

Kadaltilla

Adelaide Park Lands Authority



BOARD MEETING AGENDA

Wednesday, 27 May 2026 at 4.30 pm
Colonel Light Room, Adelaide Town Hall

Kadaltilla / Adelaide Park Lands Authority

Board Meeting Agenda, Wednesday, 27 May 2026 at 4.30 pm
Colonel Light Room, Adelaide Town Hall

Membership	The Lord Mayor 4 other members appointed by the Council 5 members appointed by the Minister for Planning
Quorum	6
Presiding Member	The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith
Deputy Presiding Member	Elinor Walker
Board Members	Tim Agius Daniel Bennett Kirsty Bevan Ashley Halliday Stephanie Johnston Warwick Keates Councillor Keiran Snape Sally Underdown
Proxy Board Members	Councillor Eleanor Freeman, for Councillor Keiran Snape Sarah Russo, for Stephanie Johnston Allan Sumner, for Tim Agius

Agenda

1. Welcome and Opening

1.1 Acknowledgement of Country

At the opening of the Board Meeting, the Board member presiding will state:

‘The City of Adelaide acknowledges the Kaurna People of the Adelaide Plains as the Traditional Custodians of the land on which we meet today.

We acknowledge and honour their spiritual and cultural stewardship of this Country and recognise their deep and enduring relationship with its lands, waters, the sky, and all living things.

We pay our respects to Kaurna Elders past and present and recognise the important role of emerging leaders in sustaining and strengthening culture.’

1.2 Apologies

Apology –

Stephanie Johnston

1.3 Confirmation of Minutes

That the Minutes of the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 23 April 2026 be taken as read and be confirmed as an accurate record of proceedings.

2. Conflict of Interest

3. Presiding Member Report (verbal)

Nil

4. Deputations

5. Items for Board Discussion and Decision

5.1	External Presentation - 2026 bp Adelaide Grand Final and Associated Motorsport Event - South Australian Motor Sport Board	9 - 23
5.2	Consultation - 2026 bp Adelaide Grand Final	24 - 36
5.3	Updated Key Biodiversity Area (KBA) Management Plan	37 - 164
5.4	Water Sources and Forward Planning for Drought Conditions	165 - 182
5.5	Draft Park Lands Leasing and Licencing Policy	183 - 203
5.6	Beach Volleyball Facility in Bonython Park / Tulya Wardli (Park 27)	204 - 223

6. Items for Noting

Nil

7. Other Business

8. Meeting Close

Kadaltilla

Adelaide Park Lands Authority



BOARD MEETING MINUTES

Thursday, 23 April 2026

Colonel Light Room, Adelaide Town Hall

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Kadaltilla / Adelaide Park Lands Authority

Board Meeting Minutes, Thursday, 23 April 2026, at 4.30 pm
Colonel Light Room, Adelaide Town Hall

Present:

Presiding Member	The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith
Deputy Presiding Member	
Board Members	Tim Agius Daniel Bennett Ashley Halliday Stephanie Johnston Warwick Keates Sally Underdown Councillor Eleanor Freeman (proxy for Councillor Keiran Snape)

1 Welcome and Opening

1.1 Acknowledgement of Country

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

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

1.2 Apologies

Board Members –

Elinor Walker
Kirsty Bevan
Councillor Keiran Snape

1.3 Confirmation of Minutes

Board Decision

Moved by Sally Underdown,
Seconded by Daniel Bennett -

That the Minutes of the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 26 March 2026 be taken as read and be confirmed as an accurate record of proceedings.

Carried

2 Conflict of Interest

Daniel Bennett declared a material conflict of interest in item 6.1 [Community Consultation Outcomes Adelaide TreeClimb SA Lease Park 20], pursuant to Section 75 of the *Local Government Act 1999* (SA) as he has a family member who is employed at TreeClimb SA and that he would leave the room and not participate in the discussion or vote.

3 Presiding Member Report (verbal)

The Presiding Member provided a verbal report on various matters:

- To date no additional updates or correspondence received from the Motor Sport Board since the last meeting, with respect to the MotoGP announcement by the State Government for 2027.
- The Motor Sport Board is scheduled to present to Kadaltilla on 28 May 2026, as part of their consultation process on the 2026 BP Adelaide Grand Final, including event planning, site considerations, and any anticipated impacts on the Park Lands.
- The handover date of the North Adelaide Golf Course has been notified by the Premier in the Government Gazette on 17 April 2026.
- The South Course will officially be handed over to the State Government from midnight on Monday, April 27, 2026.
- Sunday, 26 April 2026, is the final day to play the South Course before it closes for a two-year construction period. The renovated North Course (13 holes) will remain open from 28 April 2026.
- On the handover date, the entirety of the project site—as defined in the plans deposited with the General Registry Office (GRO) under section 5(1)—will, by operation of the legislation, vest in the designated Minister as an estate in fee simple.
- A reminder that the Kadaltilla site tour is next Thursday, 30 April. The bus will depart from the Adelaide Town Hall entrance at 3:15 pm sharp.

4 Deputations

Nil

5 Items for Board Discussion

Nil

6 Items for Board Decision

6.1 Community Consultation Outcomes Adelaide TreeClimb SA Lease Park 20

Having declared a material conflict of interest in the item, Daniel Bennett withdrew his chair and left the Colonel Light Room at 4.36pm.

Discussion ensued,

It was then –

Moved by Ashley Halliday,
Seconded by Warwick Keates –

THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Kadaltilla / Adelaide Park Lands Authority:

1. Notes the findings of the Community Consultation outcomes, as contained in **Attachment A**, on the draft Key Lease Terms as contained in **Attachment B** to Item 6.1 on the Agenda for the meeting of the Board of Kadaltilla/Adelaide Park Lands Authority held on 23 April 2026.
2. Endorses the Chief Executive Officer to enter into a Lease Agreement with Adelaide TreeClimb SA Pty Ltd for a term not exceeding ten years.
3. Endorses the Lord Mayor and Chief Executive Officer to sign and affix as necessary the Common Seal to the Lease Agreement and all associated documentation to give effect to the above-mentioned decision.

Carried

Daniel Bennett re-entered the Colonel Light Room at 4.40pm

6.2 Park Lands Lease Consultation Findings

Discussion ensued

It was then –

Moved by Councillor Eleanor Freeman,
Seconded by Stephanie Johnston -

THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Kadaltilla / Adelaide Park Lands Authority:

1. Notes the findings of the public consultation on the draft Park Lands Lease Agreements between the City of Adelaide and the respective lessees and community sports facilities listed below as contained in Attachment A to Item 6.2 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 23 April 2026:
 - 1.1. Blackfriars Priory School – Denise Norton Park / Pardipardinyilla (Park 2) – 9-year Park Lands Lease Agreement.
 - 1.2. Adelaide Archery Club – Bullrush Park / Warnpangga (Park 10) – 15-year Park Lands Lease Agreement.
 - 1.3. West Adelaide Soccer Club – Mary Lee Park / Tulya Wardli (Park 27B) – 21-year Park Lands Lease Agreement.
2. Supports the Chief Executive Officer or delegate to grant a 9-year (1 July 2026 to 30 June 2035) Park Lands Lease Agreement to the Blackfriars Priory School for the community building and playing fields at Denise Norton Park / Pardipardinyilla (Park 2) as contained in Attachment B to Item 6.2 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 23 April 2026.
3. Supports the Park Lands Lease Agreements between the City of Adelaide and the respective lessees and community sports facilities listed below as contained in Attachments C and D to Item 6.2 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 23 April 2026, for the purpose of being placed before both Houses of Parliament.
 - 3.1. Adelaide Archery Club – Bullrush Park / Warnpangga (Park 10) – 15-year Park Lands Lease Agreement.
 - 3.2. West Adelaide Soccer Club – Mary Lee Park / Tulya Wardli (Park 27B) – 21-year Park Lands Lease Agreement.

Carried

6.3 Lease Variation Tennis SA and Memorial Drive Tennis Club (Park 26)

Discussion ensued,

It was then –

Moved by Warrick Keates,
Seconded by Daniel Bennett -

That the Kadaltilla / Adelaide Park Lands Authority:

1. Notes the request from Tennis SA (TSA) and Memorial Drive Tennis Club (MDTC) to vary the Leased areas under their respective Lease arrangements to reflect completed court reconfiguration works.
2. Endorses the proposed minor Lease variations and authorising the Lord Mayor and the Chief Executive Officer to execute the Deeds of Variation of Lease as contained in **Attachments A and B** to Item 6.3 on the Agenda for the meeting of the Board of Kadaltilla/Adelaide Park Lands Authority held on 23 April 2026 and associated documentation.
3. Notes that any required updates to the relevant Community Land Management Plan (CLMP) can be managed administratively.

Carried

7 Items for Noting

Nil

8 Other Business

Discussion ensued in relation to the following topics –

- Tim Agius noted the recent discovery of remains in Yam Daisy Park / Kantarilla (Park 3) have today been confirmed as Human. Investigations will continue in relation to their origin.
- Word of protesters intention to set up camp within the Adelaide Park Lands to demonstrate against the ongoing development within the Adelaide Park Lands.
- LIV Golf and the ongoing management of support zones, Cultural Heritage Management plan not yet provided, *Aboriginal Heritage Act 1988* and the impacts to the Adelaide Park Lands moving forward.
- Councillor Eleanor Freeman noted her attendance at the launch of SALA on 22 April 2026. Councillor Freeman indicated that the program shows no events scheduled within the Adelaide Park Lands and if that could be considered for future years.

Closure

The meeting closed at 5.09 pm

The Lord Mayor, Dr Jane Lomax-Smith
Presiding Member
Kadaltilla / Adelaide Park Lands Authority

Documents Attached:

Nil

Kadaltilla

Adelaide Park Lands Authority

External Presentation - 2026 bp Adelaide Grand Final and Associated Motorsport Event - South Australian Motor Sport Board

**Wednesday, 27 May 2026
Board Meeting**

Author:
Jennifer Kalionis, Associate
Director City Culture

Public

Purpose of Workshop

The purpose of this presentation is for the South Australian Motor Sport Board to provide information relating to the proposed declarations on the 2026 bp Adelaide Grand Final and associated motorsport event

Key Questions

Does the Adelaide Park Lands Authority / Kadaltilla have any questions for the South Australian Motor Sport Board relating to the proposed declarations for the 2026 bp Adelaide Grand Final?

- END OF REPORT -



bp
ADL
GRAND FINAL

CONSULTATION PROCESS

KADALTILLA – 27 MAY 2026

- 1. Declared Area**
- 2. Declared Area vs Event Fence**
- 3. Key Dates**
- 4. Associated Event**
- 5. Staged Work Exclusion Zones – Build & Dismantle**
- 6. Road Closures & Openings**
- 7. Proposed Works**


ADLGF DECLARED AREA 2026

The Declared Area has been developed to facilitate the delivery of Adelaide Grand Final objectives, while limiting disruption where possible.

NB: This drawing has been updated from version sent with Consultation Letters.

SOUTH AUSTRALIAN
MOTOR SPORT ACT 1984
AS AMENDED

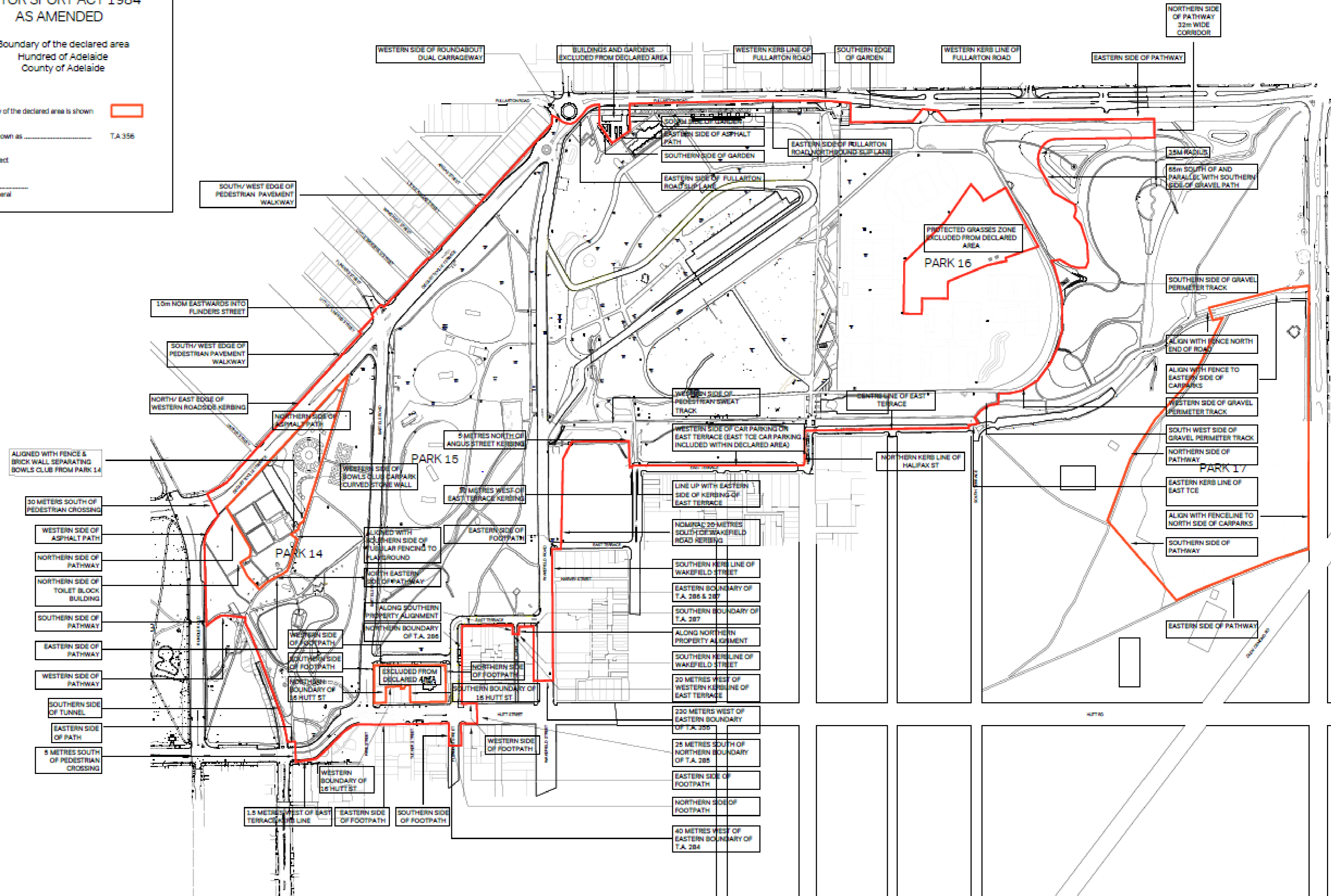
Boundary of the declared area
Hundred of Adelaide
County of Adelaide

The boundary of the declared area is shown 

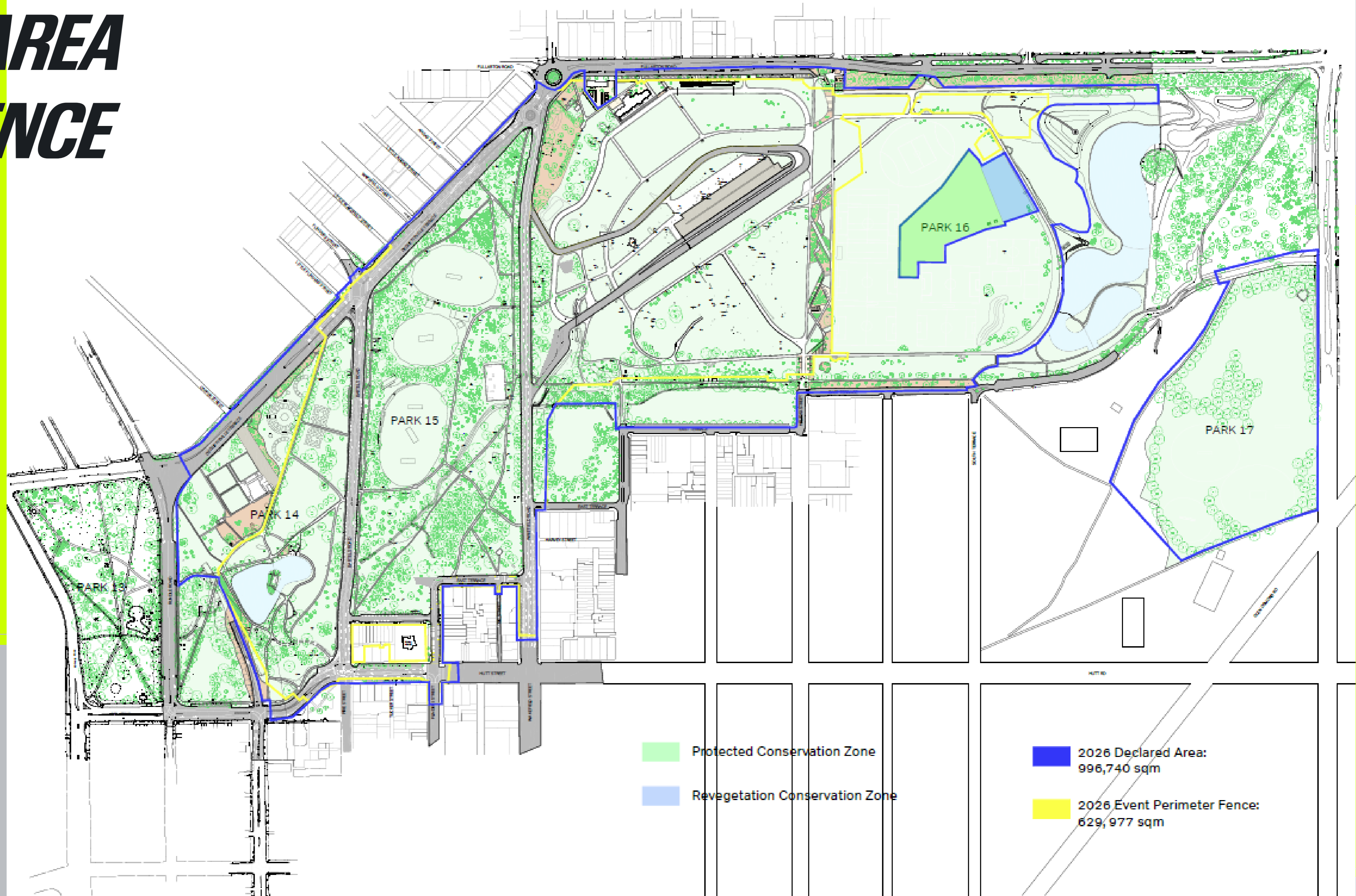
Town Acre shown as _____ T.A. 356

Certified Correct

Surveyor General



DECLARED AREA vs EVENT FENCE



KEY DATES



Gradual Openings

- 1 Dec – Bartels & Hutt
- 1 Dec – Dequetteville
- 3 Dec - Wakefield

2026 KEY MILESTONES		FROM	TO	DURATION	2025
PRESCRIBED WORKS PERIOD		2 September 2026	7 February 2027	159	159
ROAD OCCUPATION	Hutt St, Bartels Rd & Dequetteville Tce (North Bartels)	6.00am 20 November 2026	6.00am 1 December 2026	11	11
	Dequetteville Tce (South Bartels)	6.00am 20 November 2026	3.00pm 1 December 2026	11	11
	Wakefield Rd & East Tce	6.00am 20 November 2026	6.00am 3 December 2026	13	13
EAST/WEST PATHWAYS PARK 16	Central North E/W	5 October 2026	2 December 2026	As required	As required
	Central South E/W	2 November 2026	18 December 2026	As required	As required

KEY DATES


Event Declared Period:

Thursday 19 November - Sunday 22 November 2026

No additional road closures outside of ADLGF program is required.

SOUTH AUSTRALIAN MOTOR SPORT ACT 1984 AS AMENDED

Boundary of the declared area
Hundred of Adelaide
County of Adelaide

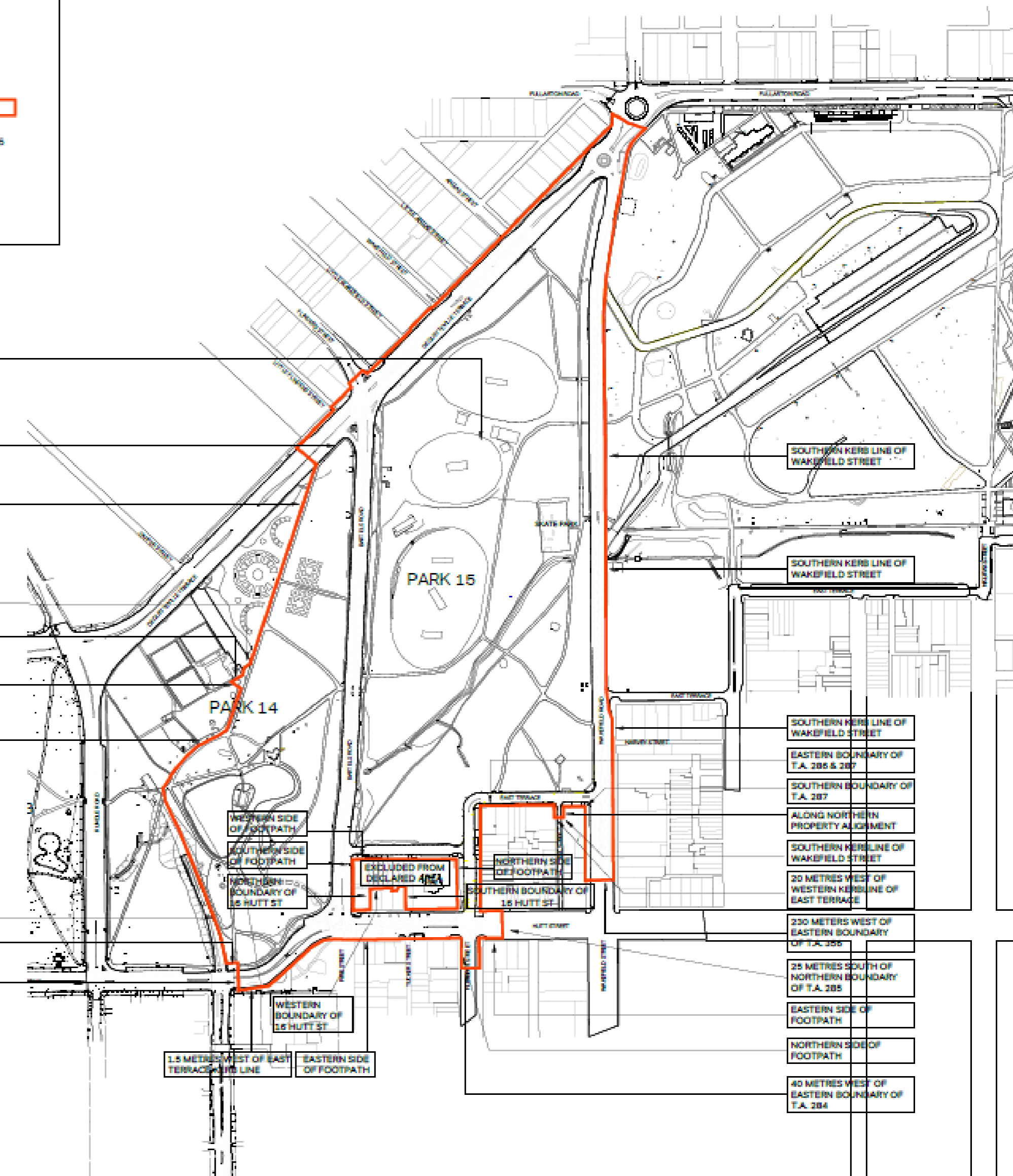
The boundary of the declared area is shown 

Town Acre shown as T.A. 356

Certified Correct

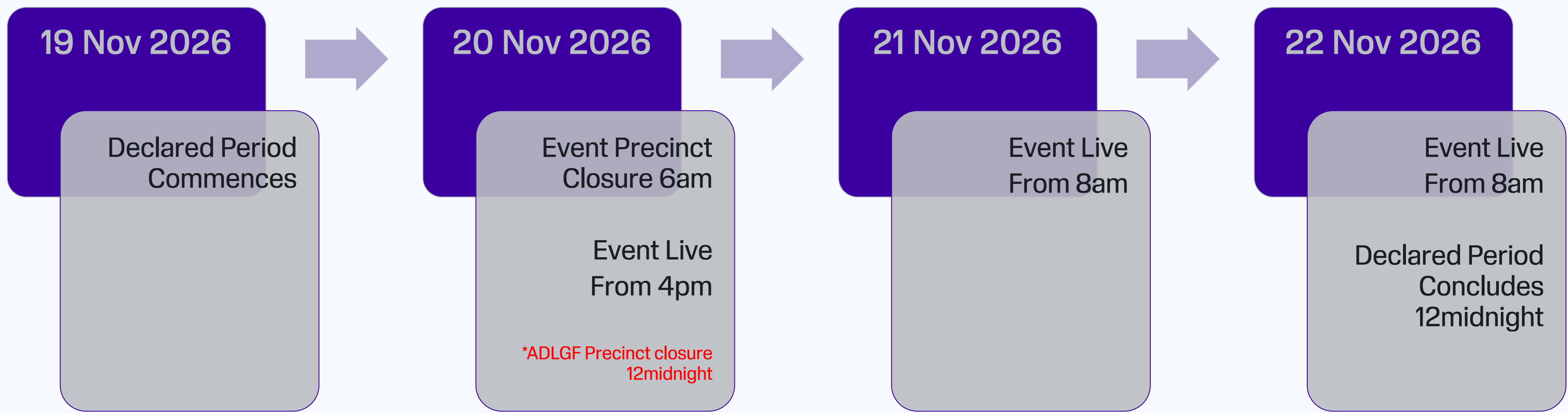
Surveyor General

- 75 METRES EAST OF SKATE PARK FENCE
- SOUTH WESTERN SIDE OF FOOTPATH
- NORTHERN SIDE OF ASPHALT PATH
- WESTERN SIDE OF BOWLS CLUB CARPARK CURVED STONE WALL
- ALIGNED WITH FENCE & BRICK WALL SEPARATING BOWLS CLUB FROM PARK 14
- ALIGNED WITH SOUTHERN SIDE OF TUBULAR FENCING TO PLAYGROUND
- NORTH EASTERN SIDE OF PATHWAY
- WESTERN SIDE OF FOOTPATH
- SOUTHERN SIDE OF FOOTPATH
- NORTHERN BOUNDARY OF 15 HUTT ST
- SOUTHERN BOUNDARY OF 15 HUTT ST
- SOUTHERN SIDE OF TUNNEL
- EASTERN SIDE OF PATH
- 5 METRES SOUTH OF PEDESTRIAN CROSSING



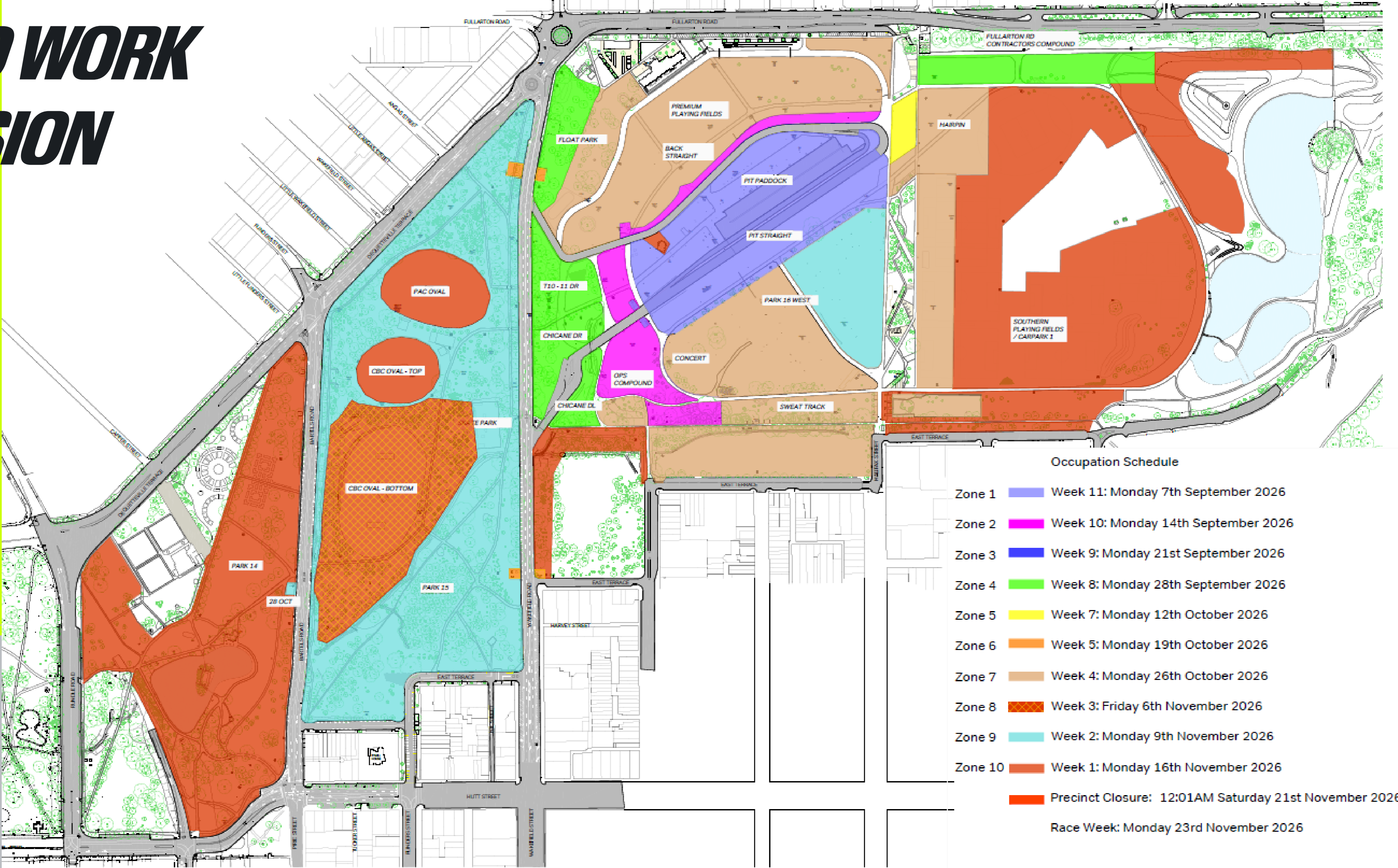
- 1.5 METRES WEST OF EAST TERRACE KERB LINE
- EASTERN SIDE OF FOOTPATH

- SOUTHERN KERB LINE OF WAKEFIELD STREET
- EASTERN BOUNDARY OF T.A. 286 & 287
- SOUTHERN BOUNDARY OF T.A. 287
- ALONG NORTHERN PROPERTY ALIGNMENT
- SOUTHERN KERB LINE OF WAKEFIELD STREET
- 20 METRES WEST OF WESTERN KERB LINE OF EAST TERRACE
- 250 METRES WEST OF EASTERN BOUNDARY OF T.A. 286
- 25 METRES SOUTH OF NORTHERN BOUNDARY OF T.A. 285
- EASTERN SIDE OF FOOTPATH
- NORTHERN SIDE OF FOOTPATH
- 40 METRES WEST OF EASTERN BOUNDARY OF T.A. 284

