



CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE AGENDA & REPORTS

for the meeting

Tuesday, 2 April 2024
at 6.30 pm

in the Colonel Light Room, Adelaide Town Hall

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Members – The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith
Councillor Noon (Chair)

Councillor Martin (Deputy Chair)

Deputy Lord Mayor, Councillor Snape and Councillors Abrahamzadeh, Couros, Davis, Elliott, Giles, Hou, Li and
Dr Siebentritt

1. Acknowledgement of Country

At the opening of the City Planning, Development and Business Affairs Committee meeting, the Chair will state:

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

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

2. Apologies and Leave of Absence

Nil

3. Confirmation of Minutes - 5/3/2024 & 19/3/2024

That the Minutes of the meeting of the City Planning, Development and Business Affairs held on 5 March 2024 and the Special meeting of the City Planning, Development and Business Affairs held on 19 March 2024, be taken as read and be confirmed as an accurate record of proceedings.

View public 5 March 2023 Minutes [here](#) and public 19 March 2024 Minutes [here](#).

4. Declaration of Conflict of Interest

5. Deputations

6. Workshops

6.1 Draft Light Square / Wauwi Master Plan 4 - 21

7. Reports for Recommendation to Council

7.1 Draft Victoria Park / Pakapakanthi Master Plan Consultation Summary 22 - 62

7.2 Catalyst Site Policy Review 63 - 68

7.3 Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment 69 - 73

8. Reports for Noting

Nil

- 9. Exclusion of the Public** 74 - 76
- In accordance with sections 90(2),(3) and (7) of the *Local Government Act 1999 (SA)* the Council will consider whether to discuss in confidence the reports contained within section 10 of this Agenda.
- 10. Confidential Reports**
- 10.1 Confirmation of Confidential Minutes - 21/3/2024 [s 90(3) (m)] 77 - 78
- 11. Closure**

Workshop - Draft Light Square / Wauwi Master Plan

Strategic Alignment - Our Environment

Public

Tuesday, 2 April 2024

City Planning, Development and Business Affairs Committee

Program Contact:

Sarah Gilmour, Associate Director, Park Lands, Policy & Sustainability

Approving Officer:

Ilia Houridis, Director City Shaping

EXECUTIVE SUMMARY

The purpose of this report is to present information and seek input on the design and planning principles to guide the development of the draft Wauwi/Light Square Master Plan (**Attachment A**).

The City of Adelaide is developing the Master Plan with the support of Oxigen Landscape Architects (Oxigen) with sub-consultants Yellaka - Karl Telfer providing Kaurna cultural inputs, and Wallbridge Gilbert Aztec (WGA) providing strategic transport planning inputs.

This report supports a workshop on the draft Wauwi/Light Square Master Plan.

RECOMMENDATION

The following recommendation will be presented to Council on 9 April 2024 for consideration

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE RECOMMENDS TO COUNCIL

THAT COUNCIL

1. Receives the presentation on the draft Wauwi/Light Square Master Plan contained in Attachment A to Item 6.1 of the Agenda for City Planning, Development and Business Affairs Committee held on 2 April 2024.
 2. Notes the design and planning principles to guide the development of a draft Wauwi/Light Square Master Plan contained in Attachment A to Item 6.1 of the Agenda for City Planning, Development and Business Affairs Committee held on 2 April 2024.
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IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	Strategic Alignment – Our Environment The status, attributes and character of our green spaces and the Park Lands are protected and strengthened
Policy	The development of Master Plans for the Squares is identified as a Big Move – Places and Spaces in the Adelaide Park Lands Management Strategy 2015-2025.
Consultation	Targeted stakeholder and community consultation is occurring in two phases as part of the development of the Master Plan. The first phase of consultation has commenced and has informed the workshop content for consideration by the Committee.
Resource	The Master Plan will provide recommendations to guide future public realm investment according to community and Council priorities.
Risk / Legal / Legislative	Consideration for current electrical infrastructure upgrades, existing artwork and the ongoing programming of community events within the Square has informed the program and development of design and planning principles.
Opportunities	The draft Master Plan will provide a vision and framework to enhance Light Square and guide future investment. The draft Master Plan seeks to address a broad range of matters from Kaurna culture, history, art, culture, greening, events, activation and use by residents.
23/24 Budget Allocation	The 2023/24 annual business plan and budget includes an allocation of \$75,000 for the development of the draft Master Plan and \$15,000 to enable topographic survey works. Electrical infrastructure works are being delivered in 2023/24 via a \$400,000 capital budget allocation.
Proposed 24/25 Budget Allocation	A budget proposal of \$250,000 for the implementation of the master plan in 2024/25 has been submitted for consideration through the 2024/25 Annual Business Plan and Budget deliberations. The item that is the subject of this report is currently unfunded. Any required funding for this item is subject to, and needs to be considered in the context of, the prioritisation of projects, initiatives and service enhancements for the development of the 2024/25 budget, and within the parameters of the Long Term Financial Plan to ensure long-term financial sustainability.
Life of Project, Service, Initiative or (Expectancy of) Asset	The Master Plan outlook is for 5-10 years.
23/24 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Depending on final recommendations within the Master Plan, costings for implementation and ongoing maintenance costings will be prepared.
Other Funding Sources	External funding sources may be pursued for implementation of the Master Plan. This may include from National and State Government, Capital City Committee, Planning and Development Fund and/or any future Adelaide Park Lands investment funds explored through the Adelaide Park Lands Management Strategy – Towards 2036.

DISCUSSION

Background

1. Council approved the development of a Master Plan for Light Square/Wauwi as part of the 2023/24 Annual Business Plan and Budget.
2. The development of Master Plans for the Squares is identified as a 'Big Move' within the Adelaide Park Lands Management Strategy 2015-2025 and follows the successful master planning and staged implementation of improvements in Victoria Square and Whitmore Square.
3. The purpose of this report is to present information to the City Planning, Development and Business Affairs Committee (the Committee) and seek input from the Committee on design and planning principles to guide the development of the draft Light Square / Wauwi Master Plan.
4. The City of Adelaide is developing the Master Plan with the support of Oxigen Landscape Architects with sub-consultants Yellaka - Karl Telfer providing Kurna cultural inputs, and WGA providing strategic transport planning inputs.
5. At its meeting on 27 February 2024, Council:
 - 5.1. Acknowledged the unique challenges in the western side of the city in meeting our strategic plan actions of delivering "neighbourhood revitalisation and improvements that make Adelaide well-designed, safe and unique." particularly considering the current number of high-rise apartments, the approved plans for future developments which involve a further increase of high rise and apartment living, and plans for a further substantial increase of population in the western side of the city.
 - 5.2. Recognised the current lack of community amenities, green space and tree cover in this area and the opportunity to develop a "bold and interesting community" in this part of our city, which is currently seeing significant development.
6. The progression of a Master Plan for Light Square is an opportunity to develop a bold new vision for the Square in collaboration with key West End stakeholders, businesses, and residents to deliver a well-designed, safe and unique space within the West End that supports current and future users.

Consultation

7. Targeted stakeholder and community consultation is occurring in two phases as part of the development of the draft Master Plan.
 - 7.1. Phase 1 consultation involves listening and exploring issues and opportunities for Light Square.
 - 7.2. Phase 2 engagement will provide review and feedback on the draft Master Plan. A register of stakeholders is provided ([Link 1](#)).
8. Phase 1 consultation has identified themes for consideration in preparing the draft Master Plan. A summary of consultation activities undertaken to date includes:
 - 8.1. A series of on-site workshops to meet with residents and key stakeholders in the Light Square and north-west precinct of the city.
 - 8.2. A workshop was held with AEDA to discuss economic drivers and precinct opportunities on 15 February 2024.
 - 8.3. A meeting was held with Common Ground (supportive housing solutions) to strategise resident engagement on 23 February 2024.
 - 8.4. A safety audit was undertaken with the City of Adelaide social planning team, SAPOL and researchers from the University of Melbourne at 3am on 2 March 2024.
 - 8.5. A workshop was held with staff from the Department for Infrastructure and Transport and Department for Trade and Investment (Office for Design and Architecture SA) to discuss walking and cycling connectivity and future open space funding pathways on 5 March 2024.
 - 8.6. A workshop was held with Festival City Adelaide on 6 March 2024.
 - 8.7. A workshop was held with the Adelaide West End Association (AWEA) committee on 7 March 2024.
 - 8.8. A workshop was held with ArtsSA on 13 March 2024.
 - 8.9. A workshop was held with The Art Gallery of South Australia on 15 March 2024.
 - 8.10. A combined Reconciliation Committee and KYAC Walk on Country was held on 22 March 2024.

- 8.11. A workshop with residents was held to complement Neighbour Day activities in Light Square on 26 March 2024.
- 8.12. A workshop with Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) on 28 March 2024.
- 8.13. Six workshops have been held with City of Adelaide staff from across the organisation, including Maintenance, Arts and Culture, Planning, Transport, Sustainability, Social Planning, Access and Inclusion, Regulatory, Technical Services, Heritage, Policy, Horticulture, Reconciliation, Events, Safety, Sport and Recreation.

Emerging Themes

9. Phase 1 engagement has identified consistent themes for improvements to be considered during the development of the Master Plan, as follows:
 - 9.1. Theme 1 – Access, Connectivity and Edge Treatments
 - 9.2. Theme 2 – Open Space/s Hierarchy and Pedestrian Scale
 - 9.3. Theme 3 – Vitality, Life and Climate
 - 9.4. Theme 4 – Community, Culture and History
 - 9.5. Theme 5 – Events, Art, Play, Programming and Participation

Next Steps

10. Administration will capture feedback from Committee Members on the proposed design and planning principles to guide the development of the draft Light Square/Wauwi Master Plan.
11. Phase 2 community consultation on the draft Master Plan will be undertaken in accordance with the City of Adelaide's Community Consultation Policy.
12. The draft Master Plan is targeting presentation to Kadaltilla in June 2024 and the Committee in July 2024.
13. The final Master Plan including any changes resulting from community consultation is expected to be presented to the Committee by November 2024.

DATA AND SUPPORTING INFORMATION

Link 1 – Wauwi/Light Square Master Plan - Stakeholder Register

ATTACHMENTS

Attachment A – Presentation on design and planning principles for the draft Wauwi/Light Square Master Plan

- END OF REPORT -

Wauwi/Light Square Master Plan



The City of Adelaide is developing the Master Plan with the support of:

Lead Consultant

Oxigen

Landscape Architecture

Urban Design

Urban Planning

Specialist Subconsultants

Yellaka - Karl Telfer

Kaurna cultural inputs

WGA

Strategic Transport Planning

Purpose

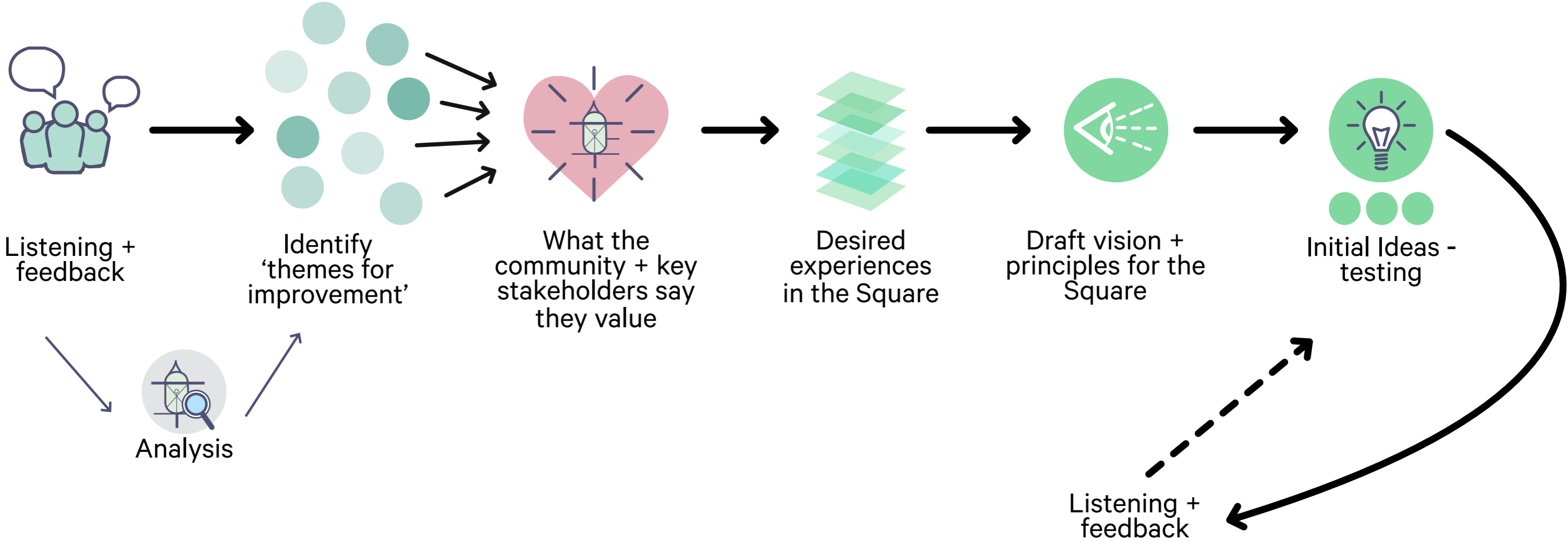
Council and the project team are seeking input from the Board on design and planning principles to guide the development of the draft Wauwi/Light Square Master Plan

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Process & approach

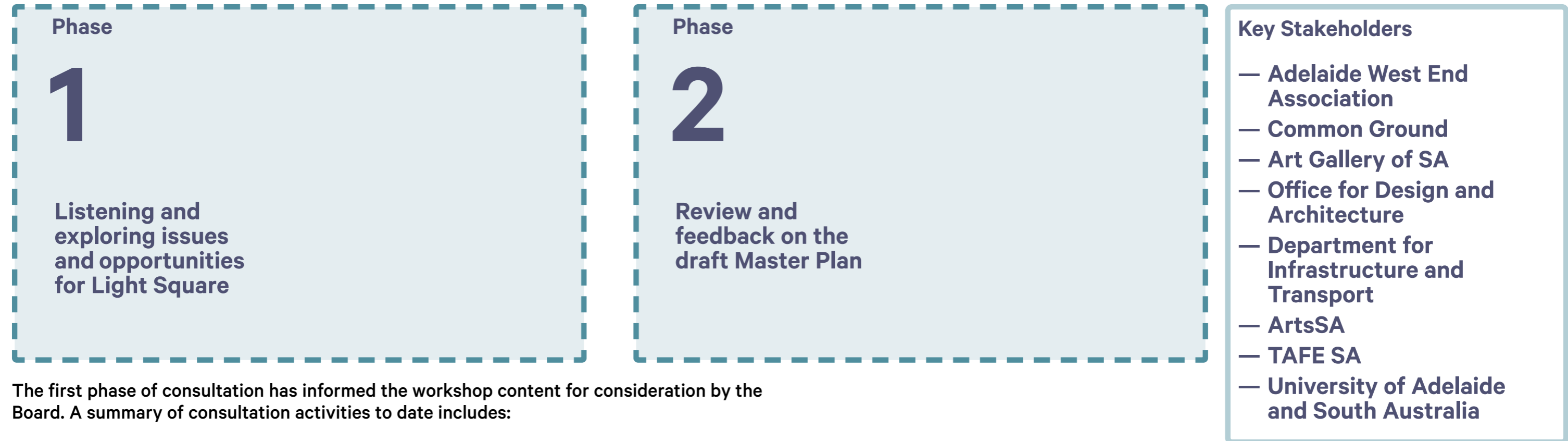
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Consultation & engagement

Targeted stakeholder and community consultation is occurring in two phases as part of the development of the Master Plan

The feedback collected to date has guided the project team in understanding the opportunities and initial themes for improvement of the Square.

