenities, NSW by CHROFI

Maintenance buildings

The ongoing management of the Park Lands necessitates maintenance and infrastructure buildings that are conveniently located, such as horticulture hubs and pump sheds. Some of these are Council facilities, whilst others will be lease-

held to service licensed playing fields. They should be planned to ensure the safety of all Park users, children in particular, and in every situation provide a contemporary architectural form.

Outcome

Maintenance buildings that are functional and accessible

How to achieve this?

- Maintenance buildings must be located close to existing pathways and access routes to provide easy access for maintenance vehicles.
- Adequate storage for maintenance vehicles, plants and equipment must be provided, whilst being mindful of specific vehicle heights and widths (eg. mowers, tractors, trucks etc).
- Maintenance buildings must allow for the delivery of bulk materials and safe movement of large trucks, where applicable, whilst being mindful turning circles, bearing capacity of ground treatments and resilience to heavy vehicle loads.
- Maintenance buildings must avoid drawing unnecessary attention (ie. understated contemporary design is preferred). Do not 'overdesign' these utilitarian buildings.
- Locations of existing maintenance buildings must be identified during design planning to ensure economy and potential consolidation of services, where possible.
- Chemical and fuel stores must be separated.
- Maintenance buildings must make provision for small staff facilities (eg. lunch rooms, kitchens, lockers, wet areas etc).
- Public amenities may be provided as part of the building, where necessary.

Maintenance buildings that promote safety

- Maintenance buildings must implement CPTED principles by being located close to park edges or along tree lines.
- Maintenance buildings must implement Safety In Design guidelines.

Maintenance buildings

Precedents



© Brian Walker Lee

Elk Valley Tractor Shed, USA by Fieldwork



© Adam Kane

Macedon House, by Adam Kane Architects



© Battophoto

Cincinnatti Day School, Michael McInturf Architects

Arbours and Pavilions

Arbours and pavilions provide shelter and shade for spectating, formal and informal events and social gatherings. Their placement should consider both the activation of the Park, and also the proximity to other attractants and facilities. Their size and

form should be determined by adjacent building precedents, whilst ensuring the 'architecture of the moment' theme continues throughout the Park Lands. They can be simple or complex structures, but in every situation, they should be a welcome addition to the Park Lands.

Outcome

Arbours and pavilions that are functional and safe

How to achieve this?

- Arbours and pavilions must be located in parks that are actively populated to justify their construction. They may be adjacent to other building types, such as community sports buildings or cafés and restaurants.
- Arbours and pavilions can be located adjacent natural park features that attract people to the area ie. lakes, rivers, wetlands.
- Arbours and pavilions must be well designed to provide adequate roof coverage and wall cladding for effective shade, shelter and prevention of wind-driven rain penetration.
- Arbours and pavilions must provide integrated seating as part of the structure, and/or landscape and other urban furniture elements on the ground level.
- Arbours and pavilions must implement CPTED principles including passive surveillance and adequate lighting.
- Arbours and pavilions should accommodate smart technology.
- Arbours and pavilions must use materials that complement its context and other structures in the park.
- Locate these structures along the Park Lands Trail, or with thorough consideration of access and transport. Provide furniture from the Park Lands Furniture Suite.