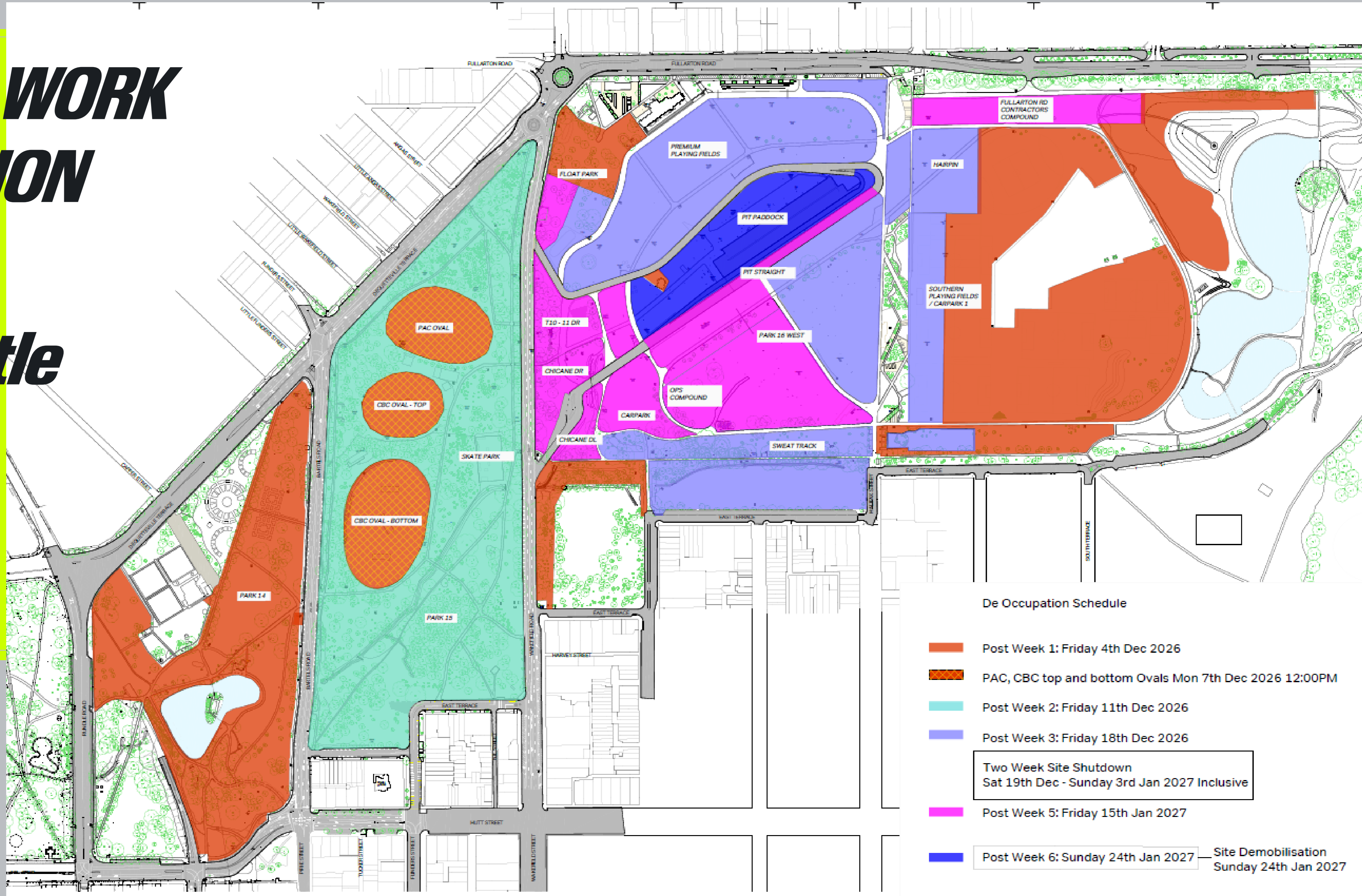


***NB:**
 Full precinct closure for ADLGF occurs 12midnight Friday 20 November 2026.

STAGED WORK EXCLUSION ZONES Build



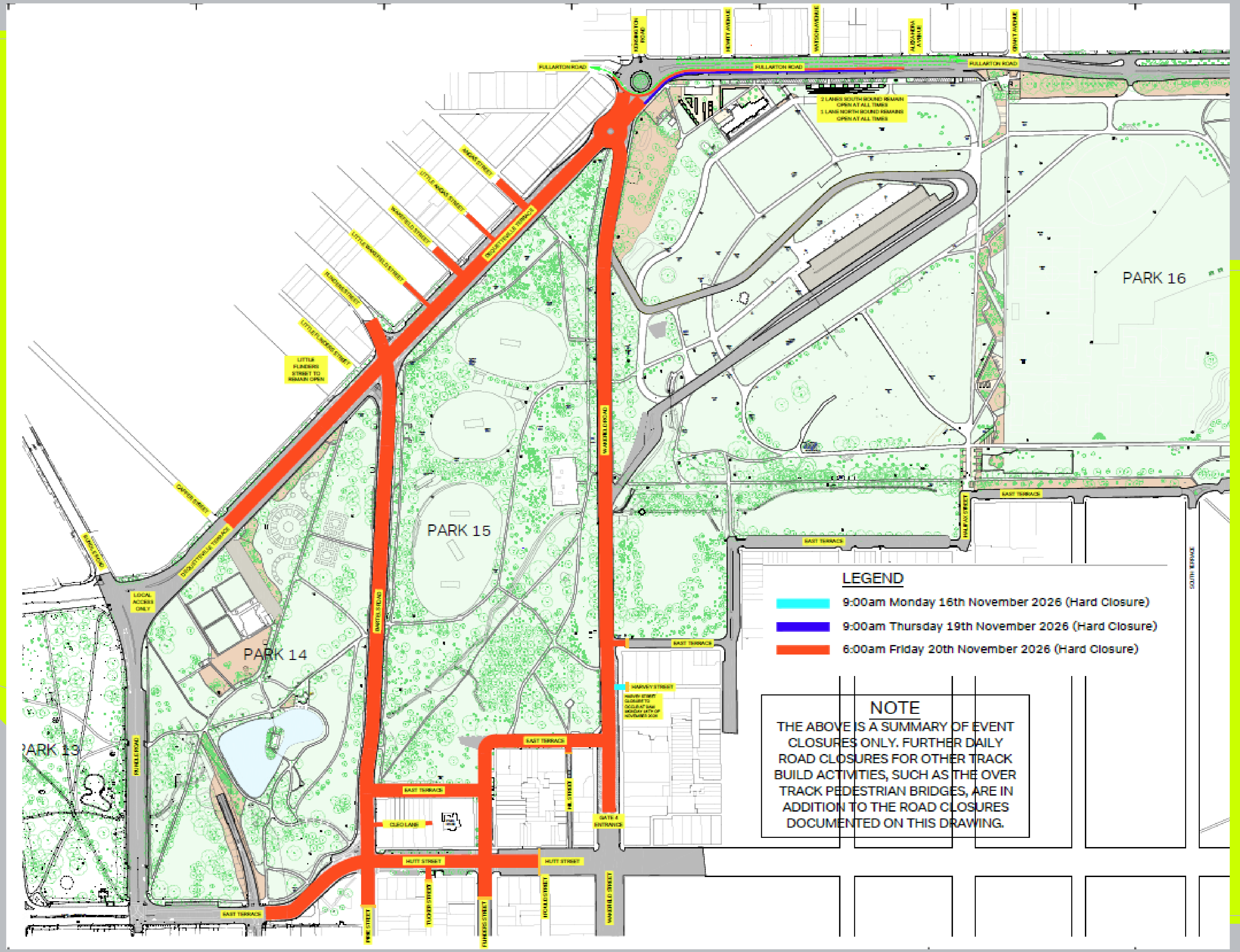
STAGED WORK EXCLUSION ZONES Dismantle



De Occupation Schedule

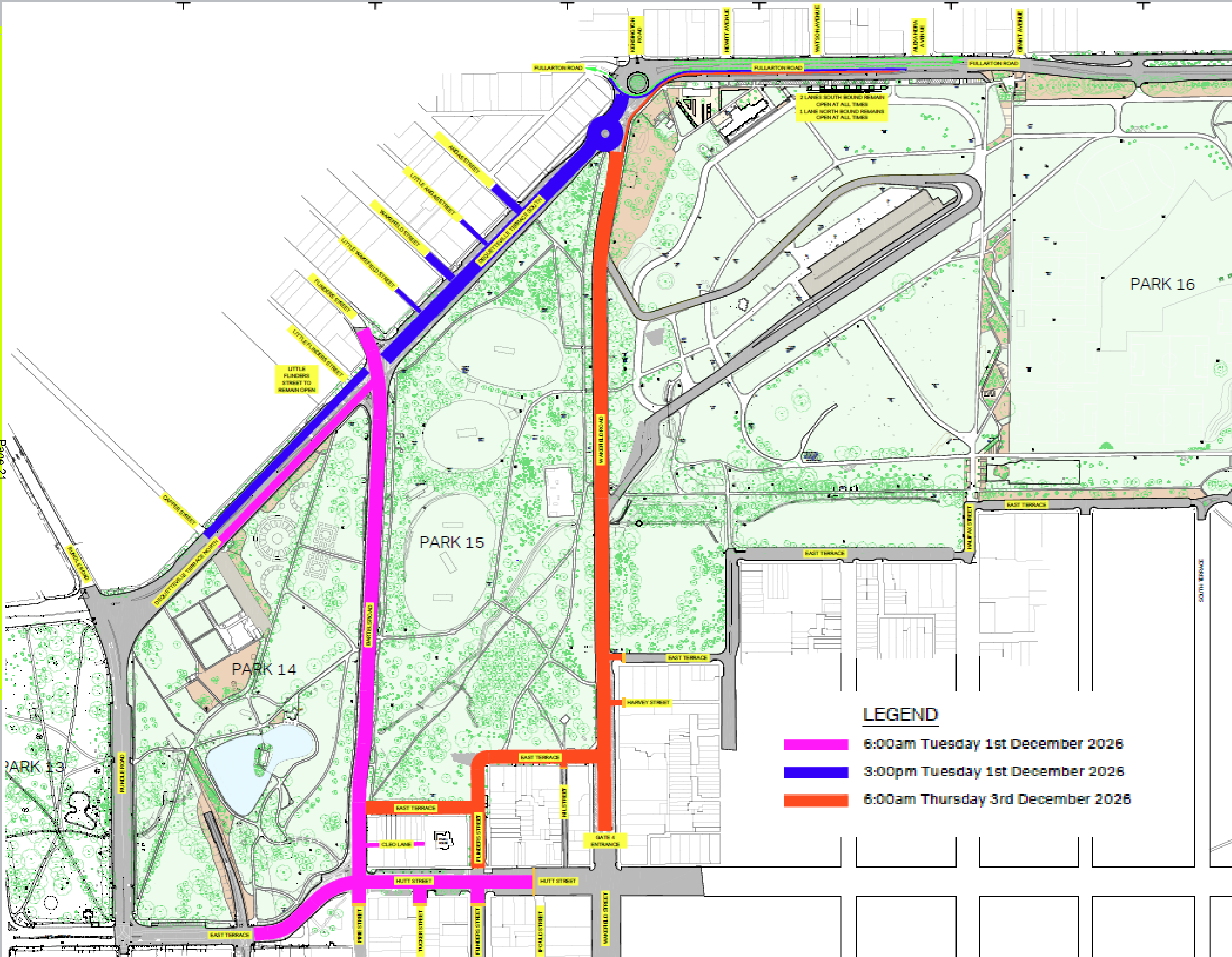
- Post Week 1: Friday 4th Dec 2026
- PAC, CBC top and bottom Ovals Mon 7th Dec 2026 12:00PM
- Post Week 2: Friday 11th Dec 2026
- Post Week 3: Friday 18th Dec 2026
- Two Week Site Shutdown
Sat 19th Dec - Sunday 3rd Jan 2027 Inclusive
- Post Week 5: Friday 15th Jan 2027
- Post Week 6: Sunday 24th Jan 2027

Site Demobilisation
Sunday 24th Jan 2027



ROAD CLOSURES

ROAD OPENINGS





STOP

Kadaltilla

Adelaide Park Lands Authority

Consultation – 2026 Adelaide Grand Final and Associated Motor Sport Event - South Australian Motor Sport Board

**Wednesday, 27 May 2026
Board Meeting**

Author: Jennifer Kalionis,
Associate Director City Culture

Public

Purpose

This report forms part of the consultation with the City of Adelaide and Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) for the 2026 Adelaide Grand Final (ADLGF) and another new Associated Motor Sport Event as required under Section 20 (4), *South Australian Motor Sport Act 1984* (the Act), wherein the Minister may declare a specified Declared Area and Declared Period for the purposes of carrying out motor sport events.

The Minister may also specify a Prescribed Works Period, during which the South Australian Motor Sport Board (SAMSB) may have access to the land within the Declared Area for the purpose of carrying out works for these events.

This report highlights key information relating to the two SAMSB events and notes the SAMSB's declaration includes reference to Motorcycle Grand Prix of Australia (MotoGP) circuit redevelopment in Victoria Park / Pakapakanthi (Park 16), and the impacts to Key Biodiversity and Conservation Protection Zones.

The two SAMSB events for consultation under this Declaration are:

1. 2026 Adelaide Grand Final (ADLGF) - Thursday 26 to Sunday 29 November 2026

- The proposed SAMSB Declared Area map for the 2026 event has increased by 142,920m² of Park Lands area, compared to the 2025 event. These changes are detailed in paragraph 15 of this report.
 - The SAMSB's Declared Area map includes the Butterfly Conservation Zone within the Key Biodiversity Area adjacent to the Pakapakanthi Wetlands. This is included in the 12,952m² area increase in Victoria Park / Pakapakanthi (Park 16).
 - The SAMSB's Declared Area map includes increase of 129,968m² in Carriageway Park / Tuthangga (Park 17).
- The occupation of the Park Lands follows a staged approach, which begins in the central area of Victoria Park / Pakapakanthi (Park 16). The SAMSB advises that much of the Declared Area remains open and accessible for much of the Prescribed Works Period.
- The total occupation period of 159 days of the Park Lands has remained the same as 2025.

2. New Associated Motor Sport Event - Friday 20 to Sunday 22 November 2026

- The SAMSB will expand 'Grand Final Week' festivities by hosting an Associated Motor Sport Event on the weekend immediately prior to the 2026 ADLGF.
- This event will be included within the same Declared Area and Prescribed Works Period, with a separate Declared Period to the 2026 ADLGF.
- Pursuant to Section 20 (1) of the Act, the specified period the Minister may declare under the Act for any event cannot exceed five days, therefore the Declared Period for the new proposed Associated Motor Sport Event will be gazetted as a separate declaration to the ADLGF.

Administration seeks Kadaltilla's advice on the proposed declarations for the 2026 ADLGF and the Associated Motor Sport Event, which will be presented to the City Community Services and Culture Committee on 2 June 2026, relating to:

- The Declared Areas, being the Park Lands areas proposed to be used as part of the 2026 ADLGF and new Associated Motor Sport events.
- The Prescribed Works Period, being the period of 2026 ADLGF event setup and removal.
- The Declared Period, being the proposed period of the 2026 ADLGF event operation.

Recommendation

THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES THE STATE GOVERNMENT AND COUNCIL:

That the Kadaltilla / Adelaide Park Lands Authority:

1. Notes the Declaration of the proposed Declared Areas, Declared Period and Prescribed Works Period for the purpose of conducting the 2026 Adelaide Grand Final and Associated Motor Sport Event as contained in this report.
2. Notes the Declared Area for the 2026 Adelaide Grand Final as shown in Attachment A to Item 5.2 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 27 May 2026.
3. Notes the Declared Area for the 2026 Associated Motor Sport Event as shown in Attachment B to Item 5.2 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 27 May 2026.
4. Notes that the South Australian Motor Sport Board advises that the increase in the Declared Area for the 2026 Adelaide Grand Final includes Carriageway Park / Tuthangga (Park 17) for event car parking facilities as the existing area used along Fullarton Road will be unavailable due to 2027 Motorcycle Grand Prix of Australia (MotoGP) circuit redevelopment in Victoria Park / Pakapakanthi (Park 16).
5. Notes the South Australian Motor Sport Board request for the permanent removal of the central toilet block adjacent to the Criterium Track in Victoria Park / Pakapakanthi (Park 16) as part their planned infrastructure works under the proposed 2026 Adelaide Grand Final Prescribed Works Period.
6. Authorises the Presiding Member to write to the Minister Planning, consistent with Kadaltilla / Adelaide Park Lands Authority's functions under the *Adelaide Park Lands Act 2005* to provide Kadaltilla's comments in relation to the occupation of the Adelaide Park Lands by the South Australian Motor Sport Board for the purposes of the 2026 Adelaide Grand Final and Associated Motor Sport Event.
7. Authorises the Presiding Member of Kadaltilla / Adelaide Park Lands Authority to write to the Chief Executive Officer of the South Australian Motor Sport Board on behalf of Kadaltilla with its feedback to the 2026 Adelaide Grand Final and Associated Motor Sport Event consultation as follows:
 - 7.1. Notes that there is a Victoria Park / Pakapakanthi Remnant Vegetation Management Plan (2018) in place between the City of Adelaide and the Minister for Environment and Conservation and that both parties consider the vegetation at the site to be within the definition of the endangered ecological community listed under the *Environment Protection and Biodiversity Conservation Act 1999*.
 - 7.2. Seeks from the South Australian Motor Sport Board confirmation that the Minister responsible for the South Australian Motorsport Board and the 2026 Adelaide Grand Final and Associated Motor Sport Event, has made a self-referral under the *Environment Protection and Biodiversity Conservation Act 1999* (Cth) in relation to this significant area and event and taken steps to prepare an environmental impact assessment and heritage impact assessment.
 - 7.3. Seeks from the South Australian Motor Sport Board advice on how obligations contained

within the *Environment Protection and Biodiversity Conservation Act 1999*, *Natural Resources Management Act 2004*, *Adelaide Park Lands Act 2005*, Adelaide Park Lands Management Strategy, Victoria Park / Pakapakanthi Remnant Vegetation Management Plan, Victoria Park / Pakapakanthi Master Plan and Key Biodiversity Area Management Plans are being monitored and enforced during event planning, bump-in, bump-out and remediation.

- 7.4. Requests the South Australian Motor Sport Board remove the area identified as the Butterfly Conservation Zone from the Declared Area from any proposed motor sport activity in Victoria Park / Pakapakanthi (Park 16).
 - 7.5. Requests the South Australian Motor Sport Board remove areas identified as Revegetation Conservation Zones and Buffer Conservation Zones from any proposed motor sport activity in Victoria Park / Pakapakanthi (Park 16) and Carriageway Park / Tuthangga (Park 17).
 - 7.6. Seeks from the South Australian Motor Sport Board, as outlined in the *South Australian Motor Sport Act 1984*, the immediate provision of independent, pre-and post-event ecological monitoring, including cumulative impact reporting over multiple years particularly in relation to the Grey Box Grassy Woodland threatened ecological community and associated biodiversity values in relation to motor sport activities in Victoria Park / Pakapakanthi (Park 16).
 - 7.7. Seeks from the South Australian Motor Sport Board, advice on the role of independent ecological experts and engagement with Traditional Owners in determining acceptable use of Victoria Park / Pakapakanthi (Park 16) for motor sport purposes.
 - 7.8. Seeks from the South Australian Motor Sport Board, advice on an evidence-based limit on the number, duration or scale of motor sport events that Victoria Park / Pakapakanthi (Park 16) can sustainably accommodate each year in relation to its status as a Key Biodiversity Area.
 - 7.9. Noting the expansion of the 2026 Adelaide Grand Final, Kadaltilla seeks from the South Australian Motor Sport Board, a briefing on the proposed impacts including environmental of the 2027 Motorcycle Grand Prix of Australia (MotoGP) on the National Heritage Listed Adelaide Park Lands.
 - 7.10. Requests the South Australian Motor Sport Board ensure the use of or the reinstatement of permeable pathways throughout the Declared Area for the 2026 Adelaide Grand Final and Associated Motor Sport Event.
 - 7.11. Requests the South Australian Motor Sport Board confirm increased public access to the bikeways and pathways and further access considerations and advice for members of the public, during the Prescribed Works Period 2026 Adelaide Grand Final and Associated Motor Sport Event.
 - 7.12. Requests that Council and the South Australian Motor Sport Board continue to work collaboratively to pursue greening and tree canopy increase in Victoria Park / Pakapakanthi (Park 16) in line with the Master Plan.
 8. Requests that Council, consistent with the Victoria Park / Pakapakanthi Remnant Vegetation Management Plan 2018, continues to facilitate the 'persistence' of species of conservation significance on the site in the Victoria Park / Pakapakanthi Key Biodiversity Area.
 9. Requests that Council, consistent with *Adelaide Park Lands Act* Section 9 (g) and the consultation provisions of the *South Australian Motor Sport Act 1984*, directs all feedback received by the community to the South Australian Motor Sport Board and the relevant Minister during the consultation period.
 10. Notes that Kadaltilla / Adelaide Park Lands Authority's advice will be presented to the City Community and Culture Committee on Tuesday 2 June 2026.
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Implications

<p>Adelaide Park Lands Management Strategy – Towards 2036</p>	<p>Adelaide Park Lands Management Strategy - Towards 2036</p> <p>The Adelaide Park Lands Management Strategy supports promoting the Park Lands as a visitor and tourist destination (Strategy 1.3.1)</p>
<p>2023-2028 Strategic Plan</p>	<p>Kadaltilla / Adelaide Park Lands Authority 2023-2028 Strategic Plan Strategic Plan Alignment – Expert Advice</p> <p>4.1 Provide advice on plans, projects and policies for the Adelaide Park Lands 4.2 Engage with City of Adelaide and State Government including input into State Government initiatives</p>
<p>City of Adelaide Strategies</p>	<p>City of Adelaide Strategic Plan 2024-2028: Outcome: Adelaide’s unique experiences and opportunities attract visitors to our city Economic Development Strategy 2024 – 2028: Goal 1: More than the gateway to South Australia.</p>
<p>Policy</p>	<p>The Community Land Management Plan (CLMP) for Victoria Park / Pakapakanthi (Park 16) provides context that the <i>South Australian Motor Sport Act 1984</i> provides broad powers to enable the staging of motor sport events. The CLMP notes that ‘<i>Restrictions on public use and movement may be subject to restrictions imposed by the South Australian Motor Sport Act 1984 and Associated Motor Sport Events as well as other major events</i>’. The purpose for which the land is held per the CLMP includes protecting the Key Biodiversity Area in this park. The remnant vegetation within the Key Biodiversity Area is cared for under a Management Agreement with the State Government. The CLMPs for Carriageway Park / Tuthangga (Park 17), King Rodney Park / Ityamaitipina (Park 15) and Rymill Park / Murlawirrapurka (Park 14) are also policy considerations under this declaration.</p>
<p>Consultation</p>	<p>Under Section 20 (4) (c) of the <i>South Australian Motor Sport Act 1984</i> there is a legislative obligation for the Minister, through the South Australian Motor Sport Board (SAMSB), to consult with Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) and Council regarding the Declared Area, Declared Period and Prescribed Works Period for the event. The current SAMSB consultation period is open and concludes 15 June 2026.</p>
<p>Resource</p>	<p>This activity will be facilitated within existing resources.</p>
<p>Risk / Legal / Legislative</p>	<p>Pursuant to powers provided under the <i>South Australian Motor Sport Act 1984</i> section 20 (1), the Minister may declare a Declared Area, Declared Period and Prescribed Works Period for the purpose of conducting motor sport events. Carriageway Park / Tuthangga (Park 17) and the Butterfly Conservation Zone in Victoria Park / Pakapakanthi (Park 16) are the site of the Kaurna Cultural Burn. <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cth) <i>Natural Resources Management Act 2004</i> <i>South Australian Motor Sport Act 1984</i> <i>Adelaide Park Lands Act 2005</i></p>
<p>Opportunities</p>	<p>The CLMP lists a management proposal to ‘<i>investigate landscape improvements for the park to create a cooler, more hospitable environment</i>’. Administration continues to work with the SAMSB to identify opportunities for greening (short term and long-term) within the Declared Area for the benefit of the event, spectators and Park Lands visitors.</p>

City of Adelaide Budget Allocation	Not as a result of this report
Capital Infrastructure Projects	Wakefield Road Pathway and Reinstatement of Playing Fields have been put on hold as a result of SAMSB motor sport activities (including the Moto GP). There may be impacts on the Botanic Creek Renewal Project delivery and other irrigation and renewal projects in the Declared Areas.
Life of Project, Service, Initiative or (Expectancy of) Asset	The Declarations referred to in this report are in reference to the 2026 Adelaide Grand Final and new Associated Motor Sport Event only, with the end of the Prescribed Works Period proposed to be 7 February 2027.
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 2026 Adelaide Grand Final (ADLGF) and new Associated Motor Sport Event will be staged by the South Australian Motor Sport Board (SAMSB) pursuant to powers provided under the *South Australian Motor Sport Act 1984* (the Act). Under Section 20 (1) of the Act, the Minister may declare:
 - 1.1. A specified area (consisting of public road or Park Land or both) in Adelaide, to be a Declared Area under the Act for the purposes of running the event; and
 - 1.2. A specified period (not exceeding five days) to be a Declared Period under this Act for the purposes of the event; and
 - 1.3. A specified period or periods (Prescribed Works Period) under the Act during which the SAMSB may have access to land within a Declared Area for the purposes of carrying out works in the manner contemplated by Section 22 (1a) (and different periods may be specified in respect of different categories of work).
2. Through this report, feedback is being sought on the Declared Areas, Prescribed Works Period and Declared Period. Feedback provided will be presented to the City Community Services and Culture Committee on Tuesday 2 June 2026.
3. Under Section 23 of the Act, the SAMSB must also take all reasonable steps to consult with and take into account representations of persons affected by their operations, including:
 - 3.1. any relevant council or any person having a right of occupation of land within a declared area, or
 - 3.2. any person occupying land immediately adjacent to a declared area, or
 - 3.3. any other person whose business or financial interests might, in the opinion of the Board, be adversely affected by the operations of the Board.
4. On behalf of the Minister responsible for the Act, the Chief Executive SAMSB wrote to the Lord Mayor on 4 May 2026. The Letter ([Link 1](#)) outlines the declarations for the two events with attached Declared Area maps and was addressed to the Lord Mayor in their capacity as Lord Mayor of the City of Adelaide (CoA) and as the Presiding Member for Kadaltilla / Adelaide Park Lands Authority (Kadaltilla).
5. On 20 May 2026 the CoA Administration received subsequent information from SAMSB including a revised map **Attachment A** showing an increase in the Declared Area for the 2026 ADLGF event within Victoria Park / Pakapakanthi (Park 16).
6. The consultation is for two proposed motor sport events in 2026: the 2026 ADLGF (Thursday 26 to Sunday 29 November 2026) and the new Associated Motor Sport Event (Friday 20 to Sunday 22 November 2026).
7. Pursuant to Section 20 (1) of the Act, the specified Declared Period the Minister may declare under the Act for any event cannot exceed five days, therefore the Declared Period for the proposed new Associated Motor Sport Event will be gazetted as a separate declaration to the ADLGF.
8. The *South Australian Motor Sport Act 1984* does not apply a statutory cap on the number of annual motor sport events. The legislation does not specify:
 - 8.1. a maximum number of events per year,
 - 8.2. a cumulative maximum occupation period, or
 - 8.3. a cap on how often declarations can be made.
9. Historically, the Act included a limit of 'two motor sport events per financial year'. That wording existed in earlier versions of Section 20. However, amendments made in 2022 removed that restriction from the current Act.

Event 1: 2026 Adelaide Grand Final

10. The Declared Period covers the event days as well as the day immediately prior to the event. The event dates for 2026 ADLGF are from 26 to 29 November 2026, therefore the Declared Period is from 25 to 29 November 2026 (five days).
11. The event dates for the 2026 ADLGF are at the same time as in 2025, again coinciding with Black Friday trading in the City.
12. The 2026 ADLGF Declared Area in **Attachment A** shows the boundary in red. This does not represent a

physical fence line, but a boundary of potential occupation for undertaking the event.

12.1. The occupation of the Park Lands takes a staged approach, commencing in a central section of Victoria Park / Pakapakanthi (Park 16) and progressing through the build process.

13. SAMSB advise that areas of the Park Lands within the Declared Areas are left open and accessible for large periods of time during the Prescribed Works Period.
14. The Prescribed Works Period is proposed to commence on Wednesday 2 September 2026 and conclude on Sunday 7 February 2027. The Prescribed Works Period is a total of 159 days, the same as 2025.

Noted Changes for 2026

15. The table following illustrates the changes to the size of the 2026 ADLGF Declared Area (increase of 142,920m²) and duration of the Prescribed Works Period.

15.1. 129,968m² area increase in Carriageway Park / Tuthangga (Park 17).

15.2. 12,952m² area increase in Victoria Park / Pakapakanthi (Park 16) including the Butterfly Conservation Zone.

Table 1 – Comparison Table

	2023	2024	2025	2026
Size of the Declared Area (within the Park Lands)	Approximately 703,000m ²	Approximately 766,000m ²	Approximately 754,537m ²	Approximately 897,457m ²
Duration of the Prescribed Works Period	154 days (28 August 2023-28 January 2024)	161 days (19 August 2024-26 January 2025)	159 days (3 September 2025-8 February 2026)	159 days (2 September 2026 -7 February 2027)
Addition of Declared Areas (within the Park Lands)	Within Rymill Park / Murlawirrapurka (Park 14)	Within Victoria Park / Pakapakanthi (Park 16) Within Rymill Park / Murlawirrapurka (Park 14)	Beaumont Road and associated carparking	Within Carriageway Park / Tuthangga (Park 17) Within Victoria Park/ Pakapakanthi (Park 16) Beaumont Road (South)
Reduction of Declared Areas (within the Park Lands)	Within Victoria Park / Pakapakanthi (Park 16)- Southern end	Within Rymill Park / Murlawirrapurka (Park 14), the Quentin Kenihan Inclusive Playspace	Within the northwest area of Rymill Park / Murlawirrapurka (Park 14)	Beaumont Road (North) and associated carparking

16. The SAMSB has advised that the increased 2026 ADLGF Declared Area is in part to enable works along Fullarton Road associated with the 2027 Motorcycle Grand Prix of Australia (MotoGP), which have not been specified.

17. The consultation letter the Chief Executive SAMSB wrote to the Lord Mayor on 4 May 2026 ([Link 1](#)), includes reference to the MotoGP.

17.1. In reference to the 'Declaration of the Declared Area', the letter includes reference to the following change to the 2026 Declared Area: *"Inclusion of Park 17 for event car parking facilities as the existing area used along Fullarton Road will be unavailable due to MotoGP circuit redevelopment"*.

18. Administration notes that the extent of the works in Park 16, and any other Park in the Declared Area, has not yet been provided to Council or Kadaltilla.

Event 2: New Associated Motor Sport Event

19. In 2026, the SAMSB is also presenting a new Associated Motor Sport Event to be held in King Rodney Park / Ityamai-itpina (Park 15) and Rymill Park / Murlawirrapurka (Park 14).
20. This is intended to expand 'Grand Final Week' festivities by hosting an Associated Motor Sport Event on the weekend immediately prior to the 2026 ADLGF, across three days from Friday 20 to Sunday 22 November 2026. This event will be included within the same Declared Area and Prescribed Works Period, with a separate Declared Period to the 2026 ADLGF.
21. The Declared Period covers the event days as well as the day immediately prior to the events. The event dates for the new Associated Motor Sport Event are from 20 to 22 November 2026, therefore the Declared Period is from 19 to 22 November 2026 (four days).
22. The Declared Area for the new Associated Motor Sport Event, to be held in Park 14 and Park 15, is shown in **Attachment B**. This does not represent a physical fence line but a boundary of potential occupation for undertaking the event.
23. SAMSB advise that areas of the Park Lands within the Declared Areas are left open and accessible for large periods of time during the Prescribed Works Period.
24. The Declared Areas for the events in 2026 incorporate:
 - 24.1. Continued exclusion of the Quentin Kenihan Inclusive Playspace from the Declared Area, allowing it to remain open to the public.
 - 24.2. Addition of Carriageway Park / Tuthangga (Park 17). It is understood use of this area is for the facilitation of car parking for the weekend of the ADLGF event but the detail of this is to be confirmed.
 - 24.3. Addition of Victoria Park / Pakapakanthi (Park 16) including in the Butterfly Conservation Zone.
 - 24.4. Removal of Beaumont Road (North) and associated carparking, and incorporation of Beaumont Road (South) compared to the 2025 event declarations.

SAMSB Consultation and Other User Impacts:

25. Other users that the SAMSB must take into account in relation to Section 23 of the *South Australian Motor Sport Act 1984* (outlined in paragraph three of this report) include:
 - 25.1. Residents and local businesses that are impacted through proximity to the Declared Area and event activities. SAMSB in the delivery of their events can impact residents and local businesses with noise, road closure, parking restrictions, and access to the Park Lands.
 - 25.2. Section 23 (3) of the Act requires the SAMSB to consult with 'any person occupying land immediately adjacent to a declared area', or 'any other person whose business or financial interests might, in the opinion of the Board, be adversely affected by the operations of the Board'.
 - 25.3. The events will also impact commercial businesses, CoA lease and licence holders, community users of the Eastern Park Lands.
 - 25.4. Criterium Track and Cycling Events users:
 - 25.4.1. The Criterium Track is a purpose built offroad cycling facility and the only one of its kind servicing metropolitan Adelaide. Criterium racing is traditionally held in the summer months, on weeknights, taking advantage of daylight saving.
 - 25.4.2. This event will have an impact on the ability of cycling organisations to hold a full criterium season with the track not being available for over three weeks (including the 2026 ADLGF and Associated Motor Sport Event dates).
 - 25.4.3. The SAMSB have advised they will meet with AusCycling before the Prescribed Works Period commences, to set timeframes for use of the Criterium Track pre and post event. Where possible the SAMSB will accommodate use of the Criterium Track for night racing up until it is determined by SAMSB that it is no longer safe to do so.
 - 25.5. Community use of the skate park and 3-on-3 basketball courts in Park 15.
 - 25.6. Community use of the Glover East Playground.
 - 25.7. Use of the three playing fields and cricket nets in Park 15 used for school and community sport, including post-event impacts due to playing surface remediation requirements.
 - 25.8. Community use of the disc golf facility in Park 15.
 - 25.9. Existing commercial lessees of the Victoria Park Grandstand, Victoria Park Social Club and Kiosk

Lola, with trading encumbrances on the lessees, if they choose to be involved in the event.

- 25.10. Seasonal hire users of the playing fields in Park 16 and Park 17. Park 17 has not previously been included in the Declared Area and impacted licensees should be fully consulted.
- 25.11. Parkrun, a free community running event held every Saturday morning in Park 16.
- 25.12. A number of events planned to be held in these Park Lands.
- 25.13. Significant number of visitors and casual users who recreate in Park 16 every day.
26. CoA Administration recommends that the SAMSB write to all these operators to ensure they are well informed of the planned impacts and respective dates, with details on who to contact with any questions.

Additional Issues Arising from the Consultation:

A. Native Vegetation Area and Native Grass Restoration Site

27. The impacted Park Lands include one of the most significant biodiversity areas within the Adelaide Park Lands, containing remnant woodland ecosystems that once covered much of the Adelaide Plains.
28. The southern section of Park 16 is recognised as Key Biodiversity Area 1 (KBA1) in the CoA Biodiversity Survey Summary Report (Summary Report) ([Link 2](#)), supporting native grasslands, wetlands, butterfly habitat and environmentally sensitive conservation zones that provide important ecological connectivity for native plants and wildlife within an increasingly urbanised city.
29. Findings in the Summary Report demonstrate the success of ongoing revegetation and habitat restoration efforts, with increased species diversity, expanded habitat distribution and the return of native fauna through wetland creation and ecological management.
30. The Summary Report ([Link 2](#)) notes that the endangered ecosystem Grey Box Woodlands and Derived Native Grasslands of South-Eastern Australia, and 11 plant species of conservation significance were identified in KBA1 including:
 - 30.1. Mount Lofty Speedwell (Endangered) *Veronica derwentiana ssp. homalodonta*
 - 30.2. Wavy Marshwort (Rare) *Nymphoides crenata*
 - 30.3. Swollen Spear-grass (Rare) *Austrostipa gibbosa*
 - 30.4. Native Sorrell (food for the Chequered Copper Butterfly caterpillar) *Oxalis perennans*
31. The Grey Box (*Eucalyptus microcarpa*) Grassy Woodlands and Derived Native Grasslands is a threatened ecosystem listed under the Federal *Environment Protection and Biodiversity Conservation Act 1999 (Cth)* (EPBC Act). It represents a distinctive woodland and grassland ecosystem once widespread across South-Eastern Australia, now severely fragmented by agriculture and urban development.
32. In 2011, the CoA entered into a Deed with the Minister for Sustainability, Environment and Conservation pursuant to Section 205 of the *Natural Resources Management Act 2004* to protect Grey Box Woodlands and Derived Native Grasslands occurring in Park 16 (KBA1). The Deed requires Council to protect and improve the native vegetation in the designated area.
 - 32.1. Clause 5.1.4 of the management agreement obliges Council to make third parties aware of the agreement; specifically, Council must: "*Take all reasonable measures to make any third party using the facilities adjacent to the Native Vegetation Site aware of the requirements of this Deed and the requirements of the approved management plan*".
33. There is a Victoria Park / Pakapakanthi Remnant Vegetation Management Plan (2018) in place between the City of Adelaide and the Minister for Environment and Conservation and that both parties consider the vegetation at the site to be within the definition of the endangered ecosystem listed under the EPBC Act.
34. In consideration of the obligations to comply with the Federal EPBC Act or make notifications, the Act requires that the Minister responsible for the South Australian Motorsport Board and the 2026 Adelaide Grand Final and Associated Motor Sport Event, to make a self-referral under the EPBC Act in relation to this significant area and event and taken steps to prepare an environmental impact assessment and heritage impact assessment.
35. The information provided by the SAMSB does not indicate whether the responsible Minister has made a self-referral under the Federal EPBC Act associated with the listed threatened ecological community for assessment of whether the proposal constitutes a controlled action.

36. The SAMSB's 2026 ADLGF Declared Area map (**Attachment A**) shows the location of the Native Vegetation Management Area, enclosed by a low-lying fence which restricts vehicle access, but does not limit large scale people movement and potential pedestrian damage.
37. A Native Grass Restoration Site exists immediately south of the Native Vegetation Management Area. The location of this area is also shown in the SAMSB's 2026 Declared Area map ([Link 3](#)).
38. It should be noted that the 2026 ADLGF Declared Area within Carriageway Park / Tuthangga (Park 17) also contains areas defined as Revegetation Conservation Zones and Buffer Conservation Zones through the CoA Biodiversity Survey ([Link 4](#)).
39. The *South Australian Motor Sport Act 1984* may authorise occupation and control of land for an event, but it does not necessarily extinguish independent environmental or heritage obligations arising under other laws.
40. The Act contains specific override powers that can displace normal protections and controls applying under the *Adelaide Park Lands Act 2005* during declared motor sport events. Repeated and expanded use that effectively permanently alters the Park Lands may exceed that purpose.

B. Butterfly Conservation Zone

41. The SAMSB's map shows the 2026 ADLGF Declared Area includes the Butterfly Conservation Zone, which is within the Key Biodiversity Area adjacent to the Pakapakanthi Wetlands.
42. The Chequered Copper Butterfly *Lucia limbaria* and its caterpillar food plants were found in Park 16 in 2011.
43. This butterfly species is considered rare and of biological significance by butterfly experts and ecologists.
44. The extent of the primary habitat for the Chequered Copper Butterfly has been mapped and is shown in [Link 3](#).
45. The CoA continues to manage the conservation of this rare butterfly colony and its caterpillar food sources, in this Key Biodiversity Area.

C. National Heritage Listing

46. The Adelaide Park Lands are National Heritage listed under the EPBC Act.
47. Park 16 is especially sensitive to cumulative impacts because it is within the National Heritage boundary and parts contain remnant ecological values.
48. Under the EPBC Act, actions likely to have a significant impact on National Heritage values may require referral and Commonwealth approval.

D. Remediation

49. Section 22 of the Act states that the SAMSB must comply with reasonable conditions determined by a relevant council or any person having a right of occupation of the land or any part of the land, and these conditions may:
 - 49.1. Section 22 (3 a) limit or prevent any unnecessary or reasonably avoidable interference with or damage to the land or anything growing on or built on the land
 - 49.2. Section 22 (3 e) without limiting a preceding paragraph, that provide for the management, protection or rehabilitation of land (including land outside the declared area that may be affected by the Board's activities).
50. Assessment and remediation of the areas impacted by the 2026 ADLGF and Associated Motor Sport Event will occur in a staged approach as infrastructure is removed. The SAMSB covers the annual costs associated with required remediation.
51. Land Management activities in Parks 16 and 17 includes Cultural Burning. This activity is closely aligned with the CoA's strategic commitments outlined in the Reconciliation Action Plan 2024-2027, the Adelaide Park Lands Management Strategy – Towards 2036 and the Integrated Climate Strategy 2030.