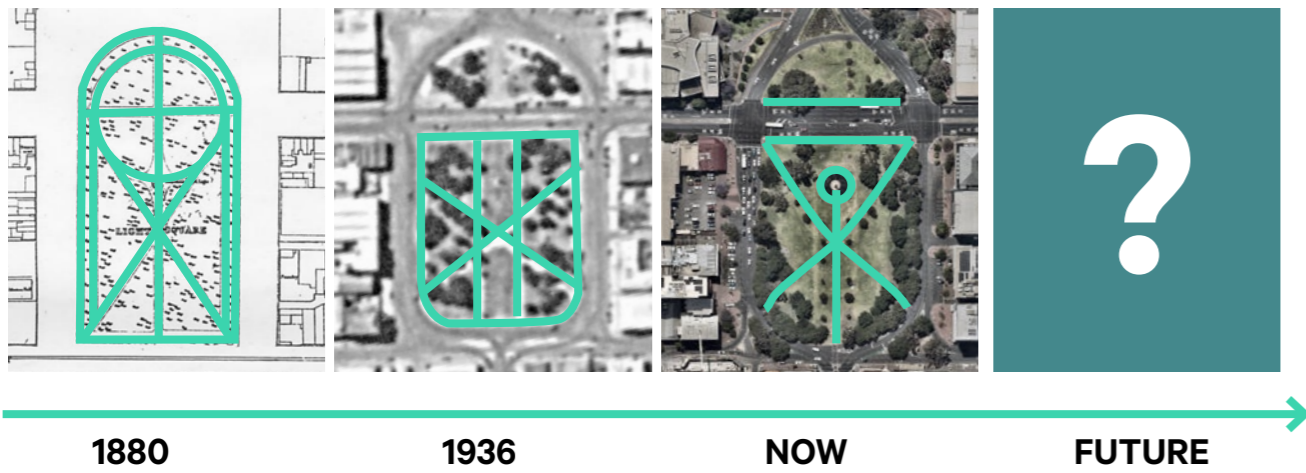


The first phase of consultation has informed the workshop content for consideration by the Board. A summary of consultation activities to date includes:

- The City of Adelaide has undertaken a series of on-site workshops to meet with residents and key stakeholders in the Light Square and north-west precinct of the city.
- A combined Reconciliation Committee and KYAC Walk on Country on 22 March 2024.
- A workshop with adjacent residents to complement Neighbour Day activities in Light Square on 26 March 2024.

Wauwi/ Light Square today

Evolution of Layout

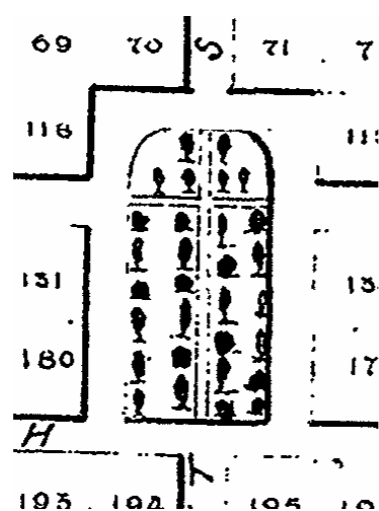


Stories of the Square

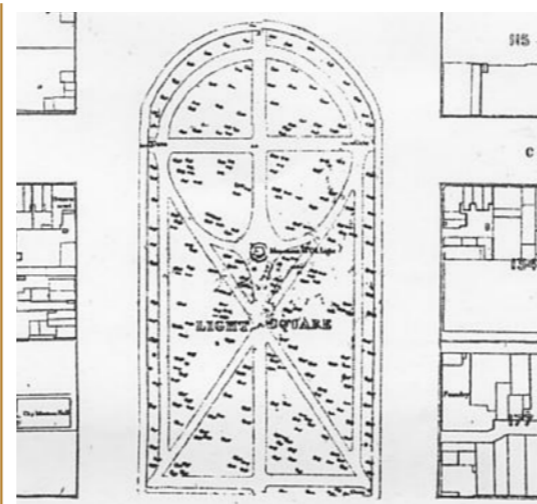
Light Square and the surrounding community represent a rich and diverse multi-cultural. This history includes many individuals who have influenced the character of the Square today.



Colonel William Light passed away in 1839 and was buried in Light Square. A memorial in the form of a marble column now stands over his grave.



1865_extract from a plan of the City of Adelaide



1880_extract from Smith Survey of the City of Adelaide



Plan Showing Improved Pavements in the City of Adelaide by the City Engineer dated 14 November 1927



1936 Light Square Plan

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Kaurna heritage

<1800

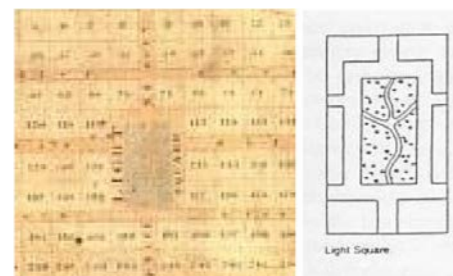
1839

1865

1880

1927

1936



Light Square exists as a rectangular Square, or village green, as originally envisaged and laid out by Colonel Light in his 1836 survey 'Plan of Adelaide'. It was named on 23 May 1837 by the Street Naming Committee in honour of Colonel William Light's survey, which Light also served upon. No change to this surveyed plan has occurred thereafter.

1875

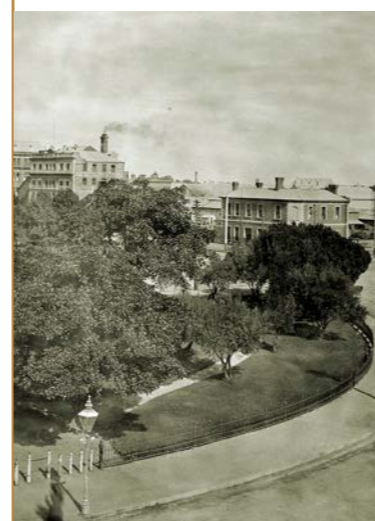


1875 aerial axiometric view of Light Square. Australasian Sketcher 10 July 1875

1908

Light Square was modified with the tramway works cutting a new east-west route along the present Currie Street alignment (Annual Report 1908,p.21;1909,pp.47-48).

1911



A 1911 photograph taken from the northern portion of Light Square.

1928

Note the absence of the present water feature surrounding the Memorial, the flagpole to the left (north-east) of the Memorial, and the dense but open Gardenesque style of mature tree planting in the Square. Source: City of Adelaide 1928, np.



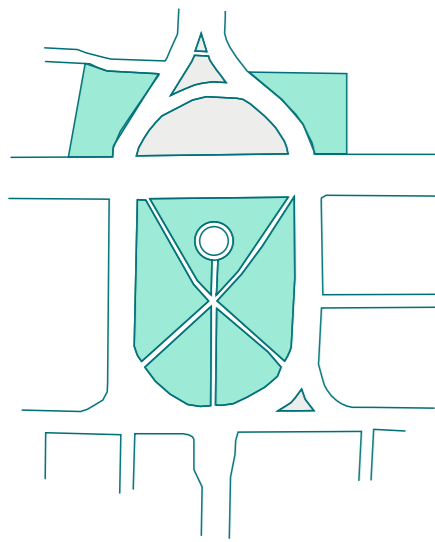
Photograph of the Light Memorial and Light Square in 1928.

2003



In 2003, a set of 7 black granite sculpture pieces entitled 'The Eternal Question', commissioned for the Adelaide Festival in 1986, by way of a gift from Barbara and William F Stewart through the Art Gallery of South Australia Foundation in 1984, was sited in Light Square on loan to the Corporation from the Art Gallery of South Australia. The artist was Richard Kelly Tipping (b.1949).

Analysis to date









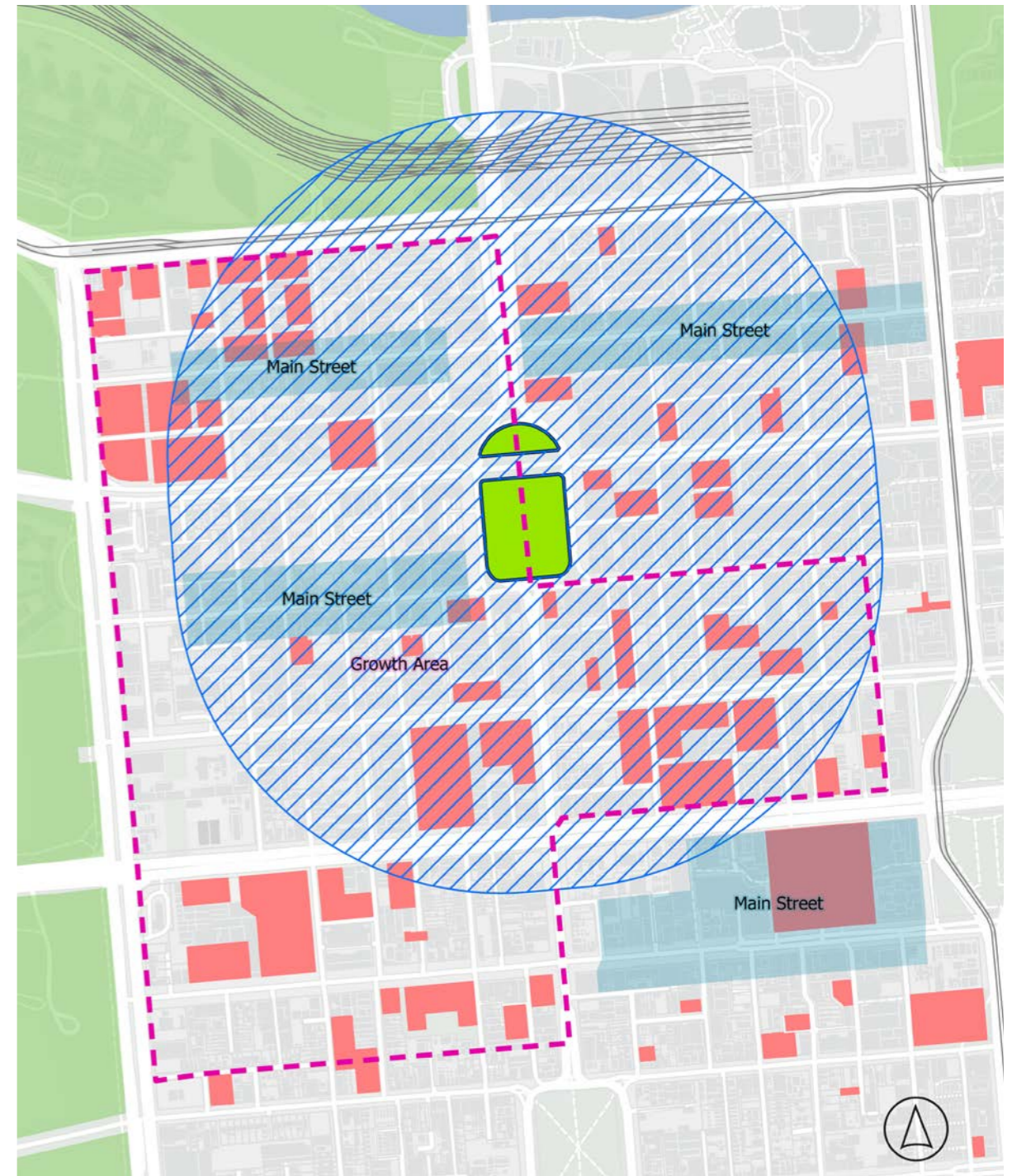
LIGHT SQUARE

Usable public space:
20,368m²

- Adjacency to Education/Training/Research Institutional Uses
- Businesses
- Residential population growth
- Large-scale gatherings and functions
- North-south arterial road link
- Important east-west metropolitan bus route

Growth Implications

-  400m buffer
-  High Growth Forecast Sites
-  Light Square
-  Growth Area
-  Main Street
-  Adelaide Park Lands



Desired experiences

From feedback the following experiences have been considered desirable



Walking & Fitness



Recreation & Play



Community Events & Activities



History & Story Telling



Picnicking



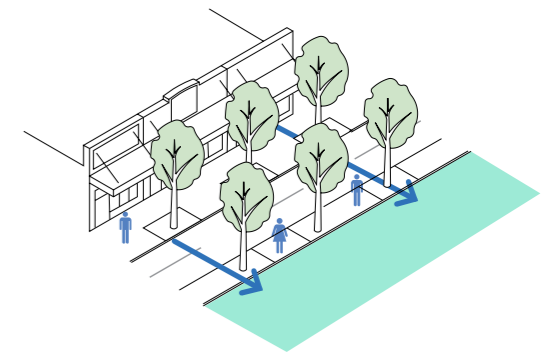
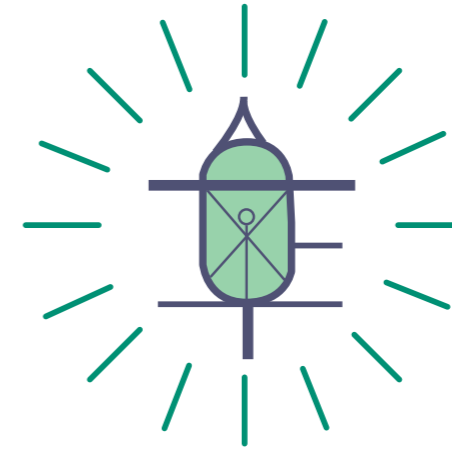
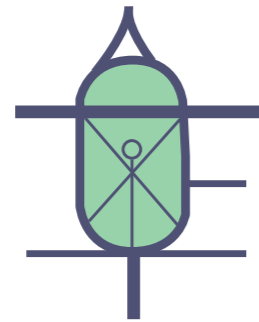
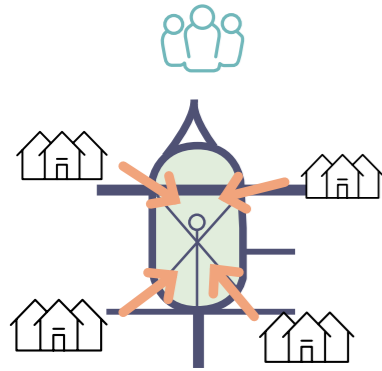
Relaxing



People watching

Principles

A set of six key principles describing what the square could be. These elements will guide ideas that are developed and tested.



Use by everyone

- Everyone feels comfortable using the Square either by themselves or in a group.

Relaxed spaces

- A variety of activities and spaces within the Square.

Fun to be in

- Distinctive character to SW quadrant of the city.
- Opportunities for people to share their stories and experiences.

Comfortable + safe

- Comfortable spaces that are shaded in summer and sunny in winter.
- Spaces that are safe to use at all times of the day.

Attractive

- A variety of activities and opportunities for the community to use the Square.

Green edges

- Separation of the road to increase safety and comfort for users.

Phase 01 Feedback - Summary

Existing Square

From feedback and analysis of the site the following elements have been recorded.