Arbours and Pavilions

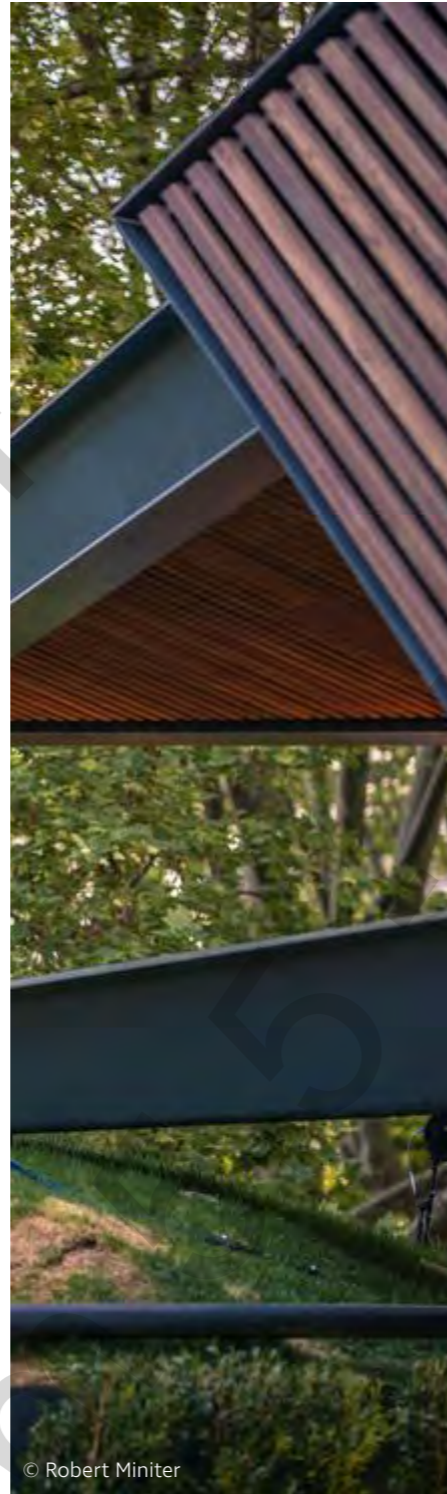
Precedents



© Simon Whitbread
Lizard Log, CHROFI



© Robert Minitier
MPavilion by Estudio Carme Pinios, Melbourne



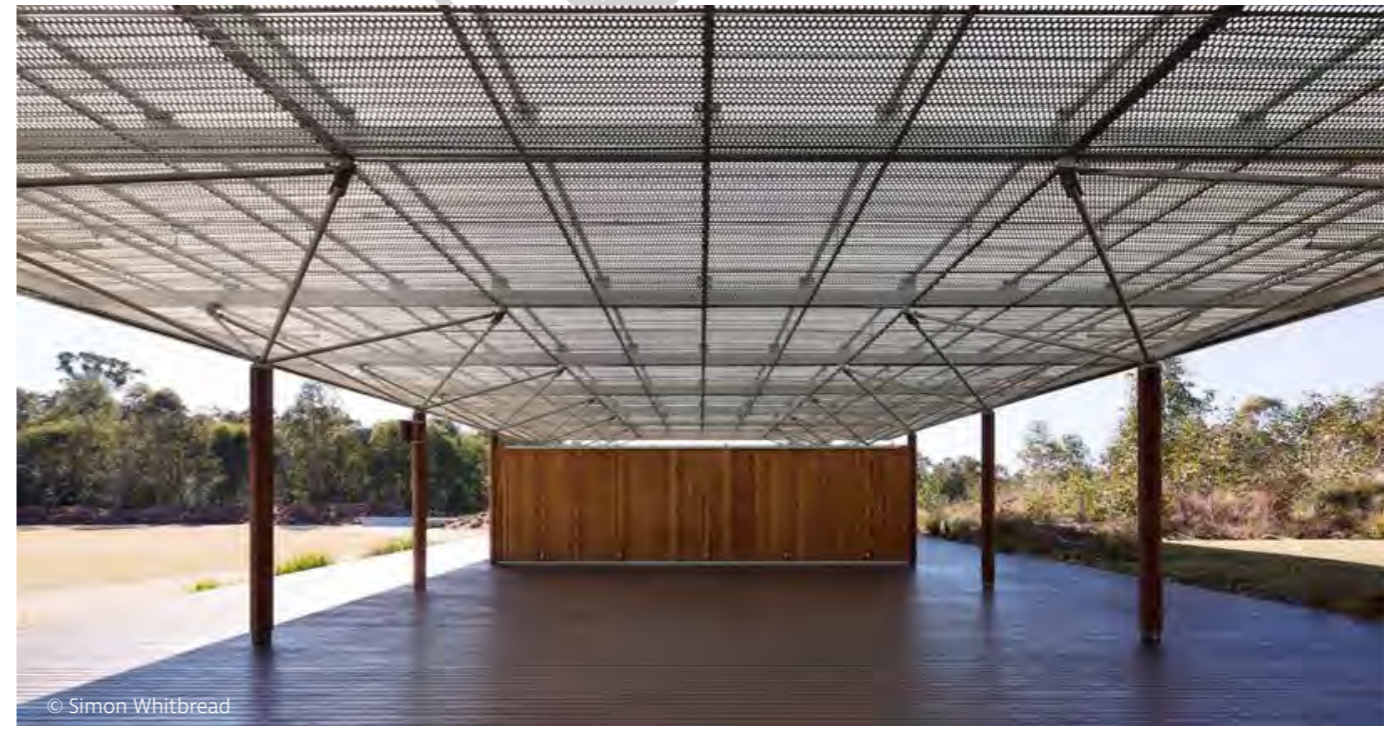
© Robert Minitier

Arbours and Pavilions (continued)