E. Master Plan for Victoria Park / Pakapakanthi (Park 16)

52. A key consideration within the Master Plan for Park 16 is exploring opportunities for short term and long-term greening in the northern section of the park, which falls within the Declared Area.
53. New trees have been planted in Park 16 following the 2024 event and will continue to be planted in consideration of the 2026 event.

F. SAMSB Request Removal of Toilet Block

54. Subsequent to the formal consultation letter from the Chief Executive, the SAMSB has informally requested the removal of the central toilet block adjacent to the Criterium Track in Park 16 as part their planned infrastructure work under the Prescribed Works Period.
55. Any such request would need to be considered for decision by Council.
56. CoA Administration advises that the building is not considered within the current four-year Asset Management Plan.

G. Public Path Access Restrictions

57. SAMSB advises that to maintain public access to the Park Lands for as long as possible, the event uses a staged build methodology, which leaves the erection of fencing and particularly the closing of sections, as late as possible.
58. SAMSB advises that the two east-west footpaths through Park 16 between Fullarton Road and Halifax Street will remain open for as long as possible during the Prescribed Works Period.
 - 58.1. To facilitate the safe and timely delivery of the 2026 ADLGF, there will be a requirement to periodically close one of these paths.
 - 58.2. The SAMSB notes that at least one path will be open at all times except for the seven days prior to the Declared Period and seven days post the Declared Period. There will be additional short closures during high-risk construction works.
59. The SAMSB will develop an event signage plan that informs users of the Park Lands of access changes, path closure times and dates as well as alternative access routes. This will include website notifications, advising the public what will be inaccessible and for what period.
60. In 2025/26 the CoA, with the support of Kadaltilla, detailed works to improve east-west path access for pedestrians and cyclists along Wakefield Road during the Declared Period. These works are on hold due to State Government announcements for 2027 Moto GP.

DATA AND SUPPORTING INFORMATION

- Link 1 – [Letter from Chief Executive, SA Motor Sport, Department of the Premier and Cabinet to the Lord Mayor](#)
- Link 2 – [City of Adelaide Biodiversity Survey Summary Report 2024](#)
- Link 3 – [Map of the 2026 Adelaide Grand Final changes to the Declared Area and the Park Lands Protection Areas following update provided by SAMSB on 20 May 2026](#)
- Link 4 – [City of Adelaide Key Biodiversity Area 1 Map](#)

Attachments

Attachment A – Map of the Proposed 2026 Declared Area – Adelaide Grand Final

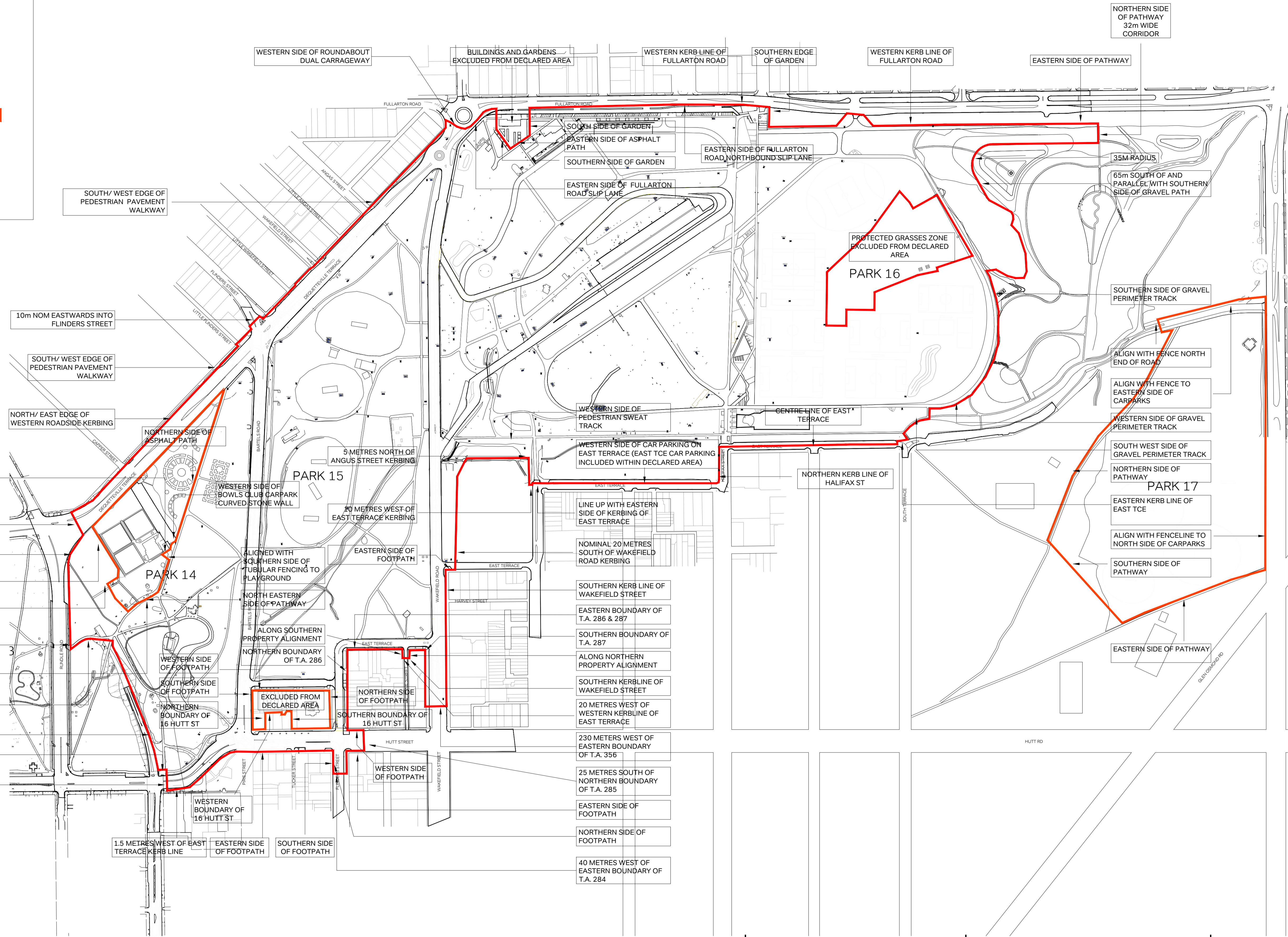
Attachment B – Map of the Proposed 2026 Declared Area – Associated Motor Sport Event

- END OF REPORT -

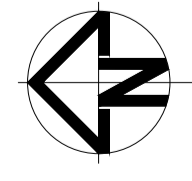
SOUTH AUSTRALIAN
MOTOR SPORT ACT 1984
AS AMENDED

Boundary of the declared area
Hundred of Adelaide
County of Adelaide

The boundary of the declared area is shown
Town Acre shown as T.A. 356
Certified Correct
Surveyor General



Page 35



CLIENT



N/A

AUTHOR
P.Wait

DESIGNER
L.Walker

REVIEWER
J.Temme

PROJECT
2026 bp Adelaide Grand Final
Adelaide Parklands
Adelaide, South Australia, Australia

TITLE
Declared Area




PO BOX 50 ADELAIDE SA 5000
www.iedm.com.au

DWG No.	PROJECT No.	REVISION
D001	26005	02

SOUTH AUSTRALIAN
MOTOR SPORT ACT 1984
AS AMENDED

Boundary of the declared area
Hundred of Adelaide
County of Adelaide

The boundary of the declared area is shown 

Town Acre shown as T.A 356

Certified Correct

Surveyor General

75 METRES EAST OF SKATE
PARK FENCE

SOUTH WESTERN SIDE OF
FOOTPATH

NORTHERN SIDE OF
ASPHALT PATH

WESTERN SIDE OF BOWLS
CLUB CARPARK CURVED
STONE WALL

ALIGNED WITH FENCE &
BRICK WALL SEPARATING
BOWLS CLUB FROM PARK 14

ALIGNED WITH SOUTHERN
SIDE OF TUBULAR FENCING
TO PLAYGROUND

NORTH EASTERN SIDE OF
PATHWAY

SOUTHERN SIDE OF TUNNEL

EASTERN SIDE OF PATH

5 METRES SOUTH OF
PEDESTRIAN CROSSING

1.5 METRES WEST OF EAST
TERRACE KERB LINE

WESTERN
BOUNDARY OF
16 HUTT ST

WESTERN SIDE
OF FOOTPATH

SOUTHERN SIDE
OF FOOTPATH

NORTHERN
BOUNDARY OF
16 HUTT ST

EXCLUDED FROM
DECLARED AREA

NORTHERN SIDE
OF FOOTPATH

SOUTHERN BOUNDARY OF
16 HUTT ST

SOUTHERN KERB LINE OF
WAKEFIELD STREET

EASTERN BOUNDARY OF
T.A. 286 & 287

SOUTHERN BOUNDARY OF
T.A. 287

ALONG NORTHERN
PROPERTY ALIGNMENT

SOUTHERN KERBLINE OF
WAKEFIELD STREET

20 METRES WEST OF
WESTERN KERBLINE OF
EAST TERRACE

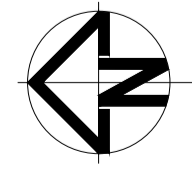
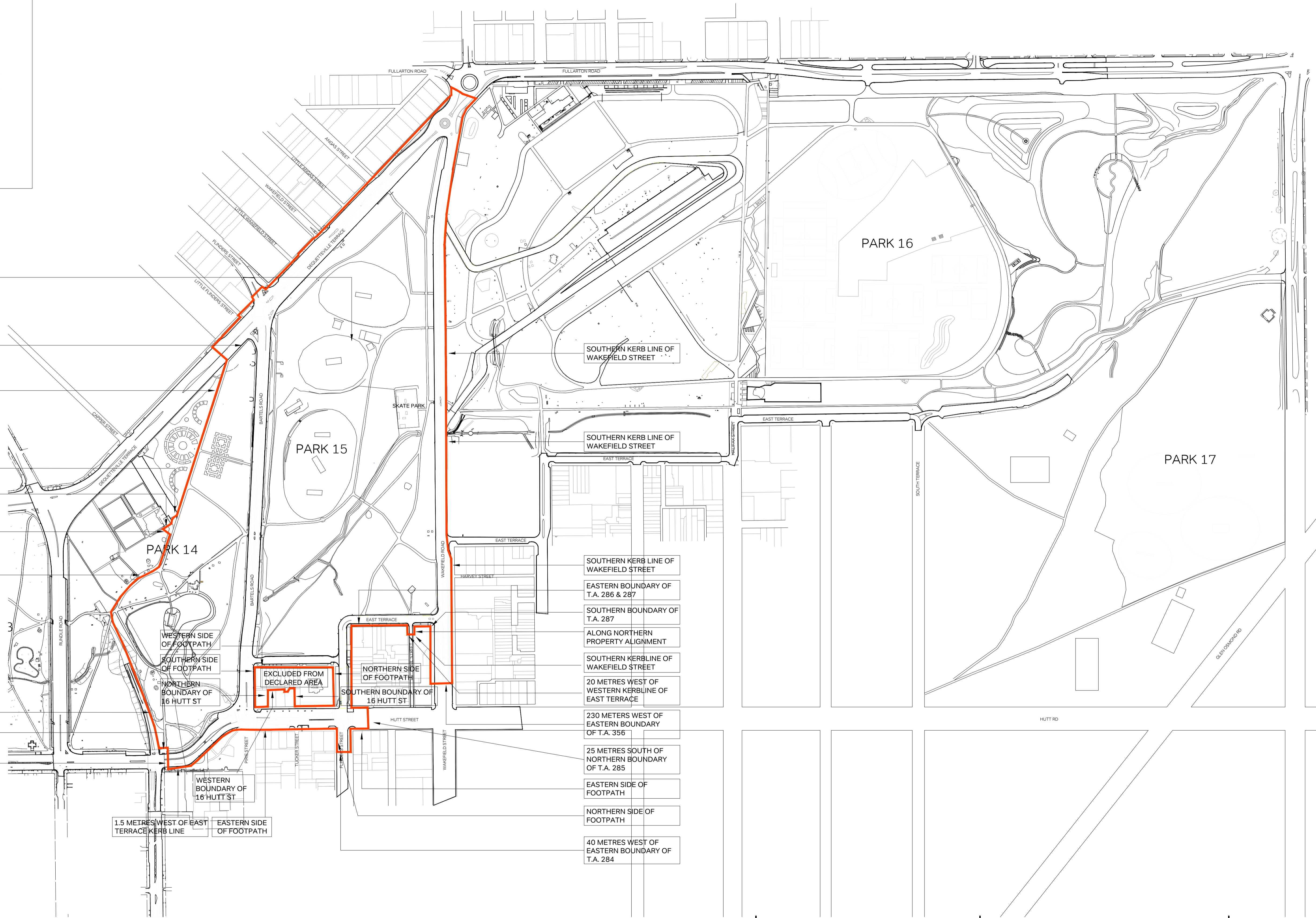
230 METRES WEST OF
EASTERN BOUNDARY
OF T.A. 356


25 METRES SOUTH OF
NORTHERN BOUNDARY
OF T.A. 285

EASTERN SIDE OF
FOOTPATH


NORTHERN SIDE OF
FOOTPATH

40 METRES WEST OF
EASTERN BOUNDARY OF
T.A. 284



CLIENT		
	N/A	
AUTHOR	DESIGNER	REVIEWER
P.Wait	P.Wait	J.Temme

PROJECT	2026 bp Adelaide Grand Final	
	Adelaide Parklands	
	Adelaide, South Australia, Australia	
TITLE	Declared Area Event 2	

		
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D034	26005	02

Kadaltilla

Adelaide Park Lands Authority

Updated Key Biodiversity Area (KBA) Management Plan

Wednesday, 27 May 2026

Board Meeting

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

Public

Purpose

This report presents an updated Key Biodiversity Area (KBA) Management Plan for the Adelaide Park Lands (KBA Management Plan). The updated KBA Management Plan consolidates and revises the six existing KBA Management Plans developed in 2018 and incorporates a seventh KBA in G S Kingston / Wirrarninthi (Park 23), designated following the 2024 Biodiversity Survey.

The KBA Management Plan establishes the objectives, targets, and management actions for each of the seven Key Biodiversity Areas for the period 2026–2031.

As an internal management document, the Plan is subject to finalisation and approval by the Chief Executive Officer of the City of Adelaide.

Recommendation

THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Kadaltilla / Adelaide Park Lands Authority:

1. Supports the draft Key Biodiversity Area Management Plan as contained in Attachment A to Item 5.3 on the Agenda for the meeting of the Kadaltilla / Adelaide Park Lands Authority held on 27 May 2026 contemporises and replaces the 2018 Key Biodiversity Area Management Plan.
2. Notes the draft Key Biodiversity Area Management Plan as contained in Attachment A to Item 5.3 on the Agenda for the meeting of the Kadaltilla / Adelaide Park Lands Authority held on 27 May 2026 will be finalised by the Chief Executive Officer of the City of Adelaide.
3. Recommends that the Presiding Member and Council write to the relevant State Government Minister's seeking their commitment to maintaining Key Biodiversity Areas 1 and 6 and to provide advice on the potential impacts of the North Adelaide Public Golf Course and MotoGP projects on these two Areas.

Implications

<p>Adelaide Park Lands Management Strategy – Towards 2036</p>	<p>Adelaide Park Lands Management Strategy - Towards 2036</p> <p>Sustainable and enduring places - Management of biodiversity</p> <p>The KBA Management Plan responds biodiversity management obligations set out in the APLMS – Towards 2036.</p>
<p>2023-2028 Strategic Plan</p>	<p>Kadaltilla / Adelaide Park Lands Authority 2023-2028 Strategic Plan</p> <p>Strategic Plan Alignment – Cultural Value</p> <p>Objective 1.1 - To seek Kurna cultural authority in everything we do, aligns with the aim of the Act to incorporate Aboriginal knowledges and perspectives in biodiversity management.</p> <p>Strategic Plan Alignment – Environmental Performance</p> <p>Objective 2.2 Promote ecologically sustainable initiatives and monitor tree canopy cover, biodiversity, and environmental sustainability and design quality.</p> <p>Objective 2.5 Increase the accessibility of evidence-based information.</p>
<p>City of Adelaide Strategies</p>	<p>Stretch Reconciliation Action Plan 2024-2027</p> <p>Action - Strengthen the management of the Adelaide Park Lands, waterways and land practices through Kurna collaboration.</p> <p>Integrated Climate Strategy 2030, Resilient, Protected, Sustainable</p> <p>Goal 3 advances the role that biodiversity plays in resilience under a changing climate and embeds Caring for Country in the management of the Adelaide Park Lands, which aligns with the Act.</p> <p>Adelaide Park Lands Community Land Management Plans</p> <p>Objective 5 - protect and enhance the biodiversity of the Adelaide Park Lands</p> <p>Victoria Park / Pakapakanthi Master Plan (2024)</p> <p>The Master Plan seeks to preserve the native vegetation and extend the butterfly grassland habitat in KBA 1.</p>
<p>Policy</p>	<p>The KBA Management Plan is an operational management plan developed by the City of Adelaide, guided by the <i>Adelaide Park Lands Act 2005</i> (SA), Adelaide Park Lands Community Land Management Plans (2023), and the Adelaide Park Lands Management Strategy – Towards 2036.</p>
<p>Consultation</p>	<p>Consultation has been undertaken internally within the City of Adelaide and externally with representatives from the Kurna community including Firesticks Alliance - Kurna Group Members, and on-site consultation with Kurna Elders.</p>
<p>Resource</p>	<p>The City of Adelaide's 2025/26 Annual Business Plan and Budget includes a strategic project allocation of \$75,000 to prepare a KBA Management Plan for G S Kingston Park / Wirraminthe (Park 23) and review and update remaining management plans.</p>
<p>Risk / Legal / Legislative</p>	<p>In South Australia biodiversity is protected through a range of legislations that aim to conserve native species, habitats, and ecosystems which have been considered in preparing the KBA Management Plan, including: <i>National Parks and Wildlife Act 1972</i> (SA), <i>Native Vegetation Act 1991</i> (SA), <i>Landscape South Australia Act 2019</i> (SA), <i>Biodiversity Act 2025</i> (SA), <i>North Adelaide Public Golf Course Act 2025</i> (SA), <i>Adelaide Park Lands Act 2005</i> (SA), <i>Environment Protection and Biodiversity Conservation (EPBC) Act 1999</i> (Cth), <i>Aboriginal Heritage Act 1988</i> (SA), and <i>Natural Recourse Management Act 2004</i> (SA).</p> <p>A Management Agreement (2011) exists between the Minister for Climate, Environment and Water and the City of Adelaide for the Grey Box Woodlands and Derived Native</p>

	Grassland, which forms part of KBA 1 in Victoria Park / Pakapakanthi (Park 16). The Agreement requires a management plan be developed for this area. Both the Management Agreement and its associated management plan will be updated following the review of the KBA Management Plan to reflect the expansion of KBA 1.
Design	<p>Good Design (ODASA)</p> <p>The KBA Management Plans guide ecological restoration and biodiversity management rather than built infrastructure.</p> <p>National Heritage Management Plan (NHMP)</p> <p>The NHMP Design Guidance Matrix has been considered. KBAs are managed to protect and enhance the National Heritage Values of the Adelaide Park Lands and City Layout.</p>
Opportunities	<p>The updated KBA Management Plan presents the following opportunities:</p> <ul style="list-style-type: none"> • Embedding Kaurna cultural land management, including cultural burning, into the management of all seven KBAs. • A newly designated seventh KBA at G S Kingston Park / Wirrarninthe (Park 23), identified as a high-biodiversity value site through recent biodiversity surveys. • Alignment with the <i>Biodiversity Act 2025</i> (SA) and Australia's Strategy for Nature 2024-2030, positioning Adelaide as a leader in urban biodiversity management. • Improved monitoring and evaluation framework to track progress against biodiversity targets over the 2026-2031 period.
City of Adelaide Budget Allocation	The City of Adelaide's Annual Business Plan and Budget 2025/26 includes a strategic project allocation of \$75,000 to prepare a Key Biodiversity Area Management Plan for G S Kingston Park / Wirrarninthe (Park 23) and review and update remaining management plans.
Capital Infrastructure Projects	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	The KBA Management Plan is reviewed 5-yearly. This update covers the period 2026 to 2031.
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report

Discussion

Purpose

1. This report presents an updated Key Biodiversity Area (KBA) Management Plan (KBA Management Plan) for the Adelaide Park Lands.
2. The updated KBA Management Plan revises the six existing KBA Management Plans developed in 2018 and includes the Education Hub in G S Kingston / Wirrarninthe (Park 23) that was designated as the seventh KBA following the Biodiversity Survey 2024.

Background

3. Key Biodiversity Areas (KBAs) are management boundaries used by the City of Adelaide to prioritise the management of high-value native biodiversity in the Adelaide Park Lands.
4. The KBA areas are:
 - 4.1. KBA 1 – Victoria Park / Pakapakanthe (Park 16) and Carriageway Park / Tuthangga (Park 17)
 - 4.2. KBA 2 – Veale Park / Walyu Yarta (Park 21) and Golden Wattle Park / Mirnu Wirra (Park 21W)
 - 4.3. KBA 3 – Denise Norton Park / Pardipardinilla (Park 2), Yam Daisy Park / Kantarilla (Park 3), Reservoir Park / Kangatilla (Park 4), Bragg Park / Ngampa Yarta (Park 5)
 - 4.4. KBA 4 – Lefevre Park / Nantu Wama (Park 6)
 - 4.5. KBA 5 – Mistletoe Park / Tainmuntilla (Park 11) (south bank)
 - 4.6. KBA 6 – John E Brown Park (Park 27A) (noting the northern section has been transferred from City of Adelaide care and control under the North Adelaide Public Golf Course Act 2025)
 - 4.7. KBA 7 – G S Kingston Park / Wirrarninthe (Park 23) – newly designated.
5. At least one KBA is in each of the five recognised pre-European vegetation communities across the Adelaide Park Lands.
6. The six existing KBA Management Plans for the Adelaide Park Lands were prepared in 2018 and have provided guidance for the City of Adelaide's Biodiversity team who manage these areas on a day-to-day basis.
7. The 2026 update revises all existing plans and introduces the newly designated seventh KBA at G S Kingston Park / Wirrarninthe (Park 23), which was identified as a site of high biodiversity value through recent surveys and did not previously have a KBA Management Plan.
8. KBAs are globally significant conservation sites meeting one or more of eleven International Union for Conservation of Nature (IUCN) criteria across five themes: threatened biodiversity, geographically restricted biodiversity, ecological integrity, biological processes, and irreplaceability.

Conservation Values

9. KBAs contain remnants of pre-European vegetation communities representing the range of associations once present across the Adelaide Plains. Less than 1% of equivalent native vegetation remains within a 5 km radius.
10. Recent biodiversity surveys (2023–2025) documented:
 - 10.1. 183 indigenous plant species and 5 State-threatened plant species, including the nationally critically endangered Mount Lofty Speedwell.
 - 10.2. 8 species of bats, including 3 previously unrecorded, and healthy possum populations. Two threatened mammal species: Common Brushtail Possum and Grey-headed Flying Fox.
 - 10.3. 71 native bee species and 664 other unique invertebrate species, including the Chequered Copper Butterfly.
 - 10.4. Two threatened bird species observed: Australasian Shoveler and Yellow-tailed Black Cockatoo.
 - 10.5. 9 species of native fish in Karrawirra Pari / River Torrens, including the Short-finned Eel.
 - 10.6. Grey Box grassy woodlands – a Nationally Endangered ecological community.

Updated KBA Management Plan Framework for Management

11. The KBA Management Plan establishes objectives, targets and management actions for 2026 to 2031 for all seven KBA's.
12. It applies a spatial zoning framework across all KBAs:
 - 12.1. Protected Conservation Zone (PCZ) / Revegetation Conservation Zone (RCZ) / Riparian and Wetland Zone (RWZ) / Butterfly Conservation Zone (BCZ) – core habitat zones: no access, no infrastructure, no lighting.
 - 12.2. Buffer Conservation Zone (BCZ) – minimal access (trails only), no amenities.
 - 12.3. Informal Recreation Zone (IRZ) – recreation edges where all amenities and facilities are concentrated.
13. Key management principles include:
 - 13.1. Remnants and revegetation - Protecting and enhancing remnant vegetation and habitat is the highest priority.
 - 13.2. Connectivity - Connected populations have greater genetic diversity and are more resilient.
 - 13.3. Adapting and building resilience to climate change - Native vegetation management needs to adapt to and build resilience to climate change.
 - 13.4. Target vegetation communities and revegetation species selection - In general, the restoration target for PCZ's and RCZ's is to restore the pre-European vegetation communities
 - 13.5. Inclusive, Open and Timely Decision-making - The key stakeholders involved in management of the KBAs will communicate openly with one another and will come together at least annually to review progress on the KBA
14. Each KBA has a plan that identifies:
 - 14.1. Adelaide Park Lands Management Strategy (APLMS) precinct and Community Land Management Plan reference.
 - 14.2. Target vegetation communities from five pre-European types (Grey Box, SA Blue Gum, River Red Gum, Mallee Box west, Mallee Box north).
 - 14.3. Zones and boundary of each KBA.
 - 14.4. Biodiversity survey results and species of conservation significance.
 - 14.5. Specific management actions covering weed control, revegetation, fauna habitat, Crime Prevention through Environmental Design (CPTED), monitoring and Kaurna cultural management.
15. Key changes as part of the updated KBA Management Plan include:
 - 15.1. Some of the KBA boundaries have been adjusted to reflect changes in the extents of significant vegetation based on the 2024 Biodiversity Survey, this adjustment represents a 16 hectare increase in the KBAs.
 - 15.2. The updated KBA Management Plan embeds Kaurna-led cultural land management programs across all seven KBAs.
 - 15.2.1. The Plan acknowledges the cultural significance of Tarntanyangga (place of the Red Kangaroo Dreaming) and Karrawirra Parri / River Torrens (the Red Gum Forest River) to Kaurna peoples.
 - 15.2.2. Remnant canopy trees within the KBAs are recognised as irreplaceable cultural and ecological anchors.
 - 15.2.3. Cultural fire is identified as vital to the health of the landscape, providing soil nutrients, appropriate germination temperatures for native seed, and promoting ecological renewal.
 - 15.3. Management actions in the KBA Management Plan have had regard to climate change projections and seek to build ecological resilience to projected changes, including the selection of climate-appropriate species for revegetation, and integration of cultural fire as a landscape management tool.

State Government Projects

16. During the preparation of the updated KBA Management Plan, the State Government announced two major redevelopments within the Adelaide Park Lands with potential implications for key biodiversity areas:
 - 16.1. North Adelaide Golf Course Redevelopment — currently underway in Possum Park / Pirltawardli (Park 1) and John E Brown Park (Park 27A), with potential impacts to the northern and eastern sides of KBA 6; and
 - 16.2. Proposed MotoGP Track, Victoria Park / Pakapakanthi (Park 16) - with potential impacts to KBA 1 and the Butterfly Conservation Zone.
17. At the time of this report, the full extent of impacts arising from both projects remains unknown.

North Adelaide Golf Course Redevelopment

18. A section of KBA 6 within John E Brown Park (Park 27A) falls within the Project Site of the North Adelaide Golf Course Redevelopment. This section was transferred to the Minister for Recreation, Sport and Racing on 27 April 2026, having previously been under the care, control and management of Council.
19. The area had been managed by the City of Adelaide as Revegetation Conservation Zones and Informal Recreation Zones. The full extent of works affecting this section of KBA 6 is yet to be determined, and future management of the area will require discussion with the State Government.

Management Agreement — Grey Box Woodlands and Derived Native Grassland

20. A Management Agreement (2011) exists between the Minister for Climate, Environment and Water and the City of Adelaide for the Grey Box Woodlands and Derived Native Grassland, forming part of KBA 1 in Victoria Park / Pakapakanthi (Park 16).
21. The Agreement requires a management plan be developed for this area. Both the Management Agreement and its associated management plan will be updated following the review of the KBA Management Plan to reflect the expansion of KBA 1.

Next Steps

22. The following next steps are planned:
 - 22.1. As an internal management plan document, finalisation and approval of the KBA Management Plan rests with the Chief Executive Officer of the City of Adelaide.
 - 22.2. The City of Adelaide's City Operations Program (Biodiversity Team) will take a phased approach to updating work practices and workflows to reflect the requirements of the updated KBA Management Plan.
 - 22.3. Biodiversity and KBA mapping on the City of Adelaide website will be updated to reflect the additional extent of KBAs in the Adelaide Park Lands.
 - 22.4. A Biodiversity Monitoring Plan is being developed to complement the KBA Management Plan and provide evidence-based monitoring to allow for adaptive management of the Key Biodiversity Areas.
 - 22.5. Administration is monitoring opportunities to seek external funding to implement Caring for Country management practices as part of implementing the KBA Management Plan.
23. Administration will continue to monitor State Government announcements regarding the abovementioned projects and their potential impacts on the KBAs and the Butterfly Conservation Zone.
24. The Management Agreement and associated management plan for the Grey Box Woodlands and Derived Native Grassland, forming part of KBA 1 in Victoria Park / Pakapakanthi (Park 16), will be updated in 2026/27.
25. Any consequent amendments to the Adelaide Park Lands Management Strategy and Adelaide Park Lands Community Land Management Plan hard copy documents will be made at the next scheduled review, publicly available mapping will be updated as relevant.

Attachments

Attachment A –Adelaide Park Lands Key Biodiversity Management Plans 2026–2031

- END OF REPORT -

ADELAIDE PARK LANDS

Key Biodiversity Area Management Plan 2026-2031

10/04/2026

ACKNOWLEDGEMENT OF COUNTRY

The City of Adelaide acknowledges the Kurna People of the Adelaide Plains as the Traditional Custodians of the land on which we live, work and gather. We acknowledge and honour their spiritual and cultural stewardship of this Country and recognise their deep and enduring relationship with its land, waters, the sky, and all living things. We pay our respects to Kurna Elders past and present, and recognise the important role of emerging leaders in sustaining and strengthening culture.

ACKNOWLEDGEMENTS

The development of this *Key Biodiversity Area Management Plan* has been guided by the generosity, knowledge, and lived experience of Kurna People, the Traditional Owners of the Adelaide Plains. We respectfully acknowledge the Kurna community members who shared cultural insight, ecological knowledge, and perspectives that have shaped the direction and depth of this work.

We acknowledge **Firesticks Alliance Kurna Group** for their contribution of cultural fire knowledge, principles of Caring for Country, and enduring commitment to healing landscapes through Indigenous-led practice.

A special acknowledgment is given to **Catherine Miles of Miles Environmental**, whose authorship, guidance, and commitment to respectful engagement ensures that the plan reflects the collective values and voices of all contributors.

LIST OF ACRONYMS

The following Acronyms are used in this plan:

APL	Adelaide Park Lands
CLMP	Community Land Management Plan
CoA	City of Adelaide
KBA	Key Biodiversity Area
CPTED	Crime Prevention through Environmental Design
PCZ	Protected Conservation Zone
BCZ	Buffer Conservation Zone
RCZ	Revegetation Conservation Zone
IRZ	Informal Recreation Zone
RWZ	Riparian and Wetland Zones
BUT	Butterfly Conservation Zone

DOCUMENT PROPERTIES

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Version	Revision Date	Revised By	Revision Description
1.1	21/07/25	Catherine Miles	Draft template for plans
1.2	28/10/25	Catherine Miles	Draft plan
	24/11/25	Catherine Miles	Draft plan with Kaurna input
1.3	Dec 2025	Park Lands Planning	Consolidated feedback
1.4	March 2026	Catherine Miles	Incorporate feedback
1.5	March 2026	Sarah Gilmour	Feedback
1.6	9/04/2026	Haley Irvine	Formatting and final edit

TABLE OF CONTENTS

- ACKNOWLEDGEMENT OF COUNTRY.....1**
- ACKNOWLEDGEMENTS1**
- LIST OF ACRONYMS.....1**
- 1. BACKGROUND4**
 - 1.1 Purpose4
 - 1.2 Strategic Context6
 - 1.3 Conservation Values.....10
 - 1.4 Climate Change11
- 2. FRAMEWORK FOR MANAGEMENT PLANS12**
 - 2.1 Embedded Kaurna Cultural Management12
 - 2.2 Definition of Key Biodiversity Areas (KBA)16
 - 2.3 Zoning.....16
 - 2.4 Management Principles18
 - 2.5 Hierarchy of Objectives.....20
 - 2.6 Horticultural Maintenance Guidelines21
 - 2.7 Interpretation, Education and Facilities21
 - 2.8 Crime Prevention Through Environmental Design (CPTED).....22
 - 2.9 Monitoring and Evaluation23
- 3. VEGETATION COMMUNITIES.....24**
 - 3.1 Grey Box (*Eucalyptus microcarpa*) with SA Blue Gum (*E. leucoxylon* ssp. *leucoxylon*) Woodland27
 - 3.2 SA Blue Gum (*Eucalyptus leucoxylon* ssp. *leucoxylon*) / River Red Gum (*E. camaldulensis* ssp. *camaldulensis*) Woodland.....31
 - 3.3 *Eucalyptus camaldulensis* (River Red Gum) Woodland along the creeks and river systems ...32
 - 3.4 Mallee Box (*Eucalyptus porosa*) Woodland in the west of the city and adjoining city area ...34
 - 3.5 Mallee Box (*Eucalyptus porosa*) Woodland in North Adelaide36
- 4. MANAGEMENT PLANS FOR KEY BIODIVERSITY AREAS38**
 - 4.1 Management Objectives and Actions for All KBAs38
 - 4.2 Key Biodiversity Area 1 (KBA 1).....39
 - 4.3 Key Biodiversity Area 2 (KBA 2).....53
 - 4.4 Key Biodiversity Area 3 (KBA 3).....61
 - 4.5 Key Biodiversity Area 4 (KBA 4).....69
 - 4.6 Key Biodiversity Area 6 (KBA 6).....83
 - 4.7 Key Biodiversity Area 7 (KBA 7).....91
- 5. REFERENCES100**
- APPENDIX 1: VEGETATION COMMUNITY FLORA LISTS102**
- APPENDIX 1: SIGNIFICANT SPECIES LIST.....110**
- APPENDIX 2: INTERIM HORTICULTURAL MAINTENANCE GUIDELINES.....114**
- APPENDIX 3: PARK AMENITY, FACILITIES & LIGHTING IN KEY BIODIVERSITY AREAS118**

1. BACKGROUND

1.1 Purpose

This document provides Management Plans for each of the seven Key Biodiversity Areas (KBA's) within the Adelaide Park Lands (see Figure 1). The purpose of the Management Plans is to set the objectives, targets and management actions for each of these areas over the next five years (2026 to 2031).

The Management Plans define how these areas will be managed and the rationale behind those decisions. Chapter 3 outlines the target vegetation communities to guide planning within the KBAs.

The first KBA Management Plans were prepared in 2018 and have been important documents for CoA staff managing the KBAs. This update provides revision to those plans and includes an additional KBA #7.

Key Biodiversity Areas are globally significant sites for conservation having met one or more of eleven criteria under the themes of:

A. Threatened biodiversity

Sites that support significant populations of species or ecosystems at risk of extinction.

B. Geographically restricted biodiversity

Sites that hold species or ecosystems with limited global ranges or extent.

C. Ecological integrity

Sites with intact ecological communities that maintain natural processes and have low human impact.