Safety Concerns

- Pedestrian accessibility and movement after dark

Increasing density

- Surrounding residential development

Recreation

- Popular recreation facilities

Limited use afters sunset

- Minimal night time activities

Community Focus

- Community gardens
- Free events
- Welcoming community

One type of green space

- Large parcel of green space within the park, mainly trees and lawn with little diversity
- No structure

Lack of shade & comfort

- Lack of shade along paths and seating areas
- Difficult to find a quiet and protected space

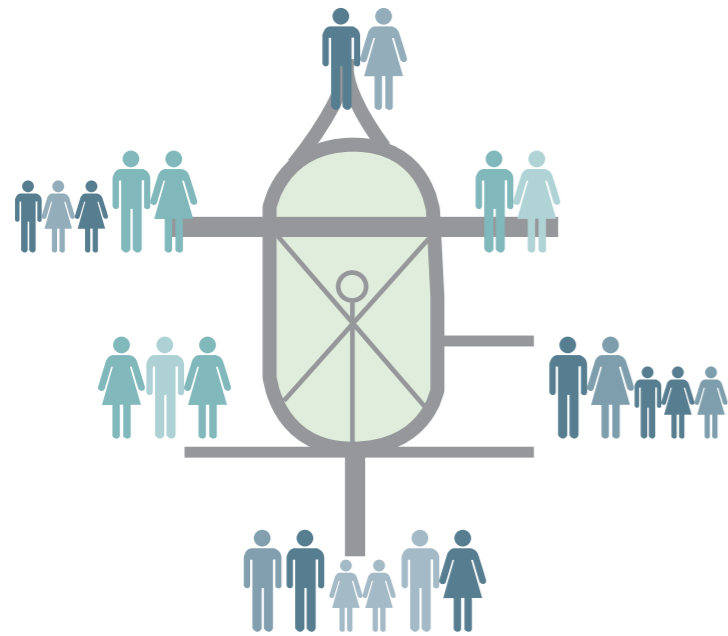
Vehicle speeds

- Pedestrian crossing made difficult by vehicle speeds around corners
- Surrounded by roads on all sides

Large majestic trees

- Existing trees

Core Values



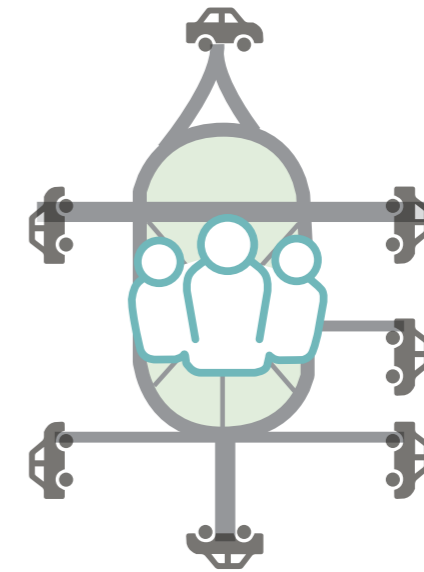
Welcoming

- Builds on existing character
- A community space with a village feel
- A variety of activities and things to do



Attractive

- Attractive to be in
- Well maintained gardens and planting
- Something to do there everyday
- Green and lush all year round



Safe & Comfortable

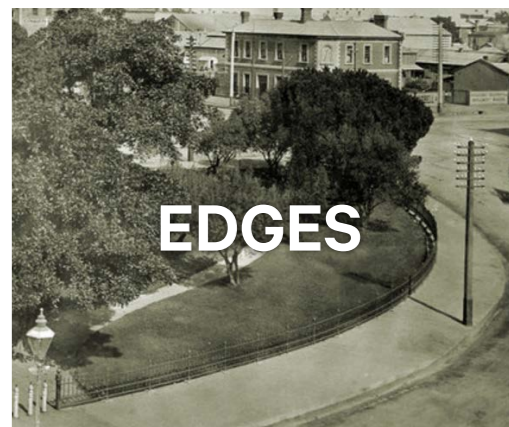
- Comfortable and inviting to be in
- Safe for everyone
- Well lit at night
- Easy to access with slower traffic around the square
- Discourage anti-social behaviour

Draft

Vision

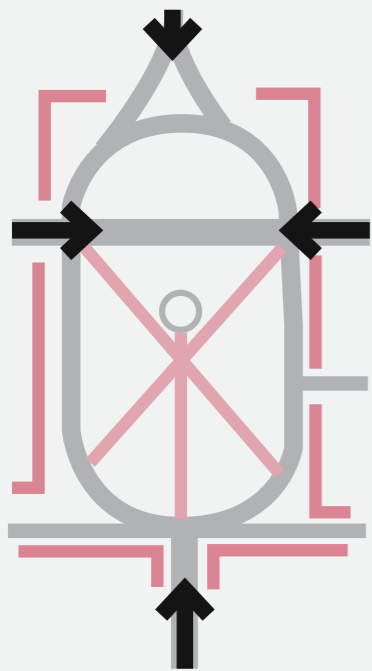
“a community Square with a defined character, that recognises layers of history and plans for contemporary needs including Kaurna connections with country”

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Key themes for improvement

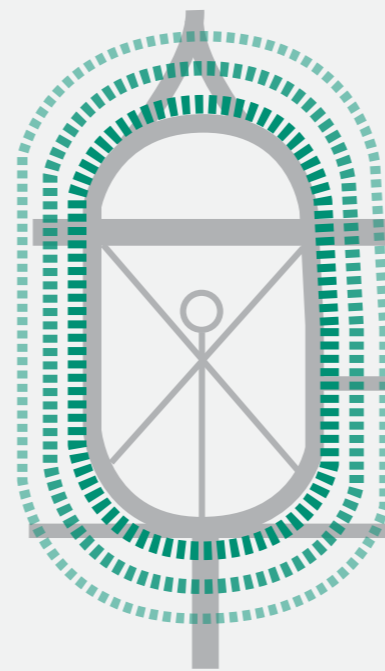
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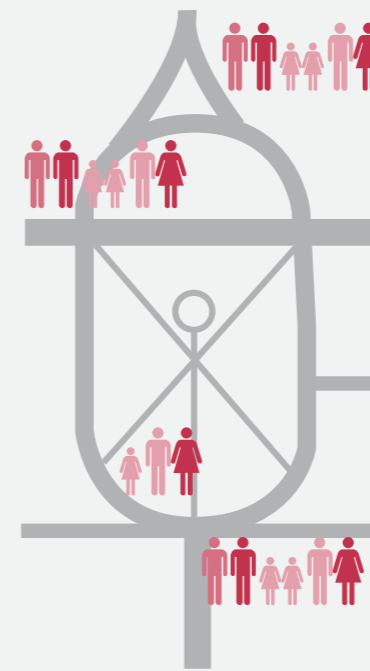
Theme 1
Access,
Connectivity &
Edge Treatments



Theme 2
Open Space
Hierarchy &
Pedestrian Scale



Theme 3
Vitality, Life and
Climate



Theme 4
Community,
Culture & History



Theme 5
Events, Art, Play,
Programming &
Participation

Draft Victoria Park / Pakapakanthi Master Plan Consultation Summary

Strategic Alignment - Our Environment

Public

Tuesday, 2 April 2024

**City Planning, Development
and Business Affairs
Committee**

Program Contact:

Sarah Gilmour, Associate
Director, Park Lands, Policy &
Sustainability

Approving Officer:

Ilia Houridis, Director City
Shaping

EXECUTIVE SUMMARY

The purpose of this report is to provide the findings of the draft Victoria Park / Pakapakanthi (Park 16) Master Plan (the Master Plan) consultation (Attachment A), that occurred in late 2023 and outline the next steps to finalise the Master Plan.

The report advises of the changes that are being incorporated into the draft Victoria Park / Pakapakanthi Master Plan (Master Plan), after the assessment of the consultation findings as reported to the Kadaltilla / Adelaide Park Lands Authority on 28 March 2024. The amended draft Master Plan is targeting presentation to Kadaltilla in May 2024 and Council in June 2024.

RECOMMENDATION

The following recommendation will be presented to Council on 9 April 2024 for consideration

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE RECOMMENDS TO COUNCIL

THAT COUNCIL

1. Receives the Consultation Summary Report on the Draft Victoria Park Master Plan contained in Attachment A to Item 7.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 2 April 2024.
 2. Notes the draft Victoria Park/Pakapakanthi Master Plan (Master Plan), subject to the inclusion of the changes contained in points 21 through to 22.4.1 as contained in the report and Attachment A to Item 7.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 2 April 2024.
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IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	Strategic Alignment – Our Environment The status, attributes and character of our green spaces and the Park Lands are protected and strengthened.
Policy	Delivery of the final stages of Victoria Park (Park 16) is identified as a Big Move – Places and Spaces in the Adelaide Park Lands Management Strategy 2015-2025. Consultation was undertaken in accordance with the City of Adelaide Community Consultation Policy dated 16 July 2019.
Consultation	Targeted stakeholder consultation was undertaken in 2022 to inform the development of the draft Victoria Park / Pakapakanthi Master Plan. Broad community consultation on the draft Master Plan opened on 17 August 2023 and closed on 11 September 2023.
Resource	Broad costings will be undertaken following community and stakeholder consultation on the draft Master Plan and prior to the Council's final decision.
Risk / Legal / Legislative	Consideration for the <i>Motorsport Act 1984 (SA)</i> and 2023 Declared Area has been included in the draft Master Plan. The Motor Sport Board provided a submission to the consultation process.
Opportunities	The draft Master Plan provides a vision and framework to enhance Victoria Park / Pakapakanthi (Park 16) and guide future investment.
23/24 Budget Allocation	The 2023/24 Annual Business Plan and Budget includes \$50,000 to undertake detailed design and delivery of projects identified within the Master Plan. Work has commenced on the interpretation of landscapes in Victoria Park (Park 16) including grassland, wetland and woodlands.
Proposed 24/25 Budget Allocation	The item that is the subject of this report is currently unfunded. Any required funding for this item is subject to, and needs to be considered in the context of, the prioritisation of projects, initiatives and service enhancements for the development of the 2024/25 budget, and within the parameters of the Long Term Financial Plan to ensure long-term financial sustainability. A budget proposal of \$250,000 to undertake detailed design for the master plan in 2024/25 has been submitted for consideration through the 2024/25 Annual Business Plan and Budget deliberations.
Life of Project, Service, Initiative or (Expectancy of) Asset	The Master Plan outlook is 5-10 years.
23/24 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Dependant on existing asset renewal and the extent of proposed new works.
Other Funding Sources	External funding sources will be pursued to implement the Master Plan for Victoria Park / Pakapakanthi. Funding sources may include the Federal and State Government, Capital City Committee, adjoining Council contributions (where appropriate), recreation and sports grants, club and association co-investment, Brownhill Keswick Creek Stormwater Project, South Australian Motorsport Board, Planning and Development Fund and/or any future Adelaide Park Lands investment funds explored through the Adelaide Park Lands Management Strategy – Towards 2036.

DISCUSSION

Background

1. At its meeting on 12 October 2021 ([Link 1](#)), Council requested a report be prepared for the Kadaltilla / Park Lands Authority (Kadaltilla) outlining the necessary steps toward the development of a new landscaping proposal to achieve enhanced greening, in particular tree canopy for shade across Victoria Park / Pakapakanthi (Park 16).
2. A report was presented to Kadaltilla on 24 February 2022 ([Link 2](#)) outlining a proposal to develop a Landscape Concept Plan for Victoria Park / Pakapakanthi (Park 16).
3. At its meeting on 15 March 2022 (reconvened from 8 March 2022) ([Link 3](#)), Council noted Kadaltilla's support for the development of a new Landscape Concept Plan for Victoria Park / Pakapakanthi (Park 16), and sought consideration of the following:
 - 3.1. Lack of trees and shade, particularly, but not exclusively, at the northern end of the Park around the bitumen motor sport track and historic grandstand
 - 3.2. Need to provide a hospitable and attractively landscaped environment for a future, hotter climate
 - 3.3. Cultural landscape and social values of the Park, including the associative values attached to the motor sport track, horse-racing, cycling and other contemporary uses
 - 3.4. Remnant native plant and animal habitat and original vegetation
 - 3.5. Many informal and formal uses of the Park
 - 3.6. Limitations on tree plantings imposed by soil contamination
 - 3.7. The desire for an inspiring and sustainable landscape.
4. Kadaltilla noted engagement would be undertaken with the following targeted stakeholders to inform development of the Master Plan:
 - 4.1. 'Re-imagining Victoria Park' group
 - 4.2. Adjacent City of Adelaide residents
 - 4.3. Park users who have a lease or license for Park 16, including event holders
 - 4.4. Other stakeholders and the general public.
 - 4.5. Engage with Kaurna.
5. In early 2022, Aspect Studios was engaged to develop the Master Plan for Victoria Park / Pakapakanthi (Park 16).
6. At its meeting on 11 July 2023 ([Link 4](#)), Council endorsed the draft Victoria Park / Pakapakanthi (Park 16) Master Plan being released for the purposes of community consultation:

Council endorses the draft Victoria Park / Pakapakanthi (Park 16) Master Plan as provided in Attachment A to Item 15.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 4 July 2023, for the purposes of Council undertaking community consultation.
7. That report outlined that targeted consultation occurred throughout the initial stages of the project between July and August 2022, to help shape the draft Master Plan and gain valuable feedback on how Victoria Park / Pakapakanthi (Park 16) is being used and managed.
8. A presentation was provided to Kadaltilla at its meeting on 27 April 2023 ([Link 5](#)) with an overview of the master planning process and to gain feedback on the draft principles and site context for the draft Master Plan.
9. The draft Master Plan contains vision statements, design principles and initiatives that respond to the desire for increased greening, historical interpretation, multiple existing activities and recreational uses and the various open landscapes across Victoria Park / Pakapakanthi (Park 16).

Consultation

10. Consultation with key stakeholders occurred throughout the initial stages of the project between July - August 2022. The key stakeholders included:
 - 10.1. Kaurna Yerta Aboriginal Corporation (KYAC)

- 10.2. City of Adelaide
- 10.3. Green Adelaide
- 10.4. City of Burnside
- 10.5. South Australian Motor Sport Board
- 10.6. Brown Hill Keswick Creek Project Team.
- 11. Existing Victoria Park / Pakapakanthi (Park 16) community stakeholders, commercial operations, lease holders and license holders were given the opportunity to input into the working draft Master Plan. Those that provided feedback included:
 - 11.1. South East City Residents Association (SECRA) and adjacent residents
 - 11.2. AusCycling
 - 11.3. Pakapakanthi Parkrun
 - 11.4. East Adelaide Football Club
 - 11.5. South Australian Cricket Association (SACA)
 - 11.6. Victoria Park Social Club (VPSC).
- 12. Broad community consultation was undertaken between July and August 2023 utilising a range of engagement methods, including:
 - 12.1. On-site signage
 - 12.2. Information displays at Victoria Park Social Club and Velo café
 - 12.3. City of Adelaide's community engagement platform
 - 12.4. Kadaltilla Annual Community Forum events held on the following dates and locations:
 - 12.4.1. Adelaide Central Markets - 12 September 2023
 - 12.4.2. Mary Lee Park (Park 27B) - 17 September 2023
 - 12.4.3. Victoria Park/Pakapakanthi (Park 16) - 8 October 2023
 - 12.4.4. Marshmallow/Pelzer Park Pityarilla (Park 19) - 19 October 2023
 - 12.5. Community Biodiversity Fair during the 2023 Nature Festival held at Pakapakanthi Wetlands on 8 October 2023
 - 12.6. Social media posts.
- 13. In total, 224 submissions were received, comprised of:
 - 13.1. 17 email submissions
 - 13.2. 9 letter submissions
 - 13.3. 198 YourSay responses.
- 14. Letter responses were received from:
 - 14.1. Norwood Cycling Club
 - 14.2. AusCycling
 - 14.3. The North Adelaide Society
 - 14.4. Adelaide Park Lands Association
 - 14.5. South Australian Cricket Association
 - 14.6. South Australian National Football League (SANFL)
 - 14.7. South East City Residents Association (SECRA)
 - 14.8. South Australian Motor Sport Board
 - 14.9. Individual community member responses.

15. The South Australian Motor Sport Board submission supported the Master Plan vision to balance multiple users' needs whilst providing an aspirational, inspiring and sustainable blueprint for Victoria Park (Park 16) but sought further consideration in a number of areas summarised under the following headings:
 - 15.1. Major events as important current and future uses of Victoria Park (Park 16).
 - 15.2. Balancing natural and built-form elements to maximise multi-use outcomes.
 - 15.3. Minimising infrastructure build times and impacts of events.
 - 15.4. Sealing Park 16 pathways to improve functionality and inclusiveness.
 - 15.5. Considering a longer-term horizon for Victoria Park (Park 16) Master Planning.
16. Respondents to the consultation indicated broad support for the draft Master Plan vision statements and principles.
17. Predominant themes reflected in the consultation included:
 - 17.1. The need to formalise the path network including type and materiality.
 - 17.2. The need to increase greening and tree canopy.
 - 17.3. Support for the continuation of sports and recreation with a focus on cycling infrastructure.
 - 17.4. Support for the rehabilitation of Botanic Creek.
 - 17.5. Support the addition of a new nature-based play space and park amenities focusing on public toilets.
 - 17.6. The need to balance uses/built form and natural elements/community access to the Park, including during event time.
 - 17.7. Caution on over-designing and overusing the Park.
 - 17.8. Caution about extended hours and uses for the Park with some sentiment that the Park has reached capacity.
 - 17.9. Further communication of dog on-leash requirements in Victoria Park (Park 16) and the wetlands, including views that a dog-off leash area should be fenced.
 - 17.10. Limited support by community Your Say respondents for the Adelaide 500 and Motorsport in Victoria Park (Park 16).
 - 17.11. Re-alignment of the criterion track was not supported.
 - 17.12. Some current users identified conflicts with existing events and other Park users.
18. As part of the consultation, feedback was sought on which initiatives in the draft Master Plan should be prioritised. Based on the consultation feedback, the community's priorities for investment follow:
 - 18.1. Improvements to the path network (and cycling infrastructure), including a perimeter pathway, improvements to the Criterium Track as well as a hierarchy, connectivity and disability access of the path network.
 - 18.2. Increased greening and tree canopy (biodiversity), particularly over existing and new paths, to complement the wetlands and strategic open space areas (understorey planting to support biodiversity values).
 - 18.3. Rehabilitation of Botanic Creek and erosion control in creek beds.
 - 18.4. Short to medium-term investment in interpretation focused on the environment, Kaurna culture and historical values of the Park.
 - 18.5. Short to medium-term investment in a nature-based play space that is sited to reduce possible conflicts with other Park users (away from the Criterium Track).
 - 18.6. Short to medium-term investment in public toilets designed in context with the Adelaide Park Lands setting.
19. Consultation findings were presented to Kadaltilla at its meeting held on 28 March 2024.
20. A full summary of the feedback is provided in **Attachment A** – Victoria Park / Pakapakanthi (Park 16) Master Plan Consultation Summary Report.