Precedents



© Simon Whitbread



© Simon Whitbread
Lizard Log Amenities, CHROFI

Removable / temporary buildings

Removable or temporary buildings facilitate short-term events or ideas that require appropriate planning and design for successful integration into the Park Lands. They are often pre-fabricated or modulated structures that are delivered to site in

their finished or near-to finished state, and may require hydraulic, mechanical, plumbing, electrical or waste facilities. With this in mind, ensure the proposed location provides easy connection to the services that may be required.

Outcome

Removable / temporary buildings that have the same level of design integrity as permanent buildings

How to achieve this?

- Removable / temporary buildings that require sanitary waste facilities must be appropriately plumbed.
- Removable / temporary buildings must be strategically sited, preferably at park edges, for the ease of delivery, removal, and truck and crane access if required. If built away from park edges, durable, traffickable, yet permeable path surfaces must be provided.
- Site remediation must be performed after the removal of the removable / temporary building. The site must be returned to its pre-building condition in accordance with these guidelines.
- All power, water and waste connection points must be clearly identified and confirmed during design planning.
- All removable / temporary buildings must employ the same high level site planning and building design considerations and sustainable measures as is required for permanent buildings, as detailed in these guidelines.



Recommended reading

"Adelaide Park Lands Events Management Plan 2016-2020" by City of Adelaide

Removable / temporary buildings

Precedents



© Treeclimb
Tree Climb Adelaide

© Treeclimb

Part four

Appendices

Case study(ies) - TBC for community consultation

Item 5.5.1 Attachment A

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

Chinatown: Lunar New Year Street Party

ITEM 5.6 15/10/2019
The Committee

2019/00721
Public

Program Contact:
Matt Grant, AD Economic
Development & Innovation 8203
7779

Approving Officer:
Ian Hill, Director Growth

EXECUTIVE SUMMARY

This report responds to Council's request for information on the ways Council and other stakeholders can assist to improve and add value to the Chinese New Year Celebrations specifically the Lunar New Year Street Party, held annually in Moonta and Gouger Streets.

Council has supported Chinatown Adelaide of South Australia Inc (CASA) to deliver the Lunar New Year Street Party and additional Chinese New Year Celebrations across the City since 2001.

CASA is seeking Council's assistance to explore alternative models that maximise return on investment, grow the multicultural community involvement and deliver this cultural event. CASA understands and appreciates the importance of the financial support sponsors provide and seeks assistance to explore alternative cost-effective ways to acknowledge and thank their valued sponsors while reducing additional workload and expense under their current model.

Meetings with the Adelaide Chinatown SA Inc (CASA) Event Committee has recognised their limited resources and event expertise and highlighted CASA's desire to grow capacity and capability to continue to effectively, safely and professionally deliver the annual Lunar New Year Street Party.

CASA specifically seeks assistance in areas of marketing and communication, infrastructure management, risk assessment and documentation, improved funding applications and acquittals, street closures including business and resident communication in relation to the street closures.

RECOMMENDATION

THAT THE COMMITTEE RECOMMENDS TO COUNCIL

That Council:

1. Notes that \$15,000 has been approved through the Sponsorship program with an additional \$15,000 committed for the 2020 event has been made available through the International program.
2. Approves the provision of a one off grant of up to \$10,000 to engage a third-party event manager who can work with the organising committee to mentor, offer advice and assistance in the planning, delivery and acquittal of the event.
3. Notes this additional support can be absorbed in the current 2019-20 approved budget.