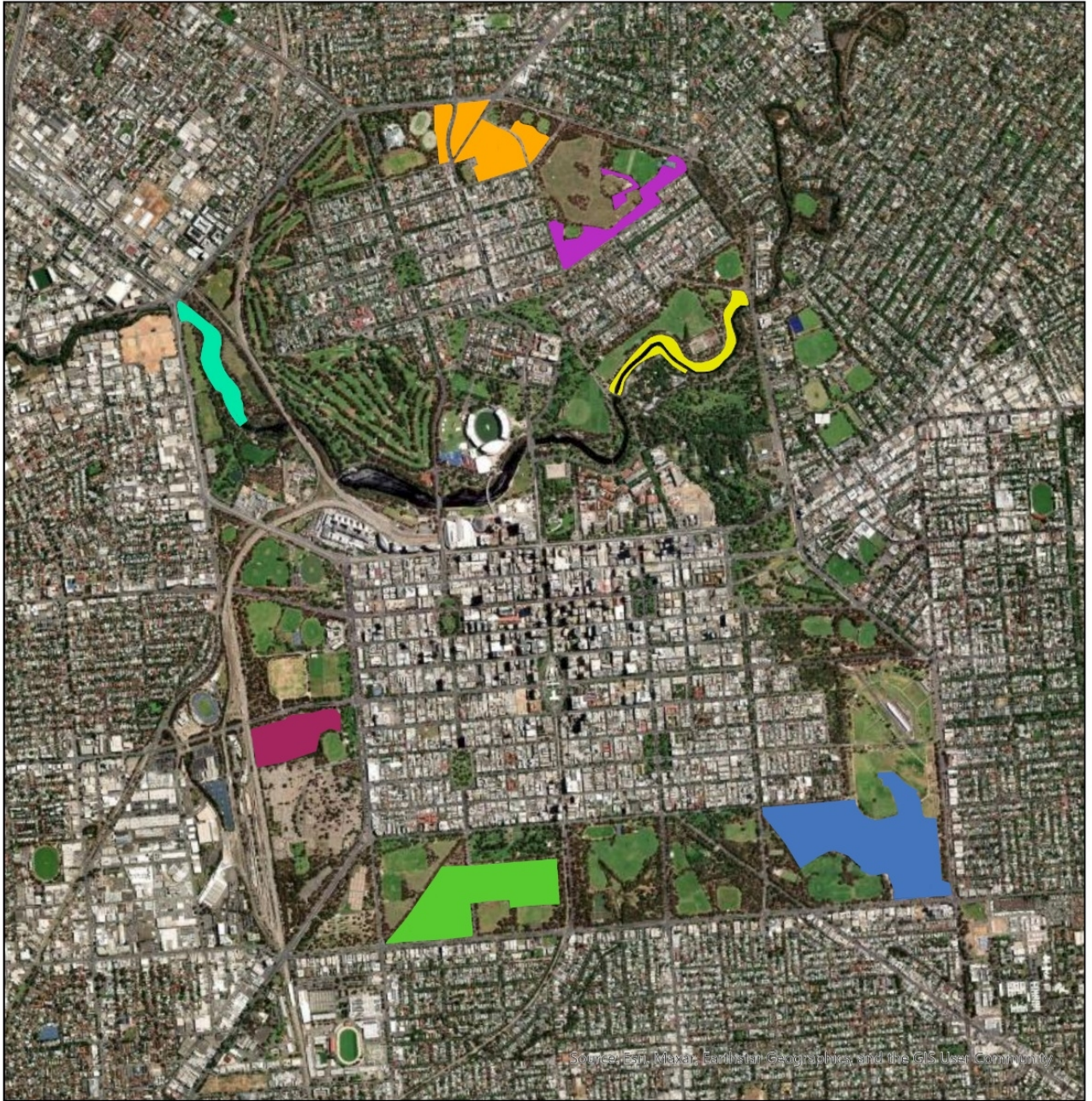
D. Biological processes

Locations critical for key life-cycle events such as breeding aggregations, refuges, or recruitment sources.

E. Irreplaceability

Sites essential for achieving conservation goals, where loss would significantly reduce options for biodiversity protection.

KBA criteria is set by the International Union for Conservation of Nature (IUCN). The IUCN is the world's largest and most diverse environmental network, harnessing the knowledge, resources and reach of more than 1,400 Member organisations and 17,000 experts. This diversity and expertise make IUCN the global authority on the status of the natural world and the measures needed to safeguard it.



Source: Espi, Mskay, Fakhriyat, Geographies, and the GIS User Community

- | | |
|--|---|
| Key Biodiversity Area ID | ■ KBA4 |
| ■ KBA1 | ■ KBA5 |
| ■ KBA2 | ■ KBA6 |
| ■ KBA3 | ■ KBA7 |

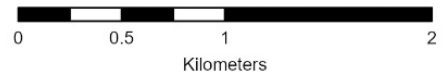


Figure 1 Location of KBAs

1.2 Strategic Context

1.2.1 Document Map

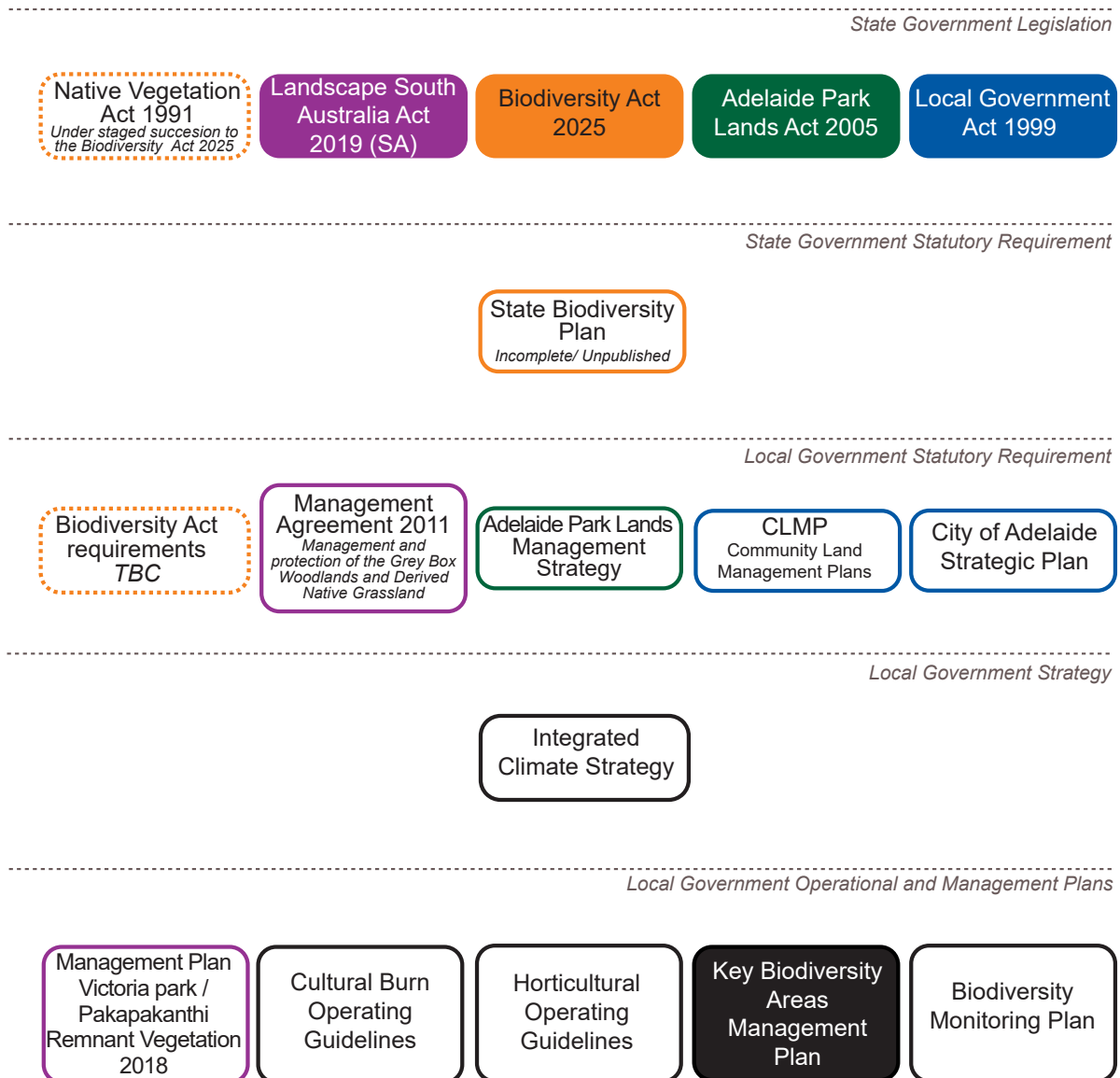


Figure 2 Strategic Framework of The Adelaide Park Lands

The Key Biodiversity Area Management Plans sit at the operational level of council and are guided and influenced by the principles set at a strategic level, particularly the Integrated Climate Strategy. It is noted that at the time of publication of this plan, a staged succession of the *Native Vegetation Act 1991* (SA) to the *Biodiversity Act 2025* (SA) is underway, with no definitive timeframe for completion.

1.2.2 City of Adelaide’s Integrated Climate Strategy

The Integrated Climate Strategy (CoA 2023b) sets a vision for a resilient, protected and sustainable city where people can live, work, study and play and adapt to changes in the climate that bring social and economic opportunity and disruption. The management of KBAs are most closely aligned to Goal 3:

Goal 3: A city where nature thrives – our natural ecosystems are protected and enhanced in a changing climate.

Under **Goal 3** the following priorities are set and action required:

Priority	What is needed
7. Caring for Country in partnership with Kurna Miyurna	In collaboration with Kurna, integrated, celebrated, and promoted ‘Caring for Country’ approaches
8. Biodiversity, native grasslands and woodlands are protected and enhanced	There is a net increase in biodiversity, habitats, and ecosystem health within the City of Adelaide by 2030
9. Karrawirra Pari, waterways, Adelaide Park Lands, streets and squares act as arteries connecting our native species	Greater diversity of aquatic and terrestrial flora and fauna in the [Karrawirra Pari/ River Torrens] and urban water courses [And other actions for management of stormwater]

1.2.3 Community Land – Adelaide Park Lands

The purpose for which the Adelaide Park Lands is held is to:

‘provide benefit to the people of South Australia by being publicly accessible and supporting a diverse range of environmental, natural heritage, cultural, recreational and social values and activities, providing a defining feature to the City of Adelaide, and contributing to the economic and social well-being of the city.’

Each park’s purpose is to be a park within the overall open space network of the Adelaide Park Lands (CoA 2023a CLMP).

In addition, the Adelaide Park Lands are held for a number of purposes including:

- Protecting Key Biodiversity Areas.
- Supporting biodiversity and playing an important role in the recovery of pre-European native vegetation associations according to the topography and natural systems of each park.

- Providing a green open space buffer that visually and physically separates the urban form of the City to the surrounding adjacent suburbs.
- Providing a connection to nature for the community to improve health and wellbeing.
- Retaining trees, midstorey and understorey that contribute to overall canopy cover and biodiversity according to their landscape typologies and character. Trees should be retained and replaced with succession planting over time to maintain canopy targets and planting associations.

Principles for managing the Adelaide Park Lands (derived from the *Adelaide Park Lands Act 2005* (SA)) include:

- To protect the National Heritage Values of the Adelaide Park Lands and City Layout.
- To hold the Adelaide Park Lands for public benefit, freely available to the people of South Australia for their use and enjoyment.
- To ensure a balance of environmental, cultural, recreational and social uses of the Adelaide Park Lands.
- To recognise, protect, enhance and interpret cultural heritage sites of Kaurna, European and multicultural significance.
- To enhance and showcase the biodiversity of the Adelaide Park Lands, including areas of remnant vegetation and biodiversity significance.
- To enhance the ecological health of the Adelaide Park Land watercourses.
- To manage landscapes and buildings sustainably.

1.2.4 Kaurna Cultural Land Management Integration

The City of Adelaide has made a commitment to work with Traditional Owners to embed Kaurna-led cultural land management programs across the seven Key Biodiversity Areas.

This commitment centres on restoring cultural authority and access to Country for Kaurna peoples, to re-establish cultural land management practices, and to embed Indigenous decision-making as part of Council land management.

Further information is provided in Section 2.1.

1.2.5 Adelaide Park Lands Management Strategy

The Adelaide Park Lands Management Strategy – Towards 2036 (APLMS) is the lead strategic document for the Adelaide Park Lands.

The APLMS defines ‘precincts’ across the Adelaide Park Lands, as part of a spatial planning approach to deliver a diverse and integrated park system. To guide how management of the vegetation in each KBA is integrated with other existing and proposed uses, each management plan must be implemented with close consideration of the relevant precinct plan; accordingly, each management plan identifies the precinct in which the KBA is located.

Each KBA Plan also identifies the relevant Community Land Management Plan, any other relevant policy or planning document, and additional significant features.

1.2.6 External Plans and Strategies

Table 1 sets out the key regional, state and national biodiversity strategies relevant to the KBA Management Plans.

Region	Strategy	Key directions
Australia	Australia's Strategy for Nature 2024-2030	Objective 7: Reduce threats and risks to nature and build resilience Target: Minimise the impact of climate change on biodiversity and increase its resilience through mitigation, adaptation and disaster risk reduction actions, including by embedding climate change adaptation in all relevant decision-making, and through nature-based solutions and/or ecosystem-based approaches, while minimising negative and fostering positive impacts of climate action on biodiversity.
South Australia	<i>Biodiversity Act 2025 (SA)</i>	The Biodiversity Act was passed in the State Parliament in June 2025 and different parts of the Act will gradually be proclaimed. The Act mandates the development of a <i>State Biodiversity Plan</i> .
Green Adelaide Region	Landscape Plan <i>*Currently under review</i>	Goal: Conserve, restore and expand habitats for native flora and fauna
	Urban Greening Strategy for Metropolitan Adelaide	Targets: 30% urban tree canopy Improving plant species diversity

Table 1 Relevant regional, state and national biodiversity planning

1.3 Conservation Values

Covering 760 hectares of Council managed land, the Adelaide Park Lands are a nationally and internationally recognised park network that defines the City of Adelaide and contributes to its economic, environmental and social well-being. The Key Biodiversity Areas within the Adelaide Park Lands contain remnants of native vegetation communities representing the range of pre-European vegetation associations (described in Section 3, shown in Figure 2), of which less than 1% remains within a 5 km radius (NatureMaps 2025). These areas are unique within Adelaide's urban boundary as the only large-scale biodiversity sites and are therefore of high conservation value. The Karrawirra Pari/River Torrens Linear Park provides the only other significant native vegetation area, connecting the hills to the coast.

From 2023 to 2025 the CoA commissioned multiple biodiversity surveys of the Adelaide Park Lands, focussing on the KBAs and other priority areas. The Biodiversity Survey included vegetation condition and plant and animal species diversity. Key findings are presented in the Summary Report (CoA 2024) and include:

Ecosystems	Grey Box (<i>Eucalyptus microcarpa</i>) grassy woodlands and derived native grasslands – a Nationally endangered ecological community. Older plantings of local and non-local eucalypt species provide resources for native fauna, including tree hollows, nectar, pollen, logs and leaf litter.
Plant species	Total of 183 indigenous plant species and 5 State threatened species: <ol style="list-style-type: none"> 1. Swollen Spear Grass (<i>Austrostipa gibbosa</i>) – Rare in SA 2. Rock Logania (<i>Logania saxitalis</i>) – Rare in SA 3. Mount Lofty Speedwell (<i>Veronica derwentiana</i> ssp. <i>homalodonta</i>) – Critically endangered nationally and endangered in SA 4. Upright Milfoil (<i>Myriophyllum crispatum</i>) – Vulnerable in SA 5. Wavy Marshwort (<i>Nymphoides crenata</i>) – Rare in SA A number of species are also threatened regionally.
Mammals	8 species of bats (3 of which had not previously been recorded). Healthy populations of Common Brushtail and Common Ringtail Possums 2 threatened species: <ul style="list-style-type: none"> ○ Common Brushtail Possum (<i>Trichosurus vulpecula</i>) - Rare in SA ○ Grey-headed Flying Fox (<i>Pteropus poliocephalus</i>) - Rare in SA
Invertebrates	71 native bee species (2 of which had not previously been recorded). 664 of other unique species including: <ul style="list-style-type: none"> ○ Chequered Copper Butterfly (<i>Lucia libaria</i>) – Rare in Metropolitan Adelaide ○ Jewel Beetle (<i>Diphucrania trimentula</i>) - rarely recorded species for both the State and region
Birds	Birds were not included in the survey specifically but two threatened species were observed: <ul style="list-style-type: none"> ○ Australasian Shoveler (<i>Spatula rhynchotis</i>) – Rare in SA ○ Yellow-tailed Black Cockatoo (<i>Zanda funerea</i>) – Vulnerable in SA

Reptiles	Not included in the survey specifically but one threatened species was observed: <ul style="list-style-type: none"> Eastern Water Skink (<i>Eulamprus quoyii</i>) - Vulnerable in Metropolitan Adelaide
Fish	9 species of native fish in Torrens River /Karrawirra Pari, including the Shortfinned Eel (<i>Anguilla australis</i> , unofficial Rare rating in SA)

An important outcome of the Biodiversity Surveys was the identification of the Community Education Hub in GS Kingston Park/ Wirrarninthi (Park 23) as an area of high biodiversity value, leading to its classification as a KBA.

1.4 Climate Change

Adelaide’s future climate is predicted to be hotter and drier with increasing frequency and intensity of extreme events such as heatwaves and floods. A summary of the key changes by 2050 are presented in **Table 2**.

In brief, they include increasing temperatures, more frequent hot days, declining rainfall but more intensive heavy rainfall events. Major impacts of climate change on vegetation will be increased evapotranspiration and reduced soil moisture (GA 2025). This will lead to increasing water stress for plants, shorter growing seasons for some species (i.e. winter annuals), changes in behaviour or physiology (such as flowering and pollen production) and altered survival and recruitment success of many species. Impacts of climate change may also be compounded by urban heat island effects and altered surface run-off. The overall result will be changes in the structure and composition of vegetation communities which is taken into consideration in planning revegetation and setting vegetation targets.

Variable	Baseline (1986 – 2005)	Mean projected change 2050 (RCP4.5 to RCP8.5)
Annual mean daily maximum temperature (°C)	21.8	+1.6
Summer daily maximum temperature (°C)	21.3	+ 1.8 to + 1.9
Mean annual rainfall (mm)	530	-3 to -5%
Spring rainfall (mm)	141	-11 to -20%
Mean number of very hot days (over 40°)	1.1	+3.0 to + 4.1
Extreme rainfall (mean days per year above 99.9 th percentile)	0.38	Projected frequency: 0.59 to 0.71

Table 2 Projected change in climate variables for Adelaide under RCP4.5 and RCP8.5 (source: DEW 2022 pp. 24-25)

The Integrated Climate Strategy incorporates goals to reduce climate impact and improve resilience and adaptability to climate change. As noted above, the management of KBAs comes under Goal 3: A city where nature thrives (refer Section 1.2.2).

2. FRAMEWORK FOR MANAGEMENT PLANS

2.1 Embedded Kurna Cultural Management

The following section has been prepared by Rayne Simpson and Quahli Newchurch (Firesticks Alliance - Kurna Group).

2.1.1 Opportunity

The City of Adelaide seeks to strengthen its Key Biodiversity Management Plan by embracing cultural burning as a foundational element of land stewardship.

Cultural fire represents a time-tested land-care practice that has successfully shaped the landscape for thousands of years. Including it in biodiversity management recognises both its ecological benefits and the deep knowledge held by Kurna custodians.

To effectively incorporate cultural burning, the City of Adelaide can partner with Kurna Elders and fire practitioners, establishing them as key leaders in designing, guiding and implementing burning programs across the Adelaide Park Lands Key Biodiversity Areas.

The City of Adelaide's Integrated Climate Strategy and Cultural Burn Operating Guidelines establish a policy framework that supports caring for Country practices and the use of cultural fire in biodiversity planning. This approach can be further supported through the development of annual burn schedules to complement existing management practices with Indigenous land management wisdom. In doing so, the City of Adelaide seeks to support critical ecological processes, enhance biodiversity resilience, and honour its commitment to respectful collaboration with Traditional Owners.

Embracing cultural burning represents a pathway toward more complete, sustainable, and culturally informed biodiversity management that benefits the entire community.

2.1.2 Benefits

Key benefits of implementing cultural burns as advised by Kurna cultural fire practitioners include:

Improved ecosystem health

Cultural burns use low-intensity, mosaic fire that mimics natural processes, helping maintain balanced ecosystems and encouraging healthy vegetation structure.

By creating a mosaic of burnt and unburnt patches, providing varied microhabitats that support a wide range of animals, from ground-dwelling insects to small reptiles and birds.

Enhanced biodiversity

Many native plant species respond positively to gentle, frequent burning. Cultural fire can promote seed germination, increase habitat diversity, and support species that rely on open, mosaic-style landscapes.

Reduced fuel loads and safer fire regimes

Regular cultural burning reduces build-up of dry vegetation in a controlled, low-risk way, supporting long-term fire safety within and around urban green spaces.

Revival of Indigenous cultural land management

Implementing cultural fire reconnects the Adelaide Park Lands with millennia-old Kaurna ecological knowledge, supporting cultural renewal and fostering respectful partnerships with Traditional Owners.

Improved habitat resilience to climate change

By reducing stress on ecosystems and promoting native species adapted to fire, cultural burning can make habitats more resilient to heatwaves, drought, and extreme weather.

Support for threatened species and ecological communities

Low-intensity burns can suppress invasive species, open up native ground layers, and maintain conditions needed by species that struggle under dense vegetation or long unburnt conditions.

Better soil health and nutrient cycling

Cultural fire techniques minimise soil damage, improve nutrient turnover, and protect microbial communities, contributing to healthier and more productive soils.

Increased community engagement and education

Cultural burning provides opportunities for public learning, cultural exchange, and community involvement in caring for Country.

Enhanced food resources for pollinators and invertebrates

Low-intensity burning promotes the regrowth of nectar- and pollen-producing native plants. This benefits pollinating insects, including the Copper Chequered Butterfly, which relies on healthy populations of its larval host plants and nectar sources.

Support for the life cycle of native bee species

Cultural fire can help maintain open patches of bare ground by reducing weeds and dense thatch. This is critical to the lifecycle of native ground-nesting bees, which require exposed soil to construct burrows and lay their eggs. By encouraging recruitment of native flora species, cultural burns also increase the availability of pollen and nectar, further supporting native bee populations.

Control of invasive species that threaten native fauna

By reducing invasive grasses and weeds that outcompete native flora, cultural burns indirectly support fauna that depend on native plants for food, shelter, or breeding sites.

Increased structural diversity for birds and small mammals

Cultural burns maintain multi-layered vegetation structure, open ground, sparse understorey, and intact refuges, which enhances foraging and nesting opportunities for species adapted to varied environments.

Improved movement corridors

Maintaining open yet vegetated pathways through careful burning can support safe movement for small fauna, improving genetic exchange and reducing habitat fragmentation.

2.1.3 Implementation

Kaurna implementation of cultural burning centres on restoring cultural authority, re-establishing traditional fire and land management practices, and embedding Indigenous decision-making as part of land management.

Key to implementing the cultural land management program is to have Cultural fire practitioners, guided by Kaurna Elders, to lead site assessments within KBAs to determine where, when, and how cultural burns should occur, drawing on deep knowledge of seasonal indicators, plant lifecycles, soil conditions, animal behaviours, environmental conditions and weather patterns.

Kaurna-led teams assist with mapping culturally appropriate burn zones, establishing burn objectives for each site, such as supporting native grasses, regenerating key plant species, protecting fauna habitat, or revitalising areas of cultural significance and designing low-intensity, mosaic-style burns tailored to the specific needs of each landscape.

Kaurna-led monitoring follows each burn, evaluating ecological responses, reinstating culturally informed adaptive management, and ensuring that fire practices continue to

strengthen both biodiversity outcomes and cultural continuity across the Adelaide Park Lands.

Implementation encourages cross cultural exchange between cultural fire practitioners with City of Adelaide, its Aboriginal Ranger(s), biodiversity team and other staff through on-Country learning, while developing co-governance protocols, and building burn calendars aligned with the Kurna seasonal cycle.

Shared aims for Kurna cultural land management are:

Kurna Authority and Decision-Making

A clear statement that cultural fire practitioners, guided by Elders, hold primary authority to determine where, when, and how cultural burns occur, partnering with CoA to deliver on-ground works and wider community engagement.

Consent, Indigenous Cultural Intellectual Property (ICIP) Protection and Cultural Protocols

Explicit requirements for free, prior, and informed consent, protection of Kurna ICIP, and adherence to cultural protocols in all stages of planning, implementation, and knowledge sharing.

Cultural Fire Objectives and Ecological Outcomes

A set of clearly defined aims linking cultural burning to biodiversity goals, such as native species regeneration, habitat restoration, weed suppression, and protection of culturally significant landscapes.

Operational Pathways and Burn Program Structure

A practical outline of how burns will be scheduled, approved, resourced, and conducted, aligned with the Kurna seasonal calendar.

Training, Capacity Building, and On-Country Learning

Commitments to Kurna-led training for CoA staff, contractors, and partner organisations, ensuring all involved understand cultural fire philosophy and protocols.

Monitoring, Reporting, and Adaptive Management

A Kurna designed system for pre and post-burn ecological monitoring, cultural indicators of success, and ongoing adaptive management.

Inclusion

The inclusion of Aboriginal Land Management practices in the Adelaide Park Lands Key Biodiversity Areas will deliver significant ecological, cultural, and fauna-related benefits.

2.2 Definition of Key Biodiversity Areas (KBA)

The areas of the KBAs are defined within the Adelaide Park Lands Community Land Management Plan (CLMP).

In addition to the overall purpose for which the Adelaide Park Lands are held (see above CoA 2023), each Park may have a specific purpose for which it is held, outlined in the Park Specific Management section of the CLMP. This includes designation as a Key Biodiversity Area (KBA) which is a management boundary that prioritises high value native biodiversity. At least one Key Biodiversity Area is in each of the five recognised pre-European vegetation communities across the Adelaide Park Lands (CoA 2025). KBAs can include all or part of a Park and may encompass areas from adjoining parks.

2.3 Zoning

A zoning approach is used in these KBA Management Plans with KBAs divided into different zones to clarify how areas within the KBA should be managed. Each KBA Plan maps and describes the zoning that will be used for management. KBAs may have multiple zones of the same type, in which case they are numbered.

The following classification of zones are applied in KBAs:

Protected Conservation Zone (PCZ)

The areas within the KBA that are of highest conservation value. Biodiversity conservation is the primary land use and objective within these zones. Individual site management / maintenance plans may be developed for these zones.

Buffer Conservation Zone (BCZ)

Areas that are of lower conservation value than protected conservation zones but have sufficient remnant biodiversity to be sympathetically managed to achieve broader biodiversity outcomes.

Revegetation Conservation Zone (RCZ)

Areas of high-quality re-established local vegetation and habitat. Only plantings that use stock of carefully considered provenance and that contribute positively to the ecological objectives for the KBA are considered as revegetation conservation zones. These zones may also include areas in which revegetation is planned but has not yet been implemented.

Informal Recreation Zone (IRZ)

Areas that contain scattered native plants or other notable conservation values but have informal recreation or similar as the primary land use. Opportunities can be sought to modify management practices, such as mowing and pesticide application, to favour the native biodiversity and thereby contribute to larger populations and greater connectivity.

Riparian and Wetland Zones (RWZ)

Areas associated with a permanent or temporary water body (i.e. watercourse or wetland), including:

- Watercourse or wetland in areas that may be regularly or seasonally dry or exposed,
- Areas outside the watercourse or wetland where the soils would normally be saturated and/or flooded.

This classification recognises:

- The careful management that is required in these areas to protect aquatic ecosystems,
- The unique importance of these environments for aquatic and semi-aquatic species,
- Their role as habitat for terrestrial species, especially as cool refuges during hot periods that are anticipated to occur more frequently under future climate conditions.

Butterfly Conservation Zone (BUT)

An area within KBA 1 which is located south of the management agreement area. The area supports a population of the rare Chequered Copper Butterfly and includes some remnant vegetation. Management practices aim to conserve the Chequered Copper Butterfly population by protecting its host plant species, *Oxalis perennans* and obligate ant species *Iridomyrmex sp.*

Other Zones:

Additional special conservation zones are defined in some KBAs.

2.4 Management Principles

The KBA Management Plans have been prepared in accordance with the principles below.

Remnants and revegetation

Protecting and enhancing remnant vegetation and habitat is the highest priority.

- Remnant vegetation will be managed using best-practice techniques to promote survival and recruitment of desirable native species.

Revegetation plays a role where it assists in enhancing viability and size of existing remnants, and for pre-European communities that have been fully cleared. However, this should be well planned and have clear ecological goals.

Connectivity

Connected populations have greater genetic diversity and are more resilient.

To maximise the likelihood of populations of species surviving, larger populations are preferable. This increases genetic diversity, reduces the risk of local extinction, and increases the capacity of the populations, species and ecosystems to cope with a changing climate.

Biodiversity should be managed at a landscape scale rather than at the scale of individual remnants. Managing the best-quality biodiversity areas with linkages to improve connectivity will facilitate larger, more genetically diverse and resilient populations.

Adapting and building resilience to climate change

Native vegetation management needs to adapt to and build resilience to climate change.

- This includes flexibility in the selection of plant species and target vegetation communities rather than rigidly applying the pre-European community descriptions (described in Section 3). Appropriate genetic and species diversity will be included to overcome landscape-scale fragmentation, with collection of plant material substituting for the natural flow of genes and species.

Different management approaches should also be trialled to assist the establishment of native vegetation and maintenance of long-lived habitat trees. These could include watering at certain life stages, thinning trees and shrubs in older and dense revegetation areas, directing run-off from paths to trees, or use of crushed rock as a mulch. All new approaches should be well planned, documented and monitored so that their effectiveness can be evaluated to inform future management.

Target vegetation communities and revegetation species selection

In general, the restoration target for PCZ's and RCZ's is to restore the pre-European vegetation communities (as described in section 3). However, given the lack of representative examples of these communities, highly modified conditions in the Adelaide Park Lands (i.e. history of clearance, fragmentation, grazing, planting of lawns and trees, soil modification and changes in hydrology), multiple land uses and pressures of climate change, these communities are not considered absolute targets.

The general vegetation structure and composition of key species should be a part of the targets, but some flexibility is required to accommodate:

- Ecological values contributed by some planted vegetation (e.g. tree hollows, nectar sources and leaf litter),
- Heritage values, and
- CPTED requirements.

Furthermore, the wetlands within KBAs are artificially constructed environments (i.e. stormwater management wetlands) while the watercourses (i.e. Park Lands Creek and the Karrawirra Pari/ River Torrens) have a modified flow regime and water levels. The target vegetation for these areas is therefore based around providing a variety of structures and species from the Adelaide Plains and foothills regions that are adapted to the water regimes and provide habitat for a range of aquatic, semi-aquatic and terrestrial fauna.

Inclusive, Open and Timely Decision-making

The key stakeholders involved in management of the KBAs will communicate openly with one another and will come together at least annually to review progress on the KBA Management Plans and identify the program of work for the coming year.

2.5 Hierarchy of Objectives

The following hierarchy of objectives are applied for each KBA:

Type	Scale	Timeframe	Definition
Aim	Whole KBA	50 year	The long-term aspiration for the KBA.
Objective	Whole KBA	25 year	Measurable long-term description(s) of what is to be achieved at the whole of KBA scale. Objectives are standardised across KBAs so far as applicable.
Target vegetation community	KBA (or part KBA)	25 year	The target vegetation community for the KBA based on the detailed descriptions for the relevant vegetation communities in Chapter 3.
5 year target	Zone	5 years	A measurable condition or change in condition to be achieved for each zone as steps towards the target vegetation and objectives. The baseline state for the indicators is presented in the biodiversity surveys (see list of References).

Table 3 Hierarchy of Objectives for Key Biodiversity Areas

The aims, objectives and targets from the 2018 Management Plan were reviewed as part of the development of this Plan. It is therefore considered that the start date for achieving the longer-term timeframes is 2018, with the exception of KBA 7, which will be measured from 2026.

2.5.1 Species of conservation significance

An objective for all KBA's is to increase the populations of significant species, and known significant species are listed for each KBA. For the purposes of this plan, significant species are defined as:

- Species that are listed as Rare, Vulnerable or Endangered at a state or national level,
- Species that are considered Rare, Vulnerable or Endangered regionally and have not been widely established through revegetation, (for example River Bottlebrush (*Callistemon sieberi*) is considered rare in the Flinders Lofty Block but regionally has been well established through revegetation), and
- Species that are considered locally significant, especially as original remnants of the Adelaide Plains (for example Native Oxalis (*Oxalis perennans*) is regionally common but locally rare and important ecologically for the Chequered Copper Butterfly).

Legislatively and locally recognised significant species are listed for each KBA.

2.6 Horticultural Maintenance Guidelines

Horticultural maintenance guidelines (CoA 2019) outline the standard to which the Adelaide Park Lands and Open Space will be maintained. Section 2.9 sets out the guidelines for KBAs, including the objectives and performance standards for management of each of the types of zones. As the guidelines were prepared prior to this Plan they do not cover the Wetland and Riparian Zone, a preliminary guideline for these zones is presented in Appendix A1.1. The Guidelines should be reviewed for any inconsistencies with this revised Plan and to incorporate the new zones within their next review.

The following Horticultural Maintenance Guidelines will apply in each zone:

Zone type	Acronym	Horticultural Maintenance Guideline (ACC2012/121120)
Protected conservation zone	PCZ	Section 2.9 pages 156-157
Buffer conservation zone	BCZ	Section 2.9 pages 158-159
Revegetation conservation zone	RCZ	Section 2.9 pages 160-161
Informal recreation zone	IRZ	Section 2.9 pages 162-163
Wetland and riparian zone	WRZ	See Appendix A1.1 interim guideline
Other zones	NA	Section 2.9 pages 164-166

Table 4 Horticultural Maintenance Guideline reference table

2.7 Interpretation, Education and Facilities

Facilities to encourage people to explore, understand and value KBAs and the biodiversity of the Adelaide Plains and Adelaide Park Lands without damaging their values will be maintained or newly installed where required. During the planning stage for such works, an impact assessment should be conducted to ensure that impacts on significant flora and fauna are avoided and CPTED is achieved. All facilities will require higher levels of maintenance in the immediate vicinity to keep weed and native growth down to achieve community expectations and CPTED objectives.

2.7.1 Amenities

Community amenities including seating opportunities may be incorporated to draw people to experience KBAs and should be sited in areas where there will be minimal impacts and CPTED principles (see below) are upheld. In general, this will be in Buffer Conservation and Informal Recreation Zones.

Trails encourage people to enjoy and value the KBAs and need careful planning to achieve their objectives without impacting site values. New trails should be located outside of Protected Conservation Zones and high quality Revegetation Conservation Zones.

A number of unofficial trails have been created throughout the Adelaide Park Lands. While these should ideally be closed and rehabilitated, and their creation strongly discouraged, once made they need to be managed. The response should therefore be to initially attempt closure through signage, revegetation and/or placing cut branches across them. If this is unsuccessful then pruning and weed control along the path may be required for CPTED, and evaluation of other safety requirements.

Additional planting of trees for shading trails and other facilities should only be undertaken where it is compatible with the target vegetation for the zones.

A list of KBA facilities and requirements is presented in **Appendix 3**.

2.7.2 Education and Interpretation

Interpretive and educational signs and trails encourage interaction, enjoyment and education about KBAs. A suite of signage has been developed for KBAs aligned to the City of Adelaide Wayfinding and Signage Guidelines to provide boundary markers and links to on-line information and resources.

Existing signage is documented in the asset database and monitored to ensure they are in good condition and information is correct. A list of KBA signage and requirements is presented in **Appendix 3**.

2.8 Crime Prevention Through Environmental Design (CPTED)

CPTED is defined as “the proper design and effective use of the built environment can lead to a reduction in the fear and incidence of crime, and an improvement in the quality of life” a multi-disciplinary approach to crime prevention that uses urban and architectural design and the management of built and natural environments.

“The design initiatives and principles can include:

- The layout and visual appearance of an area, including lighting and landscaping.
- The design, positioning and materials used for buildings and other physical structures.
- The interaction and encouragement of legitimate activities; and

- The ongoing management and maintenance of the particular space.”

“CPTED involves the design of physical space in the context of the:

- Needs of bona fide users and the normal and intended use of space.
- Predictable behaviour of both bona fide users and offenders.”