Proposed changes to the Master Plan

21. The following changes to the draft Master Plan are proposed following the consultation process:
 - 21.1. The Vision will be amended to include “Contribute to people’s physical and mental health”.
 - 21.2. Illustration of pedal prix use of the criterium track.
 - 21.3. Illustration of concrete cricket pitches on existing ovals, as requested by the South Australian Cricket Association.
22. Additional changes to the draft Master Plan are proposed and are outlined below under key themes raised in the consultation process:
 - 22.1. Greening, trees or biodiversity
 - 22.1.1. Inclusion of additional tree canopy target.
 - 22.2. Public Amenities
 - 22.2.1. Proposed pavilion replaced with ‘outdoor rooms’ to provide natural shade/shelter.
 - 22.2.2. Inclusion of additional lighting in north-eastern section of the Park.
 - 22.2.3. Inclusion of data collection / smart technology to capture Park usage data to allow for evidence-based planning and park management.
 - 22.2.4. Consideration will be given to include a formal play space in the north-eastern corner of the Park and an informal nature play space along Botanic Creek / Adelaide Park Lands Trail.
 - 22.2.5. Consideration for relocating public toilets to service the proposed formal play space.
 - 22.3. Sport and Recreation
 - 22.3.1. Proposed realignment of criterium track to be removed from the draft Master Plan.
 - 22.3.2. Proposed central community oval to be removed from the draft Master Plan.
 - 22.3.3. Consideration given to the provision of green buffers around criterium track to provide natural barriers to reduce Park use conflicts, including implementation in conjunction with criterium track users.
 - 22.4. Motorsport
 - 22.4.1. Context provided regarding the South Australian Government’s five-year contract to host motorsport events until 2026.

Next Steps

23. The changes listed above are being incorporated into the amended draft Victoria Park / Pakapakanthi (Park 16) Master Plan.
24. An amended Master Plan is targeting presentation to Kadaltilla at its meeting in May 2024 for endorsement.
25. Pending endorsement by Kadaltilla, the draft Master Plan is targeting presentation to the City Planning, Development and Business Affairs Committee and Council for approval by June 2024.

DATA AND SUPPORTING INFORMATION

- Link 1** – [Item 17.3 - Motion on Notice - Reimagining Victoria Park – Pakapakanthi \(Park 16\) - 12 October 2021](#)
- Link 2** – [Item 5.2 - Reimagining Victoria Park / Pakapakathi \(Park 16\) - 24 February 2022](#)
- Link 3** – [Item 9.1 - Advice of Kadaltilla / Park Lands Authority - 24 February 2022 – 15 March 2022](#)
- Link 4** – [Item 9.2 - Recommendations of the City Planning, Development and Business Affairs Committee – 4 July 2023](#)
- Link 5** – [Item 4.1 - Victoria Park \(Park 16 / Pakapakanthi\) Master Plan Update - 27 April 2023](#)
-

ATTACHMENTS

Attachment A – Victoria Park / Pakapakanthi Master Plan Consultation Summary Report.

- END OF REPORT -

DRAFT VICTORIA PARK/PAKAPAKANTHI (PARK 16) MASTER PLAN

Consultation Summary Report

March 24

ACKNOWLEDGEMENT OF COUNTRY

The City of Adelaide acknowledges that we are located on the traditional Country of the Kaurna people of the Adelaide Plains and pays respect to Elders past, present and emerging.

We recognise and respect their cultural heritage, beliefs and relationship with the land. We also extend that respect to visitors of other Aboriginal Language Groups and other First Nations.

DOCUMENT PROPERTIES

Contact for enquiries and proposed changes

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

Contact Officer: Jared Wilson
Title: Team Leader Park Lands Planning
Program: City Shaping
Phone: (08) 8203 7199
Email: J.Wilson@cityofadelaide.com.au

Record Details

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1	20/12/2023	Tom Rossini	Draft

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EXECUTIVE SUMMARY

This report summarises the consultation findings on the draft Victoria Park / Pakapakanthi (Park 16) Master Plan undertaken by City of Adelaide (CoA).

Consultation was undertaken in accordance with Council's Community Consultation Policy dated 16 July 2019 and the *Local Government Act 1999* (LG Act).

Consultation commenced on **17 August 2023** and closed on **11 September 2023**.

In total, **224** submissions were received.

In summary the feedback included:

YourSay Feedback

- 80% of respondents agreed with Master Plan vision statements.
- 76% of respondents agreed with the Master Plan principles.

The most common responses related to:

- Paths (24%),
- Events and recreation (21%),
- Greening and tree canopy (21%)
- Creek rehabilitation (13%).

Written Submission Feedback

Greening / Trees / Biodiversity

- Create tree canopy over existing and new paths and throughout park to support biodiversity values.
- Community groups keen to be involved in greening of the park.
- Further communication of dog on-leash requirements is required.

Public Amenities

- Support for a nature-based plays space (away from the criterium track).
- Support for the existing toilet facility to be renewed provided the building footprint is minimised.
- Limited support was provided for the inclusion of a community pavilion.
- Need for increased lighting in northeastern section of park.

Access

- Investment in paths (and cycling infrastructure), including a perimeter pathway, path hierarchy, connectivity and disability access of the path network received strong support.

Sport and Recreation

- Realignment of the criterium track was strongly opposed by primary user groups.
- Inclusion of a central community oval and increased programming was not generally supported.
- Increased programming of the hard stand space would significantly increase safety issues for riders and other park users.

- Provision of physical barriers is required to reduce conflicts between park uses including cyclists/dogs/ball sports and improve safety.

Motorsport

- The assumptions of the continuation of motorsport in the park was raised as a primary concern by a number of community responses.
- The master plan should not reflect the short-term status quo of motorsport dominating this park.
- The activation of the hard stand areas associated with motorsport was not broadly supported - community would prefer if the hard stand was removed. This does not reflect the South Australian Motorsport Board's submission.
- Recognition of the importance of Park 16 for economic and social benefit of large scale events.

How this will help to refine the master plan

The consultation feedback will inform the final draft Victoria Park / Pakapakanthi Master Plan will help to refine the final Master Plan through the following changes:

Minor Amendments

- Vision amended to include "Contribute to people's physical and mental health".
- Illustration of pedal pux use of criterium track.
- Illustration of concrete cricket pitches on existing ovals - this was requested by South Australian Cricket Association.

Greening / Trees / Biodiversity

- Inclusion of additional canopy target.

Public Amenities

- Proposed pavilion replaced with 'outdoor rooms' to provide natural shade/shelter.
- Inclusion of additional lighting in northeastern section of the park.
- Inclusion of data collection / smart technology to capture park usage data to allow for evidence based planning and park management.
- Playspace location – consideration will be given to include a formal play space in the northeastern corner of the Park and an informal nature play space along Botanic Creek / Park Lands Trail.
- Consideration for relocating public toilets to service the proposed formal play space.

Sport and Recreation

- Proposed realignment of criterium track removed from master plan
- Proposed central community oval removed from master plan
- Consideration given to the provision of green buffers around criterium track to provide a natural barriers to reduce park use conflicts
- Implementation to be in conjunction with criterium track users

Motorsport

- Context provided regarding the South Australian Government's five-year contract to host motorsport events until 2026.

1. HOW WE ENGAGED

A comprehensive consultation package was made available through Your Say Adelaide, on **17 August 2023** to **11 September 2023** including:

- Project Information
- Background Information
- Frequently Asked Questions and Answers
- Links to other related documents including the draft Master Plan for Victoria Park / Pakapakanthi (Park 16) and the Adelaide Park Lands Management Strategy 2015-2025
- Online methods to provide feedback via a survey, a discussion forum and pin tool to drop comments directly onto a map
- Administration contact details for further information.

Promotion of the consultation included:

- Email notification and one-on-one meetings with relevant stakeholders/community groups
- Notification of consultation posted on Council's social media platforms and website which reached 48,288 people with a total of 1,796 clicks
- Signs and posters installed across Victoria Park / Pakapakanthi and City of Adelaide libraries and community centres
- Customer Centre screen ads and digital post-it advertising of the consultation
- A total of 500 A6 sized postcards were distributed in cafes, libraries, and community centres in suburbs around Victoria Park / Pakapakanthi (including City of Norwood, Payneham & St Peters, City of Burnside).
- Corflutes signs with QR code links to the consultation were placed in 16 locations within the Park links to survey and feedback.
- In addition, public events outside of the consultation period were used to discuss the draft Master Plan and obtain consultation feedback, including the Kadaltilla Community Forum pop-up events held between 12 September and 19 October 2023, and the City of Adelaide Biofair held in Victoria Park / Pakapakanthi on 8 October 2023.

2. WHO WE HEARD FROM

In total, 224 submissions were received comprised of:

- 17 email submissions
- 9 letter submissions (8 from stakeholder user groups)
- 198 Your Say Adelaide responses.

Written submissions

A total of 26 written submissions were received, as follows:

- 17 email submissions
- 9 letter submissions from:
 - South Australian Motor Sport Board
 - Adelaide Park Lands Association
 - South East City Residents Association (SECRA)
 - Norwood Cycling Club
 - AusCycling
 - South Australian Cricket Association
 - South Australian National Football League (SANFL)
 - The North Adelaide Society
 - Individual community member response.

Your Say Adelaide

The Your Say platform resulted in 198 submissions to the engagement, a summary of activity on the platform follows:

- 3,093 'Aware' visitors: Visitors, which could be individuals or individuals visiting on behalf of organisations, made 3,499 visits to the Your Say Adelaide page (which means some visited more than once).
- 783 'Informed' visitors: These are visitors that explored the consultation materials more closely to learn more about the project by browsing through the consultation information available.
- 202 'Engaged' visitors: These are the people who submitted feedback through the online engagement tools.
- There were 509 document downloads from the Your Say Adelaide page, including:
 - 349 downloads of the draft Master Plan for Victoria Park / Pakapakanthi (Park 16).
 - 12 downloads of the Adelaide Park Lands Management Strategy 2015-2025.

3. WHAT WE HEARD

Key themes and a summary of feedback has been summarised from the 224 submissions.

This feedback has assisted Council in refining the Master Plan.

The following notable statistics from the outcomes of the YourSay consultation outline a general support for the Master Plan.

- 80% of respondents agreed with the Master Plan vision statements.
- 76% of respondents agreed with the Master Plan principles.

The most common responses related to paths (24%), events and recreation (21%), greening and tree canopy (21%) and creek rehabilitation (13%). Together these initiatives accounted for 66% of responses.

The following table summarises the key feedback provided from both the YourSay responses and the written responses.

Key theme	Summary of Feedback
Vision and Principles	Broad support for the vision statements and principles contained in the draft Victoria Park Master Plan. Feedback included the desire for the Master Plan to include another key move to promote the Park as 'supporting the health and wellbeing of people'
Access and inclusion	The need for the park to be more inclusive was raised in the feedback from community, including increased access for people with disabilities, the elderly and First Nations peoples.
Path network	Investment in paths (and cycling infrastructure), including a perimeter pathway, improvements to the Criterium Track as well as a hierarchy, connectivity and disability access of the path network received strong support.
Greening/trees/ /biodiversity	Tree planting to create canopy over existing and new paths, to complement the wetlands and in strategic open space areas (understorey planting to support biodiversity values). Community groups wish to be a part of the greening of the Park with more opportunities for planning in the northern section of the Park. Further communication of dog on-leash requirements in Park 16 and the wetlands is required.
Rehabilitation of Botanic Creek	The rehabilitation of Botanic Creek and erosion control in creek beds was supported by a number of community-based groups/organisations.
Interpretation	Increased provision of interpretation with a focus on environmental, Kaurua culture and historical values of the Park.
Play space	Support for a nature based play space that is sited for safety and to reduce possible conflicts with other Park users (away from the Criterium Track).
Public Toilets	General support for the existing public amenities located in the central section of the Park to be renewed provided that the build form is contextual to the Park Lands setting and minimisation of the building footprint is prioritised.

Key theme	Summary of Feedback
	<p>Consideration could be given to the location of this toilet facility and whether it could be located closer to the heritage buildings and proposed play space.</p>
<p>Grandstand / Community Hub</p>	<p>General support for the proposed enhancement of the Grandstand, and suggestion that the café at the Grandstand is valued and a desire for it to be upgraded and more accessible/inclusive.</p> <p>There was limited support for the proposed community pavilion to accompany the hard stand area.</p>
<p>Park Activation</p>	<p>The activation of the hard stand areas associated with motorsport was not broadly supported by the community. The community's preference is to see these hard stand areas removed rather than activated.</p> <p>General sentiments outline that the Park is already activated and does not require further activation.</p>
<p>Motorsport</p>	<p>The continuation of Motorsport in Victoria Park was raised as a primary concern by a number of community respondents.</p> <p>These responses suggested the Master Plan acknowledge the South Australian Government signed a five-year contract to host the motorsport race until 2026. The continuation of Victoria Park hosting motorsport was not supported by a number of community members/group responses.</p> <p>It was suggested that the Master Plan should not reflect the short-term status quo of motorsport in the Park but should reflect the future of the Park beyond its use for motorsport and seek the removal of hard stand surfaces that are predominantly used for the purposes of motorsport.</p>
<p>Criterion Track</p>	<p>The proposed realignment of the criterium track was strongly opposed by the organisations that use the track for training and competition purposes.</p> <p>A strong history of participation and the significance of this facility to the cycling community and South Australia was outlined in responses.</p> <p>Responses outlined that the Victoria Park criterium track is currently the only designated criterium track in South Australia and provides amateur through to elite level cyclists with the opportunity to train and compete in a designated car free environment in a central, easily accessible location.</p> <p>The responses also outlined that the realignment would result in a fundamental change to the course for racing and is not viewed by the users as an improvement.</p>
<p>Park Use Conflict</p>	<p>Submissions raised the need for existing use conflicts to be addressed, including cyclists, dog walkers and activation of the park.</p>
<p>Lighting and data collection</p>	<p>A number of submissions outlined the need for additional lighting in the park, with a focus on the heritage precinct area and criterium track.</p> <p>Increased and transparent data collection to capture park usage was raised to assist in the management of the Park.</p>
<p>Community Oval</p>	<p>The proposed inclusion of an additional community oval and increased programming of the open grassed spaces adjacent to the criterium track</p>

Key theme	Summary of Feedback
	<p>was not generally supported outside of the peak sporting bodies who showed interested in long term programming of this space.</p> <p>The cycling community raised concern that the increased programming of this space would significantly increase safety issues for riders and other park users.</p>
Events	<p>Recognition of the importance of Park 16 for economic and social benefit of large scale events such as VAILO Adelaide 500, Bridgestone World Solar Challenge, International Horse Trials, Pedal Prix, Adelaide Rally, AusCycling SA events, Adelaide Motorsport Festival.</p> <p>This a was sentiment from the organised event users of the Park, but not generally supported by the broader community who outlined the need for events to be less disruptive to the community usage of the Park.</p>

4. INVESTMENT PRIORITIES

Consultation findings have allowed for identification of the community expectations for priority investment areas. These include:

- Improvements to the path network (and cycling infrastructure) to be costed and external funding partnerships and Council budget funding to be sought from 2024/25.
- Prepare and include a costed tree planting schedule in the updated draft Master Plan to increase tree canopy, particularly over existing and new paths, to complement the wetlands and strategic open space areas (understorey planting to support biodiversity values).
- Detailed design and initiation of works for the rehabilitation of Botanic Creek to target commencement in the 2024/25 financial year.
- Planning and installation of interpretative signage (focused on the environment, Kaurna culture and historical values of the Park) to target commencement in the last quarter of 23/24 financial year and priority funding to be sought in 2025/26 Council budget processes for the design and incorporation of additional interpretive elements (e.g. public art, landscape design).
- Funding for concept design of a nature-based play space to be sought from 2024/25 at the earliest and priority funding for concept design to be sought in 2025/26 Council budget processes. Delivery of a play space targeting delivery in 2025/26 to 2026/27.
- Funding for public toilet improvements to be sought from 2024/25 at the earliest and priority funding sought in 2025/26 Council budget processes.