IMPLICATIONS AND FINANCIALS

City of Adelaide 2016-2020 Strategic Plan	<p>Strategic Alignment – Creative</p> <p>4.2.02 Support businesses, community groups and individuals to grow their contribution to the creative, cultural and artistic life of the City.</p> <p>4.2.02.1 Provide financial support to assist art and cultural individuals and groups to deliver inspiring art, cultural and multicultural projects.</p>
Policy	Not as a result of this report
Consultation	Comprehensive consultation has occurred with the Adelaide Chinatown SA Inc (CASA) event committee.
Resource	The report contains a recommendation for consideration of a funding allocation enabling CASA to work alongside a dedicated event professional on the planning and delivery of the Lunar New Year. This additional funding will require a QF2 budget request.
Risk / Legal / Legislative	Not as a result of this report
Opportunities	A well planned and delivered iconic cultural event in the heart of the City. This opportunity will grow capacity, competency and identify return on investment benefits by exploring alternative delivery models.
19/20 Budget Allocation	\$30,000 has been endorsed and provided through the Events and Festivals and International Relations approved 2019-20 budget. The additional \$10,000 will be absorbed in the current 2019-20 budget.
Proposed 20/21 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
19/20 Budget Reconsideration (if applicable)	Not as a result of this report. \$10,000 to engage a dedicated event professional to mentor and assist CASA with the design, planning and delivery of the 2020 Lunar New Year Street Party will be absorbed within the current ED&I 19/20 Budget.
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report

DISCUSSION

1. Background

- 1.1. At its meeting on 24 July 2018, Council resolved:
 - (1) *“That Administration prepare a report on ways we and other stakeholders can assist to improve and add value to the Chinese New Year Celebrations in the future.*
 - (2) *Provides a further \$15,000 in funding towards the Chinese New Year Celebrations as part of the quarterly review or from the Mainstreet Advancement Grant Program. “*
- 1.2 Chinatown Adelaide of South Australia Inc (CASA) approached Council seeking further assistance with the delivery of the Lunar New Year Street Party. The growth and complexity of delivering this event has exceeded the capacity of the dedicated volunteer event committee. The committee are seeking support including additional funds, hands on event delivery support and risk management support as the event continues to grow in popularity and status.
- 1.3 CASA is a non-profit organisation, founded in 2003 by traders, property owners in the Chinatown precinct and other stakeholders in Adelaide, with the primary objective of promoting recreational, cultural, social and economic activities in Chinatown to the broader community.
- 1.4 The first Lunar New Street Party was held on 24 January 2004 and celebrated the 2004 Lunar New Year on Moonta Street, the inauguration of CASA and the Ground-breaking Ceremony of the new Southern Chinatown Gateway, which was funded by the City of Adelaide.
- 1.5 The Lunar New Year Street party has become an iconic cultural event attracting increased numbers of visitors and awareness of Chinatown and surrounding streets over the last 15 years. The Lunar New Year Street Party includes cultural performances, lion dances, workshops and showcases local food and wine.
- 1.6 In recent years the celebrations have included performances from members of the Burmese, Filipino, Indian, Indonesian, Japanese and Korean communities making it a truly multicultural event being recognised as a finalist in the Governor’s Multicultural Awards in the Community Sector-Organisation category.
- 1.7 As the City’s multicultural community grows, Lunar New Year Celebrations are gaining traction and appeal, expanding beyond the Lunar New Year Street Party and Chinatown including;
 - 1.7.1 Telco Store, Lunar New Year, in-store Lion Dancing;
 - 1.7.2 Adelaide Festival Centre presented Come and Try workshops;
 - 1.7.3 The Confucius Institute at the University of Adelaide and School of Chinese Music and Arts celebrated the Year of the Pig with a range of free cultural workshops which included Chinese Storytime, Chinese knotting and mask painting, Cultural Infusion Music Workshop and more;
 - 1.7.4 Adelaide Symphony Orchestra presented a Chinese New Year Concert that draws on both the old and new, from China and the West. Led by Chinese-Australian conductor, Dane Lam, the concert featured the remarkable Australian-Chinese Cellist, Li-Wei Qin;
 - 1.7.5 Adelaide Casino Festivities, presented live entertainment, including the God of Fortune and Lion Dancers;
 - 1.7.6 Rundle Mall Lunar New Year Festivities – provided visitors the opportunity to write Lunar New Year wishes on cards and place on the topiary wall. Activities included: Chinese Ladies (roaming), Chinese Opera and Chinese dance.

2. Additional Information

- 2.1 In 2015 the City of Adelaide established a Sister City relationship with Qingdao formalising the City’s relationship with China.
- 2.2 The City of Adelaide provides funding to StudyAdelaide who promote Adelaide as Australia’s premier study destination. There are approximately 15,000 Chinese students in Adelaide significantly contributing to the city’s and the State’s economy and cultural diversity.
- 2.3 Adelaide hosts 60,000 Chinese visitors per year, who visit family and friends, holiday, do business and explore employment opportunities that has positive impact on the city economy.
- 2.4 Approximately 4,600 Chinese residents call Adelaide home, with this number growing annually.