“A successful CPTED approach is appropriate if it recognises the designated use of the space and defines the crime problem incidental to, and the solution compatible with, the designated use. It incorporates crime prevention strategies that enhance (or at least do not impair) the effective use of the space (Crowe 2000 p. 46 in [South Australia Police](#)).”

For the Adelaide Park Lands, including the KBAs, this will be considered through the placement and management of vegetation to maintain sight lines, particularly around paths/trails. Given most of the target vegetation associations are open grassy woodland types, achieving CPTED is generally achievable without compromising biodiversity objectives.

Guidelines for implementing CPTED in KBAs are presented in **Appendix 2**.

2.9 Monitoring and Evaluation

The KBA Management Plans set 5-year targets and outline actions to achieve those over that timeframe and are reviewed and updated at 5 years.

This information is set out in the Biodiversity Monitoring Plan which should be read in conjunction with the Management Plans.

The Biodiversity Monitoring Plan will assist in tracking progress on the KBA Management Plans and inform the plan review process.

3. VEGETATION COMMUNITIES

This section outlines the vegetation and other ecological features that were present at the time of European settlement and that are present now. This includes a description of the five main pre-European vegetation communities, based on the work of Kraehenbuehl (1996) and Long (2003). Each of these vegetation communities are represented in at least one KBA, however there are slight differences in the mapping of these communities between the two sources, as shown in **Figure 3**.

The five vegetation communities are:

- I. *Eucalyptus microcarpa* (Grey Box) / *E. leucoxylon* (SA Blue Gum) Woodland.
- II. *Eucalyptus leucoxylon* (SA Blue Gum) / *E. camaldulensis* (River Red Gum) Woodland.
- III. *Eucalyptus camaldulensis* (River Red Gum) Woodland along the creeks and river systems.
- IV. A. *Eucalyptus porosa* (Mallee Box) Woodland in the west of the city and adjoining city area.
- IV. B. *Eucalyptus porosa* (Mallee Box) Woodland in North Adelaide.

Each of these communities is described in detail below with the target vegetation composition and structure. Lists of species considered likely to have been present in these communities are presented in **Appendix 1**.

The vegetation communities are later referred to in Section 4 – Management Plans for Key Biodiversity Areas to guide management activities in each KBA.

Cultural Significance of Vegetation Communities and Landscapes

KBAs sit on top of the culturally rich Tarntanyangga – place of the Red Kangaroo Dreaming. The main water system through this part of Kurna Country is the Karrawirra Parri / River Torrens– The Red Gum Forest River, an entity of high importance for Kurna peoples.

Pre-colonisation, Tarntanyangga was an incredibly biodiverse landscape, containing all that was needed for life to thrive. The land as it once was, has been heavily impacted by land clearance, construction, farming and agriculture.

Today, the small pockets of remnant vegetation within the CoA are of high significance for Kurna people to protect, preserve and promote. The few remnant canopy trees that remain

within the Adelaide Park Lands and KBAs are the Elders of this landscape, and are important providers of food, medicine, habitat, and water for all life around them. These Elders cannot be replaced within our lifetime.

The areas containing remnants of native grasslands throughout the KBAs are indications of ancient food systems that were once abundant across the Adelaide Plains. Within these systems grains, vegetables, herbs and associated fauna were found, providing food availability throughout the year for all that lived within the space. Protecting, preserving and promoting these systems is vital in an ever-changing climate, where food security is at risk.

The Karrawirra Parri / River Torrens contains a number of important food and fibre plants, and habitat for an abundance of fauna species, yet has become polluted, like many of our waterways. Our waterways are the lifeblood of our landscape, and preservation of our waters is key to the preservation of life.

Key management methods are being reintroduced into each of these systems, including cultural fire and harvest, through the integration of Kaurna cultural land management programs within the KBAs.

Cultural fire is vital to the health of our landscape, as our landscape evolved over thousands of years with this intricate practice. Cultural fire provides important nutrients to the soils, it provides the right temperatures for germination of native seed, and promotes fresh, new growth. It naturally thins out areas of unnatural density.

Cultural harvest supports the health of plants through “pruning” and keeps system density at an appropriate scale.

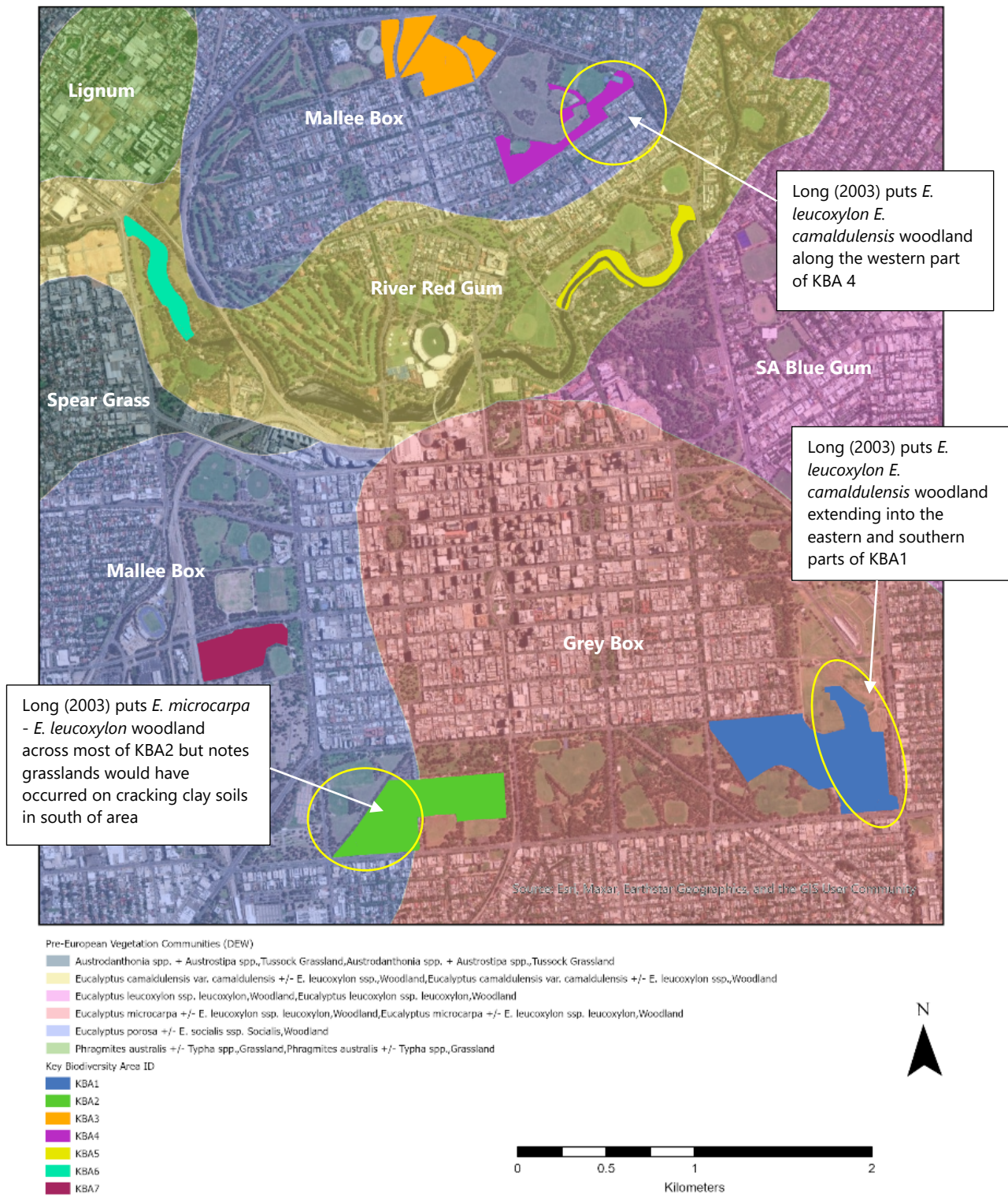


Figure 3 Distribution of Pre-European Vegetation Communities (as mapped by Kraehenbuehl) and location of KBAs, showing areas where Long (2003, Figure 14, p. 25) mapped different boundaries.

Source: Pre-European vegetation communities, DEW GDA 2020 licensed under a Creative Commons By Attribution 4.0 Australia Licence; <http://creativecommons.org/licenses/by/4.0/>

3.1 Grey Box (*Eucalyptus microcarpa*) with SA Blue Gum (*E. leucoxylon* ssp. *leucoxylon*) Woodland

Kraehenbuehl's (1996) account shows that this landscape was highly variable in composition and structure, with the tree canopy cover and the thickness of shrub and small-tree layers varying significantly. Accordingly, variability in composition and structure of native vegetation within KBAs is considered appropriate.

Examples of more intact remnants of this vegetation association can be found in reserves in the foothills to the south and east of Adelaide, including in:

- Beaumont Common (Burnside),
- Mitcham Hills (e.g. Watiparinga and adjacent reserves), and
- Lower parts of Belair National Park, although these areas have higher rainfall and soil types may not be identical.

Refer to Long (2003) Plant Association I (p. 31) and Kraehenbuehl (1996) section 4 "The Black Forest" for further information and sites.

KBA 2 is on the lower rainfall and topographic edge of the mapped extent for Grey Box. SA Blue Gum woodland is present in KBA 2 on the "lower" edge of its extent. This makes this vegetation community very vulnerable to the effects of climate change. The selection of species for revegetation of this association should include a high proportion of species that also occur in the adjacent western association whilst maintaining the target structure. The provenance of the plant stock should also be considered.

3.1.1 Composition

The following information on species present are from Kraehenbuehl (1996, Chapter 4) and Long (2003, pp. 26 and 31). The species mentioned will be included in the vegetation in appropriate locations (see also under Structure below). The species in **Appendix 1** plus any native species found and considered after consultation with external experts to be suitable, are considered to be appropriate for this community in the Adelaide Park Lands.

The complete species list is provided in in **Appendix 1**.

As most KBA areas where this vegetation community is considered to have occurred already have a well established mid- and overstorey (albeit not always aligned to the same species composition), any future revegetation should be focussed on establishing ground layer species, especially the non-grass components, where the cover and/or diversity is low.

Structural layer	Common species
Overstorey	Grey Box (<i>E. microcarpa</i>) with SA Blue Gum (<i>E. leucoxylon</i> ssp. <i>leucoxylon</i>) and River Red Gum (<i>E. camaldulensis</i> ssp. <i>camaldulensis</i>) as co-dominants.
Midstorey	Density ranging from near absent to moderately dense. Golden Wattle (<i>Acacia pycnantha</i>) and other species of wattle, Drooping Sheoak (<i>Allocasuarina verticillata</i>), Sweet Bursaria (<i>Bursaria spinosa</i> ssp. <i>spinosa</i>), and Yacca (<i>Xanthorrhoea semiplana</i> ssp. <i>semiplana</i>).
Ground layer	Typically grassy, with a high diversity of forbs and other non-grass species such as Liliaceae tussocks, groundcovers and small shrubs.

3.1.2 Structure

To capture some of the variability in this pre-European vegetation community, and to provide guidance for aims in vegetation structure in the KBA, profile silhouettes show the generalised structure for two forms of Grey Box / SA Blue Gum grassy woodland: a very open woodland with no midstorey or small shrubs (Figure 4), and a more closed woodland with a midstorey of shrubs and small trees (Figure 5).

- CANOPY
- GRASSES
- FORBS



Figure 4 Profile silhouette showing generalised structure for 3.1a - a very open Grey Box / SA Blue Gum grassy woodland with no midstorey



Figure 5 Profile silhouette showing generalised structure for 3.1b- a more closed Grey Box / SA Blue Gum grassy woodland with a midstorey of shrubs and small trees

Some locations in the KBA will aim for the open structure, and other locations will aim for the more closed structure, as outlined in the Management Plans for KBA 1 and KBA 2.

The sources of information for these representations of structure were Croft et al. (2009)¹, Boomsma and Lewis (1980)² and Kraehenbuehl (1996).

¹ Croft, SJ, Milne, TI and Pedler, JA (2009) Bushland Condition Monitoring Manual - Southern Mount Lofty Ranges. Nature Conservation Society of SA Inc, Adelaide.

² Boomsma, CD and Lewis, NB (1980) The Native Forest and Woodland Vegetation of South Australia. Woods and Forest Department, Adelaide, South Australia

3.2 SA Blue Gum (*Eucalyptus leucoxylon* ssp. *leucoxylon*) / River Red Gum (*E. camaldulensis* ssp. *camaldulensis*) Woodland

The distribution of this vegetation association is mapped differently by Kraehenbuehl (1996) and Long (2003) (see **Figure 3**). Although both considered it to occur in the east Adelaide Park Lands where it merged with River Red Gum and Grey Box communities, Long (2003) also considered that it would have occurred on Red Brown Earth soils ‘in Gilberton, which likely extend through the Melbourne Street section of North Adelaide’. We adopt Long’s (2003) distribution boundaries for this association in the north-east Adelaide Park Lands.

Refer to Long (2003) Plant Association II (p. 31) and Kraehenbuehl (1996) section 6 “The Plains and River Torrens between Kent Town and Stonyfell” pp. 90-91 for further information.

There are many examples of this vegetation association in the Mount Lofty Ranges but few on the Adelaide Plains. Kraehenbuehl (1993) recommends Ferguson Conservation Park at Stonyfell. The description also includes the watercourse community which is considered applicable for the Park Lands Creek in KBA 1.

The SA Blue Gum and River Red Gum woodland vegetation association in KBA 1 and KBA 4 is at the low rainfall margins of the association’s distribution (and many of the species that occur within it). This community may be vulnerable to the effects of climate change within the KBAs and the selection of species for revegetation of this association should include a high proportion of species that also occur in the adjacent western association, whilst maintaining the target structure. The provenance of the plant stock should also be considered.

3.2.1 Composition

The following information on species present is from Kraehenbuehl (1996, pp. 90-91 and 100–105) and Long (2003, pp. 26 and 31). The species in these lists, plus any native species found and considered after consultation with external experts to be suitable, are considered to be appropriate for this community in the Adelaide Park Lands.

As most KBA areas where this vegetation community is considered to have occurred already have a well established mid-storey and overstorey any future revegetation should be focussed on establishing ground layer species in areas where the cover and/or diversity is low.

The complete species list is provided in in **Appendix 1**.

Structural layer	Common species
Overstorey	SA Blue Gum and River Red Gum as co-dominants, occasional Grey Box.
Midstorey	Sub-canopy of Native Cherry (<i>Exocarpus cupressiformis</i>), Drooping Sheoak and Golden Wattle. Shrub layer of Sweet Bursaria and Yacca, Sticky Hop-bush, Wreath Wattle (<i>Acacia acinacea</i>), Kangaroo Thorn (<i>A. paradoxa</i>), Twiggy Daisy-bush (<i>Olearia ramulosa</i>) and Dwarf Hakea (<i>Hakea rugosa</i>).
Ground layer	Low shrubs: Guinea-flowers (<i>Hibbertia</i> spp.), Spider-flower (<i>Grevillea lavandulacea</i> ssp. <i>lavandulacea</i>) Tussocks: Iron-grasses (<i>Lomandra</i> spp.), Black-anther Flax-lily (<i>Dianella revoluta</i>) Groundcovers: Running Post-man (<i>Kennedia prostrata</i>) and Pale Fan-flower (<i>Scaevola albida</i>) A high cover of native grasses and many perennials and annuals (herbs, orchids and lilies).

3.2.2 Structure

Kraehenbuehl (1996, p. 90) considers that this vegetation community had a sparse shrub layer and was relatively 'open and parklike' (compared to similar communities towards the foothills), and that the majority of species were 'perennial herbs, grasses and annuals'.

The target structure is therefore an overstorey canopy of 30–40% cover, a midstorey of scattered shrubs and small trees, with a diverse understorey of 95% cover.

3.3 *Eucalyptus camaldulensis* (River Red Gum) Woodland along the creeks and river systems

The Karrawirra Pari / River Torrens has been greatly altered since European settlement. It was originally a small river with numerous waterholes and highly variable flow, with periods of no flow being common in summer. The flora and fauna varied in response to these spatial and temporal variations and were therefore highly variable. The River is now highly regulated and very little native vegetation remains. For these reasons, accurate reconstruction of pre-European environments is not feasible. Nevertheless, re-establishment of species that occurred at the time of settlement will have benefits for biodiversity conservation and watercourse management (e.g. bank stabilisation, slowing of flows, and improvement of water quality).

The following description is based on Chapter 5 of Kraehenbuehl (1996), and pages 26–27 and 32 of Long (2003). Many of the aquatic species are present within the catchment and easily establish naturally where conditions are suitable. As the river systems of the Adelaide Plains have been heavily modified, there are no intact remnants of these vegetation

associations. Sections of the Gawler River however may provide some guidance on the likely bank and floodplain vegetation associations, while the upper (foothill) reaches of the River Torrens may provide some examples of the lower bank and bed vegetation associations.

Long (2003) listed the characteristic species of the ‘terraces and river banks’, ‘floodplains’ and ‘river bed’ of the River Torrens / Karrawirra Pari; this division is used for planning within the KBAs (see **Appendix 1**).

3.3.1 Composition

The composition and structure are defined by the position of the vegetation in relation to the “normal pool level” and frequency of flooding.

The overstorey throughout consisted of River Red Gum, with some SA Blue Gum and scattered Drooping Sheoak trees on upper (infrequently flooded) slopes.

The ‘river bed’ was highly variable. Common Reed and Bulrush were common, forming a distinct vegetation association in places. Swamp Wattle was present, and the understorey was rich in sedges and herbs. Aquatic macrophytes were also present.

Along the ‘terraces and river banks’ (i.e. immediately above normal pool level, with soils likely to be saturated most if not all year), some areas had dense thickets of Silky Tea-tree (*Leptospermum lanigerum*) and River Bottlebrush (*Callistemon sieberi*). Various species of small and medium-sized shrubs and understorey species were also present.

The ‘floodplains’ refers to areas that are located above the level of the terraces and banks. The main location is Botanic Park (Kraehenbuehl 1996, p. 81); this vegetation is likely to have also been present on the north side of Karrawirra Pari / Torrens River in Mistletoe Park / Tainmuntilla (Park 11), across from Botanic Park. Midstorey species included Golden Wattle, Sweet Bursaria and Austral Hollyhock. The understorey contained numerous grasses and forbs. As the upper slopes are probably less frequently flooded now and also drier due to surface water being diverted by roads, these zones may now grade into adjacent vegetation associations (i.e. SA Blue Gum (*Eucalyptus leucoxylon* ssp. *leucoxylon*) / River Red Gum (*E. camaldulensis* ssp. *camaldulensis*) Woodland and Mallee Box (*Eucalyptus porosa*) Woodland in North Adelaide).

The complete species list is provided in in **Appendix 1**.

3.3.2 Structure

The following information on structure is from Kraehenbuehl (1996) and Long (2003):

- River bed and banks:
 - Silky Tea-tree and River Bottlebrush occurred in dense thickets in some locations on the banks and beds.
 - Common Reed (*Phragmites australis*) and Bulrush (*Typha domingensis*) occurred as a closed herbland, suggesting that some areas on the bed were dominated by one or both of these.
 - Long (2003, p. 32) suggested that other associations may have been present in locations where different species or groups listed above were dominant; this includes Swamp Wattle (*Acacia provincialis*) tall shrubland, *Cyperus* spp. sedgelands, and herblands dominated by any of the herbaceous species listed.
- Floodplains: Kraehenbuehl's accounts indicate that there was a River Red Gum woodland of great majesty on the floodplains, however there are very few records of shrubs and small trees in this vegetation. This suggests that this woodland had an open midstorey with an understorey rich in forbs and grasses.

A dense shrubland of Silky Tea-tree and River Bottlebrush was successfully established from 2007 in Bonython Park / Tulya Wardli (Park 27). This would have been similar to the dense thickets described above. However, after a major flood event in 2016, very large amounts of litter and other debris became embedded in this vegetation, and the shrubs themselves were severely damaged. The resultant management of this location was difficult and expensive. Consequently, re-creation of a shrubland of similar density will not be pursued. These species will be planted as scattered individuals, and they will be managed to prevent the formation of thickets.

Revegetation areas in proximity to trails will include scattered shrubs and small trees that become very sparse adjacent to trails to incorporate CPTED principles.

3.4 Mallee Box (*Eucalyptus porosa*) Woodland in the west of the city and adjoining city area

Kraehenbuehl (1996) determined that *Eucalyptus porosa* (Mallee Box) woodland was extensive on the northern Adelaide Plains, with its southern extremity occurring in the south-west Adelaide Park Lands vicinity. This vegetation type, which occurred on the brown soils of the Para Fault Block (Long 2003), is more typical of dry mallee / woodland than the Grey Box, SA Blue Gum and River Red Gum woodlands to the south and east of the city. It was characterised by the presence of numerous chenopod shrubs in the midstorey (including

from the genera *Atriplex*, *Maireana* and *Rhagodia*) and a rich ground layer of grasses and forbs.

Although detailed knowledge of the composition and structure of this vegetation is limited, Kraehenbuehl (1996) and Long (2003) described two distinct associations of Mallee Box woodland in the city area, one in the west Adelaide Park Lands and adjoining city area and the other in North Adelaide (see Section 3.5). This association in the west Adelaide Park Lands may have been associated with areas that were damp and/or have heavy subsoils causing seasonal waterlogging (Long 2003). The areas west of the city have been extensively cleared and there are effectively no intact remnants of this association in this area (although remnant species occur, especially in the West Terrace Cemetery). There are, however, remnants of Mallee Box woodland north and south of Adelaide which may provide a representation of this association, including in Aldinga Scrub and the Lewiston area.

3.4.1 Composition

The following summary of species present is from Kraehenbuehl (1996, pp. 135–137) and Long (2003, pp. 28 and 32). The species in the complete list (see **Appendix 1**), plus any native species found and considered after consultation with external experts to be suitable, are considered appropriate for this community in the Adelaide Park Lands. Given the scarcity of remnants and records for this community as well as alterations to the environment, the species mix presented is a broad guide only and the goal should be mostly focussed on achieving the broad structural components with a diverse ground layer of species drawn from the Adelaide Plains, particularly the drier North Adelaide Mallee Box woodland association.

The complete species list is provided in in **Appendix 1**.

Structural layer	Common species
Overstorey	Mallee Box with subcanopy of Drooping Sheoak, Native Apricot (<i>Pittosporum angustifolium</i>), Quandong (<i>Santalum acuminatum</i>) Golden Wattle and Broughton Willow.
Midstorey	Wattles (<i>A. acinacea</i> , <i>A. ligulata</i>), Native Sarsaparilla (<i>Hardenbergia violacea</i>).
Ground layer	Chenopods (including <i>Enchylaena tomentosa</i> , <i>Maireana enchylaenoides</i> , <i>Atriplex semibaccata</i>) with a diversity of native grasses, sedges, rushes, lilies (including the <i>Lomandras</i>) and flowering species such as New Holland Daisies (<i>Vittadinia</i> spp.), Native Oxalis and Pussy-tails (<i>Ptilotus spathulatus spathulatus</i>).

3.4.2 Structure

There are few clues available to the structure of the Mallee Box woodland in this location prior to European settlement. Kraehenbuehl refers to the association as a 'mallee community'; however, the Mallee Box trees remaining at Folland Park, Enfield, are large trees with one to three trunks, not low multi-stemmed mallee trees. Similarly, Mallee Box remnants north and south of Adelaide also comprise large and widely spaced trees typical of woodlands.

The numerous grasses, forbs and small shrubs on the species lists suggest a relatively open structure. The target structure in the KBA will therefore be an open woodland with 30% overstorey cover, 20% midstorey cover, and 75-95% understorey cover (leaving some open space for insects and reptiles to bask).

Kraehenbuehl (1996) stated that the Mallee Box woodland of the west Adelaide Park Lands would have intermingled with the Grey Box / SA Blue Gum woodland to the east. Although there are minor differences in the location of the boundary between the vegetation types in the maps in Kraehenbuehl (1996) and Long (2003), both show the boundary to be in Golden Wattle Park / Mirnu Wirra (Park 21W).

3.5 Mallee Box (*Eucalyptus porosa*) Woodland in North Adelaide

This is the second Mallee Box dominated woodland association described by Kraehenbuehl (1996, pp. 137–145) and Long (2003, pp. 28–29 and 33) and is associated with drier, higher ground areas than the first.

3.5.1 Composition

The following summary of species present is from Kraehenbuehl (1996, pp. 137–145) and Long (2003, pp. 28–29 and 33). These were based largely on data from the Enfield area, where a similar association is believed to have occurred. A remnant of vegetation at Folland Park, Enfield, provides a vital insight into the pre-European vegetation. Kraehenbuehl (1996, p. 147) recommends that vegetation re-establishment in the north Adelaide Park Lands be based on species lists from North Adelaide, Prospect and Enfield.

The species in these lists, plus any native species found and considered after consultation with external experts to be suitable, are considered to be appropriate for this community in the Adelaide Park Lands.

The complete species list is provided in in **Appendix 1**.

Structural layer	Common species
Overstorey	Mallee Box with Red Mallee (<i>E. socialis</i>) and Southern Cypress Pine (<i>Callitris gracilis</i>) with a subcanopy of drooping Sheoak, Native Apricot (<i>Pittosporum angustifolium</i>), Quandong (<i>Santalum acuminatum</i>) Golden Wattle and Native Cherry (<i>Exocarpos cupressiformis</i>).
Midstorey	Wattles (including <i>A. pycnantha</i> , <i>A. ligulata</i> , <i>A. victoriae</i> var. <i>victoriae</i>), Senna (<i>Senna artemesioides</i> ssp.), Sticky Hop-bush (<i>Dodonaea viscosa</i> ssp. <i>spathulata</i>), Sea-berry Saltbush (<i>Rhagodia candolleana</i> ssp. <i>candolleana</i>) and smaller shrubs.
Ground layer	Lilies (including the <i>Lomandras</i> and <i>Dianella revoluta</i>), Goodenias (<i>G. pinnatifolia</i> , <i>G. blackii</i>), many daisies (e.g. <i>Vittadina</i> spp., <i>Helichrysum leucopsideum</i>) and a diverse range of native grasses.

3.5.2 Structure

The main clues to the structure of the Mallee Box woodland in this location prior to European settlement are from Folland Park, Enfield. Long (2003) notes that there was probably less pine (*Callitris gracilis*) in the North Adelaide vegetation than at Enfield.

The remnant Mallee Box trees at Folland Park are larger than the Red Mallee and White Mallee trees. Furthermore, the midstorey at Folland Park is variable in density, with some patches containing a dense layer of shrubs (for example, Desert Senna) and other patches being more open with an understorey of grasses, forbs and small shrubs.

The target structure in the KBA will therefore be a closed woodland with 40% overstorey cover, 30% midstorey cover, and 75-95% understorey cover (with areas of leaf litter and soil crust for basking animals). The aim is to create an open shrub layer with patches of shrubs such as Desert Senna.

4. MANAGEMENT PLANS FOR KEY BIODIVERSITY AREAS

4.1 Management Objectives and Actions for All KBAs

The following objectives apply to all KBAs:

1. To restore Kaurna-led cultural land management across the KBA.
2. To increase the populations of significant species.
3. To maintain and restore vegetation in Protected and/or Revegetation Conservation and/or Riparian and Wetland Zones so that it resembles the composition and structure of the target vegetation communities in excellent condition.

Some KBAs have additional objectives which are outlined in the KBA-specific management plan in the following sections.

The targets and actions outlined in **Table 5** apply to all KBAs in addition to the 5-year targets and actions set for each zone within each KBA.

Table 5 Management targets and actions applying to all KBAs

5 Year Target(s)	Actions
Review of all KBAs for Kaurna-led cultural land management practices within the 5 year period.	<p>Kaurna-led cultural land management (see Section 2.1). Actions determined from review processes and planning of on-ground works. May include, but not be limited to (for example): Cultural fire applied within different vegetation communities, with priority to native grass populations, riparian vegetation, leaf litter, weed control, fire prevention.</p>
Up to date database of significant species developed and maintained.	<p>Consolidate records of locations and population sizes of significant species into a single georeferenced database. Review and update database at least every five years and preferably annually.</p>

4.2 Key Biodiversity Area 1 (KBA 1)

4.2.1 Background

Location	Victoria Park / Pakapakanthi (Park 16) and Carriageway Park / Tuthangga (Park 17)
Precinct	Victoria Park Precinct
Other documents	Victoria Park/Pakapakanthi (Park 16) Master Plan 2024 Adelaide Park Lands Community Land Management Plan – Annexures 16 and 17 Brown Hill Keswick Creek Catchment Stormwater Management Plan 2016 Management Plan - Victoria Park / Pakapakanthi (Park 16) Remnant Vegetation Site Maintenance Plan - Victoria Park / Pakapakanthi (Park 16) Remnant Vegetation Bush For Life management plan for remnant vegetation site at Carriageway Park / Tuthangga [CM1.1][CM (Park 17)

4.2.2 Description

Figure 7 shows the KBA boundary and zones within KBA 1 and other significant features.

Target vegetation communities	<p>0</p> <p>Grey Box (<i>Eucalyptus microcarpa</i>) with SA Blue Gum (<i>E. leucoxylon</i> ssp. <i>leucoxylon</i>) Woodland for the majority</p> <p>3.2 SA Blue Gum (<i>Eucalyptus leucoxylon</i> ssp. <i>leucoxylon</i>) / River Red Gum (<i>E. camaldulensis</i> ssp. <i>camaldulensis</i>) Woodland – along Fullarton Road (RCZ 1 and RCZ 2 and the creek).</p> <p>The wetlands are a novel ecological community that do not have a pre-European reference. The aim is to establish a diversity of vegetation species that are native to the region and self-sustaining, with a range of microhabitats across the different hydrological zones.</p>
Vegetation	<p>This KBA is based around remnants of grassy woodland vegetation with native ground layer in good to excellent condition. In the last five years a diverse native grassland has been revegetated adjacent to one of these areas and stormwater wetlands constructed and planted with a diversity of native wetland flora. There has also been extensive revegetation of parts of the South Park Lands Creek. Surrounding buffer areas in poorer condition provide opportunities for expanding and connecting higher quality areas, providing corridors for movement and habitat for less specialised species.</p> <p>The condition of native vegetation in 2024 for each zone is presented in Table 6.</p>
Significant features	<p>A unique Butterfly Conservation Zone (BUT) was created for the protection and improvement of butterfly habitat within KBA 1. The Butterfly</p>

	<p>Conservation Zone is located to the south of an area under a management agreement. The area supports a population of the rare Chequered Copper Butterfly and has some additional remnant biodiversity and food plants.</p> <p>The Pakapakanthi Wetlands were completed in 2021 as part of the Brown Hill Keswick Creek Catchment Stormwater Management Plan. State rare Wavy Marshwort was planted and has established in the wetlands.</p> <p>Bush for Life volunteers are restoring remnant native vegetation in PCZ 3. Part of this area was the site of the first Kaurna Kardla Parranthi Cultural Burn in the Adelaide Park Lands.</p> <p>The Miyawaki planting site to the east is a novel revegetation project demonstrating high intensity revegetation methods. The Green Pakapakanthi community group have plans to continue this approach with a grassland focussed site near to the existing site and provide weed removal from the wetland.</p>
<p>Other Major Uses</p>	<ul style="list-style-type: none"> • Elm Avenue Carriageway • South Terrace Croquet Club • South Park Lands Creek • Pakapakanthi Wetland • Dog training area • Sports ovals
<p>Volunteer Groups</p>	<ul style="list-style-type: none"> • Bush for Life (Trees for Life) (PCZ 3) • Green Pakapakanthi (South East City Residents Association) • Catholic Education SA (biodiversity planting in 2023 and 2024 in RCZ 4)

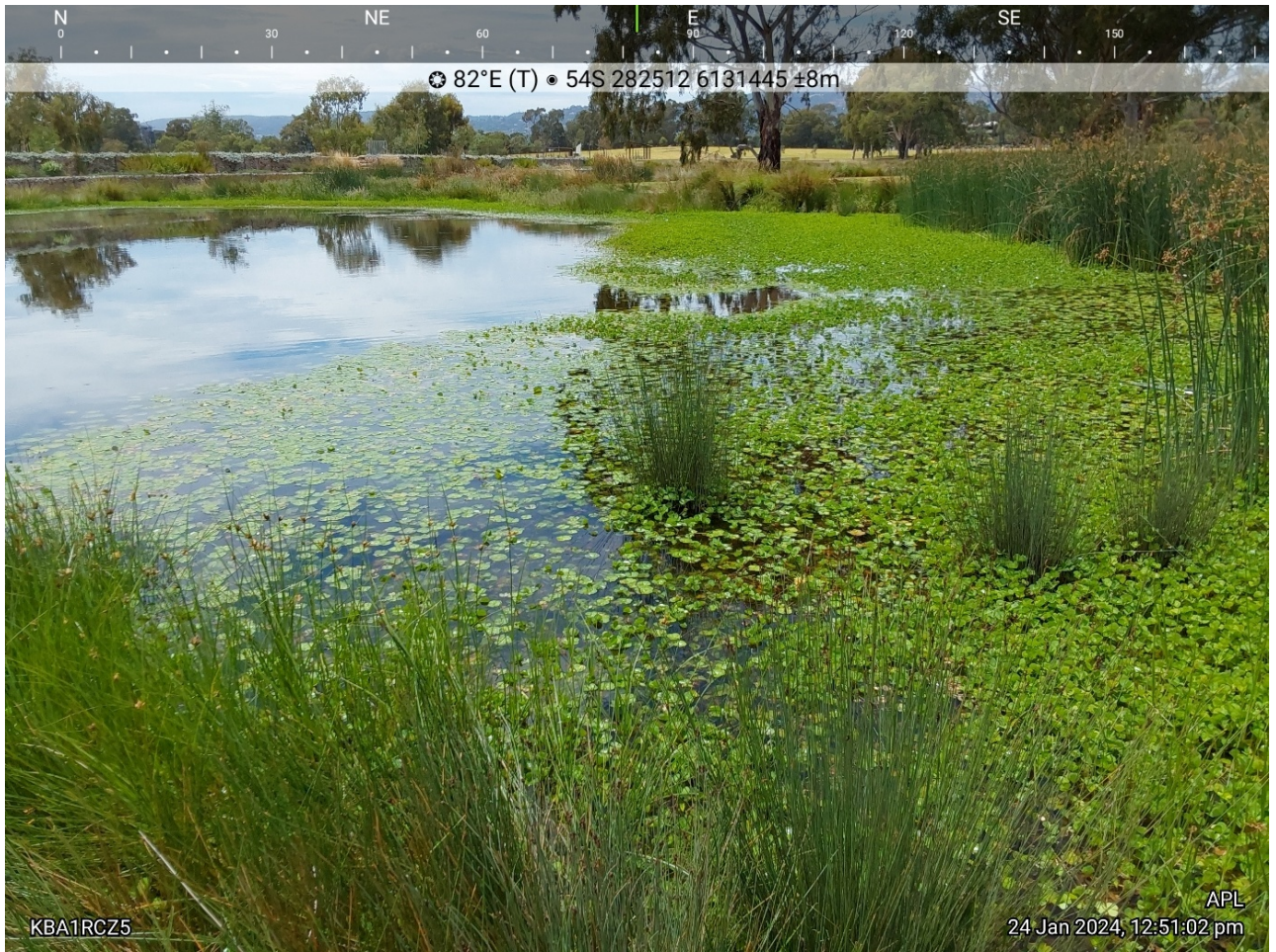


Figure 6 Pakapakanthi wetlands (zone RWZ1)



Figure 7 Zoning and significant features for KBA 1

4.2.3 Zones

Figure 7 shows the zoning for KBA 1 and significant features. The zones are briefly described in Table 6 from the native vegetation survey (Miles 2024). Note that there have been some changes to the boundaries of the zones since the previous plan: expansion of PCZ 1, PCZ 2 and RCZ 2 and re-alignment of BCZ 2 and IRZ 1.