The refined Master Plan will incorporate specific metrics and targets to achieve the master plan vision statements and principles, and an implementation plan with costings for priority projects.

APPENDIX 1 – WRITTEN STAKEHOLDER SUBMISSIONS SUMMARY

In addition to email submissions, letter submissions were received from:

1. South Australian Motor Sport Board
2. Adelaide Park Lands Association
3. Norwood Cycling Club
4. AusCycling
5. The North Adelaide Society
6. South East City Residents Association (SECRA)
7. South Australian Cricket Association (SACA)
8. South Australian National Football League (SANFL)

These submissions have been summarised in the “what we heard” section of this report with further summary, analysis and consideration provided in Table 1.

Table 1 – High-level summary of written submissions

Submission	Summary of Feedback	Analysis of Feedback	Consideration of Feedback
<p>SA Motor Sport Board (SAMSB)</p>	<p>As a major user of Pakapakanthi / Victoria Park (Park 16), the South Australian Motor Sport Board support the CoA’s vision to balance multiple users needs whilst providing an aspirational, inspiring and sustainable blueprint for the Park but sought further consideration in a number of areas summarised under the following headings:</p> <p>Major events as important current and future uses of Park 16</p> <ul style="list-style-type: none"> Importance of Park 16 for economic and social benefit of large scale events such as VAILO Adelaide 500, Bridgestone World Solar Challenge, International Horse Trials, Pedal Prix, Adelaide Rally, AusCycling SA events, Adelaide Motorsport Festival. <p>Balancing natural and built-form elements to maximise multi-use outcomes</p> <ul style="list-style-type: none"> Supports CoA’s vision to improve visual amenity and biodiversity of the Park by investing in tree planting and revegetation but notes the right balance is needed with existing built-form infrastructure and the utility and function of this infrastructure. Seeks consultation on changes to built-form elements and encourages multi-use spaces. 	<p>The following initiatives in the draft Master Plan are generally supported by the respondent:</p> <ul style="list-style-type: none"> Sealing existing shared pathways across Park 16 to improve public safety, disability access, limits dust. Greening alongside pathways. Underground and upgrades to electrical systems and EV infrastructure provision Relocation of toilet facilities to a more suitable location near the heritage grandstand. Increased lighting and renewable energy solutions. Renewed and realigned pathways and proposes alternative options to minimise need for closures. <p>The following initiatives in the draft Master Plan are not generally supported by the respondent:</p> <ul style="list-style-type: none"> New Wakefield Road pedestrian crossover point which overlaps with the racetrack and creates a safety issue Revealing the existing stormwater drains on East Terrace, to the south of the existing playing fields as it intersects with current car parking for the race – seeks to discuss alternatives. 	<p>The feedback provided has been considered and elements will be incorporated into a revised and Final Master Plan.</p> <p><u>Wakefield Road pedestrian crossover</u></p> <p>The inclusion of a signalised or safe road crossing has been retained as it provides for increased safety for Park users year round and enhances the Park Lands Trail.</p> <p><u>Revealing the existing stormwater drains</u></p> <p>The revealing of the stormwater drains and rehabilitation of Botanic Creek has environmental benefits. Much of the feedback from the broader community supported increased environmental benefits, greening and protection of biodiversity. This element will therefore maintained in the Master Plan and aligns with the purpose in which the Park Lands are held.</p> <p><u>Additional Community Playing Field</u></p> <p>Administration agree that the location and extent of a new playing field is not appropriate and has not been retained in the revised Master Plan given the feedback provided by the users and broader community. This space will be retained as an irrigated, open and accessible space for park users.</p>

Submission	Summary of Feedback	Analysis of Feedback	Consideration of Feedback
	<p>Minimising infrastructure build times and impacts of events</p> <ul style="list-style-type: none"> Notes elements in the draft Master Plan may increase infrastructure build times for events and amplify impacts to the community, and relevance to the new sporting fields, which overlap with the existing race infrastructure and access points (alternatives provided by SAMSB). <p>Sealing Park 16 pathways to improve functionality and inclusiveness</p> <ul style="list-style-type: none"> Support for sealing existing shared pathways across Park 16 to improve public safety, and disability access, and limit dust. Recognises the need to balance pathway sealing with reduced heat load and recommends greening alongside pathways. <p>Considering a longer-term horizon for Park 16 Master Planning</p> <ul style="list-style-type: none"> References CoA's goal to double the population by 2040 and recommends a 20-year horizon for the Master Plan and a broader focus on sustainability, support for underground electrical systems and EV infrastructure provision. <p>The SAMSB submissions includes specific feedback on proposals contained in the draft Master Plan.</p>	<ul style="list-style-type: none"> Location and extent of some new playing fields interfere with existing access and thoroughfare points that are important for events and infrastructure builds. 	<p><u>Redevelopment of amenity block/toilet</u></p> <p>Master Plan is to be amended to reflect the redevelopment of the existing amenity block as a priority. The redevelopment will prioritise accessibility for Park users and will seek a 'no net increase' in build form across the Park. The position of this facility has also been considered to ensure it is appropriately located for community use.</p> <p><u>Potential removal of asphalt pathway linking 'sweat track'</u></p> <p>The removal of hard stand areas has been raised by the broader community as a priority for the Park. Council will work with SAMSB to identify opportunities which can meet the needs of motorsport, whilst also considering more climate resilient options and the reduction of hard stand areas.</p> <p><u>Increased lighting</u></p> <p>Increased lighting along path routes to improve park safety can be investigated and included in the master plan with a focus on the northeastern section.</p> <p>Further consideration needs to be given to additional lighting in the southern area of the park and potential impacts on the Key Biodiversity Area.</p>

Submission	Summary of Feedback	Analysis of Feedback	Consideration of Feedback
	<p>BUILT FORM – and natural elements to be in the right balance.</p> <p>Redevelopment of existing toilet block near grandstand</p> <ul style="list-style-type: none"> Relocation of toilet facilities to a more suitable location near the heritage grandstand. <p>Potential removal of asphalt pathway linking ‘sweat track’ pathway to proposed aggregate pathway</p> <ul style="list-style-type: none"> Considered critical infrastructure for the race, a sealed or asphalt path remains important for pedestrian and disability access. <p>New Wakefield Road pedestrian crossover point</p> <ul style="list-style-type: none"> Overlaps with the racetrack and creates a safety issue. Proposes shifting the pedestrian crossing further west, which would enable the crossing to remain open longer. Realignments of paths and pedestrian crossover points that require infrastructure should be avoided on main racing circuit sections. <p>New lighting infrastructure at Park 16</p> <ul style="list-style-type: none"> Support increased lighting and recommends renewable energy solutions. 		

Submission	Summary of Feedback	Analysis of Feedback	Consideration of Feedback
	<p>Reveal existing stormwater drains on East Terrace, to the south of the existing playing fields</p> <ul style="list-style-type: none"> • Intersects with current car parking for the race and alternatives will need to be discussed with CoA. <p>SHARED PATHWAYS – supports renewed and realigned pathways and proposes alternative options to minimise need for closures.</p> <p>Dual pathways proposed from south-east to north-west</p> <ul style="list-style-type: none"> • Would need to be closed for several months. <p>New aggregate pathway parallel to VA 500 “Pit Straight” Grandstand</p> <ul style="list-style-type: none"> • Would need to be closed for 4-5 months per year. <p>New aggregate pathway proposed for Wakefield Road</p> <ul style="list-style-type: none"> • May intersect with the protected tree zone and pedestrian overpass for the race and would necessitate temporary closures. <p>GREENING</p> <p>Ground treatments required to accommodate re-alignment of criterium track</p>		

Submission	Summary of Feedback	Analysis of Feedback	Consideration of Feedback
	<ul style="list-style-type: none"> Will likely impact mature trees, remediation to consider all event patron movements. <p>ALIGNMENT OF INFRASTRUCTURE</p> <p>Extend electrical infrastructure for ‘Smart Park’ EV charging facilities to leverage future opportunity for other sustainable and innovative events and facilities</p> <ul style="list-style-type: none"> Existing electrical infrastructure including underground services and distribution boards will require upgrade and design. Expand for future electric motor sports. <p>New playing fields in the north-eastern sections of Park 16</p> <ul style="list-style-type: none"> Location and extent of some new playing fields interfere with existing access and thoroughfare points that are important for events and infrastructure builds. Specific details provided and adjustments proposed. 		
Norwood Cycling Club	<p>Introductory statement regarding the year-round use of the only Criterium Track available to its members and long-standing use of the Park.</p> <p>Overall support for a quality space respecting its environmental and cultural heritage and providing an engaging and appropriate space for uses, ranging from unstructured community use through to major events.</p>	<p>The following initiatives in the draft Master Plan are generally supported by the respondent:</p> <ul style="list-style-type: none"> Supports maximising use of the Park but existing user needs not to be impacted (risk of conflicts not to be passed on to cycling users). Support for ring route multiuse path around the criterium track, redevelopment of the toilet block including storage space, 	<p>The City of Adelaide acknowledge the long standing history of cycling in Victoria Park for cycling in South Australia, including criterium and pedal prix racing.</p> <p>The Master Plan has been amended to acknowledge that the criterium track is currently the only facility in the State and must therefore be considered as a regional or state level facility given the nature of events that are held at the facility.</p>

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	<p>The submissions include specific feedback organised under headings.</p> <p>That cyclists are a valid and encouraged user of the park</p> <ul style="list-style-type: none"> • Master Plan needs to acknowledge the legitimacy of the circuit and design and management approaches to address challenges between different users. • Requests a safety and design risk assessment is conducted and appropriate controls put in place at conflict points and at high-risk areas. • Specific recommendations: <ul style="list-style-type: none"> • Recognise regional significance of the criterium track as the only facility in the state • Address how increased activation will be managed • Physical controls to reduce conflict and improve safety (such as barriers, access gates, separation, signage, passive controls like hedging) • Reduce impacts from other events. <p>Design changes that impact the criterium circuit</p> <ul style="list-style-type: none"> • Realignment of the criterium circuit is not supported. 	<p>connecting Victoria Park to the southern suburbs and north eastern suburbs</p> <ul style="list-style-type: none"> • Suggests new opportunities such as sealed path network, more track configurations, lighting, power and shelter. <p>The following initiatives in the draft Master Plan are not generally supported by the respondent:</p> <ul style="list-style-type: none"> • Realignment of the criterium circuit is not supported. • Proposed separation of the finishing straight from the grandstand is not supported. Suggests a cycling safety barrier on the grandstand instead is not supported. • Additional crossing points of the circuit with no form of control is not supported. <p><u>New initiatives proposed</u></p> <ul style="list-style-type: none"> • Suggests new opportunities such as sealed path network, more track configurations, lighting, power and shelter. • Physical controls to reduce conflict and improve safety (such as barriers, access gates, separation, signage, passive controls like hedging) 	<p>The feedback provided has been considered and elements will be incorporated into a revised and Final Master Plan.</p> <p><u>Criterium Track Realignment</u></p> <p>The strong feedback provided by the criterium track users regarding the proposed realignment of the track is acknowledged.</p> <p>The proposed realignment will be removed from the Master Plan as it would not result in desired outcomes.</p> <p>The benefit of the proposed realignment included an additional community oval, however there has been limited support for this given the conflicts that it would cause between cycling and motorsport. Additional community ovals could be investigated if motorsport does not continue beyond 2026.</p> <p><u>New initiatives proposed</u></p> <p>The new initiatives proposed have been considered in the broader context of the Park in finalising this Master Plan.</p> <p><u>Physical Barriers</u></p> <p>The use of physical controls to reduce conflicts and improve safety can be considered, however permanent barriers or access gates are not supported by Council administration as this would</p>

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	<ul style="list-style-type: none"> Proposed separation of the finishing straight from the grandstand is not supported. Suggests a cycling safety barrier on the grandstand instead is not supported. Additional crossing points of the circuit with no form of control is not supported. Encourages limited crossing points on the circuit and passive and active controls. Asks that the event mode of the circuit be acknowledged in the Master Plan. <p>Challenges of adding additional users</p> <ul style="list-style-type: none"> Supports maximising use of the Park but existing user needs not to be impacted (risk of conflicts not to be passed on to cycling users). <p>Other matters</p> <ul style="list-style-type: none"> Specific details and factual corrections to the Master Plan provided Support for ring route multiuse path around the criterium track, redevelopment of the toilet block including storage space, connecting Victoria Park to the southern suburbs and north eastern suburbs. Suggests new opportunities such as sealed path network, more track 		<p>permanently reduce the open nature of the Park.</p> <p>The use of natural barriers, achieved through tree planting and greening can be considered in collaboration with the user groups.</p> <p>Outside of the use of the criterium track, this section of the park is used by the general public and should not be inhibited by permanent physical controls or barriers that may reduce the openness of the park setting.</p> <p><u>Increased lighting</u></p> <p>Increased lighting along path routes to improve park safety can be investigated and included in the master plan with a focus on the north eastern section, however given the Park provides for a Key Biodiversity Area, increased lighting in the southern end of the Park is not supported.</p> <p>City of Adelaide will continue to work with user groups in the finalisation of this Master Plan and its implementation.</p>

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	<p>configurations, lighting, power and shelter.</p> <ul style="list-style-type: none"> • Would like an opportunity to continue working with CoA on the Master Plan. • Possibility to support the Master Plan with funding. 		
Adelaide Park Lands Association	<p>Introductory statements regarding the impact of the motorsports and the Minister's unfettered power to, from time to time, declare a larger or different area for motor sport.</p> <p>Notes that the Master Plan acknowledges that it has been prepared on the basis of an assumption: "that motor sports events will continue to be programmed on the site."</p> <p>Suggest that the Master Plan (perhaps an addendum or additional chapter) should anticipate the end of motor racing in this Park and promote a vision for what Victoria Park / Pakapakanthi (Park 16) could become if it was not used for motor sport events.</p> <p>Welcomes and supports the following provisions within the draft plan</p> <p>5.2 - strengthening the path hierarchy</p> <p>5.3 - greening Fullarton Road</p> <p>5.4 - celebrate cultural connections</p> <p>5.6 - additional tree and biodiversity plantings, although the target to increase</p>	<p>The submission provides general support for the Master Plan, however, raises concern that the Master Plan assumes that motorsport will continue in the Park and that hard stand areas would continue to exist in the Park even if motorsport was to cease.</p> <p>The following initiatives in the draft Master Plan are generally supported by the respondent:</p> <ul style="list-style-type: none"> • Strengthening the path hierarchy • Greening Fullarton Road • Celebrate cultural connections • Additional tree and biodiversity plantings, increase tree canopy cover across the park by only 4% is far too timid and unambitious • Upgrade of amenity block <p>The following initiatives in the draft Master Plan are not generally supported by the respondent:</p> <ul style="list-style-type: none"> • The hard stand areas will continue to be included in the park post motor racing. 	<p>The feedback provided has been considered and elements will be incorporated into a revised and Final Master Plan.</p> <p>The initiatives that are not supported have been considered in the broader context of the Master plan and Park usage.</p> <p><u>Future of Motor Sport</u></p> <p>The Master Plan makes an appropriate assumption that motorsport will continue in the Park given the current State Government's 5 year commitment.</p> <p>If this event does not continue, Council may investigate amendments to its CLMP and updates to the Master Plan.</p> <p><u>Hard stand areas/Pavilion</u></p> <p>Areas of hard stand within Victoria Park have designated uses beyond the requirements of motorsport, including for criterium and pedal prix events.</p> <p>A review of the hard stand areas can be undertaken if the use of the park for motorsport does not continue. The Update to Adelaide Park Lands Management Strategy will include a review of the</p>