- 2.5 In addition to the Lunar New Year Street Party, Council financially supports five culturally significant events including:
- 2.5.1 OzAsia Festival \$65,000
 - 2.5.2 Glendi Greek Festival \$20,000
 - 2.5.3 Adelaide French Festival \$20,000
 - 2.5.4 Australia Day in the City - strategic partnership with Australia Day Council \$175,000
 - 2.5.5 Womadelaide \$75,000.

3. Previous Financial Support

- 3.1. Between 2000/01-2010/11 funding provided through the Events and Festivals sponsorship program ranged from \$2,000 - \$9,000.
 - 3.2. In 2011/12 \$5,000 was provided through the Events and Festivals sponsorship program with an additional \$3,000 approved by Council as a once-off payment.
 - 3.3. In 2012/13 \$50,000 was provided from the City Activation budget and in 2013/14 \$30,000 was also funded from the City Activation budget. The transitory increase in support was intended to help the event build a sustainable delivery model and was not intended to be ongoing.
 - 3.4. In 2014/15 \$20,000 was provided from the Events and Festivals program.
 - 3.5. In 2015/16 \$15,000 was provided from the Events and Festivals program with an additional \$5,000 sourced from savings with no promise for the same support in 2017.
 - 3.6. In 2016/17 and 2017/18 \$20,000 was provided from the Events and Festivals program.
 - 3.7. In 2018/19 \$15,000 was provided from the Events and Festival program with a further \$15,000 being provided from the International Relations budget.
4. This report outlines additional support that can be provided to CASA to build capacity, capability and future proof the event delivery. In preparing this report administration have had meetings with CASA's volunteer Event Committee and consulted with internal programs.

ATTACHMENTS

Nil

- END OF REPORT -

2019 LGA Annual General Meeting papers

ITEM 5.7 15/10/2019
The Committee

2018/04054
Public

Program Contact:
Susan Rudall, Manager, Strategy,
Planning and Partnerships

Approving Officer:
Clare Mockler, Deputy CEO &
Director Culture

EXECUTIVE SUMMARY

The President of the Local Government Association of South Australia (LGA) has advised that the LGA's Annual General Meeting (AGM) will be held on 31 October 2019 at the Adelaide Oval.

The AGM agenda has been published by the LGA and is provided for noting by Council ([Link 1](#)).

RECOMMENDATION

THAT THE COMMITTEE RECOMMENDS TO COUNCIL

That Council:

1. Notes the report.
 2. Notes that Councillor Dr Donovan is the Council's voting delegate, and Councillor Hyde the deputy voting delegate for the LGA AGM to be held on 31 October 2019.
-

IMPLICATIONS AND FINANCIALS

City of Adelaide 2016-2020 Strategic Plan	Strategic Alignment - Corporate Activities This report contributes to Council's 2016-2020 Strategic Plan by providing the opportunity to collaborate with other Local Government entities to shape the future of the city.
Policy	Not as a result of this report
Consultation	The AGM Agenda papers are tabled with this report on 15 October, which is the next available Committee Meeting, following release by the LGA of the papers on 1 October 2019.
Resource	Not as a result of this report
Risk / Legal / Legislative	Not as a result of this report
Opportunities	Attendance at the Ordinary General Meeting provides an opportunity for Council to participate in decision making on LGA policy and local government matters.
19/20 Budget Allocation	Not as a result of this report
Proposed 20/21 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
19/20 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 2019 Local Government Association (LGA) Annual General Meeting (AGM) will be held on Thursday, 31 October 2019, at Adelaide Oval.
2. Council Members were engaged earlier in the year regarding a call for Items of Business for consideration of the AGM. In this instance no Items of Business have been put forward by the City of Adelaide.
3. On 30 July 2019 Council confirmed Councillor Dr Donovan as Council's voting delegate, and Councillor Hyde as deputy voting delegate, for the LGA AGM.
4. The agenda for the 2019 LGA AGM has now been released and can be viewed at [Link 1](#).
5. The LGA AGM agenda papers comprise items including the draft minutes of the LGA Ordinary General Meeting held in April 2019, a list of resolutions and actions from previous meetings, as well as annual reports, financial statements and updates regarding LGA Business.