Table 6 Summary of vegetation communities and condition for each zone (Miles 2024)

Zone type	Zone ID	Vegetation description	Vegetation condition	Comments
Protected conservation	PCZ 1	Spear-grass (<i>Austrostipa</i> spp.) and Wallaby-grass (<i>Rytidosperma caespitosum</i>) grassland with emergent River Red Gums (<i>Eucalyptus camaldulensis</i> ssp. <i>camaldulensis</i>)	Good	Site of cultural burn in 2025.
	PCZ 2	<i>Eucalyptus cladocalyx</i> ssp. +/- <i>E. camaldulensis</i> ssp. <i>camaldulensis</i> woodland over <i>Acacia paradoxa</i> , <i>Austrostipa curticoma</i> , <i>Rytidosperma</i> spp.	Excellent	Non-local native Sugar Gums provide hollows.
	PCZ 3	<i>Eucalyptus cladocalyx</i> ssp. +/- <i>E. camaldulensis</i> ssp. <i>camaldulensis</i> woodland over <i>Acacia acinacea</i> , <i>Austrostipa</i> spp., <i>Rytidosperma</i> spp.	Good	Site of cultural burn in 2021. Area extended due to expansion of native ground layer species.
	PCZ 4	<i>Themeda triandra</i> grassland	Excellent	Recent scrape revegetation. Formerly classed as RCZ 1.
Buffer	BCZ 1	<i>Eucalyptus cladocalyx</i> ssp. +/- <i>E. camaldulensis</i> ssp. <i>camaldulensis</i> +/- <i>Eucalyptus leucoxydon</i> ssp. <i>leucoxydon</i> woodland over Kikuyu grass	Poor	Includes Elm Carriageway with many Elms in very poor health but also regenerating. There are patches of native grasses. Small revegetation areas included (formerly separated RCZ 2 & RCZ 4).
	BCZ 2	Exotic grassland	Poor *	New part of the KBA.
Revegetation	RCZ 1	<i>Eucalyptus camaldulensis</i> ssp. <i>camaldulensis</i> woodland over <i>Acacia paradoxa</i>	Moderate	Formerly RCZ 3.
	RCZ 2	<i>Eucalyptus camaldulensis</i> ssp. <i>camaldulensis</i> woodland over revegetation	Poor to Moderate*	New part of the KBA, northern area revegetated, southern only contains overstorey trees.
Butterfly	BUT 1	<i>Rytidosperma</i> spp. over kikuyu grassland	Poor	The Chequered Copper Butterfly requires two other species to be present: a plant Native Sorrel (<i>Oxalis perennans</i>) and an ant (<i>Iridomyrmex refoniger</i>). Aim to achieve relatively open patches of native grasses and bare ground

Zone type	Zone ID	Vegetation description	Vegetation condition	Comments
				with an increase in key food plants.
Informal recreation	IRZ 1	Kikuyu grass land with scattered <i>Eucalyptus camaldulensis</i> ssp. <i>camaldulensis</i> with patchy revegetation	Very poor	Expanded to take in the croquet and training area (formerly part of the BCZ 1).
Riparian & Wetland	RWZ 1	<i>Bolboschoenus caldwellii</i> , <i>Schoenoplectus validus</i> <i>Juncus</i> spp. sedgeland over <i>Marsilea drummondii</i> herbland	Good	Good condition and diverse vegetation, lacking deeper water vegetation.
	RWZ 2	Revegetated <i>Eucalyptus camaldulensis</i> ssp. <i>camaldulensis</i> +/- shrubs over <i>Phragmites australis</i> & <i>Persicaria decipiens</i>	Moderate	Formerly RCZ 6. Erosion in some sections.
	RWZ 3	<i>Eucalyptus cladocalyx</i> ssp over revegetated <i>Eucalyptus camaldulensis</i> ssp. <i>camaldulensis</i> +/- shrubs over <i>Phragmites australis</i> & <i>Persicaria decipiens</i>	Moderate	Formerly RCZ 5 plus expanded into BCZ 1 to more of the watercourse.

*Not assessed in 2024, rating based on rapid qualitative assessment, flora species not recorded in this plan.

4.2.4 Biodiversity Survey Results

The following is a summary of KBA 1 biodiversity survey results:

- High density of possums, with Brushtail Possums more abundant in Victoria Park / Pakapakanthi (Park 16) and Ringtail Possums more abundant in Carriageway Park / Tuthangga (Park 17) (McKenzie 2024).
- Pakapakanthi Wetland vegetation is diverse and in good condition, Spotted Marsh-frog and cryptic wetland birds have established naturally (Taylor et. al 2024).
- Moderate-high diversity of microbats (Rust 2024).
- High diversity and numbers of native bees (Hogendoorn & Leijs 2024).
- 34% of KBA 1 has native vegetation in good to excellent condition (Miles 2024).
- Contains nationally threatened Grey Box grassy woodlands and derived highly diverse native grasslands (e.g. Figure 8).

4.2.5 Management Plan

Aims

Four protected conservation zones to be high quality Grey Box / SA Blue Gum grassy woodlands, linked by buffer zones that have multiple uses and contain substantial populations of native flora.

Revegetation conservation zones will have been carefully planned and managed and will be contributing positively to native species' population sizes and viability and represent good condition Grey Box / SA Blue Gum grassy woodlands.

Riparian and wetland zones that support a diversity of native flora and fauna, provide refuge for terrestrial fauna and connectivity between protected conservation zones.

The KBA provides habitat for a diverse range of native fauna and the Chequered Copper Butterfly.

Kaurna Land Management is implemented across the KBA (see Section 2.1).

Objectives

In addition to the objectives set out in Section 4.1, the following objectives apply to KBA 1:

- To extend the area of vegetation considered good and excellent.
- To improve connectivity between high value native vegetation areas.
- To increase the number and diversity of small bird and bat species.
- To establish and maintain diverse native Riparian and Wetland Zones that support water management objectives while providing habitat for aquatic and semi-aquatic species and refugia for terrestrial species.
- To ensure that the Chequered Copper Butterfly persists in the primary habitat area (BUT 1 – core) and facilitate the persistence of a viable population of the Chequered Copper Butterfly.

Vegetation management

Variability - As described in Section 3.1, the Grey Box / SA Blue Gum woodland that occurred here was highly variable in composition and structure, with the tree canopy cover

and the thickness of shrub and small-tree layers varying significantly. Accordingly, variability in composition and structure of native vegetation within the KBA is considered appropriate; some locations in the KBA will aim for an open woodland structure, and other locations will aim for a more closed structure, as outlined in Section 3.1.

Novel Ecosystems - The Pakapakanthi Wetlands (RWZ 1) are a novel ecosystem and the aim for this area is a wetland vegetation community comprising species native to the Adelaide region that achieves the aims of the Brownhill Keswick Creek Stormwater Management Authority and provides a range of habitats for native aquatic and semi-aquatic fauna.

Similarly, the South Park Lands Creek alignment is not “natural” (not shown in Light’s 1839 map but does appear on the 1949 aerial photo) and is likely to be deeper and flowing more frequently (from stormwater run-off) than “natural” Adelaide Plains drainages. The target vegetation community is to establish a vegetation community of local native species that is adapted to the water regime and provides habitat for semi-aquatic and terrestrial fauna.

Sugar Gum Plantings – PCZ 2, BCZ 1 and RWZ 3 have high tree cover, comprised of many large planted eucalypts that are not locally indigenous, including many Sugar Gums (*Eucalyptus cladocalyx*). It is accepted that, in the interim, these non-local trees provide the only structural component of this layer and also provide the only hollows, and that the species will be different from the pre-European vegetation.

Buffer Conservation Zone - The aim is to enable larger populations of some species that are located in this zone and the PCZs, including Native Sorrel (*Oxalis perennans*) and species of wallaby grass (*Rytidosperma* spp.) and spear grass (*Austrostipa* spp.). It should also facilitate movement across the landscape of some fauna species, such as the Chequered Copper butterfly, and movement of pollen and seed to facilitate genetic flow.



Figure 8 Good stands of Kangaroo Grass (*Themeda triandra*) and spear-grasses (*Austrostipa* spp.) over native herbs with inter-tussock spaces in PCZ 4 (formerly RCZ 1)

4.2.6 Management Targets and Action

See also 5-year targets and management actions for all KBAs in Section 4.1.

Zone ID	VC*	Resp. **	5 Year target(s)	Actions
PCZ 1	3.1a	CBT	Maintain or increase the diversity of native ground layer species, focussing on herbaceous species. Reduce thatch and increase actively growing grass biomass.	<p>Manage according to the Victoria Park/Pakapakanthi (Park 16) Remnant Vegetation Management Plan and Site Maintenance Plan.</p> <p>Essential:</p> <ul style="list-style-type: none"> No planting of woody species including as shade trees for proposed new paths. Reduce thatch amongst grass tussocks to increase open space and promote native grass germination. Control weeds following burning/or slashing, working from southern boundary with PCZ 4 to north east. <p>High priority:</p> <ul style="list-style-type: none"> Plant patches of herbaceous species (i.e. lilies, daisies, oxalis) from the target community around perimeter and into newly expanded areas. <p>Moderate/low priority:</p> <ul style="list-style-type: none"> Install signage to explain lack of shade trees. If tree regeneration occurs following burning, thin to retain open grassy woodland structure.
PCZ 2	3.1b	CBT	Maintain the cover and diversity of native understorey. Reduce the cover of exotic species.	<p>Essential:</p> <ul style="list-style-type: none"> Do not plant or replace trees or large shrubs when they die. Encourage survival and recruitment of understorey species on the agreed list, with an emphasis on non-grass species (follow techniques from PCZ 1 Site Maintenance Plan). Implement burning and/or control grassy weeds and perennial herbs (Galenia and Ribbed Plantain). <p>High priority:</p> <ul style="list-style-type: none"> Remove some large shrubs, especially <i>Acacia paradoxa</i> and/or prune lower branches to maintain visibility and keep total cover below 10%; remove regeneration of <i>A. paradoxa</i>. Assess approaches to conserve population of <i>Pterostylis pedunculata</i>, including establishing new locations and ensuring appropriate genetic diversity. Monitor for and remove regeneration of non-local and exotic trees and shrubs.
PCZ 3	3.1b	BFL	Maintain and expand area of high-quality native ground layer.	Manage according to agreed Bush For Life plan. This includes different management approaches in 23 quadrats, with close assessment of different outcomes to inform ongoing adaptation of actions.
PCZ 4	3.1a	CBT	Maintain site in excellent condition.	<p>Essential</p> <ul style="list-style-type: none"> Annual sweep through site to control perennial herbaceous weeds.

Zone ID	VC*	Resp. **	5 Year target(s)	Actions
				High priority. <ul style="list-style-type: none"> Monitor thatch build up and loss of inter-tussock spaces and implement burning and/or slashing if required (sections at a time e.g. thirds). Spot spray/hand weed annual grasses and herbs.
BUT 1	NA	NA	Suitability as habitat for Chequered Copper Butterfly improved. Increase the area of key plant species (including <i>Oxalis perennans</i>).	Essential <ul style="list-style-type: none"> Focus management on improving and expanding the core zone and cover of key plant species (e.g. <i>Oxalis perennans</i>); weeding and planting may be required. High priority <ul style="list-style-type: none"> Active management of non-native and weed species to protect habitat patches. Low <ul style="list-style-type: none"> Evaluate the sensitivity of significant species to various bush regeneration techniques (including use of herbicides) that may improve the cover of native species.
RWZ 1	NA	Cont., CBT, Hort & PLR	Diversity of native flora and fauna maintained or improved. Abundant native species <10% cover. Exotic species <5% cover.	Essential <ul style="list-style-type: none"> Control <i>Cyperus eragrostis</i> (priority to preventing seed set), hand removal may be required; implement soil hygiene so not spread. Monitor <i>Typha</i> spp. and <i>Phragmites australis</i> and implement control options (see A1.1) if cover >10%. Manage water levels and wetland capacity for ecological and stormwater management outcomes; machinery to be thoroughly cleaned before and after works to prevent weed spread. Monitor for and control exotic trees and other high threat weeds at least every 2 years. High priority <ul style="list-style-type: none"> Monitor presence and coverage of submerged aquatic vegetation; if not established naturally by 2028 trial introductions of Adelaide Plains species.
RWZ2 & 3	3.2	CBT	Diversity of native flora maintained. Coverage of native understorey increased, especially into upstream areas. Exotic flora species <5% (except Sugar Gums).	Essential <ul style="list-style-type: none"> Monitor for and control exotic trees and woody weeds every 2 years at minimum. Monitor for and control <i>Cyperus eragrostis</i> annually at minimum. Assess erosion at wetland inlet and outlet and implement appropriate management measures. High priority <ul style="list-style-type: none"> Do not replace any non-local tree species when they die. Assess erosion throughout watercourse and implement appropriate management measures. Extend revegetation in upstream section of the creek.
RCZ1	3.1b	PLR & CBT	Improve the diversity of native ground layer (<0.5m) species.	Essential <ul style="list-style-type: none"> Every second-year patrol for and control exotic trees and woody weeds. High priority

Zone ID	VC*	Resp. **	5 Year target(s)	Actions
				<ul style="list-style-type: none"> Monitor for regeneration of <i>Acacia paradoxa</i> and limit to no more (and ideally less) than 1 plant recruited every 3 years (including around perimeter of zones) and total cover less than 10%. Spot weed around native understorey and regenerating plants, with priority to areas between PCZ 2 & PCZ 3.
RCZ2	3.2	CBT	Midstorey and understorey established throughout zone. Moderate diversity of native species and life forms established throughout.	<p>Essential</p> <ul style="list-style-type: none"> Every second-year patrol for and control exotic trees and woody weeds. Do not replace exotic trees when they die. Undertake revegetation in southern section, use CPTED principles to guide placement. Spot weed herbaceous and grassy weeds as required. <p>High priority</p> <ul style="list-style-type: none"> Prune or thin revegetation to achieve CPTED objectives.
BCZ1	3.1b	CBT	Increase the cover of native ground layer species focussed around areas of higher value (i.e. PCZs and RWZs) Self-sustaining population of <i>V. derwentia</i> ssp. <i>homalodonta</i> established.	<p>Essential</p> <ul style="list-style-type: none"> Do not replace non-local and exotic trees and shrubs when they die. Annual patrol and control of high threat weeds in areas around PCZs and RWZs to prevent weeds spreading into these higher value areas. Maintain plantings of <i>V. derwentia</i> ssp. <i>homalodonta</i> as required, monitor for and protect regeneration. <p>High priority</p> <ul style="list-style-type: none"> In conjunction with annual patrol and control, monitor for and mark out areas of higher cover of native ground layer for careful management and potential expansion of PCZs. Assess the health of the Elm trees and level of regeneration and develop a strategy to manage these. <p>Low priority</p> <ul style="list-style-type: none"> Planting of sparse local native shrub species from the agreed list as shelter for small birds in the "corridor" zone.
BCZ2	3.1a	CBT	Native species from PCZ 1 expand into this zone.	<p>Essential</p> <ul style="list-style-type: none"> Stop irrigation of these areas. Spot spray and/or burn along the border with PCZ 1 to encourage natural regeneration. Reduce mowing frequency and increase height along border with PCZ 1, with timing to avoid mowing while native grasses are setting seed. Monitor for and record areas of native groundcover for careful management. <p>High priority</p> <ul style="list-style-type: none"> Define path around PCZ 1. Monitor for recruitment of Eucalypts and limit to no more than

Zone ID	VC*	Resp. **	5 Year target(s)	Actions
IRZ1	NA	Hort, TS, Vol.	Horticultural maintenance targets. Improve the diversity of native species and life forms.	<p>Essential</p> <ul style="list-style-type: none"> • Manage using standard horticultural maintenance approaches. <p>High priority</p> <ul style="list-style-type: none"> • Plant tree and tall shrub species from vegetation community 3.2 around the perimeter of the wetlands (non-eucalypts only where eucalypts are already planted) keeping an overall open structure. <p>Low priority</p> <ul style="list-style-type: none"> • Use local native species when establishing new landscaping elements. • Maintain Miyawaki revegetation areas, expand subject to volunteer and Council resourcing. • Assist the native plants to survive and reproduce (particularly restriction of broadleaf herbicide use in some locations to favour Native Sorrel, and timing of mowing to allow seed set of spear grasses and wallaby grasses).

*VC = target Vegetation community

**Resp. = Management responsibility: CBT = CoA biodiversity team, BFL = Bush for Life (Trees for Life) volunteers., PLR = Park Lands Ranger, Cont. = contractors, hort = horticulture, TS = Technical Services, Vol = volunteers

4.3 Key Biodiversity Area 2 (KBA 2)

4.3.1 Background

Location	Veale Park / Walyu Yarta (Park 21) and Golden Wattle Park / Mirnu Wirra (Park 21W)
Precinct	South-West Park Lands Precinct
Other documents	Community Land Management Plan – Annexures 21 & 22 Bush For Life management plan for remnant vegetation site at Golden Wattle Park / Mirnu Wirra (Park 21W)

4.3.2 Description

Figure 2.1 shows the KBA boundary and zones within the KBA 2 and other significant features.

Target vegetation community	0 Grey Box (<i>Eucalyptus microcarpa</i>) with SA Blue Gum (<i>E. leucoxylon</i> ssp. <i>leucoxylon</i>) Woodland – east of Sir Lewis Cohen Ave (Veale Park / Walyu Yarta (Park 21)). 3.4 Mallee Box (<i>Eucalyptus porosa</i>) Woodland – west of Sir Lewis Cohen Ave (Golden Wattle Park / Mirnu Wirra (Park 21W)).
Vegetation	This KBA is based around remnants of vegetation, with areas in good condition forming the core and associated vegetation in poorer condition providing opportunities for broad biodiversity outcomes. Zones on the western side (Park 21W) are generally in better condition than those on the eastern side (Park 21), including the buffer zone (BCZ 1) which is classed as in good condition. On the eastern side, two areas of dense revegetation are connected and extended by the buffer zone along the north. The condition of native vegetation in 2024 for each zone is presented in Table 7 .
Significant features	Veale Gardens and Community garden north of the KBA in Park 21. Dardenelles memorial north of the KBA in Park 21W.
Other Major Uses	Remotely Piloted Aircraft permit area (Veale Park / Walyu Yarta (Park 21)).
Volunteer groups	Bush for Life (Trees for Life).

4.3.3 Zones

Figure 9 shows the zoning for KBA 2 and significant features. The zones are briefly described in Table 7 from the native vegetation survey (Miles 2024). Note that there have been some changes to the boundaries of the zones since the previous plan: expansion of PCZ 1, PCZ 2 and RCZ 2 and re-alignment of BCZ 2 and IRZ 1.

Table 7 Summary of vegetation communities and condition for each zone (Miles 2024)

Zone type	Zone ID	Vegetation description	Vegetation condition	Comments
Protected conservation	PCZ 1	<i>Eucalyptus porosa</i> patches interspersed with <i>Chloris truncata</i> and <i>Enteropogon acicularis</i> grasslands	Good	Expanded to northern boundary of KBA. High cover of Couch grass in some areas as well as Ribbed Plantain and Scabiosa. Recent revegetation has greatly expanded the species and plant life forms diversity.
	PCZ 2	<i>Eucalyptus cladocalyx</i> ssp., <i>Callitris gracilis</i> and <i>E. spp.</i> over <i>Enchylaena tomentosa</i> and <i>Austrostipa</i> sp.	Good	Expanded to east.
	PCZ 3	<i>Eucalyptus microcarpa</i> and <i>E. leucoxylon</i> ssp. <i>leucoxylon</i> revegetation areas over <i>Acacia</i> spp. with open grassland	Good	Nil
Revegetation conservation	RCZ 1	<i>Eucalyptus porosa</i> , <i>E. odorata</i> and <i>E. microcarpa</i> over <i>Acacia paradoxa</i> , <i>Dodonaea viscosa</i> and <i>Enchylaena tomentosa</i>	Excellent	The overstorey and midstorey are denser than the target community.
	RCZ 2	<i>Eucalyptus leucoxylon</i> , <i>E. microcarpa</i> and <i>E. porosa</i> over <i>Acacia paradoxa</i> and revegetation	Good	Expanded to south to include significant vegetation.
	RCZ 3	Closed <i>Eucalyptus microcarpa</i> and <i>E. porosa</i> revegetated woodland	Good	Nil
Buffer conservation	BCZ 1	<i>Eucalyptus</i> spp. woodland over <i>Plantago</i> sp. and <i>Rytidosperma</i> sp.	Good	This zone could be re-classified as RCZ 4 if resources for management are available.
	BCZ 2	<i>Eucalyptus camaldulensis</i> ssp. <i>camaldulensis</i> and <i>E. porosa</i> woodland fringing an exotic grassland and oval	Poor	Formally mostly oval, realigned to now take in better areas of the IRZ 1 on north side.
Informal recreation	IRZ 1	Fringed plantings of <i>Eucalyptus camaldulensis</i> ssp. <i>camaldulensis</i> and <i>E. porosa</i> with non-local natives around oval	Moderate	Re-aligned and zone now includes ovals and mostly non-local plantings on south side.



Figure 9 Zoning and significant features for KBA 2

4.3.4 Biodiversity Survey Results

The following is a summary of KBA 2 biodiversity survey results:

- Moderate densities of Brushtail and Ringtail Possums; Brushtail Possums more common in western area (McKenzie 2024) (possibly due to larger trees).
- High diversity of microbats recorded (Rust 2024).
- Chequered Copper Butterfly observed north of the KBA (Ento Search 2024), there are also records from within the KBA in PCZ 1 and in RCZ 2.
- Highest species richness of grassland invertebrates was observed in areas where mowing and slashing is restricted and their presence declined in mown areas (Ento Search 2024).
- Very few bees recorded, however this may be sample bias as trees in areas sampled were very tall (Hogendoorn & Leijs 2024).
- 75% of the area was considered to have vegetation in good to excellent condition (CoA 2024).
- 11 plant species of conservation significance were found, including one of only two individual Mistletoe plants in all the KBAs (Miles 2024).
- Contains highly diverse native grasslands that may be classified as nationally threatened and derived native grasslands of significance.



Figure 10 Patch of Grey Germander (*Teucrium racemosum*), a significant species, in PCZ 1

4.3.5 Management Plan

Aims

Three protected conservation zones to be high quality Mallee Box woodlands and Grey Box - Blue Gum woodlands linked and partially surrounded by high quality revegetated woodlands and buffer conservation zones.

Revegetation conservation zones are carefully planned and managed, contributing positively to native species' population sizes and viability and representing good quality Mallee Box woodlands and Grey Box -Blue Gum woodlands.

Buffer zones will allow for increased populations and/or movement of some species.

The KBA provides habitat for a diverse range of native fauna.

Aboriginal Land Management is implemented across the KBA (see Section 2.1).

Objectives

In addition to the objectives set out in Section 4.1, the following objectives apply to KBA 2:

- To sustain diverse populations of invertebrates and microbats.
- To maintain the diversity of native plant species in Buffer and Informal Recreation zones.

Vegetation management

Non-local eucalypt plantings – historically planted avenues of Sugar Gums and more recent plantings of non-local eucalypts fringing recreation areas are contributing to biodiversity values, particularly Sugar Gums which contain large hollows, as well as most species providing nectar and pollen, habitat structure, leaf litter and fallen timber. There is currently no aim to remove these however they should not be replaced if they die and any seedlings should be removed (seedling Sugar Gums and another unidentified eucalypt were observed).

Pine trees – there are several patches of planted exotic pine trees (*Pinus* spp.) which are unlikely to be contributing any ecological values (Yellow-tailed Black Cockatoos have not been observed in them). Where these do not have heritage value they should be removed and the areas restored to the target vegetation community.

4.3.6 Management Targets and Actions See also 5-year targets and management actions for all KBAs in Section 4.1.

Zone ID	VC*	Resp. **	5 Year target(s)	Actions
PCZ 1 & PCZ 3	3.1a/ 3.4	CBT	Increase the ratio of native to exotic understorey. Maintain the native species diversity while increasing the cover of herbaceous species	<p>Essential:</p> <ul style="list-style-type: none"> Do not replace tree species that are not from the target community when they die. Remove seedlings of exotic and non-local native trees. <p>High priority</p> <ul style="list-style-type: none"> Implement burning and/or mowing for thatch removal of native grass areas periodically to reduce thatch and encourage green growth (i.e. ¼ area each year). Targeted weeding around significant flora and new understorey revegetation. Remove exotic trees that do not have heritage values. Control Cape Tulip, Scabiosa, Salvation Jane, Rice Millet, and Coastal Galenia, working from least infested areas first and ensuring they are replaced with herbaceous natives. Monitor Mistletoe, if no new plants appear, undertake hand propagation using Adelaide Plains provenance seed. <p>Low</p> <ul style="list-style-type: none"> Undertake intensive grassland revegetation (scrape method) in the northern part of the PCZ. In open grassy areas, plant widely spaced (e.g. 30 m apart) overstorey and mid-storey from the target communities, if they fail to regenerate, target species that are not already present (e.g. <i>Santalum acuminatum</i>). Undertake further mistletoe “seeding” on Acacia species, monitor and assess results.
PCZ 2	3.1a	BFL	Maintain and expand area of high quality native ground layer	<p>Essential</p> <ul style="list-style-type: none"> Implement BFL plan. Remove Casuarina and Olive (seedling) and any seedlings of non-local trees. <p>High</p> <ul style="list-style-type: none"> Confirm if native Allocasuarina or exotic Casuarina are regenerating and remove if the latter. <p>Low</p> <ul style="list-style-type: none"> Remove Aleppo Pines, non-local Melaleuca and eucalypts (except Sugar Gum).
RCZ 1	3.1a/ 3.4	CBT	Increase the cover and diversity of native ground layer species. Reduce the density of midstorey to less than 25%	<p>Essential:</p> <ul style="list-style-type: none"> Do not replace tree or shrub species that are not from the target community when they die. Control grassy and herbaceous weeds (for RCZ 1) along boundary with PCZ 1 & PCZ 3 to encourage spread of species from those areas into this. Selectively remove or prune midstorey plants to achieve a more open shrub layer (aim for 25% and focus on removing species not on the target list e.g. <i>A. paradoxa</i>). <p>High priority</p>
RCZ 2		CBT		
RCZ 3		CBT		

Zone ID	VC*	Resp. **	5 Year target(s)	Actions
				<ul style="list-style-type: none"> Plant patches of non-grassy ground layer where midstorey removed. Control Olives, Desert Ash, Rhamnus and South African Daisy in RCZ 3. <p>Low</p> <ul style="list-style-type: none"> Plant widely spaced (e.g. 30 m apart) overstorey and mid-storey from the target communities if they fail to regenerate or are not already present (e.g. <i>Santalum acuminatum</i>). Selectively thin the tree canopy (especially in RCZ 2 and RCZ 3) to achieve cover of 30% and remove species not from target communities.
BCZ 1 BCZ 2	3.1a to 3.4	CBT CBT	Increase the cover and diversity of native ground layer species. Reduce the weed threat to adjacent PCZs and RCZs	<p>Essential:</p> <ul style="list-style-type: none"> Do not replace tree or shrub species that are not from the target community when they die. Remove seedlings and suckers of non-local natives. Control South African Daisy, <i>Acacia saligna</i> and Boxthorn. <p>High priority</p> <ul style="list-style-type: none"> Selectively remove or prune midstorey and overstorey plants to achieve a more open shrub layer and tree canopy (aim for 25% cover at most each and focus on removing species not on the target list e.g. <i>A. paradoxa</i>). Remove Casuarinas. Map areas of high native grass cover and implement selective mowing or other strategy to expand patches of native grass. <p>Low</p> <ul style="list-style-type: none"> Control high threat grassy and herbaceous weeds working within and along boundaries of PCZs and RCZs.
IRZ 1	NA	CBT	Increase the cover of native ground layer species	<p>High priority</p> <ul style="list-style-type: none"> Restrict use of broadleaf selective herbicides to encourage native herbaceous species. Timing and height of mowing to allow seed set of native grasses. Monitor for regeneration of native species and adjust management accordingly to promote.

*EC = target Vegetation community, in particular see Generalised profile structure figure 8.1 for EC 8.1a and 8.2 for 8.1b

**Resp. = Management responsibility: CBT = CoA biodiversity team, BFL = Bush for Life (Trees for Life) volunteers

4.4 Key Biodiversity Area 3 (KBA 3)

4.4.1 Background

Location	Denise Norton Park / Pardipardinyilla (Park 2) Yam Daisy Park / Kantarilla (Park 3) Reservoir Park / Kangatilla (Park 4) Bragg Park / Ngampa Yarta (Park 5)
Precinct	North Park Lands Precinct
Other documents	Nil

4.4.2 Description

Figure 11 shows the KBA boundary and zones within the KBA with other significant features.

Target vegetation communities	3.5 Mallee Box (<i>Eucalyptus porosa</i>) Woodland in North Adelaide
Vegetation condition	Most of the vegetation has been assessed as in moderate condition, primarily comprising plantings of local native, Australian native and exotic trees with a predominantly exotic ground layer. A key feature is locally significant remnant native grasses and daisies in PCZ 1 which have been a focus for management. Two of the ex-playing fields has been planted with tree and shrub species from the target community and have a diverse native ground layer (RCZ 1 & RCZ 2).
Significant features	Investigating closure of Lefevre Road and returning this area to Park Lands purpose is flagged as a consideration in the Adelaide Park Lands Management Strategy (CoA 2025). This would benefit the KBA by joining BCZ 4 with BCZ 3, reducing the fragmentation of this KBA. A Carbon Offset demonstration site was established in 2021 in IRZ 1 and this area is now designated as an RCZ.
Other Major Uses	<ul style="list-style-type: none"> • Park 2 contains the Adelaide Aquatic Centre. • Tennis Courts located in BCZ 1. • Dog park adjacent to BCZ 4, dog owners walk through to get to park.
Volunteer groups	<ul style="list-style-type: none"> • North Adelaide Primary School • Youth Options • TafeSA • Rotary Club • Bush for Life.

4.4.1 Zones

Table 8 Summary of vegetation communities and condition for each zone (Miles 2024)

Zone type	Zone ID	Vegetation description	Vegetation condition	Comments
Protected conservation	PCZ 1	Exotic and non-local-native woodland over mixed exotic and native grasses	Moderate	Cover of native species is low but area expanded.
Revegetation conservation	RCZ 1	<i>Eucalyptus porosa</i> +/- <i>E. leucoxylon</i> low open woodland over <i>Austrostipa scabra</i> and <i>Cynodon dactylon</i>	Moderate	The weed Caltrop is a problem in this area and the focus of management.
	RCZ 2	<i>Eucalyptus porosa</i> +/- <i>E. socialis</i> and <i>Callitris gracilis</i> open mallee / woodland over open grassland	Good	This area has been a focus for management.
	RCZ 3	<i>Eucalyptus leucoxylon</i> open woodland over <i>Enchylaena tomentosa</i> and native shrub revegetation	Moderate	High native species cover and diversity but lacking tree habitat.
Buffer conservation	BCZ 1	<i>Eucalyptus cladocalyx</i> , <i>E. camaldulensis</i> and <i>E. leucoxylon</i> sp. over exotic and native grasslands	Moderate	Nil
	BCZ 2	Mixed <i>Eucalyptus</i> spp. and <i>Callitris gracilis</i> woodland over revegetated shrubs	Moderate	Nil
	BCZ 3	<i>Eucalyptus cladocalyx</i> , <i>E. microcarpa</i> +/- <i>E. odorata</i> woodland over exotic flora	Poor	Nil
	BCZ 4	<i>Eucalyptus leucoxylon</i> , <i>E. microcarpa</i> and <i>E. porosa</i> and non-local-natives over exotic grasses and <i>Austrostipa</i> spp.	Moderate	Area north and east of this zone contains moderately diverse revegetation and could be included in this zone.
Informal recreation	IRZ 1	Old <i>Eucalyptus</i> sp. canopy reveg over mown old oval / <i>Cynodon</i> sp. grassland	Moderate	Nil



Figure 11 Zoning and significant features for KBA 3

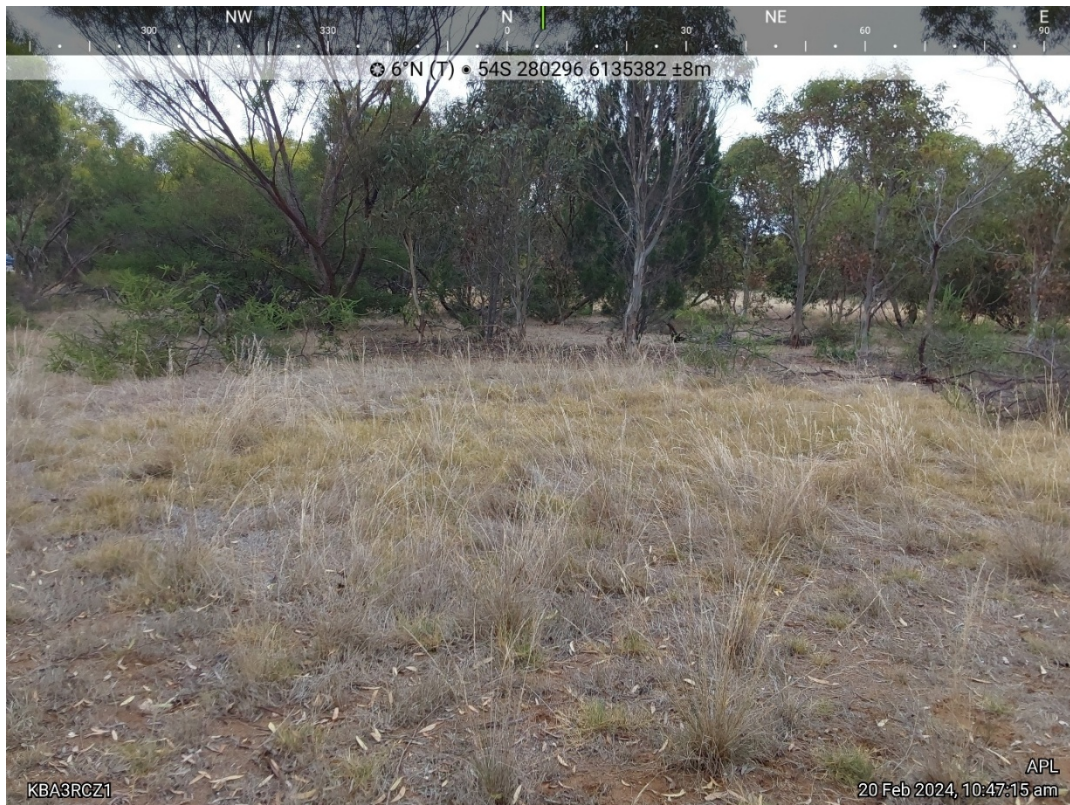


Figure 12 Native grasses in RCZ1

4.4.2 Biodiversity Survey Results

The following is a summary of the KBA 3 biodiversity survey results:

- Low numbers of Brushtail and Ringtail Possums (McKenzie 2024).
- High diversity of microbats recorded (Rust 2024).
- Chequered Copper Butterfly observed in Park 4 and Park 5 (Ento Search 2024).
- High diversity of invertebrate species associated with grassland and shrub/tree foliage areas (Ento Search 2024).
- Third highest bee diversity and numbers observed of all KBAs surveyed for bees (Hogendoorn & Leijs 2024).
- 11% of the area was considered to have vegetation in good to excellent condition (CoA 2024).
- 6 remnant and 4 planted flora species of conservation significance were recorded (Miles 2024).

4.4.3 Species of conservation significance

Species of conservation significance known to be present in KBA 3 are listed in **Appendix 1**. Regionally significant Broughton Willow is present in the revegetation areas but not considered part of the target communities and therefore not listed here. Significant grass species in PCZ 1 had spread into parts of the adjacent BCZ 1 in 2024 and these areas have subsequently been reclassified as part of the PCZ.

4.4.4 Management Plan

Aims

One protected conservation zone preserving remnant understorey of Mallee Box woodland (North Adelaide form) linked by buffer zones that have multiple uses and contain substantial populations of native flora to revegetation zones.

Revegetation conservation zones will have been carefully planned and managed and will be contributing positively to native species' population sizes and viability and represent good quality Mallee Box woodlands (North Adelaide form).

The KBA provides habitat for a diverse range of native fauna.

Aboriginal Land Management is implemented across the KBA (see Section 2.1).

Objectives

In addition to the objectives set out in Section 4.1, the following objectives apply to KBA 3:

- To improve connectivity between high value native vegetation areas.
- To maintain high invertebrate and microbat diversity and increase the population and distribution of Chequered Copper Butterfly.