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	<p>tree canopy cover across the park by only 4% is far too timid and unambitious.</p> <p>5.7 - reveal and reconnect the water</p> <p>Raises reservations with the following elements of the Master Plan</p> <ul style="list-style-type: none"> • assumption that hard paved surfaces will be a feature of this Park indefinitely, even after motor racing has ended. • proposals for a 'Pavilion' infrastructure should be re-examined to discourage any expectation that the vast extent of hard paved surfaces within this Park will be maintained indefinitely. • Supports an 'upgrade the existing amenities block in the northern section of the Park (pp 46-47) it is pleasing to note the recommendation that any expansion of building footprint should be for "universally accessible" use. This benefits the concept of a Park as a public space rather than a collection of privatised spaces as has been the fate of many sites within the Adelaide Park Lands. • Section 5.9 (page 49) should be revised to remove suggestions that a public park should provide car parking, and electric vehicle charging. 	<ul style="list-style-type: none"> • The assumption that motorsport will continue to be programmed in the Park. • The proposed Pavilion is not supported • Inclusion of carparking and EV charging <p><u>New initiatives proposed</u></p> <ul style="list-style-type: none"> • Suggest that the Master Plan should anticipate the end of motor racing in this Park and promote a vision for what Victoria Park / Pakapakanthi (Park 16) could become if it was not used for motor sport events. 	<p>Adelaide Park Lands hard surfaces and identify a number of hard stand areas to return to a Park Lands Purpose.</p> <p>The inclusion of a Pavilion has been removed from the Master Plan and replaced with an 'outdoor room' created through planting.</p> <p><u>Carparking – EV Charging</u></p> <p>The inclusion of carparking and electric vehicle charging has been maintained. Whilst car parking on the Park Lands should be minimised and reduced, the provision of car parking for park users is deemed appropriate, given the proximity of the park to residential areas.</p> <p>The inclusion of electric vehicle (EV) charging is a Council wide initiative. EV charges are proposed on Park Lands roads and existing carparking to reflect the diverse usage and regional appeal of the Park.</p>
AusCycling	<ul style="list-style-type: none"> • Concern about extra pedestrian movement near the criterium track, 	<p>The following initiatives in the draft Master Plan are generally supported by the respondent:</p>	<p>The City of Adelaide acknowledge the long standing history of cycling in Victoria Park</p>

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	<p>realignment and internal use of the criterium track.</p> <ul style="list-style-type: none"> • Seeks signage, shade and facilities for track users. • Seeks a permanent barrier along the tracks edge for the length of the grandstand (or a risk assessment of the existing concrete steps and their proximity to the track). 	<ul style="list-style-type: none"> • Additional shade / greening • Facilities for criterium track users <p>The following initiatives in the draft Master Plan are not generally supported by the respondent:</p> <ul style="list-style-type: none"> • Realignment of Criterium track <p><u>New initiatives proposed</u></p> <ul style="list-style-type: none"> • Suggests more signage, shade and facilities for track users • Physical controls to reduce conflict and improve safety (such as barriers, access gates, separation, signage, passive controls like hedging) 	<p>for cycling in South Australia, including criterium and pedal prix racing.</p> <p>The Master Plan will be amended to acknowledge that the criterium track is currently the only facility in the State and must therefore be considered as a regional or state level facility.</p> <p><u>Criterium Track</u></p> <p>The feedback provided has been considered and elements will be incorporated into a revised and Final Master Plan.</p> <p>The strong feedback provided by the criterium track users regarding the proposed realignment of the track is acknowledged.</p> <p>The proposed realignment will be removed from the Master Plan as it would not result in desired outcomes.</p> <p>The benefit of the proposed realignment included an additional community oval, however there has been limited support for this given the conflicts that it would cause between cycling and motorsport. Additional community ovals could be investigated if motorsport does not continue beyond 2026.</p> <p>The proposed increased greening and redevelopment of the toilet facilities will provide benefit to the criterium track users.</p>

Submission	Summary of Feedback	Analysis of Feedback	Consideration of Feedback
			<p><u>New initiatives proposed</u></p> <p>The new initiatives proposed have been considered in the broader context of the Park in finalising this Master Plan.</p> <p>The use of physical controls to reduce conflicts and improve safety can be considered, however permanent barriers or access gates are not supported by Council administration as this would permanently reduce the open nature of the Park.</p> <p>The use of natural barriers, achieved through tree planting and greening can be considered in collaboration with the user groups.</p> <p>Outside of the use of the criterium track, this section of the park is used by the general public and should not be inhibited by permanent physical controls or barriers that may reduce the openness of the park setting.</p> <p>City of Adelaide will continue to work with user groups in the finalisation of this Master Plan and its implementation.</p>
The North Adelaide Society	<p>Introductory statement regarding the iconic status of the Adelaide Park Lands and the immense and significant contribution they make to the natural heritage, environment, and ecology of the City of Adelaide.</p> <p>Victoria Park is a park of many uses within a parkland setting, not least of which is supporting its natural</p>	<p>Commends aspect of the Master Plan but also provides constructive feedback on elements of the Master Plan and the usage of the Park in general.</p> <p>The following initiatives in the draft Master Plan are not generally supported by the respondent:</p>	<p>The feedback provided has been considered and elements will be incorporated into a revised and Final Master Plan.</p> <p>The initiatives that are not supported have been considered in the broader context of the Master Plan and Park usage.</p>

Submission	Summary of Feedback	Analysis of Feedback	Consideration of Feedback
	<p>environment and ecosystems, and the health and wellbeing of people.</p> <p>Commends aspects of the master plan, however, raises concern with some aspects including</p> <ul style="list-style-type: none"> • Regrets that the reference in “Part 1.2 Strategic Context” makes no reference to Chapter 15 of the current CLMP and cites a paragraph that does not appear in the General Provisions chapter of the current CLMP. • Proposes that Victoria Park, ought to be nurtured and ‘master planned’ as valued publicly accessible parklands with low/no impact uses that are sensitive to its park lands context. • Regrets that the Master Plan has been prepared based on motor sports events continuing to be programmed at the site and greening is limited to areas that will not impact on sports and recreation. • Raises concern that a significant portion of the park is given over to increasingly redundant motor sport racing for too much of the year. • Raises concern relating to ‘smart infrastructure’ in a park context that is ancillary to supporting the public use of this parkland. • Suggests it is counter-productive to seek to realign a criterium track to 	<ul style="list-style-type: none"> • Further activation of the park for uses that are ‘non-park land uses’ – such as hard stand areas and motor racing • The assumption that motorsport will continue as a use in the park into the future • Not supportive of the realignment of the criterium track in order to accommodate further activation of the Park with uses that are non-parkland uses. • Not supportive of increased hardstand areas for pathways 	<p><u>Community Land Management Plan</u></p> <p>The Draft Master plan reflects the wording in the recently endorsed Adelaide Park Lands Community Land Management Plans – Annexure 16 (Pg 57). The General Provisions are now superseded.</p> <p>Council administration agree that Victoria Park should be planned as a valued publicly accessible Park. The Draft Master Plan reflect this, but also acknowledges that there are a number of uses in this Park that have high community benefit, such as the Criterium track and may at times limit public access.</p> <p><u>Future of Motor Sport</u></p> <p>The Master Plan makes an appropriate assumption that motorsport will continue in the Park given the current State Government’s 5 year commitment.</p> <p>The increased programming ‘activation’ of the hard stand areas is maintained in the Master Plan. The Park is very much activated currently, however additional programming of the hard stand areas would provide for different experiences and makes use of a space in the park that is otherwise alienated for the sole purpose of motorsport or pedal prix.</p> <p>If this event does not continue, Council may investigate amendments to its CLMP and updates to the Master Plan.</p>

Submission	Summary of Feedback	Analysis of Feedback	Consideration of Feedback
	<p>create a “plaza” in a park that already has considerable hard stand surfaces.</p> <ul style="list-style-type: none"> • Considers the use of the bitumen ‘motor sports pits area’ in the middle of the Park as a centre-point for a series of non-parklands uses and new built-form is at odds with the draft master plan. • Efforts to “reduce conflicts between pedestrians, cyclists and joggers through new and improved path connections around the park” ought not result in increased black heat-sink bitumen within the park or reduction in vegetated, grassed or treed areas. • Suggests reconsideration of Part 5.8. 		<p><u>Criterion Track Realignment</u></p> <p>The strong feedback provided by the criterium track users regarding the proposed realignment of the track is acknowledged.</p> <p>The proposed realignment will be removed from the Master Plan as it would not result in desired outcomes.</p> <p>The benefit of the proposed realignment included an additional community oval, however there has been limited support for this given the conflicts that it would cause between cycling and motorsport. Additional community ovals could be investigated if motorsport does not continue beyond 2026.</p> <p><u>Hardstand areas/Pavilion</u></p> <p>Areas of hard stand within Victoria Park have designated uses beyond the requirements of motorsport, including for criterium and pedal prix events.</p> <p>A review of the hardstand areas can be undertaken if the use of the park for motorsport does not continue. The Update to Adelaide Park Lands Management Strategy will include a review of the Adelaide Park Lands hard surfaces and identify a number of hardstand areas to return to a Park Lands Purpose.</p>
South East City Residents Association	Notes submission to the City of Adelaide (CoA) Council (August 30, 2022) – identified five major items and made these recommendations:	Commends aspect of the Master Plan including increasing biodiversity and tree planting but also provides constructive	<p><u>Community Participation</u></p> <p>Council administration acknowledge SECRA’s willingness to contribute to the greening and sustainability of the Park and</p>

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	<ol style="list-style-type: none"> 1. Climate Proof the park by increasing the tree canopy in northern and southern sections and remove, or shade, as many bitumen surfaces as possible. We considered this required urgent action because of the climate emergency and the significant lack of trees in the Park, most critically along walking paths and pedestrian / cycling thoroughfares and around playing fields. 2. Enhance and emphasise the park's biodiversity including the use of the new Miyawaki horticulture technique for rapid revegetation and enhancement of biodiversity. 3. Increase opportunities for family recreation and an appreciation of nature. 4. Reduce the negative impacts of major events e.g. blocking public access during excessively lengthy construction and disassembly of race infrastructure 5. Encourage community participation in maintaining and managing Victoria Park as a People's Park. <ul style="list-style-type: none"> • Concerned that the draft Master Plan has been prepared on the basis that motor sport will continue to be programmed at the site and that 	<p>feedback on elements of the Master Plan and the usage of the Park in general.</p> <p>The following initiatives in the draft Master Plan are not generally supported by the respondent:</p> <ul style="list-style-type: none"> • The proposal to increase the Park's tree canopy by 4% is totally inadequate. • Draft Master Plan does not include increased canopy trees are proposed for the open northern end of the Park • Major event blocking public access to the Park • Activation of the hard stand areas • Redevelopment of the amenity block if it results in increased building footprint <p>New initiatives proposed</p> <ul style="list-style-type: none"> • Urges the Lord Mayor and City of Adelaide Council to engage with the Motor Sports Board and the relevant State Government ministers to reach a compromise whereby some trees at least can be planted in this (northern) area of the Park. • Recommends that the City of Adelaide Council sets a target increase in tree canopy of at least 20% for Victoria Park • Green Pakapakanthi (led by SECRA) proposes a new race for Victoria Park: the GP500 race. In collaboration with 	<p>the significant and ongoing contribution that they have made to the Park through initiatives such as 'Green Pakapakanthi'.</p> <p>Council will continue to engage with user groups and the broader community to encourage community participation in the Park.</p> <p><u>Greening / Tree Planting / Biodiversity</u></p> <p>Council's Administration support SECRA's views on the need for increased greening of the Park. The proposed 4% increase is based on a strategic assessment of the Park and its current uses. Greening and increased tree planting must be balanced with the uses of the Park such as events and sport and recreation. Key Biodiversity Areas have not been included in the increased greening areas as these require more detailed consideration to ensure that planting does not impact remnant vegetation or habitats. These areas will be considered outside of the 4% increase.</p> <p>Opportunities for infill planting can be explored in the northern section of the Park. However the conflict between the uses of cycling and motorsport must be considered.</p> <p>As shown in the Master Plan there is significant opportunity for perimeter planting around the playing fields, along the pathways and the wetland.</p>

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	<p>greening initiatives have been selected recognising that open spaces are limited to areas that will not impact on sports and recreational activities</p> <ul style="list-style-type: none"> • Raises concerns that motor sports events have negative impacts including: <ul style="list-style-type: none"> • Need for extensive hard stand which have a negative effect on the park's ability to provide a health-promoting, safe recreational space for SA's citizens. • Limiting the ability to produce a long-sighted plan for the park that meets the dual challenges of global heating (much longer and hotter summers) and substantial high-density inner-city living and population growth that will require greater access to open green spaces. • Supports the vision statements but is of the view that it is missing a statement about that the park "Contribute to people's physical and mental health". • Supports many of the concepts and plans that are described, but makes a number of observations and recommendations, including 	<p>CoA, Green Pakapakanthi volunteers will race to plant 500 trees for shade by September 2024.</p> <ul style="list-style-type: none"> • Enhance and emphasise the park's biodiversity including the use of the new Miyawaki horticulture technique for rapid revegetation and enhancement of biodiversity 	<p>The 4% increase is a minimum increase . The Master Plan will be updated to better reflect proposed additional tree plantings.</p> <p>The proposal of planting 500 trees before September 2024 can be a further discussion between Council administration and SECRA. And could form part of succession planting or working towards the increase 4% tree canopy.</p> <p>The use of Miyawak has been trailed in the Park. This technique can be used in some circumstances and in small pockets but not as a Park wide approach. Feedback from some community members outlined the need for the Park to maintain its openness and grassland. A balance of grassland and bushland is therefore needed.</p> <p><u>Future of Motor Sport</u></p> <p>The Master Plan makes an appropriate assumption that motorsport will continue in the Park given the current State Government's 5 year commitment.</p> <p>If this event does not continue, Council may investigate amendments to its CLMP and updates to the Master Plan including reviewing the future of the hard stand surfaces.</p> <p><u>Redevelopment of amenity block/toilet</u></p> <p>The redevelopment of the existing amenity block will priorities accessibility for Park users and will seek a 'no net increase' in build form. The position of this facility has</p>

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	<ul style="list-style-type: none"> • Master Plan falls short in its vision for the Park to “Be greener, cooler and more climate resilient” • The proposal to increase the Park’s tree canopy by 4% is inadequate • No canopy trees are proposed for the open northern end of the Park to cool and protect cyclists, pedal car drivers and children at play on the criterium track and sports spectators who gather around the expanded playing surfaces. • Urges engagement with SA Motor Sports Board and the State Government to reach a compromise for additional tree planting in the northern area of the Park. • Seeks the planting of trees along paths as soon as possible to protect pedestrians, runners and cyclists. • Scope to greatly increase the number of trees around playing fields above what is depicted in the Master Plan diagram (p44). • Seeks a more ambitious, climate-appropriate tree canopy target with far more trees be planted. • Hard surfaces and the heat island effect – seeks a more effective 		<p>also been considered to ensure it is appropriately located for community use.</p> <p><u>Hard stand areas</u></p> <p>Areas of hard stand within Victoria Park have designated uses beyond the requirements of motorsport, including for criterium and pedal prix events.</p> <p>A review of the hard stand areas can be undertaken if the use of the park for motorsport does not continue. The Update to Adelaide Park Lands Management Strategy will include a review of the Adelaide Park Lands hard surfaces and identify a number of hard stand areas to return to a Park Lands Purpose.</p> <p>The increased programming ‘activation’ of the hardstand areas is proposed to be maintained in the Master Plan. The Park is very much activated currently, however additional programming of the hard stand areas would provide for different experiences and make use of a space in the park that is otherwise alienated for the sole purpose of motorsport or pedal prix.</p> <p>If this event does not continue, Council may investigate amendments to its CLMP and updates to the Master Plan.</p> <p>City of Adelaide will continue to work with user groups in the finalisation of this Master Plan and its implementation and will continue to encourage community participation in the greening of the Park.</p>

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	<p>remedy to deal with extensive hard surfaces in the northern end of the park.</p> <ul style="list-style-type: none"> • Strongly supports efforts to enhance biodiversity in the park. • Strongly supports the various concepts to help visitors of all ages appreciate and learn about the Park's cultural history and biodiversity • Agrees that there will be opportunities for the Council to pursue partnerships with schools and universities, and community groups such as SECRA. • Welcomes the opportunity to work with council to design and establish additional Miyawaki pocket forests and a biodiversity outdoor classroom and interpretive hub. • Concerned that little attention has been given to ensuring equity of access to the Park for the disabled and the very elderly • Little mention is made of improving access for those using public transport. • Concerned that year-round activation of the hard stand area could shut down this end of the Park for most of the year. 		