Recommendation to adopt amendments to LGA Constitution and Ancillary Documents

6. The meeting papers also contain at Item 6.11 (p. 242) a recommendation that the AGM adopts amendments to the LGA Constitution and Ancillary Documents including the GAROC Terms of Reference and the LGA Meeting procedures.
7. The first of these recommends changes to enable establishment of four GAROC Regional Groupings of Members to take effect for the 2020 GAROC elections. The Regional Groupings would comprise North, West, South and East, each of which will be represented by two eligible members elected by majority vote of Councils in that Regional Grouping. Under these recommendations, a standing position for the Lord Mayor of the City of Adelaide as a member of GAROC would also be retained. Other minor administrative amendments are sought which would for example remove impediments to efficient running of General Meetings.

Recommendation Reports from the GAROC Committee – Items of Business for consideration at the AGM

8. The meeting papers also contain at Item 8 (from p. 319), the following seven recommendations submitted by Councils for consideration at the AGM.

8.1. Corflute Election Signs (Campbelltown)

That the Annual General Meeting requests the LGA to advocate to the State Government for stronger regulation of corflute election signs, ideally with consideration of their complete ban (except for signage at polling booths), or alternatively additional measures to restrict use.

8.2. State of Climate Emergency (Gawler)

That the Annual General Meeting:

1. notes the October 2018 Special Report of the Intergovernmental Panel on Climate Change (IPCC) and the Federal Government's latest emissions data showing increased carbon emissions;
2. strengthens the LGA's 'Managing the Risks of Climate Change' Policy Statement to acknowledge that climate change poses a serious risk to local communities and ecosystems, and that all levels of government are urged to take action that will help address the effects of climate change in local communities; and
3. continues to lobby the State and Federal Government to prioritise climate change action, in particular advocate for greater State and Federal funding in initiatives that will assist local governments and their communities to mitigate and adapt to the effects of climate change.

8.3. Electric Vehicles (Gawler)

That the Annual General Meeting:

1. requests the LGA to develop a policy for the issues and opportunities associated with predicted increased use of electric vehicles in the Local Government sector and the general community; and
2. to satisfy the item of business, requests that the LGA Policy Manual be amended to include the following draft Policy Statement on Electric Vehicles:

Local government recognises that electric vehicles provide for zero emission transport and reduce negative impacts such as toxic emissions, engine noise and greenhouse gas emissions and that councils, because of their roles and responsibilities as road authorities, infrastructure providers, fleet managers and representatives of their local communities, can support and encourage the use of electric vehicles through their planning, policies, investment and procurement activities.

8.4. Fairer Allocation of Open Space Funding (Campbelltown)

That the Annual General Meeting requests the LGA write to the Minister for Planning requesting that the Minister, in conjunction with local government, undertake a review of the Planning and Development Fund to investigate a financial model that is more equitable and appropriate for councils that are experiencing higher volumes of infill development, including multi storey development.

8.5. Contributory Items (Gawler)

That the Annual General Meeting requests the LGA write to the Minister of Planning to:

- a. reinforce local government's position that all existing Conservation Zones and Contributory Items should be transitioned into the first generation of the Planning and Design Code; and
- b. outline the following concerns local government has with the State Government's proposed approach to transitioning Contributory Items to Local Heritage Places:
 - i. the requirement to use the 'Heritage in Transition – Practitioner Guide' dated August 2019, which is considered to be flawed, contrary to the Burra Charter, undermines the legislative criteria and will have the effect of greatly limiting the number of places which meet the criteria;
 - ii. the requirement for the Heritage Assessment sheets to be completed by councils prior to the Statement of Intent, which needs to be lodged by November 2019; and
 - iii. the costly heritage assessment, investigations and preparation of the DPA needing to be finalised by July 2020 to provide the State Planning Commission and Minister with a six-month period to consider the DPA.

8.6. Review of the Impacts of Infill Development (GAROC)

That the Annual General Meeting requests the LGA:

1. write to the Minister of Planning to seek, in conjunction with local government, a comprehensive review of the cumulative impacts of infill development in South Australia to inform evidence-based decision making about the capacity of identified infill areas to sustain further growth and development;
2. request the preparation of a new State Planning Policy for Infill Development under the *Planning, Development and Infrastructure Act 2016*; and
3. advocate to and work with the State Planning Commission to ensure that South Australia's planning system reflects leading practice and that the Planning and Design Code and associated instruments deliver quality planning and design outcomes that improve the amenity, liveability and sustainability of communities.