4.4.5 Management Targets and Actions

Zone ID	VC*	Resp. **	5 Year target(s)	Actions
PCZ 1	3.5	CBT	Increase the cover of significant native flora. Increase the total native species cover and diversity	<p>Essential:</p> <ul style="list-style-type: none"> Encourage survival and recruitment of understorey species, with an emphasis on non-grass species, including spot weeding of Kikuyu, Coastal Galenia and Fountain Grass. Do not replace tree and shrub species not from the target community when they die. <p>High priority:</p> <ul style="list-style-type: none"> Remove species not from community 3.5 (except mature overstorey). Plant a small number of trees (2-4) and shrubs (5-10) appropriate to the target species composition and structure. <p>Low Priority</p> <ul style="list-style-type: none"> Planting of additional ground layer grass and herbaceous species from the target community.
RCZ 1 & RCZ 2	3.5	CBT	Increase the cover and diversity of native ground layer, focussing on non-grass species	<p>Essential:</p> <ul style="list-style-type: none"> Reduce thatch amongst grass tussocks to increase open space and promote native grass germination. Do not plant more trees or large shrubs. Encourage survival and recruitment of ground layer species, with an emphasis on non-grass species (follow techniques from PCZ 1 Site Maintenance Plan). Control perennial grassy (i.e. Couch) and herbaceous weeds (i.e. Caltrop, Scabiosa, Coastal Galenia), working from areas of highest native cover first. Control non-native species spreading from adjacent BCZs. <p>High priority:</p> <ul style="list-style-type: none"> Thin or prune lower branches of large shrubs/small trees to achieve CPTED objectives; may remove entire plants of <i>Acacia paradoxa</i>. Monitor for regeneration of shrub species and remove if shrub cover increases above 20%, targeting <i>Acacia paradoxa</i>. Revegetate with ground layer species from target community, particularly non-grass species. <p>Low</p> <ul style="list-style-type: none"> Remove overstorey species not from target community (e.g. <i>E. camaldulensis</i> in RCZ 1).
RCZ 3	3.5	CBT	Native species cover and diversity maintained. Structure developing towards target community	<p>Essential:</p> <ul style="list-style-type: none"> Encourage survival and recruitment of ground layer species; control medium and high weeds through planting areas (as per regional weed threat ratings, National Vegetation Classification 2024). <p>High priority:</p> <ul style="list-style-type: none"> Remove regeneration of overstorey species not from target community (e.g. <i>E. camaldulensis</i>).

Zone ID	VC*	Resp. **	5 Year target(s)	Actions
				<ul style="list-style-type: none"> Thin or prune lower branches of large shrubs/small trees to achieve CPTED objectives adjacent to trails. Monitor for regeneration of medium-large shrub species and remove if shrub cover increases above 25%. <p>Low</p> <ul style="list-style-type: none"> Expand zone into adjacent IRZ areas through revegetation and monitoring for and weeding around regeneration.
BCZ 1 to BCZ 4	3.5	Hort	Increase the cover and diversity of native ground layer species. Reduce the weed threat to adjacent PCZs and RCZs	<p>Essential:</p> <ul style="list-style-type: none"> Do not replace tree or shrub species that are not from the target community when they die. Remove seedlings and suckers of non-local native and exotic trees, with priority to boundaries with RCZs and PCZ. Control high threat grass and herbaceous weeds, including Caltrop, Coastal Galenia, Kikuyu and Couch, Scabiosa, African Daisy and Feather Grasses. <p>High priority</p> <ul style="list-style-type: none"> Remove Casuarinas, non-local Acacia and exotic tree species that are suckering/regenerating. Map areas of high native grass cover and implement selective mowing or other strategy to expand patches of native grass (or implement high mowing during Mid-spring-Summer throughout). <p>Low</p> <ul style="list-style-type: none"> Control high threat grassy and herbaceous weeds working along boundaries with PCZs and RCZs.
IRZ 1	3.5		Increase the cover of native ground layer species	<p>Essential</p> <ul style="list-style-type: none"> Control high threat weeds along boundary with RCZs. <p>High priority</p> <ul style="list-style-type: none"> Timing and height of mowing to allow seed set of native grasses and avoid damage to other native understorey. Do not replace tree and shrub species that are not from the target community when they die. <p>Low priority</p> <ul style="list-style-type: none"> Investigate potential scrape revegetation technique in former oval area. Plant widely spaced (i.e. 30 or more metres apart) tree species from the target community into former oval if not proceeding with scrape revegetation.

*EC = target Vegetation community

4.5 Key Biodiversity Area 4 (KBA 4)

4.5.1 Background

Location	Lefevre Park / Nantu Wama (Park 6)
Precinct	North Parklands Precinct
Other documents	BFL plan (site AD001)

4.5.2 Description

Figure 14 shows the KBA boundary and zones within the KBA with other significant features.

Target vegetation communities	3.2 SA Blue Gum (<i>Eucalyptus leucoxylon</i> ssp. <i>leucoxylon</i>) / River Red Gum (<i>E. camaldulensis</i> ssp. <i>camaldulensis</i>) Woodland and 3.5 Mallee Box (<i>Eucalyptus porosa</i>) Woodland in North Adelaide The previous Management Plan recommended for this area to be targeted towards 3.5, however as the better areas of the site more closely resemble the 3.2 community and this community is likely to be more amenable to CPTED objectives, the 3.2 community is considered an appropriate target community along the southeastern boundary.
Vegetation condition	There are two PCZs, with PCZ 1 in good condition, having an overstorey of large old eucalypts and moderate cover and excellent diversity of native ground layer species resulting in an overall representation of open grassy woodland. PCZ 2 has high diversity of species and plant life forms but is dominated by exotic grasses, the zone has been extended slightly to the north east to take in an area of native ground layer, while the more degraded areas have been re-classified as a new BCZ. The KBA has been extended north of this and to fully surround the horse yards to include some revegetation areas. BCZ 1 has a good diversity but low cover of native species. BCZ 2 was previously classed as an RCZ however no revegetation appears to have taken place and the area is not considered a priority to revegetation, therefore it has been reclassified.
Significant features	PCZ 2 is a Bush for Life site (AD001). Threatened species have recently been planted into the site. The KBA is surrounded by horse agistment paddocks, yards and riding areas. Unlike other KBAs, private residences are close-by across a single lane road.
Other Major Uses	Horse agistment in adjacent areas.
Volunteer groups	Bush for Life (Trees for Life),

Table 9 Summary of vegetation communities and condition for each zone (Miles 2024)

Zone type	Zone ID	Vegetation description	Vegetation condition	Comments
Protected conservation	PCZ 1	<i>Eucalyptus camaldulensis</i> spp. <i>camaldulensis</i> , +/- <i>E. cladocalyx</i> spp. over <i>E. spp.</i> revegetation and <i>Austrostipa</i> spp.	Good (52.81)	Nil
	PCZ 2	<i>Eucalyptus</i> spp. over <i>Enchylaena tomentosa</i> & grasses	Moderate (45.34)	Original area extended around horse yards; low cover of native species.
Buffer	BCZ 1	<i>Eucalyptus cladocalyx</i> spp., <i>E. camaldulensis</i> spp. <i>camaldulensis</i> , Non-native <i>E.</i> over <i>Cynodon</i> sp.	Moderate	Native grasses scattered through.
	BCZ 2	<i>Eucalyptus cladocalyx</i> spp., +/- <i>E. leucoxylon</i> spp. <i>leucoxylon</i> +/- <i>E. camaldulensis</i> spp. <i>camaldulensis</i> over grasses & herbs	Poor	Formerly classed as an RCZ however no significant revegetation has taken place.



Figure 13 River Red Gums with native grass understorey in PCZ 1



Figure 14 Zoning and significant features for KBA 4

4.5.3 Biodiversity Survey Results

The following is a summary of the KBA 4 biodiversity survey results:

- Moderate densities of Brushtail and Ringtail Possums (McKenzie 2024) (possibly due to larger trees).
- Moderate diversity of microbats recorded (Rust 2024).
- Chequered Copper Butterfly observed in horse paddocks north of the KBA (Ento Search 2024, ALA records).
- Highest levels of invertebrate diversity associated with grasslands and shrub/tree foliage (Ento Search 2024).
- Very few bees recorded, however this may be sample bias as trees in areas sampled were very tall but there was also limited flowering native groundcovers and mostly introduced plants (Hogendoorn & Leijns 2024).
- 25% of the area was considered to have vegetation in good to excellent condition (CoA 2024).

The KBA was extended around horse yards and north of PCZ 2 as a result of the surveys.

4.5.4 Management Plan

Aims

Two protected conservation zones to be high quality areas of SA Blue Gum and Mallee Box grassy woodlands, linked by buffer zones that have multiple uses and contain substantial populations of native flora.

The KBA provides habitat for a diverse range of native fauna.

Aboriginal Land Management is implemented across the KBA (see Section 2.1).

Objectives

In addition to the objectives set out in Section 4.1, the following objectives apply to KBA 4:

- To extend areas of high quality native vegetation.

- To increase the diversity and numbers of native fauna management

Vegetation Management

Sugar Gum Plantings – The KBA has high tree cover, comprised of many large planted eucalypts that are not locally indigenous (including many Sugar Gums *Eucalyptus cladocalyx*), as well as exotic species. It is accepted that, in the interim, these non-local trees provide only the structural component of this layer and the majority of large hollows, and that the species will be different from the pre-European vegetation.

European Rabbits - There are diggings and droppings throughout the zone indicating that European Rabbits are present. Rabbits are declared species under the *Landscapes SA Act 2019* (SA) requiring their control and threatened the re-establishment of native vegetation. These need to be controlled across the site using methods appropriate to the urban setting.

Horse paddocks – As noted above, Chequered Copper Butterflies have been recorded in the horse paddocks northwest of the KBA, indicating that the current grazing management is compatible with their presence. Enhancing the habitat for the species within the KBA is recommended to promote the butterfly's population viability. Planting of widely spaced trees from the target communities within the paddocks (i.e. as per TFL Paddock Trees project) may assist in providing connectivity for fauna between KBA 3 & KBA 4 while benefitting the horses by providing shelter.

4.5.1 Management Targets and Action

Zone ID	VC*	Resp. **	5 Year target(s)	Actions
PCZ 1	3.2 – 3.5	CBT	Maintain high native ground layer cover. Increase the diversity of herbaceous species. Maintain very open midstorey (<5% cover)	<p>Essential:</p> <ul style="list-style-type: none"> Encourage survival and recruitment of understorey species, with an emphasis on non-grass species, including spot weeding of high threat weeds (e.g. Couch, Kikuyu, Coastal Galenia, Caltrop and African Daisy) working from areas of highest native cover first. Monitor for and control regeneration from exotic and non-local trees and garden escapees (e.g. Gazania). Do not replace exotic and non-local trees when they die. <p>High priority:</p> <ul style="list-style-type: none"> In areas with low native species cover, plant small areas densely with herbaceous species missing from the target communities (e.g. <i>Liliaceae</i> and <i>Compositae</i>). Rabbit management required (warrens present on western border of PCZ 1). Remove thatch and fallen fine timber to manage fuel loads. <p>Low priority:</p> <ul style="list-style-type: none"> Plant low numbers of mid storey species from the target communities in areas with low native groundcover, maintaining open structure. Remove weed species from verge plantings, engage with residents to establish local natives in gardens and verges.
PCZ 2	3.2-3.5	BFL & CBT	Increase the cover and diversity of native ground layer species	<p>Essential:</p> <ul style="list-style-type: none"> Manage according to Bush for Life Plan. Do not replace exotic and non-local trees when they die. <p>High priority:</p> <ul style="list-style-type: none"> In areas with low native species cover, plant small areas densely with herbaceous species missing from the target communities (e.g. <i>Liliaceae</i> and <i>Compositae</i>). Remove mature non-local native and exotic trees that are regenerating / suckering (e.g. <i>Casuarina</i> spp.) in stages, replacing with species from the target community (where required).
BCZs	3.2-3.5	CBT	Increase the cover and diversity of native ground layer species, especially in corridor between PCZs.	<p>Essential</p> <ul style="list-style-type: none"> Control high threat woody weeds and exotic trees (including Robinia, Boxthorn, Horehound, Olives, Desert Ash) and regeneration of non-local natives (e.g. Sugar Gums and Casuarinas). Do not replace exotic and non-local trees when they die. Mowing and weed control sympathetic to encouraging native ground layer.

			Reduce the weed threat to adjacent PCZs.	<p>High priority</p> <ul style="list-style-type: none"> Control high threat perennial grass and herbaceous weeds, prioritising boundaries with PCZs. Remove mature non-local native and exotic trees that are regenerating / suckering (e.g. <i>Casuarina</i> spp.). <p>Low priority</p> <ul style="list-style-type: none"> Where trees have been removed or die, replace with tree and midstorey species from the target communities. Plant <i>Oxalis perennans</i> in areas adjacent to horse paddocks.
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*EC = target vegetation community.

**Resp. = Management responsibility: CBT = CoA biodiversity team, BFL = Bush for Life (Trees for Life) volunteers

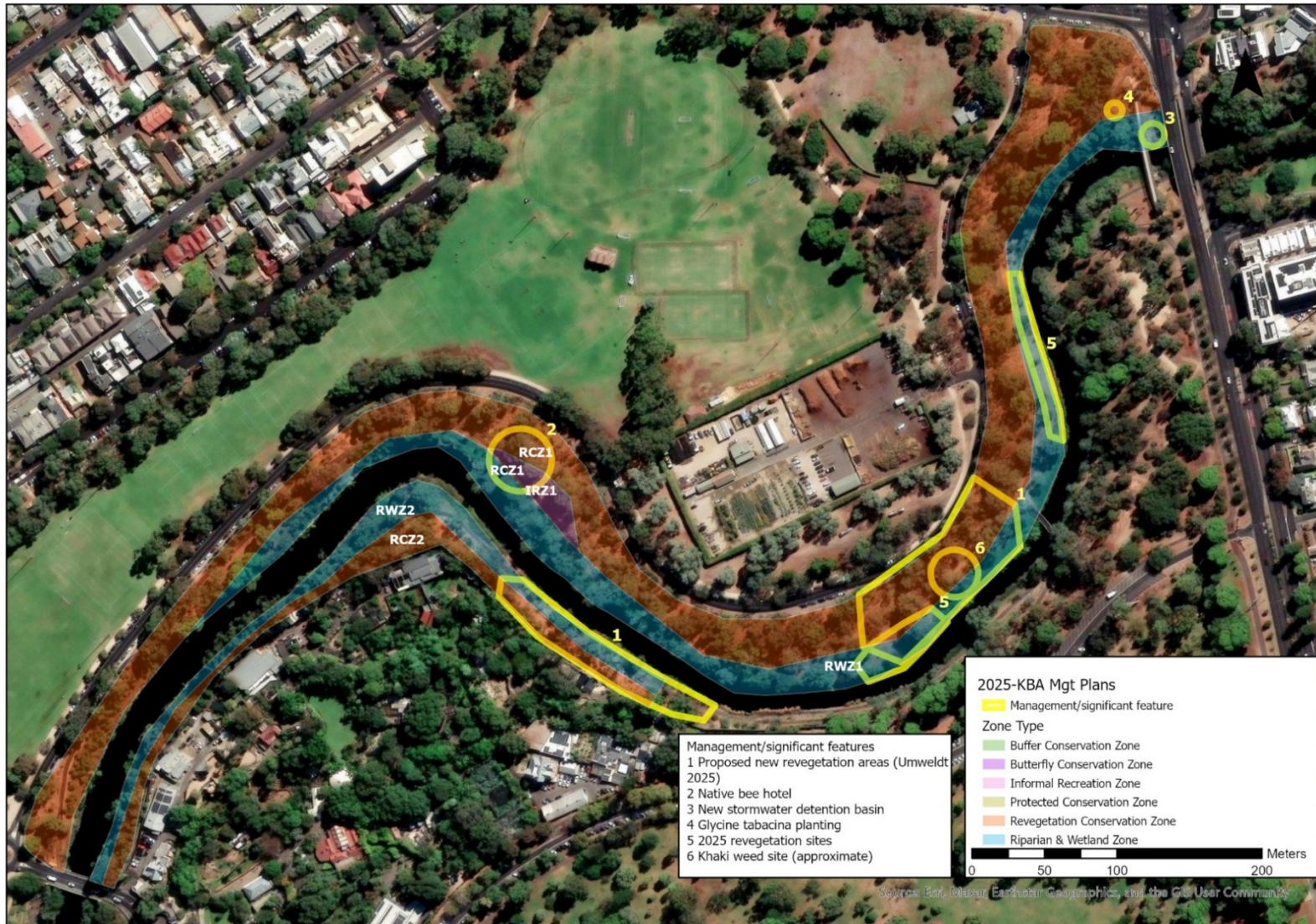


Figure 15 Zoning and significant features for KBA 5



Figure 16 High diversity revegetation in RCZ 1Zones

4.5.2 Biodiversity Survey Results

The following is a brief summary of the KBA 5 biodiversity survey results:

- Ringtail and Brushtail Possums, Rakali, Grey-headed Flying Fox, Eastern Water Skink and Garden Skink recorded (Taylor et al. 2024).
- Since 2020 there has been a reduction in the extent of aquatic vegetation throughout the “lake” portion of Karrawirra Pari, and through KBA 5 the only aquatic vegetation recorded was a 200 m stretch of submerged River Eel-grass (*Vallisneria australis*) immediately below Hackney Road Bridge (Taylor et. al 2024)³.
- Moderate-high diversity of microbats (Rust 2024).
- A high diversity of invertebrates associated with the bank revegetation areas, with two species recorded for the first time in the urban parts of Adelaide (EntoSearch 2024).
- Fourth highest diversity and numbers of native bees (Hogendoorn & Leijs 2024).

³ The area of the river itself is not actually part of the KBA area.

- 60% of KBA 5 has native vegetation in good to excellent condition (Miles 2024).

4.5.3 Management Plan

Note: this management plan only relates to the riparian and bank zones and not the management of the water-body itself.

Aims

To improve the River Torrens/ Karrawirra Pari riparian environment as an ecological corridor, core habitat and refugia.

The banks of the River Torrens/ Karrawirra Pari to be vegetated with high quality riparian River Red Gum woodlands and the upper banks representing diverse woodlands.

Lawned areas provide spaces for people to access and enjoy the riverine environment.

The KBA provides habitat for a diverse range of native fauna.

Aboriginal Land Management is implemented across the KBA (see Section 2.1).

Objectives

In addition to the objectives set out in Section 4.1, the following objectives apply to KBA5:

- To increase the diversity and numbers of native fauna (particularly birds and mammals).

Vegetation management

While the plan is focussed on the non-aquatic environment, improvements in water quality and environmental flows (including variations in water level) are recommended to achieve the Aim and objectives (above).

As the linear trails are a high use commuter and recreational route, maintaining lines of sight along the trail is important for the safety of users. Areas adjacent the trail may remain as a combination of exotic lawns and overstorey revegetation with an open middle layer, and limited ground layer vegetation to minimise human – wildlife collisions. Denser mid-storey and understorey may be planted in patches away from the trail where sight lines won't be impacted.

In some locations, the slopes above the banks are steep and pose a high-risk work environment for establishing and maintaining revegetation. Some of these areas require re-planting for the purpose of stabilisation, and this will be outsourced to suitable contractors. Elsewhere, steep slopes will not be included in restoration works in the medium term; this may be reconsidered in five years.

There are many historical plantings; species that are considered to pose a weed risk are recommended for removal while other species not considered part of the target vegetation communities can be retained but should not be replaced if they die.

Vegetation management should be guided by the Pest and Biodiversity Management Plan (Umweltdt 2025). Weed control will be an on-going requirement as propagules are brought in from the catchment upstream, including previously controlled and new species. Occasionally native species may also establish and therefore new species should be thoroughly identified prior to control.

Both exotic and native species of the Genus' *Calystegia* and *Callistemon* are present that are difficult to distinguish, identification and control should be targeted to seasons when the species are flowering and can be most easily distinguished (or at least locate and mark the exotic species for later control).

The recommendation to plant widely spaced overstorey and subcanopy species on the river banks should be implemented on the Botanic Gardens side of the river and downstream of the KBA to extend the area of riparian habitat and provide better connectivity to KBA 6.

4.5.4 Management Targets and Actions

Zone ID	VC*	Resp. **	5 Year target(s)	Actions
RCZ 1	3.2 / 3.5	CBT	Maintain high diversity and cover of native understorey. Maintain low weed threat.	Essential: <ul style="list-style-type: none"> Remove Olives, Giant Reed, Casuarina spp. and Desert Ash and in RCZ 2 Boxthorn, Bamboo, Tree of Heaven and Robinia. Regularly patrol for and control high threat weeds (including Khaki weed) and regeneration of exotic and non-local tree species. Do not replace trees when they die.
RCZ 2	3.2	CBT	Reduce weed threat and cover. Increase the cover and diversity of grassy and herbaceous species.	High priority: <ul style="list-style-type: none"> Spot weed Coastal Galenia, Kikuyu, Cleavers and other high threat herbaceous and grassy weeds, working from areas of best understorey first. Remove Date Palms, Casuarina's, Pines, non-local Bottle-brush, Peppercorn trees and all other exotic trees without heritage values or tree hollows. No further mulching. Moderate/low priority: <ul style="list-style-type: none"> Remove dead wattles and eucalypts where there are high levels of die-off to manage fuel loads. RCZ 1 may be re-classified as a PCZ in future revisions of the plan.
RWZ 1 RWZ 2	3.3 3.3	CBT	Weed threat reduced. Increased native vegetation cover and structural and species diversity.	Essential: <ul style="list-style-type: none"> Implement actions in Umwelt (2025), especially removal of, patrol for and control of high threat woody and herbaceous weeds. Control <i>Cyperaus eragrostis</i>, with priority given to preventing seed set. Control <i>Callistemon viminalis viminalis</i> and regularly patrol and control (locate and distinguish from local <i>Callistemon sieberi</i> in Spring when flowering). High priority: <ul style="list-style-type: none"> Confirm locations of exotic <i>Calystegia</i> sp. and treat accordingly. Control Madeira Vine in RWZ 2, working from upstream to downstream. Remove Casuarinas and other non-local native and exotic trees without heritage values. Moderate/low priority: <ul style="list-style-type: none"> Undertake wide-spaced planting of overstorey and tall subcanopy species in exotic grass areas, taking care to maintain lines of sight and CPTED principles. Where space permits, plant mid-storey species (e.g. <i>Callistemon sieberi</i> and <i>Leptospermum lanigerum</i>) close to water's edge. Install artificial hollows of a range of sizes in larger trees.

Zone ID	VC*	Resp. **	5 Year target(s)	Actions
IRZ1	NA	CBT	Horticultural maintenance targets	Essential <ul style="list-style-type: none"> • Manage using standard horticultural maintenance approaches. Low <ul style="list-style-type: none"> • Use local native species when establishing new landscaping elements.

*EC = target vegetation community.

**Resp. = Management responsibility: CBT = CoA biodiversity team, BFL = Bush for Life (Trees for Life) volunteers

4.6 Key Biodiversity Area 6 (KBA 6)

4.6.1 Background

Location	John E Brown Park (Park 27A)
Precinct	Bonython Park Precinct
Other documents	<ul style="list-style-type: none"> Community Land Management Plan – Annexure 31 River Torrens Pest and Biodiversity Management Plan (Umweltdt 2025) – Action Plan 8.8

4.6.2 Description

Figure 18 shows the KBA boundary and zones within the KBA with other significant features.

Target vegetation communities	<p>3.3 <i>Eucalyptus camaldulensis</i> (River Red Gum) Woodland along the creeks and river systems – adjacent to river and lower banks</p> <p>3.2 SA Blue Gum (<i>Eucalyptus leucoxylon</i> ssp. <i>leucoxylon</i>) / River Red Gum (<i>E. camaldulensis</i> ssp. <i>camaldulensis</i>) Woodland – mid-banks</p> <p>3.5 <i>Mallee Box</i> (<i>Eucalyptus porosa</i>) Woodland in North Adelaide - upper banks and flats adjacent to linear trail</p>
Vegetation overview	<p>This KBA is based around significant areas of revegetation along the banks of the river and adjacent stopes. There is very little remnant vegetation present in this community, and historic clearing, grazing and erosion of the river, together with changes in the flow regime have brought about significant changes in the riverine environment. The revegetation efforts along the river have resulted in a highly diverse riparian plant community representative of the descriptions of the river in the early 1800's (see Ch. 5, Kraehenbuehl 1996).</p> <p>Vegetation on the lower banks includes native species that grow densely during Spring early Summer (e.g. <i>Sigesbeckia orientalis</i> and <i>Phragmites australis</i>) requiring occasional brushcutting to maintain access to control weeds and for CPTED.</p> <p>The condition of native vegetation in 2024 for each zone is presented in Table 11.</p>
Significant features	<p>Two of the zones are on “islands” and inaccessible during high flows. The river banks become increasingly steep downstream making the lower (northern) banks difficult to access for restoration or maintenance and the vegetation condition in these areas is consequently poorer than the more accessible areas.</p> <p>Occasional floods occur and can cause erosion, uproot plantings, deposit silt, organic matter and rubbish, while regular flows bring an on-going supply of weed seeds from the catchment.</p> <p>Construction of the Torrens Weir upstream of KBA 5 in 1881 has reduced surface flows to this section of the river with additional changes in catchment run-off quality and regime.</p>
Volunteers	There are no formal volunteer groups with on-going management of this KBA.

4.6.3 Zones

Figure 18 shows the zoning for KBA 6 and significant features. The zones are briefly described in **Table 11**; the downstream end of the KBA is in poorer condition due to the steepness of the banks limiting access (Miles 2024).

Table 10 Summary of vegetation communities and condition for each zone (Miles 2024)

Zone type	Zone ID	Vegetation description	Vegetation condition	Comments
Revegetation conservation	RCZ 1 & RCZ 2 "Equestrian" and "Brewery"	<i>Eucalyptus cladocalyx</i> spp. over <i>E. camaldulensis</i> spp. <i>camaldulensis</i> , <i>E. porosa</i> , over <i>Acacia pycnantha</i> , <i>Callitris gracilis</i> over <i>Enchylaena tomoentosa</i>	Good	Upper banks tending to more dryland while lower more riparian. RCZ 4 (Brewery-side) is not as good condition with less diverse revegetation in discrete beds in accessible areas.
Riparian and Wetland	RWZ 1 "Bunyip"	<i>Eucalyptus camaldulensis</i> spp. <i>camaldulensis</i> over <i>Acacia</i> spp. and <i>Leptospermum lanigerum</i> , over <i>Cyperus vaginatus</i> , <i>Dichondra repens</i> , Kikuyu	Excellent	Excellent example of closed riparian forest but declines in downstream reach due to steep slopes limiting access.
	RWZ 2 & RWZ 3	<i>Eucalyptus camaldulensis</i> spp. <i>camaldulensis</i> over <i>Acacia provincialis</i> , <i>A. melanoxylon</i> over Kikuyu & <i>Calystegia sepium</i>	Poor	RWZ 3 was inaccessible at the time of the survey but appears similar to RWZ 2.
Informal recreation	IRZ 1	<i>Eucalyptus camaldulensis</i> spp. <i>camaldulensis</i> over exotics, Kikuyu in <i>Phragmites australis</i> & <i>Calystegia sepium</i>	Poor	Nil

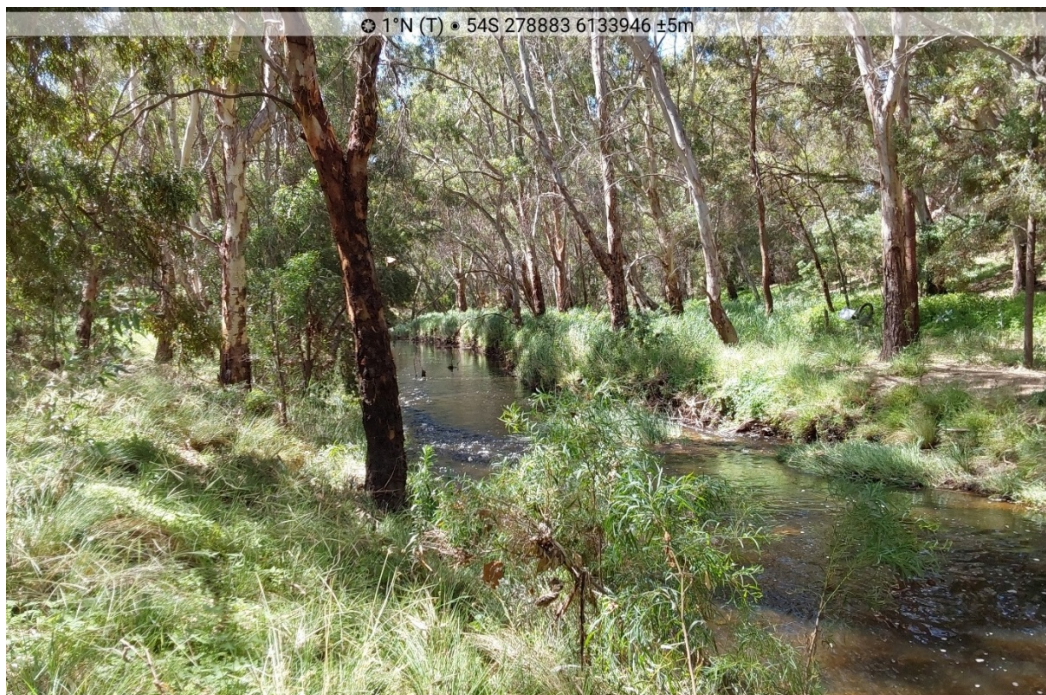


Figure 17 Excellent condition riparian vegetation

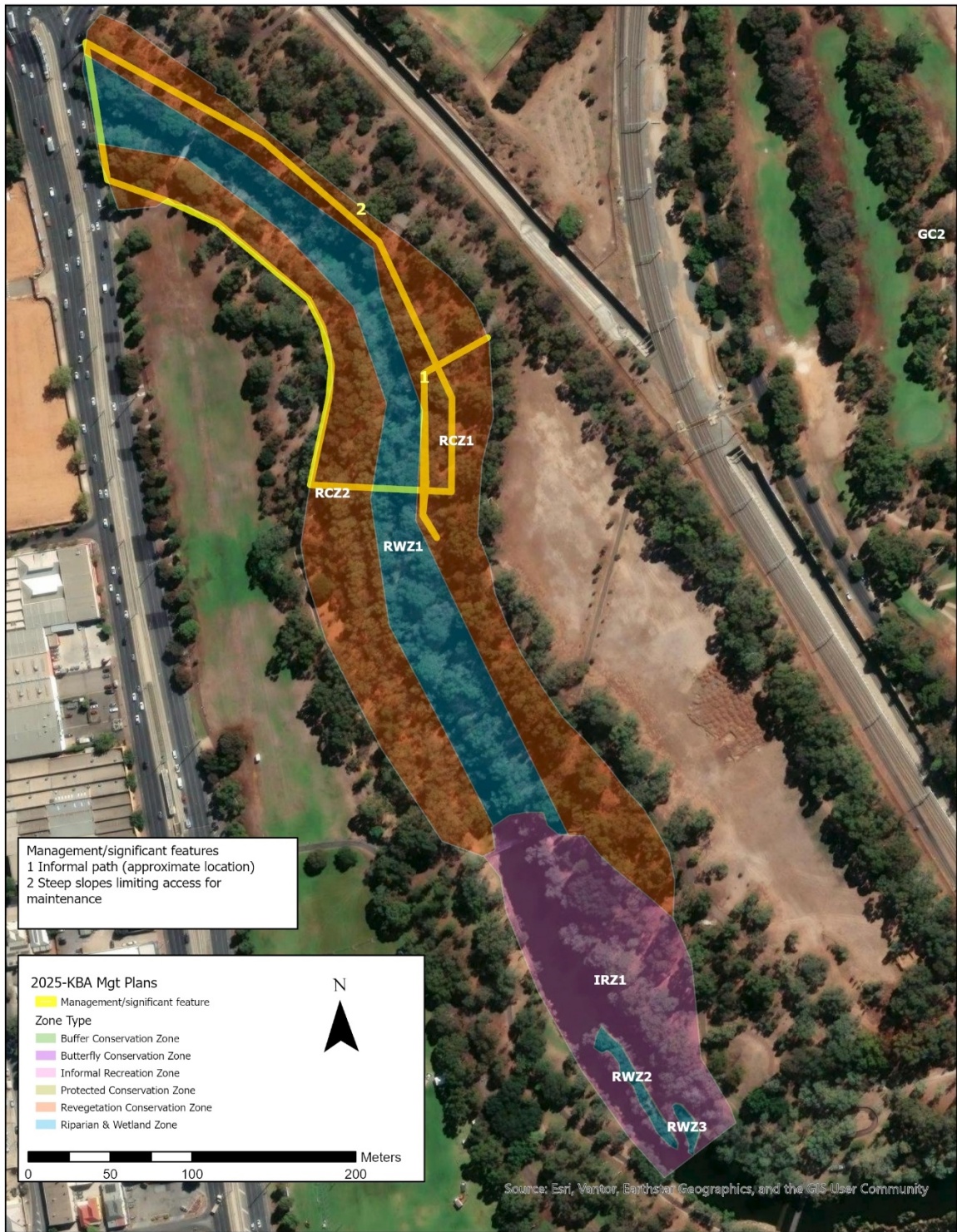


Figure 18 Zoning and significant features for KBA 6

4.6.4 Biodiversity Survey Results

The following is a brief summary of the KBA 6 biodiversity survey results:

- Edges have diversity of vegetation associations and variable wetland vegetation grading to floodplain vegetation; natural lotic hydrology, with shallow pool-riffle sequence (Taylor et al. 2024).
- Low-moderate microbat diversity (Rust 2024).
- Very few bees (Hogendoorn & Leijds 2024) which was attributed to there being many introduced plants (this is in contrast to the vegetation results, therefore the survey area may have been different).
- Very high diversity of invertebrate species associated with the river bank and understorey vegetation in shaded/partly shaded areas as well as chenopod understorey on upper banks; the Bunyip Trail area had the highest invertebrate diversity (EntoSearch 2024).
- Two thirds of the KBA are in good to excellent condition; several regionally significant plant species occur naturally in the riparian zone (Miles 2024).

4.6.5 Management Plan

Aims

To improve the River Torrens/ Karrawirra Pari riparian environment as an ecological corridor, core habitat and refugia.

The banks of the River Torrens/ Karrawirra Pari to be vegetated with high quality riparian River Red Gum woodlands and the upper banks representing diverse woodlands.

A space for people to enjoy and engage with nature.

The KBA provides habitat for a diverse range of native fauna.

Aboriginal Land Management is implemented across the KBA (see Section 2.1).

Objectives

In addition to the objectives set out in Section 4.1, the following objectives apply to KBA 6:

- Increase the number and diversity of fauna species (particularly birds and mammals).
- Provide an area for people to engage with nature.

Vegetation management

Vegetation management should be guided by the Pest and Biodiversity Management Plan (Umweltdt 2025). Weed control will be an on-going requirement as propagules are brought in from the upstream catchment, including previously controlled and new species. Occasionally native species may also establish and therefore new species should be thoroughly identified prior to control.

Both exotic and native species of the Genus' *Calystegia* and *Callistemon* are present that are difficult to distinguish, identification and control should be targeted to Spring when the species are flowering and can be most easily distinguished (or at least locate and mark the exotic species for later control).

The recommendation to plant widely spaced overstorey and subcanopy species on the river banks in KBA 5 should be implemented between KBA 5 and KBA 6 to extend the area of riparian habitat and provide better connectivity to KBA 5.

As noted above the downstream parts of the KBA are difficult to maintain due to the steep slopes above water. It is recommended to investigate options for managing steeper banks, potentially using contractors with training and equipment for steep sites. These areas are not included in the restoration works at this time; this may be reconsidered in five years.

Flood response

Flood events will occur from time to time. The KBA will need to be assessed following each event and infrastructure repairs, rubbish collection, revegetation and removal of woody debris planned accordingly.