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	<ul style="list-style-type: none"> Concerned activation and redeveloped amenities block will lead to more built form – seeks ‘no increase in size (of facilities) on park land’. Lastly, welcomes the opportunity to continue its collaboration with the City of Adelaide Council to implement (and extend) the regreening initiatives recommended in the Draft Master Plan. 		
SA Cricket Association	<ul style="list-style-type: none"> Supports the Vision Statements for Victoria Park / Pakapakanthi (Park 16); namely: <ul style="list-style-type: none"> Celebrate cultural and social values Provide consistent quality community sports and recreation A park that attracts and supports a diverse range of events and activities The three cricket ovals and concrete wickets are not shown. For clarity, the SACA requests that both the three ovals and concrete wickets are outlined. Supports the site activation initiative: “Increase the number of sporting fields within the northern precinct”. Interested in the provision of community junior cricket on the two proposed ovals to support new / modified formats to attract and retain 	<p>The following initiatives in the draft Master Plan are generally supported by the respondent:</p> <ul style="list-style-type: none"> General support for the Master Plan values and principles Supports greater activation of the Park Supports the inclusion of more public amenities Support the need for additional community ovals given the increase demand in cricket. <p>The following initiatives in the draft Master Plan are not generally supported by the respondent:</p> <ul style="list-style-type: none"> The three cricket ovals and concrete wickets are not shown. For clarity, the SACA requests that both the three ovals and concrete wickets are outlined. 	<p><u>Clarity of concrete wickets</u></p> <p>Master Plan is to be updated to ensure that it reflects the provision of concrete wickets.</p> <p><u>Community Oval</u></p> <p>The proposed realignment of the criterium track will be removed from the master plan, this concept was tested with the users of the track and was not supported.</p> <p>The benefit of the proposed realignment of the track included an additional community oval, however given limited support for this and the conflicts that it would cause between cycling and motorsport the additional oval will no longer be an element of the Master Plan.</p> <p>Additional community ovals could be investigated if motorsport does not continue beyond 2026.</p>

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	<p>participants. supports several affiliated multicultural sporting associations to facilitate cricket programs and competitions year-round.</p> <ul style="list-style-type: none"> Highlights that the growing demand for cricket during the winter months and the reduced supply of cricket facilities due to shared use with football codes and development at the Adelaide Aquatic Centre site have further highlighted the need for more places to play. Supports the provision of public amenities and other supporting infrastructure such as drinking fountains, litter bins etc. throughout Victoria Park / Pakapakanthi (Park 16). Would like the opportunity to enter discussions regarding lease arrangements for the recreation open spaces and believes that long term leasing will benefit all user groups. 		
SANFL	<ul style="list-style-type: none"> The success of this growth female participation has led to a significant increase in player numbers. The park, particularly the northern area in Victoria Park, provides perfect amenity. 	<p>The following initiatives in the draft Master Plan are generally supported by the respondent:</p> <ul style="list-style-type: none"> Support for the additional community oval which could help meet the increasing demand for oval-shaped sports (AFL/Cricket) 	<p><u>Community Oval</u></p> <p>The proposed realignment of the criterium track has been removed from the master plan, this concept was tested with the users of the track and was not supported.</p> <p>The benefit of the proposed realignment of the track included an additional community oval, however given limited support for this and the conflicts that it would cause</p>

Submission	Summary of Feedback	Analysis of Feedback	Consideration of Feedback
	<ul style="list-style-type: none"> • Supports the establishment of an oval-shaped sports field in front of the grandstand. • SANFL's vision to secure long-term usage in the Parklands and Victoria Park aligns to the following objectives of the Master Plan: <ul style="list-style-type: none"> • Provide consistent quality community sports and recreation • A park that attracts and supports a diverse range of events and activities • Celebrate cultural and social values. • The Draft Masterplan provides a fantastic opportunity for SANFL to partner with Adelaide City Council to activate Victoria Park with a range of Australian Rules Football activities throughout various timeslots • Support opportunity to commit (lease) to using the playing fields over a longer term than is currently allowed. • To inform further developments in Victoria Park, the high-level requirements to support Australian Rules Football include: <ul style="list-style-type: none"> • Oval shaped playing fields • Improvement of playing surface to meet safety standards (drainage and irrigation) 	<ul style="list-style-type: none"> • Parks vision aligns to SANFL's vision to secure long term usage within the Park Lands <p>New Initiatives</p> <ul style="list-style-type: none"> • Improved playing surface • Inclusion of AFL goal posts • Fencing around playing area • Sport lighting up to 150lux 	<p>between cycling and motorsport the additional oval will no longer be an element of the Master Plan.</p> <p>Additional community ovals could be investigated if motorsport does not continue beyond 2026.</p>

Submission	Summary of Feedback	Analysis of Feedback	Consideration of Feedback
	<ul style="list-style-type: none"> • Australian Rules Football goal posts – both for passive and active recreation purposes • Fencing around the playing area • Sports lighting to 150lux • Football is a wonderful mechanism to encourage active, healthy lifestyles for players, officials and volunteers as well as general community members to get out in your local park as a spectator. 		

End of Report

Catalyst Site Policy Review

Strategic Alignment - Our Places

Public

Tuesday, 2 April 2024

**City Planning, Development
and Business Affairs
Committee**

Program Contact:

Sarah Gilmour, Associate
Director Park Lands, Policy &
Sustainability

Approving Officer:

Ilia Houridis, Director City
Shaping

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with a review of the catalyst site policies in the Planning and Design Code (the Code) that relate to development in the city and North Adelaide as requested by Council on 8 August 2023, as follows:

Requests that Administration bring forward a review of catalyst site policy and seek State Government support for a Code Amendment in the 2023/24 financial year to enact Council's decision on 31 January 2023 that catalyst sites "should not be permitted within or adjacent to residential areas, including from main streets or business zones within the wider residential locality".

Council's decision followed its submission to the Planning System Implementation Review endorsed on 31 January 2023 that recommended a priority review of catalyst site policy. This position was reiterated in Council's submission on the Greater Adelaide Regional Plan Discussion Paper endorsed on 14 November 2023.

The report identifies options for the Council to progress amendment to the Code in line with the Council's Strategic Plan 2024-2028 and Housing Strategy – *Investing in our Housing Future*.

The report recommends that the Council prepare a Proposal to Initiate a Code Amendment to remove catalyst site policy and insert a replacement policy framework to guide development on larger or amalgamated sites in locations determined through the outcome of the City Plan. Initiation of a Code Amendment is at the discretion of the Minister for Planning. Preparatory can be undertaken in 2024/25 as part of the City of Adelaide Code Amendment Program.

RECOMMENDATION

The following recommendation will be presented to Council on 9 April 2024 for consideration

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE RECOMMENDS TO
COUNCIL

THAT COUNCIL

1. Notes the outcomes of the review of catalyst site policy in the Planning and Design Code as presented in Item 7.2 on the Agenda of the City Planning, Development and Business Affairs Committee held on 2 April 2024.
 2. Endorses Option 2: Replace catalyst site policy with a new policy framework, as presented in Item 7.2 on the Agenda of the City Planning, Development and Business Affairs Committee held on 2 April 2024 subject to approval from the Minister for Planning.
 3. Authorises Administration to prepare a Proposal to Initiate a Catalyst Site Policy Review Code Amendment for Council decision in 2024/25.
-

IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	Strategic Alignment – Our Places Encourage bold, interesting and purposeful development that supports the changing needs of our community and city.
Policy	The review of catalyst site policies has been taken in alignment with Council's commitments under the Housing Strategy – <i>Investing in our Housing Future</i> , as well as Council's submissions to the Expert Panel on the Planning System Implementation Review and the State Planning Commission on the Greater Adelaide Regional Plan Discussion Paper.
Consultation	Any future changes proposed through a Code Amendment will be required to undergo public consultation.
Resource	Not as a result of this report
Risk / Legal / Legislative	Not as a result of this report
Opportunities	If Council decides to progress a Proposal to Initiate a Code Amendment, it will provide an opportunity to improve planning policy contained in the Planning and Design Code in relation to development on larger sites.
23/24 Budget Allocation	Not as a result of this report
Proposed 24/25 Budget Allocation	The item that is the subject of this report is currently unfunded. A budget proposal for \$240,000 for 2024/25 has been submitted to deliver on multiple Code Amendments. Any required funding for this item is subject to, and needs to be considered in the context of, the prioritisation of projects, initiatives and service enhancements for the development of the 2024/25 budget, and within the parameters of the Long Term Financial Plan to ensure long-term financial sustainability.
Life of Project, Service, Initiative or (Expectancy of) Asset	The Code Amendment Program responds to Council priorities for amending the State Government's Planning and Design Code, including catalyst sites, local heritage and sustainability.
23/24 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 purpose of this report is to provide the Council with a review of the catalyst site policies in the Planning and Design Code (the Code) that relate to development in the city and North Adelaide.
2. At the Council meeting on 8 August 2023 Council resolved to:
Requests that Administration bring forward a review of catalyst site policy and seek State Government support for a Code Amendment in the 2023/24 financial year to enact Council's decision on 31 January 2023 that catalyst sites "should not be permitted within or adjacent to residential areas, including from main streets or business zones within the wider residential locality.
3. The City of Adelaide's submission to the Planning System Implementation Review (PSIR) in January 2023 identified that policy improvements are needed to address community concerns about catalyst site policy. In particular, Council wishes to ensure that new development is designed to reflect its context including the transition in height and scale of development across the city. To date, the recommendations of the Expert Panel PSIR have not been released by the State Government.
4. The City of Adelaide's submission to the State Planning Commission on the Greater Adelaide Regional Plan Discussion Paper (GARP) in November 2023 reiterated these points and identified the Council's intent to progress a Code Amendment to amend catalyst site policy.
5. The City of Adelaide's Strategic Plan 2024-2028 and recently endorsed Housing Strategy – *Investing in our Housing Future*, set out Council's ambition for population and housing growth.
6. Whilst the Housing Strategy includes the Council's commitment to review catalyst site policies, it also seeks to support population and housing growth targets through well-designed housing that is cognisant of the local context. The Council has identified a role for the City of Adelaide in facilitating housing supply through assembling land to master plan mixed use developments.

Description of Catalyst Site Policy

7. Catalyst site policy in the City of Adelaide is designed to provide policy flexibility for large sites over 1,500m² and applies in the following locations, as shown on Figure 1:
 - 7.1. Melbourne Street West Subzone (Business Neighbourhood Zone)
 - 7.2. East Terrace Subzone (City Living Zone)
 - 7.3. City High Street Subzone (City Main Street Zone)
 - 7.4. Community Facilities Zone (St Andrews Hospital Precinct Subzone).



Note - Areas are informed by spatial boundaries of the Planning and Design Code

Figure 1: Subzones in the City of Adelaide with catalyst site policies

8. Across these Subzones, there are approximately 44 allotments that are greater than 1500m² including 7 sites with State Heritage Places and 1 Local Heritage Place. This number does not account for the potential amalgamation of allotments to facilitate the use of the catalyst site policy.

Catalyst Site Policy Review

9. The original premise of catalyst site policy was that building design, setback and interfaces could be effectively managed on larger sites and provided an incentive to amalgamate and master plan larger development sites. In practice, the approach is dependent on supporting policies to guide urban design and interface management.
10. Catalyst site policy in the City of Adelaide was transitioned from the former Development Plan (City of Adelaide), with the introduction of the Code.
 - 10.1. Other than parts of the City High Street Subzone in Sturt Street and Wright Street, catalyst site policy mainly applies in Subzones within or adjacent to residential areas in the City Living Zone, as shown in Figure 1.
 - 10.2. Catalyst site policies do not prescribe limits to building heights, other than in the Melbourne Street West Subzone which has a building height limit of 6 storeys for catalyst sites (development is limited to 14 metres [approximately 4 storeys] for the balance of the Subzone).
11. Whilst catalyst site policy is unique in the City of Adelaide, there is a similar mechanism for 'significant development sites' in inner metropolitan local government areas.

- 11.1. Compared with catalyst site policy, policy in inner metropolitan Adelaide includes prescribed criteria, such as site area, adaptive reuse, design quality, private open space provision, provision of community services, affordable housing or sustainability measures, that are assessed in determining additional building height allowance (and include a cap on additional height).
12. Across Australian cities there are varied policy mechanisms that provide flexibility to facilitate appropriate development outcomes on larger sites. Consideration of the local context is given to ensure interface management, building design, housing and land use outcomes, and community benefit is assessed.
13. The key findings of the review are:
 - 13.1. Catalyst site (or similar) policy benefits from appropriate supporting policies to guide urban design and interface management issues such as local character, overlooking and overshadowing.
 - 13.2. Removing the mechanism to incentivise larger sites within or adjacent to residential areas in the Code altogether, may limit opportunities for additional housing supply and innovative design outcomes that align with the City of Adelaide's Strategic Plan and Housing Strategy.
 - 13.3. Amendment of the Code is warranted to give effect to policy for larger sites in a manner that protects the interface with existing built form and is cognisant of the local context.

Options to progress amendment of catalyst site policy

14. Administration has discussed potential options to progress the amendment of catalyst site policy in the Code with Planning and Land Use Services.
15. The City of Adelaide can seek to amend Subzone policy in the Code. Initiation of a Code Amendment relating to policy changes is at the discretion of the Minister for Planning on advice from the State Planning Commission.
16. The following options are presented to the Council for consideration in progressing amendment to catalyst site policy:
 - 16.1. Option 1: Remove catalyst site policy from Subzones
 - 16.2. Option 2 (recommended): Replace catalyst site policy with a new policy framework
 - 16.3. Option 3: Await the outcomes of the Planning System Implementation Review.

Option 1: Remove catalyst site policy from Subzones

17. Option 1 involves preparing a Proposal to Initiate a Code Amendment to remove existing catalyst site policy from all existing Subzones in the City of Adelaide.
 - 17.1. City of Adelaide has received community submissions that align with Option 1.
 - 17.2. Catalyst site policy seeks to enable development on larger sites and would be tested by the State Planning Commission for consistency with the objects of the *Planning, Development and Infrastructure Act 2016 (SA)*, including contribution to an effective, efficient and enabling planning system.
 - 17.3. Option 1:
 - 17.3.1. Does not offer alternative, more detailed replacement policy to guide development on larger sites and is unlikely to be supported by the State Planning Commission.
 - 17.3.2. May limit opportunities for additional housing supply, innovative design outcomes and reduce opportunities for adaptive reuse of buildings on larger sites which are key ambitions in the City of Adelaide's Housing Strategy.