8.7. Reform in the aged care sector (Gawler)

That the GAROC Committee requests the approval of the LGA Board of Directors for the following item of business to be included on the agenda for the LGA Annual General Meeting to be held on 31 October 2019:

That the Annual General Meeting requests the LGA:

1. to write to the Minister of Planning to seek, in conjunction with local government, a comprehensive review of the cumulative impacts of infill development in South Australia to inform evidence-based decision making about the capacity of identified infill areas to sustain further growth and development;
2. to request the preparation of a new State Planning Policy for Infill Development under the *Planning, Development and Infrastructure Act 2016*; and
3. to advocate to and work with the State Planning Commission to ensure that South Australia's planning system reflects leading practice and that the Planning and Design Code and associated instruments deliver quality planning and design outcomes that improve the amenity, liveability and sustainability of communities.

9. Briefings are being prepared for Councillor Donovan as Council's voting delegate, based on Council's previously endorsed positions regarding any items of business on the LGA AGM agenda which are considered likely to significantly impact the City of Adelaide.
10. Council Members are also invited to express any views they may have regarding the above Recommendations of the GAROC Committee and any items of business for the LGA AGM.

ATTACHMENTS

Nil

- END OF REPORT -

Exclusion of the Public

ITEM 7.1 15/10/2019
The Committee

Program Contact:
Rudi Deco, Manager
Governance 8203 7442

2018/04291
Public

Approving Officer:
Mark Goldstone, Chief
Executive Officer

EXECUTIVE SUMMARY:

It is the recommendation of the Chief Executive Officer that the public be excluded from this Committee meeting for the consideration of information and matters contained in the Agenda.

For the following Item for Consideration and Recommendation to Council in Confidence:

8.1. Expression of Interest - Activating Eighty-Eight O'Connell [s 90(3) (d)]

The Order to Exclude for Item 8.1:

1. Identifies the information and matters (grounds) from s 90(3) of the *Local Government Act 1999 (SA)* 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 – s 90(3) (b), (d) or (j) - how information open to the public would be contrary to the public interest.

ORDER TO EXCLUDE FOR ITEM 8.1:

THAT THE COMMITTEE:

1. Having taken into account the relevant consideration contained in s 90(3) (d) and s 90(2) & (7) of the *Local Government Act 1999 (SA)*, this meeting of The Committee dated 15/10/2019 resolves that it is necessary and appropriate to act in a meeting closed to the public for the consideration of Item 8.1 [Expression of Interest - Activating Eighty-Eight O'Connell] listed on the Agenda.

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 proponents who have supplied commercial information to support their submission to the EOI.

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.

2. Pursuant to s 90(2) of the *Local Government Act 1999 (SA)* this meeting of The Committee dated 15/10/2019 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 8.1 [Expression of Interest - 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 s 90(3) (d) of the Act.

DISCUSSION

1. s 90(1) of the *Local Government Act 1999 (SA)*, directs that a meeting of a Council Committee must be conducted in a place open to the public.
2. s 90(2) of the *Local Government Act 1999 (SA)*, states that a Council Committee may order that the public be excluded from attendance at a meeting if the Council Committee 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 s 90(3).
3. s 90(3) prescribes the information and matters that a Council may order that the public be excluded from.
4. s 90(4) of the *Local Government Act 1999 (SA)*, advises that in considering whether an order should be made under s 90(2), 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.’
 - 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. s 90(7) of the *Local Government Act 1999 (SA)* requires that an order to exclude the public:
 - 5.1 Identify the information and matters (grounds) from s 90(3) of the *Local Government Act 1999 (SA)* 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 – s 90(3) (b), (d) or (j) - how information open to the public would be contrary to the public interest.
6. s 87(10) of the *Local Government Act 1999 (SA)* has been utilised to identify in the Agenda and on the Report for the meeting, that the following matter is submitted seeking consideration in confidence.
 - 6.1 Information contained in Item 8.1 – Expression of Interest - Activating Eighty-Eight O’Connell
 - 6.1.1 Is subject to Existing Confidentiality Orders dated 7/5/2019 and 14/5/2019.
 - 6.1.2 The grounds utilised to request consideration in confidence is s 90(3) (b) & (d)
 - (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;

ATTACHMENTS

Nil

- END OF REPORT -

Confidential Item 8.1

Expression of Interest - Activating Eighty-Eight O'Connell
Section 90 (3) (d) of the *Local Government Act 1999* (SA)
Pages 111 to 117