Option 2 (recommended): Replace catalyst site policy with a new policy framework

18. Option 2 involves preparing a Proposal to Initiate a Code Amendment to remove catalyst site policies and insert a replacement policy to guide development on larger or amalgamated sites in locations determined through the outcomes of City Plan.
 - 18.1. Using the City Plan there is an opportunity to introduce replacement policy for catalyst sites with a set of criteria to manage building height and interfaces, which could support development at higher intensity in appropriate locations in the city and North Adelaide.
 - 18.1.1. The methodology developed for City Plan in Stage 1 and 2 considered factors that contribute to 'development potential' such as heritage adjacency, airport height limits and overshadowing. Administration can use this tool to undertake detailed investigations, based on a set of criteria, to identify potential locations that are suitable for higher intensity development as well as locations where it is not suitable.

- 18.2. A new policy framework that enables development on larger sites with stronger policy and design criteria would be tested by the State Planning Commission for consistency with the objects of the *Planning, Development and Infrastructure Act 2016 (SA)*, and is likely to align with creating an effective, efficient and enabling planning system.
- 18.3. Option 2:
 - 18.3.1. Addresses concerns about the lack of interface management and local context considerations in the current policy whilst enabling opportunity for innovative, and site responsive design of larger sites.
 - 18.3.2. Will consider appropriate site area, building height opportunities (and possible cap on height limit), stronger interface/design and local context requirements, density/site coverage, and other relevant measures. Opportunities for higher standards of public realm and/or street activation can also be investigated.
- 18.4. A Proposal to Initiate could be prepared by the Administration in 2024/25 as part of the City of Adelaide's Code Amendment Program.

Option 3: Await the outcomes of the Planning System Implementation Review

- 19. Option 3 recognises the City of Adelaide and other local government areas have recommended changes to catalyst site policy, and other similar policies in other local government areas, through the Planning System Implementation Review.
 - 19.1. Planning and Land Use Services has indicated that the Expert Panel Report on the Planning System Implementation Review will be released in 2024.
 - 19.2. Council may wish to await the outcomes of the Review prior to determining what amendment is required to where/how catalyst site policy should be removed/amended.
 - 19.3. Option 3 is dependent on the timing of release of the Expert Panel Report and no specific timing for release has been provided.

Next Steps

- 20. Pending a decision by Council to progress Option 2, Administration will prepare a Proposal to Initiate a Catalyst Site Policy Review Code Amendment for Council's endorsement in 2024/25.
- 21. Investigations will then be conducted into suitable locations, based on assessment through the City Plan digital tool, and review of other policy frameworks that address strategic infill development.
- 22. The Code Amendment would aim to introduce a policy framework to guide development opportunities on larger sites, subject to meeting interface, context, land use and improved public realm/community outcomes.
- 23. The Code Amendment would consider a broad range of possible improvements including as it relates to Subzone policy, classification of development, development assessment pathway, use of concept plans-building envelopes, and procedural matters such as referrals and public notification.

ATTACHMENTS

Nil

- END OF REPORT -

Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment

Strategic Alignment - Our Community

Public

Tuesday, 2 April 2024

City Planning, Development and Business Affairs Committee

Program Contact:

Sarah Gilmour, Associate Director Park Lands, Policy & Sustainability

Approving Officer:

Ilia Houridis, Director City Shaping

EXECUTIVE SUMMARY

The purpose of this report is to seek Council endorsement of a submission to the Chief Executive Officer of the Department for Trade and Investment on the State Government's Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment (the Code Amendment), that is open for consultation until 15 April 2024.

The Code Amendment seeks to amend the existing definition of ancillary accommodation (commonly known as granny flats), and student accommodation in the State-wide Planning and Design Code (the Code). The amended definitions will allow these forms of development to be self-contained (that is, include their own bathroom, kitchen and laundry), which is excluded through the current definitions.

The Code Amendment is one in a series of State Government led amendments that respond to the current housing crisis. The Code Amendment seeks to amend the definitions to facilitate more diverse and affordable housing options. The State Government intends to undertake further housing diversity-related Code Amendments in 2024 relating to policies for Ancillary Accommodation, Student Accommodation and Build to Rent.

The Code Amendment aligns with the City of Adelaide's Housing Strategy – *Investing in our Housing Future* by enabling flexibility of housing to adapt to changing demographics over time, and by supporting housing supply.

RECOMMENDATION

The following recommendation will be presented to Council on 9 April 2024 for consideration.

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE RECOMMENDS TO COUNCIL

THAT COUNCIL

1. Endorses the submission on the Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment, contained in Attachment A to Item 7.3, on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 2 April 2024.
 2. Authorises the Acting Chief Executive Officer or delegate to amend, finalise and forward Attachment A to Item 7.3, on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 2 April 2024, to the Code Amendment consultation process by 15 April 2024.
-

IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	Strategic Alignment – Our Community Support increased residential growth and housing affordability through partnerships and advocacy. Reduce rental pressures by increasing housing supply and unlocking properties for long-term tenants.
Policy	The recommendation proposed in this report aligns with the Council's commitments under the Housing Strategy – <i>Investing in our Housing Future</i> .
Consultation	This report responds to a consultation process being undertaken by the Chief Executive Officer of the Department for Trade and Investment to amend the State-wide Planning and Design Code (the Code Amendment).
Resource	Not as a result of this report
Risk / Legal / Legislative	Not as a result of this report
Opportunities	The Code Amendment proposes to amend the Planning and Design Code to facilitate greater housing diversity and housing supply in alignment with the Council's Strategic Plan 2024-2028 and Housing Strategy – <i>Investing in our Housing Future</i> .
23/24 Budget Allocation	Not as a result of this report
Proposed 24/25 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
23/24 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (e.g. maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report

DISCUSSION

Background

1. The State Government has initiated a Code Amendment to amend the land use definition in the Planning and Design Code for 'Ancillary Accommodation' and 'Student Accommodation'. The Code Amendment is referred to as the *Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment*.
2. The State Government has released frequently asked questions (FAQs) about the Code Amendment ([Link 1](#)). The FAQs describe ancillary accommodation and student accommodation as follows:
 - 2.1. Ancillary accommodation is the term to describe what are commonly referred to as granny flats.
 - 2.1.1. Ancillary accommodation must be on the same allotment as an existing (or 'primary') dwelling, share the same utilities and be subordinate to this primary dwelling, and contain no more than 2 bedrooms (or rooms/areas capable of being used for a bedroom).
 - 2.1.2. It also cannot currently be 'self-contained'. While the fundamental elements of what makes accommodation 'self-contained' are not specified by the Code, ancillary accommodation is likely to be 'self-contained' if it has its own kitchen, bathroom and toilet.
 - 2.2. Student accommodation is the term used to describe a premises that houses students in rooms or dormitory style accommodation which include common facilities for shared use by student occupants (e.g. shared cooking facilities, recreation areas, shared laundry facilities or services, and/or bathroom facilities). Like ancillary accommodation, student accommodation cannot currently be self-contained.
3. The Code Amendment seeks to amend the definitions to facilitate more diverse and affordable housing options.
4. The Code Amendment is one in a series of State Government-led amendments that respond to the current housing crisis.
 - 4.1. Council considered a confidential report on the State Government's Future Living Code Amendment at the meeting of the City Planning, Development and Business Affairs Committee held on 21 March 2024.
 - 4.2. The State Government is also proposing Code Amendments relating to policies for ancillary accommodation, student accommodation and build to rent.
 - 4.3. Planning and Land Use Services and the State Planning Commission are being invited to brief Council Members on the State Government's housing diversity Code Amendments in April or May 2024.

Changes proposed through the Code Amendment

5. The Code Amendment has been released for consultation until 15 April 2024. A copy of the Code Amendment is available in Link 2, view [here](#).
6. The Code Amendment proposes to amend the definition of ancillary accommodation (commonly known as granny flats) and student accommodation to allow them to be self-contained. This means that these forms of development could include their own bathroom, kitchen and laundry.
7. The Code Amendment only applies to development applications for ancillary accommodation and student accommodation.
8. Policies within the Code for assessing these types of development will remain unchanged, including that:
 - 8.1. Ancillary accommodation must still be subordinate to an existing dwelling on a site and have a limited floor area.
 - 8.2. Student accommodation must still incorporate common facilities for shared use by students.
9. The proposed amendments to the definition of ancillary accommodation complement recent changes to planning regulations that prohibit conditions on planning consents that restrict or prevent ancillary accommodation from being rented or leased to third parties.

Code Amendment Process

10. The Minister for Planning can determine that a Code Amendment come into 'early commencement'. This means that the changes proposed in the Code Amendment come into effect ahead of a decision by the Minister on the Code Amendment.
11. The Minister has determined that this Code Amendment come into early commencement which gives interim effect to the changed definitions for ancillary accommodation and student accommodation.

Council's Submission

12. The Code Amendment is consistent with Council's Strategic Plan 2024-2028 and Housing Strategy, *Investing in our Housing Future*.
13. The draft submission by the City of Adelaide:
 - 13.1. Supports the proposed changes to the definitions as a means to facilitate greater housing diversity and rental stock in alignment with the Council's Housing Strategy – *Investing in our Housing Future*.
 - 13.2. Notes the State Government's intention to undertake further housing diversity-related Code Amendments in 2024 relating to policies for Ancillary Accommodation, Student Accommodation and Build to Rent.
 - 13.3. Notes the alignment of the State Government's Code Amendment program, with the City of Adelaide's support, through its submission to the Expert Panel Planning System Implementation Review, for amendment of the Planning and Design Code to strengthen policies that promote residential development and good design in the city.
 - 13.4. Acknowledges the constructive working relationship between Planning and Land Use Services and the City of Adelaide as it relates to a shared ambition for housing diversity and housing supply outcomes.

Next Steps

14. The State Government's consultation on the Code Amendment is open until 15 April 2024.
15. The DTI will prepare an Engagement Report and a final Code Amendment for decision by the Minister for Planning.
16. Code Amendments are subject to review by the Environment Resources and Development Committee of Parliament.

DATA AND SUPPORTING INFORMATION

Link 1 – [Frequently asked questions – Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment](#)

Link 2 – Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment for Engagement

ATTACHMENTS

Attachment A – Submission on the Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment

- END OF REPORT -

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Enquiries: Sarah Gilmour
Reference: ACC2023/27183

<date> April 2024

Mr David Reynolds
Chief Executive Officer
Department for Trade and Investment
GPO Box 1815
ADELAIDE SA 5000Via email: plansubmissions@sa.gov.au

Dear Mr Reynolds

Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment

Thank you for the opportunity to provide input to the Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment (the Code Amendment). On 9 April 2024, the Council endorsed the following position on the Code Amendment.

In 2023, the Council set its ambition for greater housing diversity in the City of Adelaide through its Strategic Plan 2024-2028. Development of Council's Housing Strategy - *Investing in our Housing Future* in 2024, was driven by the Council's desire to increase population and act where the market has failed to provide sufficient affordable housing.

The City of Adelaide supports the intent of the Code Amendment to enable greater housing diversity and rental supply as this aligns with the objectives of our Housing Strategy.

The Council notes the:

- State Government's intention to undertake further housing diversity-related Code Amendments in 2024 relating to policies for Ancillary Accommodation, Student Accommodation and Build to Rent.
- Alignment of the State Government's Code Amendment program, with the City of Adelaide's support, through its submission to the Expert Panel Planning System Implementation Review, for amendment of the Planning and Design Code to strengthen policies that promote residential development and good design in the city.

The City of Adelaide acknowledges the constructive working relationship between Planning and Land Use Services and the City of Adelaide as it relates to a shared ambition for housing diversity and housing supply outcomes.

To that end, I invite you to contact Sarah Gilmour, Associate Director, Park Lands, Policy and Sustainability to discuss how the City of Adelaide can work with the State Planning Commission and Planning and Land Use Services on housing diversity.

Kind regards

Michael Sedgman
Acting Chief Executive Officer

Exclusion of the Public

Tuesday, 2 April 2024

City Planning,
Development and Business
Affairs Committee

Program Contact:
Kathryn Goldy, Manager
Governance

Public

Approving Officer:
Michael Sedgman, Acting
Chief Executive Officer

EXECUTIVE SUMMARY

Section 90(2) of the *Local Government Act 1999 (SA)* (the Act), states that a Council may order that the public be excluded from attendance at a meeting if the Council considers it to be necessary and appropriate to act in a meeting closed to the public to receive, discuss or consider in confidence any information or matter listed in section 90(3) of the Act.

It is the recommendation of the Chief Executive Officer that the public be excluded from this City Planning, Development and Business Affairs Committee Special meeting for the consideration of information and matters contained in the Agenda.

For the following Report seeking consideration in confidence

10.1 Confirmation of Confidential Minutes – 21/3/2024 [section 90(3) (m) of the Act]

The Order to Exclude for Item 10.1:

1. Identifies the information and matters (grounds) from section 90(3) of the Act utilised to request consideration in confidence.
2. Identifies the basis – how the information falls within the grounds identified and why it is necessary and appropriate to act in a meeting closed to the public.
3. In addition, identifies for the following grounds – section 90(3) (b), (d) or (j) of the Act - how information open to the public would be contrary to the public interest.

ORDER TO EXCLUDE FOR ITEM 10.1

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE:

1. Having taken into account the relevant consideration contained in section 90(3) (m) and section 90(2) & (7) of the *Local Government Act 1999 (SA)*, this meeting of the City Planning, Development and Business Affairs Committee dated 2 April 2024 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 10.1 [Confirmation of Confidential Minutes – 21/3/2024] listed on the Agenda in a meeting open to the public would on balance be contrary to the public interest.

Grounds and Basis

This Item is confidential as it contains information and links to draft Code Amendment documents provided by Planning and Land Use Services in confidence.

The disclosure of information in this report could reasonably breach confidentiality of information provided to Council by the State Government through Planning and Land Use Services prior to the commencement of a Code Amendment.

Public Interest

The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the disclosure of this information will result in release of information that has been provided to Council in confidence from the State Government through Planning and Land Use Services.

2. Pursuant to section 90(2) of the *Local Government Act 1999 (SA)* (the Act), this meeting of the City Planning, Development and Business Affairs Committee dated 2 April 2024 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 10.1 [Confirmation of Confidential Minutes – 21/3/2024] listed in the Agenda, on the grounds that such item of business, contains information and matters of a kind referred to in section 90(3) (m) of the Act.
-

DISCUSSION

1. Section 90(1) of the *Local Government Act 1999 (SA)* (the Act) directs that a meeting of Council must be conducted in a place open to the public.
2. Section 90(2) of the Act, states that a Council may order that the public be excluded from attendance at a meeting if Council considers it to be necessary and appropriate to act in a meeting closed to the public to receive, discuss or consider in confidence any information or matter listed in section 90(3) of the Act.
3. Section 90(3) of the Act prescribes the information and matters that a Council may order that the public be excluded from.
4. Section 90(4) of the Act, advises that in considering whether an order should be made to exclude the public under section 90(2) of the Act, it is irrelevant that discussion of a matter in public may -
 - (a) *cause embarrassment to the council or council committee concerned, or to members or employees of the council; or*
 - (b) *cause a loss of confidence in the council or council committee; or*
 - (c) *involve discussion of a matter that is controversial within the council area; or*
 - (d) *make the council susceptible to adverse criticism.*
5. Section 90(7) of the Act requires that an order to exclude the public:
 - 5.1 Identify the information and matters (grounds) from section 90(3) of the Act utilised to request consideration in confidence.
 - 5.2 Identify the basis – how the information falls within the grounds identified and why it is necessary and appropriate to act in a meeting closed to the public.
 - 5.3 In addition identify for the following grounds – section 90(3) (b), (d) or (j) of the Act - how information open to the public would be contrary to the public interest.
6. Section 83(5) of the Act has been utilised to identify in the Agenda and on the Report for the meeting, that the following report is submitted seeking consideration in confidence.
 - 6.2 Information contained in Item 10.1 – Confirmation of Confidential Minutes – 21/3/2024
 - 6.2.1 Is subject to an Existing Confidentiality Order dated 21/3/2024
 - 6.2.2 The grounds utilised to request consideration in confidence is section 90(3) (m) of the Act
 - (m) information relating to a proposal to prepare or amend a designated instrument under Part 5 Division 2 of the *Planning, Development and Infrastructure Act 2016* before the draft instrument or amendment is released for public consultation under that Act.

ATTACHMENTS

Nil

- END OF REPORT -

Document is Restricted