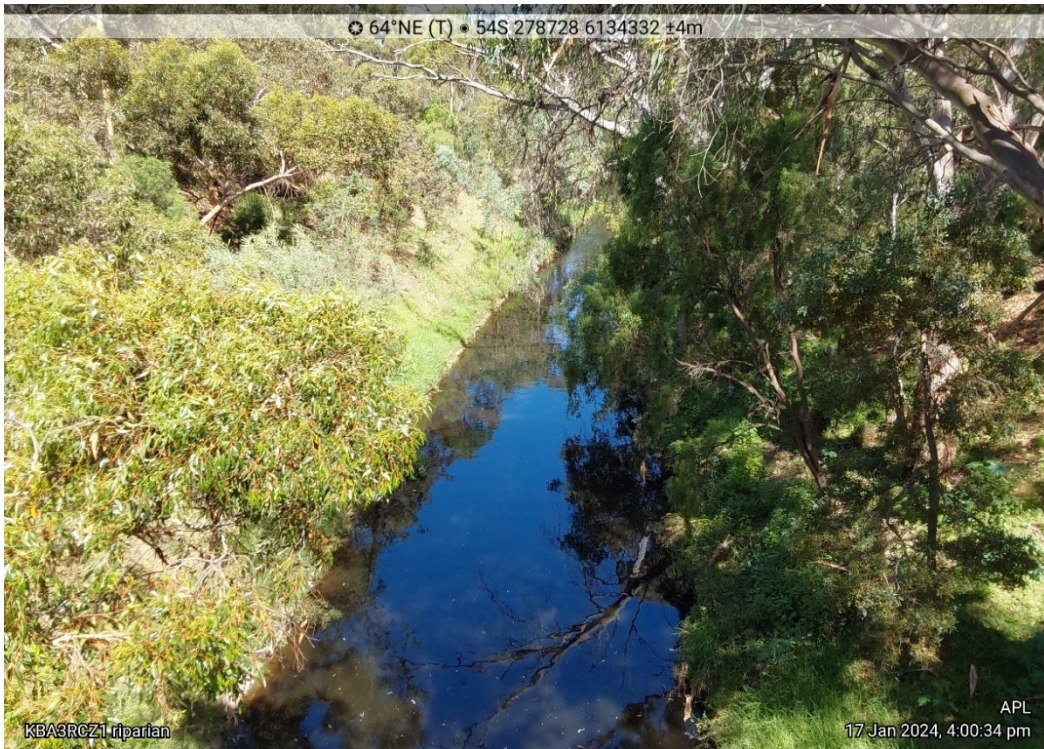


Figure 19 Steeply sloping banks at the downstream end of KBA 6

4.6.6 Management Targets and Actions

Zone ID	VC*	Resp. **	5 Year target(s)	Actions
RCZ 1	3.2 / 3.5	CBT	Maintain high diversity and cover of native understorey. Reduce the weed threat.	Essential: <ul style="list-style-type: none"> Regularly patrol for and control high threat weeds and regeneration of exotic and non-local tree species. Do not replace non-local trees when they die. High priority:
RCZ 2	3.2	CBT	Increase the diversity and cover of native species within defined planting areas. Reduce the weed threat.	<ul style="list-style-type: none"> Spot weed, slash or mow herbaceous and grassy weeds, working from areas of best understorey first. RCZ 2: monitor for regeneration of species from the target community around planting beds and mark to mow around these in consultation with Horticulture team. Moderate/low priority: <ul style="list-style-type: none"> RCZ 2: Revegetation of additional ground layer species in revegetation beds. RCZ 2: Extend revegetation beds targeting missing species and structural elements.
RWZ 1	3.3	CBT	Increase the cover of native understorey (except <i>Phragmites australis</i>) and reduce the weed threat.	Essential: <ul style="list-style-type: none"> Regularly patrol for and control high threat herbaceous weeds (including <i>Bidens pilosa</i>, <i>Cyperaus eragrostis</i>, and <i>Xanthium</i> sp.), exotic and non-local trees (especially Ash) and woody weeds. Regularly patrol and control <i>Callistemon viminalis</i> (locate and distinguish from local <i>Callistemon sieberi</i> in Spring when flowering). High priority: <ul style="list-style-type: none"> Spot weed and/or burshcut herbaceous and grassy weeds, working from areas of best understorey and along the Bunyip Trail and signs first. Brushcut <i>Phragmites australis</i> and <i>Sigesbeckia orientalis</i> near to Bunyip Trail and in areas where weed control is required every 2 -3 years. Record locations of significant flora and regeneration for targeted weeding. Moderate/low priority: <ul style="list-style-type: none"> Revegetate areas where native vegetation has not yet been established with species and structural elements missing from the community. Install nest boxes.
RWZ 2 & RWZ 3	3.3	CBT	Maintain native species cover and diversity. Reduce the weed threat.	Essential: <ul style="list-style-type: none"> Regularly patrol for and control high threat herbaceous weeds (including <i>Bidens pilosa</i>, <i>Cyperaus eragrostis</i>, and <i>Xanthium</i> sp.), exotic and non-local trees (especially Ash) and woody weeds. High: <ul style="list-style-type: none"> Brushcut as required for access and weed control.

Zone ID	VC*	Resp. **	5 Year target(s)	Actions
				Low: <ul style="list-style-type: none"> Plant shrub species from the target vegetation community.
IRZ 1	NA	CBT	No high threat weed species present.	Essential: <ul style="list-style-type: none"> Monitor for and control high threat weeds High: <ul style="list-style-type: none"> Remove and replace White Poplars with less invasive trees, preferably from vegetation community 3.3. Low: <ul style="list-style-type: none"> Plant tree and large shrub species from 3.3 at sufficiently wide spacings to allow for.

*EC = target vegetation community.

**Resp. = Management responsibility: CBT = CoA biodiversity team, BFL = Bush for Life (Trees for Life) volunteers

4.7 Key Biodiversity Area 7 (KBA 7)

4.7.1 Background

Location	GS Kingston Park / Wirrarninithi (Park 23) “Community Education Hub”
Precinct	West Park Lands Precinct
Other documents	Community Land Management Plan – Annexures 24

4.7.2 Description

Figure 7 shows the KBA boundary and zones within the KBA with other significant features.

Target vegetation communities	3.4 Mallee Box (<i>Eucalyptus porosa</i>) Woodland for the dryland areas. The wetlands are a novel vegetation community that do not have a pre-European reference.
Vegetation	This KBA is based around the stormwater wetlands which contain a high diversity of native wetland flora, and adjacent revegetation zones which incorporate older tree plantings with more recent plantings of diverse native understorey. Buffer conservation zones border and connect these areas and contain a high diversity of native species although less ground layer cover. The condition of native vegetation in 2024 for each zone is presented in Table 11 .
Significant features	The Wirrarninithi Interpretive Trail is located through this KBA, providing both an educational and cultural/artistic interpretation of the site and broader environmental issues. An east-west walking track follows the old road alignment. Stormwater wetlands were constructed in the early 1990s and have been planted with wetland vegetation in the last 10 years. The KBA was officially classed in 2025 following the 2024 biodiversity survey. A native bee hotel is situated between the two wetland zones.
Other Major Uses	<ul style="list-style-type: none"> Stormwater management requires desilting of the larger basin in RWZ 2 every 5 years Kids on Country events use the open grassed areas which are maintained for this purpose.
Volunteers	<ul style="list-style-type: none"> A volunteer group meet monthly to work in the site.

4.7.3 Zones

Figure 7 shows the zoning for KBA 7 and significant features. The zones are briefly described in **Table 11** from the native vegetation survey (Miles 2024).

Table 11 Summary of vegetation communities and condition for each zone (Miles 2024)

Zone type	Zone ID	Vegetation description	Vegetation condition	Comments
Revegetation Conservation	RCZ 1	Planted beds with a <i>Eucalyptus</i> spp. overstorey and complex revegetated stratum surrounded by a managed Couch and Kikuyu grassland	Good	Areas of exotic grassland have native grasses and herbs scattered through.
	RCZ 2	Revegetated <i>Eucalyptus porosa</i> and <i>E. microcarpa</i> woodland with emergent <i>E. camaldulensis</i> spp. over revegetated complex stratum	Excellent	Includes large old River Red Gums containing hollows as well as nest boxes. Ground layer dominated by chenopods.
Riparian and Wetland	RWZ 1	<i>Eucalyptus camaldulensis</i> and <i>Acacia melanoxylon</i> over wetland of <i>Schoenoplectus tabernaemontani</i> , <i>Eleocharis</i> sp. and herbs	Good	High diversity of wetland and fringing flora.
	RWZ 2	<i>E. camaldulensis</i> spp. <i>camaldulensis</i> and <i>Casuarina glauca</i> fringing a <i>Bolboshoenus</i> sp., <i>Phragmites australis</i> wetland. Creek line dominated by <i>Typha</i> sp.	Moderate	Low diversity of wetland and fringing flora; Drain Flat-sedge* through shallow wetland. Includes drainage line.
Buffer conservation	BCZ 1	<i>Eucalyptus microcarpa</i> and <i>E. camaldulensis</i> spp. revegetated woodland	Good	Dense overstorey and midstorey, limited ground layer.
	BCZ 2	<i>Eucalyptus porosa</i> , <i>E. microcarpa</i> and <i>E. leucoxyton</i> over <i>Aizoon pubescens</i> * and <i>Enchylaena tomentosa</i> .	Good	Open overstorey and midstorey, native chenopod understorey with dense Coastal Galenia*.

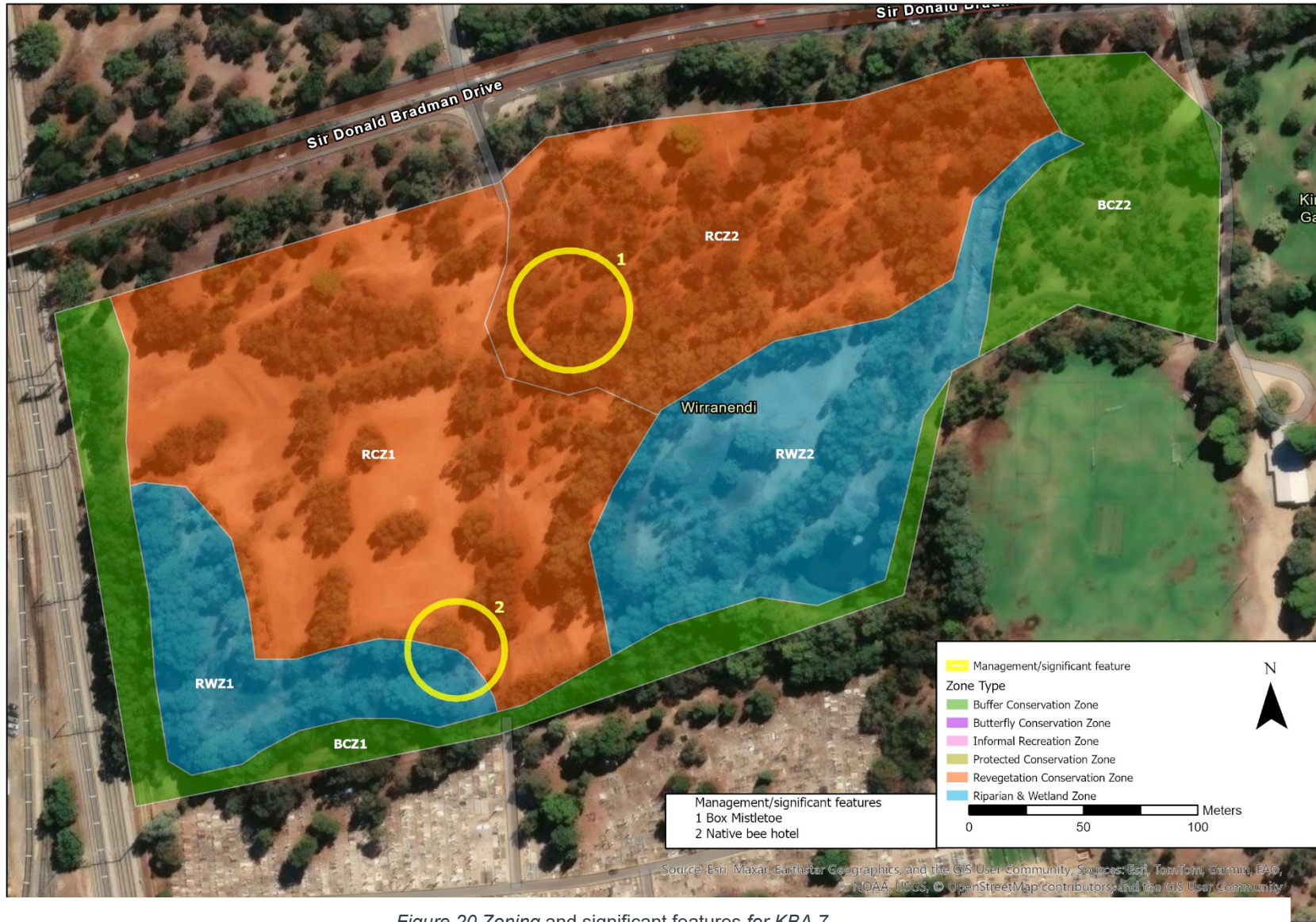


Figure 20 Zoning and significant features for KBA 7



Figure 21 Diversity of species and life forms in RWZ1

4.7.4 Biodiversity Survey Results

The following is a summary of the KBA 7 biodiversity survey results:

- High diversity of wetland vegetation associations in good condition in RWZ 1 (Taylor et al 2024).
- Low diversity of microbats (Rust 2024) and only Brushtail Possums found in low numbers (McKenzie 2024).
- Highest number of native bees and equal highest diversity (with KBA 1), noting that the site has a high number of low growing flowering trees that are easy to sample; bee hotel being used (Hogendoorn & Leijs 2024).
- 83% of the area was considered to have vegetation in good to excellent condition (CoA 2024).
- 2 plant species of state conservation significance were found, and the only naturally occurring Mistletoe plant in all the KBAs (Miles 2024).

4.7.5 Management Plan

Aims

Two wetlands of high species and habitat diversity, connected and surrounded by high quality revegetated woodlands broadly representative of the Mallee Box woodland community. The adjacent buffer zones extend the habitat for native species and in time will also represent the Mallee Box woodland.

A space for people to enjoy and engage with nature and have a better understanding and develop their appreciation for biodiversity and broader environmental issues.

The KBA provides habitat for a diverse range of native fauna.

Aboriginal Land Management is implemented across the KBA (see Section 2.1).

Objectives

In addition to the objectives set out in Section 4.1, the following objectives apply to KBA 7:

- To establish and maintain diverse native Riparian and Wetland Zones that support water management objectives while providing habitat for aquatic and semi-aquatic species and refugia for terrestrial species.
- To increase the diversity and number of microbats.
- To maintain high native bee diversity and numbers.
- Improve access and amenity to the revegetation area to encourage visitation (CoA 2025).

Vegetation Management

While the KBA is situated within the pre-European vegetation community 3.4 Mallee Box (*Eucalyptus porosa*) Woodland, the soils and hydrology of the site have been heavily modified and therefore it is not recommended that this community be strictly adhered to across KBA 7. It is recommended to use the description for the community to guide decisions for future planting composition in the terrestrial areas, but not to remove vegetation unless it is considered a threat to the ecological values (e.g. *Casuarina* spp. that are not native to the region and can form dense thickets).

The wetlands are a novel ecosystem and the aim for these areas is wetland vegetation communities comprising species native to the Adelaide region that provides a range of habitats for native semi-aquatic fauna and terrestrial fauna. Examples of natural Adelaide Plains wetlands include Aldinga Scrub wetlands and sites around Lewiston.

Similarly, drainage line within RWZ 2 is not “natural” (not shown in Light’s 1939 map but does appear on the 1949 aerial photo) and created from urban stormwater run-off. The target vegetation community is to establish a vegetation community of local native species that is adapted to the water regime and provides habitat for semi-aquatic and terrestrial fauna.

4.7.6 Management Targets and Actions

Zone ID	VC*	Resp. **	5 Year target(s)	Actions
RCZ 1	3.4	CBT	Increase the cover and diversity of native ground layer. Reduce the cover of exotic grasses. Eradicate high threat exotic trees/shrubs.	<p>Essential:</p> <ul style="list-style-type: none"> Modify mowing/slashing regime of grassy areas to encourage native grasses to flourish, subject to maintenance required for events. Continue to plant and maintain diverse native ground layer in planting beds, especially significant herbaceous species including <i>Pterostylus nutans</i>. Control Casuarina (including suckers), Desert Ash, <i>Acacia saligna</i> and <i>A. iteaphylla</i>. Do not plant more trees or medium-large shrubs in planting beds. <p>High priority:</p> <ul style="list-style-type: none"> Control grassy and herbaceous weeds around native ground layer to facilitate natural regeneration. Limit future use of mulch to allow for natural regeneration. <p>Low</p> <ul style="list-style-type: none"> In the longer term, if the open grassed areas are no longer required, these areas could be targeted for establishing 'missing' species from the target association.
RCZ 2	3.4	CBT	Increase the diversity and cover of native ground layer grassy and herbaceous components. Eradicate high threat exotic trees/shrubs.	<p>Essential:</p> <ul style="list-style-type: none"> Control Casuarina (including suckers), <i>Acacia saligna</i> and <i>A. iteaphylla</i>, Tobacco Tree and Peppercorn tree. Do not replace trees when they die. Do not plant more trees or shrubs. <p>High priority:</p> <ul style="list-style-type: none"> Monitor regeneration of <i>Acacia paradoxa</i> and remove if density of this species increased to 10% or more. Control growth of grassy and herbaceous weeds throughout, working out from areas of highest native cover. Monitor Mistletoe, if no new plants appear, undertake hand propagation using Adelaide Plains provenance seed. Limit future use of mulch to allow for natural regeneration. <p>Low Priority</p> <ul style="list-style-type: none"> Remove some large shrubs focussing on species not in the target community, especially <i>Acacia paradoxa</i>; aim for 10% cover or less. Trial establishing new Box Mistletoe (<i>Amyema miquellii</i>) collected from nearest populations on River Red Gums and SA Blue Gums.

Zone ID	VC*	Resp. **	5 Year target(s)	Actions
RWZ 1	NA	CBT	Maintain high species diversity and cover and range of habitats. Reduce the weed threat.	<p>Essential:</p> <ul style="list-style-type: none"> Maintain current water regime. Control Desert Ash, <i>Casuarina sp.</i>, <i>Callistemon viminalis</i>, <i>Cyperus eragrostis</i> and <i>C. congestus</i>. Annual patrol for and control re-infestation. For <i>Cyperus sp.</i>, if complete removal is unfeasible, at minimum aim to remove seed heads before they ripen to prevent spread. <p>High priority:</p> <ul style="list-style-type: none"> In wetland fringe, control False Onion and Scabiosa and carefully control perennial grass weeds and Aster-weed through wetland. Use grass selective herbicide appropriate for wetland site to manage perennial grass weeds (i.e. Couch)
RWZ 2	NA	CBT	Increase the native species diversity and cover and range of habitats. Reduce the weed threat.	<p>Essential:</p> <ul style="list-style-type: none"> Control Desert Ash, <i>Ficus sp.</i>, <i>Casuarina sp.</i> suckers, non-local <i>Callistemon sp.</i>, <i>Cyperus eragrostis</i> and <i>C. congestus</i> in wetland and <i>C. involucratus</i> in creek. Annual patrol for and control re-infestation. For <i>Cyperus sp.</i>, if complete removal is unfeasible, at minimum aim to remove seed heads before they ripen to prevent spread. In conjunction with Assets team, clarify stormwater management requirements and delineate areas where desilting will occur. Control mature <i>Casuarina sp.</i> in stages over the next 5 years, replacing with overstorey species from community 3.3. <p>High priority:</p> <ul style="list-style-type: none"> Investigate raising sill to the outlet to increase depth, duration and extent of inundation without negatively impacting flows to RWZ 1. Monitor for natural recruitment of species from RWZ 1 in the parts of the wetland that won't be de-silted and if this fails to occur after 2-3 years begin active planting. <p>Low Priority</p> <ul style="list-style-type: none"> Plant native understorey beneath fringing eucalypts including <i>Stemodia florulenta</i> which is present in similar areas in Aldinga.
BCZ 1	3.4	CBT	Increase the cover and diversity of native ground layer species. Reduce the weed threat to adjacent RWZs and RCZs.	<p>Essential:</p> <ul style="list-style-type: none"> Control woody weeds and exotic trees (e.g. Olives and Desert Ash). <p>High priority:</p> <ul style="list-style-type: none"> Control high threat grassy and herbaceous weeds working along boundaries with PCZs and RCZs. Use selective mowing/weed control to promote native understorey. No further mulching. Monitor <i>Amyema preissii</i> and "plant" additional if no natural recruitment occurs.
BCZ 2		CBT		

*EC = target Vegetation community,

**Resp. = Management responsibility: CBT = CoA biodiversity team, BFL = Bush for Life (Trees for Life

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APPENDIX 1: VEGETATION COMMUNITY FLORA LISTS

Table 12 Species lists for pre-European vegetation communities. Source: Table 4 from Long (2003) with additions from Kraehenbuehl (1996) and authors' knowledge.

Common name <i>*Difficult to propagate</i>	Scientific name	Vegetation community							
		3.1 Grey Box / SA Blue Gum Woodland	3.2 SA Blue Gum / River Red Gum Woodland	3.3 River Red Gum Woodland				3.4 Mallee Box Woodland West	3.5 Mallee Box Woodland, North Adelaide
				Aquatic	River Bed	River Bank	Upper Bank		
Wreath Wattle	<i>Acacia acinacea</i>	✓	✓					✓	✓
Umbrella Bush	<i>Acacia ligulata</i>							✓	✓
Blackwood	<i>Acacia melanoxylon</i>					✓			
Kangaroo Thorn	<i>Acacia paradoxa</i>	✓							✓
Swamp Wattle	<i>Acacia provincialis</i>				✓				
Golden Wattle	<i>Acacia pycnantha</i>	✓	✓				✓	✓	✓
Wirilda	<i>Acacia retinodes</i>				✓	✓			
Willow Wattle	<i>Acacia salicina</i>					✓	✓	✓	✓
Elegant Wattle	<i>Acacia victoriae</i> ssp. <i>victoriae</i>								✓
Sheep's Burr	<i>Acaena echinata</i>	✓							
Bidgee-widgee	<i>Acaena novae-zelandiae</i>		✓						
Camel Dung *	<i>Actinobole uliginosum</i>								✓
Coast Bitter-bush	<i>Adriana quadripartita</i>					✓			
Drooping Sheoak	<i>Allocasuarina verticillata</i>	✓	✓			✓	✓	✓	✓
Native Wheat-grass	<i>Anthosachne scabra</i>	✓	✓			✓	✓		✓
Brush Wire-grass	<i>Aristida behriana</i>							✓	✓
Nodding Vanilla-lily	<i>Arthropodium fimbriatum</i>	✓	✓					✓	✓
Common Vanilla-lily	<i>Arthropodium strictum</i>	✓	✓				✓	✓	✓
Common Woodruff *	<i>Asperula conferta</i>							✓	
Marsh Saltbush	<i>Atriplex paludosa</i>							✓	✓
Berry Saltbush	<i>Atriplex semibaccata</i>							✓	✓
Lagoon Saltbush	<i>Atriplex suberecta</i>							✓	✓
Graceful Spear-grass	<i>Austrostipa acrociliata</i>								✓
Crested Spear-grass	<i>Austrostipa blackii</i>							✓	
Short-crest Spear-grass	<i>Austrostipa curticoma</i>							✓	
Cottony Spear-grass	<i>Austrostipa drummondii</i>								✓
Feather Spear-grass	<i>Austrostipa elegantissima</i>							✓	✓
Rusty Spear-grass	<i>Austrostipa eremophila</i>							✓	
Coast Spear-grass	<i>Austrostipa flavescens</i>	✓	✓						✓

		Vegetation community							
Common name <i>*Difficult to propagate</i>	Scientific name	3.1 Grey Box / SA Blue Gum Woodland	3.2 SA Blue Gum / River Red Gum Woodland	3.3 River Red Gum Woodland				3.4 Mallee Box Woodland West	3.5 Mallee Box Woodland, North Adelaide
				Aquatic	River Bed	River Bank	Upper Bank		
Small-seed Spear-grass	<i>Austrostipa multispiculis</i>								✓
Balcarra Spear-grass	<i>Austrostipa nitida</i>								✓
Tall Spear-grass	<i>Austrostipa nodosa</i>		✓				✓	✓	
Flat-awn Spear-grass	<i>Austrostipa platychaeta</i>								✓
Rough Spear-grass	<i>Austrostipa scabra</i> ssp. <i>scabra</i>							✓	
Fibrous Spear-grass	<i>Austrostipa semibarbata</i>		✓						
Spear-grass	<i>Austrostipa</i> sp.- many sp. likely, poor records	✓							
Tar-vine *	<i>Boerhavia dominii</i>						✓		
Salt Club-rush	<i>Bolboschoenus caldwellii</i>			✓	✓				
Weak Daisy *	<i>Brachyscome debilis</i>		✓						
Angle-fruit Daisy *	<i>Brachyscome goniocarpa</i>								✓
Golden Lily	<i>Bulbine bulbosa</i>	✓	✓					✓	
Sweet Bursaria	<i>Bursaria spinosa</i> ssp. <i>spinosa</i>	✓	✓				✓		✓
Blue Grass-lily	<i>Caesia calliantha</i>	✓	✓						
Narrow-lip Spider-Orchid *	<i>Caladenia leptochila</i>	✓							
King Spider Orchid *	<i>Caladenia tentaculata</i>	✓							
River Bottlebrush	<i>Callistemon sieberi</i>				✓	✓			
Southern Cypress Pine	<i>Callitris gracilis</i>		✓						✓
Pink Garland-lily	<i>Calostemma purpureum</i>	✓	✓				✓	✓	
Large Bindweed	<i>Calystegia sepium</i>				✓				
Tall Sedge	<i>Carex appressa</i>				✓				
Notched Sedge	<i>Carex bichenoviana</i>					✓			
Fen Sedge	<i>Carex gaudichaudiana</i>					✓			
Mountain Sedge	<i>Carex gunniana</i>	✓							
Knob Sedge	<i>Carex inversa</i>					✓			
Karkalla (Angular Pig-face)	<i>Carpobrotus rossii</i>								✓
Drooping Cassinia	<i>Cassinia arcuata</i>								✓
Heart-leaf Centella	<i>Centella cordifolia</i>			✓	✓				
Old Man Weed *	<i>Centipeda cunninghamii</i>				✓				
Hand Flower *	<i>Cheiranthra alternifolia</i>		✓						
Windmill Grass	<i>Chloris truncata</i>							✓	

		Vegetation community							
Common name <i>*Difficult to propagate</i>	Scientific name	3.1 Grey Box / SA Blue Gum Woodland	3.2 SA Blue Gum / River Red Gum Woodland	3.3 River Red Gum Woodland				3.4 Mallee Box Woodland West	3.5 Mallee Box Woodland, North Adelaide
				Aquatic	River Bed	River Bank	Upper Bank		
Common Yellow Button	<i>Chrysocephalum apiculatum</i>	✓							
Old Man's Beard	<i>Clematis microphylla</i>							✓	✓
	Compositae - many sp. likely, poor records	✓							
Narrow-leaf Bindweed	<i>Convolvulus angustissimus</i>	✓						✓	
Dark Midge-orchid *	<i>Corunastylis rufa</i>								✓
Common Cotula	<i>Cotula australis</i>	✓					✓		
Billy-buttons	<i>Craspedia variabilis</i>						✓		✓
Spreading Stonecrop *	<i>Crassula decumbens</i> var. <i>decumbens</i>		✓						
Tall Scurf-pea	<i>Cullen australasicum</i>				✓				
Lemon-grass	<i>Cymbopogon ambiguus</i>					✓			
Silky-heads Lemon Grass	<i>Cymbopogon obtectus</i>								✓
Australian Hound's-tongue	<i>Cynoglossum australe</i>					✓			
Spiny Flat-sedge	<i>Cyperus gymnocaulos</i>					✓		✓	✓
Stiff Flat-sedge	<i>Cyperus vaginatus</i>				✓	✓			
Black-anther Flax-lily	<i>Dianella revoluta</i> var. <i>revoluta</i>	✓	✓					✓	✓
Tom Thumb	<i>Dichondra repens</i>	✓				✓	✓		
Red Parrot-pea	<i>Dillwynia hispida</i>	✓	✓						
Golden Cowslips *	<i>Diuris behrii</i>	✓							
Common Donkey-orchid *	<i>Diurus pardina</i>	✓							
Sticky Hop-bush	<i>Dodonaea viscosa</i> ssp. <i>spatulata</i>	✓	✓						✓
Scarlet Sundew *	<i>Drosera glanduligera</i>	✓							
Whittaker's Sundew *	<i>Drosera whittakeri</i>		✓						
Small Crumbweed	<i>Dysphania pumilio</i>						✓	✓	
Yellow Twin-heads	<i>Eclipta platyglossa</i>				✓				
Climbing Saltbush	<i>Einadia nutans</i> ssp. <i>nutans</i>	✓							
Ruby Saltbush	<i>Enchylaena tomentosa</i> var. <i>tomentosa</i>							✓	✓
Black-head Grass	<i>Enneapogon nigricans</i>		✓					✓	✓

Common name <i>*Difficult to propagate</i>	Scientific name	Vegetation community							
		3.1 Grey Box / SA Blue Gum Woodland	3.2 SA Blue Gum / River Red Gum Woodland	3.3 River Red Gum Woodland				3.4 Mallee Box Woodland West	3.5 Mallee Box Woodland, North Adelaide
				Aquatic	River Bed	River Bank	Upper Bank		
Umbrella Grass	<i>Enteropogon acicularis</i>							✓	
Hairy Willow-herb	<i>Epilobium hirtigerum</i>		✓			✓			
Showy Willow-herb	<i>Epilobium pallidiflorum</i>					✓			
Tar Bush	<i>Eremophila glabra</i> ssp. <i>glabra</i>								✓
River Red Gum	<i>Eucalyptus camaldulensis</i> ssp. <i>camaldulensis</i>	✓	✓		✓	✓	✓		
White Mallee	<i>Eucalyptus dumosa</i>								✓
South Australian Blue Gum	<i>Eucalyptus leucoxylon</i> ssp. <i>leucoxylon</i>	✓	✓				✓		
Grey Box	<i>Eucalyptus microcarpa</i>	✓							
Mallee Box	<i>Eucalyptus porosa</i>							✓	✓
Beaked Red Mallee	<i>Eucalyptus socialis</i> ssp.								✓
Flat Spurge	<i>Euphorbia drummondii</i>							✓	
Native Cherry *	<i>Exocarpos cupressiformis</i>		✓						✓
Broom Ballart *	<i>Exocarpos sparteus</i>							✓	✓
Cinquefoil Crane's-bill	<i>Geranium potentilloides</i> var. <i>potentilloides</i>		✓						
Grassland Geranium	<i>Geranium retrorsum</i>	✓							
Tall Raspwort	<i>Gonocarpus elatus</i>		✓						
Hairy Raspwort	<i>Gonocarpus mezianus</i>	✓	✓						
Common Raspwort	<i>Gonocarpus tetragynus</i>	✓							
Clasping Goodenia	<i>Goodenia amplexans</i>					✓			✓
Hop Goodenia	<i>Goodenia ovata</i>								
Spur Goodenia	<i>Goodenia paradoxa</i>								✓
Cut-leaf Goodenia	<i>Goodenia pinnatifida</i>	✓	✓					✓	✓
Mallee Goodenia	<i>Goodenia willisiana</i>								✓
Austral Brooklime	<i>Gratiola peruviana</i>			✓		✓			
Lavender Grevillea	<i>Grevillea lavandulacea</i> var. <i>lavandulacea</i>		✓						
Sweet Hound's Tongue	<i>Hackelia suaveolens</i>	✓	✓						✓
Native Lilac	<i>Hardenbergia violacea</i>	✓	✓			✓	✓	✓	✓
Satin Everlasting	<i>Helichrysum leucopsidium</i>							✓	✓
Erect Guinea-flower	<i>Hibbertia riparia</i>		✓						
Silky Guinea-flower	<i>Hibbertia sericea</i>		✓						

		Vegetation community							
Common name <i>*Difficult to propagate</i>	Scientific name	3.1 Grey Box / SA Blue Gum Woodland	3.2 SA Blue Gum / River Red Gum Woodland	3.3 River Red Gum Woodland				3.4 Mallee Box Woodland West	3.5 Mallee Box Woodland, North Adelaide
				Aquatic	River Bed	River Bank	Upper Bank		
Swamp Club-rush	<i>Isolepis inundata</i>			✓	✓				
Toad Rush	<i>Juncus bufonius</i>				✓			✓	
Grassy Rush	<i>Juncus caespiticus</i>				✓				
Sea Rush	<i>Juncus kraussii</i>				✓				
Pale Rush	<i>Juncus pallidus</i>				✓	✓			
Loose-flower Rush	<i>Juncus pauciflorus</i>				✓				
Broom Rush	<i>Juncus sarophorus</i>				✓	✓			
Scarlet Runner	<i>Kennedia prostrata</i>	✓	✓						
Fairy Grass	<i>Lachnagrostis filiformis</i>					✓			
Coast Bottle-daisy	<i>Lagenophora huegelii</i>								✓
Leafless Currant-bush*	<i>Leptomeria aphylla</i>								✓
Scaly Buttons	<i>Leptorhynchos squamatus</i> ssp. <i>squamatus</i>		✓						
Beauty Buttons *	<i>Leptorhynchos tetrachaetus</i>								✓
Silky Tea-tree	<i>Leptospermum lanigerum</i>				✓	✓			
Native Flax	<i>Linum marginale</i>		✓						
Native Flax	<i>Linum marginale</i>	✓							
Angled Lobelia	<i>Lobelia anceps</i>				✓				
Soft Tussock Mat-rush	<i>Lomandra densiflora</i>	✓	✓						
Hard Mat-rush	<i>Lomandra multiflora</i> ssp. <i>dura</i>	✓	✓						
Soft Mat-rush	<i>Lomandra nana</i>		✓						
Austral Trefoil	<i>Lotus australis</i>							✓	
Australian Gipsywort	<i>Lycopus australis</i>				✓				
Harlequin Mistletoe	<i>Lysiana exocarpi</i> ssp. <i>exocarpi</i>							✓	
Lesser Loosestrife	<i>Lythrum hyssopifolia</i>	✓			✓	✓			
Purple Loosestrife	<i>Lythrum salicaria</i>				✓				
Short-leaf Bluebush	<i>Maireana brevifolia</i>	✓					✓	✓	✓
Wingless Fissure-plant	<i>Maireana enchylaenoides</i>	✓	✓					✓	
Coastal Austral Hollyhock	<i>Malva preissiana</i>					✓			
Inland Austral Hollyhock	<i>Malva weinmanniana</i>					✓		✓	✓
Native Yam	<i>Microseris walteri</i>						✓		✓
Sticky Boobiella	<i>Myoporum petiolatum</i>	✓	✓						

		Vegetation community							
Common name <i>*Difficult to propagate</i>	Scientific name	3.1 Grey Box / SA Blue Gum Woodland	3.2 SA Blue Gum / River Red Gum Woodland	3.3 River Red Gum Woodland				3.4 Mallee Box Woodland West	3.5 Mallee Box Woodland, North Adelaide
				Aquatic	River Bed	River Bank	Upper Bank		
Mallee Sugarwood	<i>Myoporum platycarpum</i> ssp. <i>perbellum</i>								✓
Upright Milfoil *	<i>Myriophyllum crispatum</i>			✓	✓				
Twiggy Daisy-bush	<i>Olearia ramulosa</i>		✓						
Burr stickseed *	<i>Omphalolappula concava</i>								✓
Native Sorrel	<i>Oxalis perennans</i>	✓						✓	
Hairy Panic	<i>Panicum effusum</i> var. <i>effusum</i>				✓	✓			✓
Tiny Yellow-star	<i>Pauridia glabella</i> var. <i>glabella</i>							✓	
Slender Knotweed	<i>Persicaria decipiens</i>				✓	✓			
Pale Knotweed	<i>Persicaria lapathifolia</i>				✓	✓			
Common Reed	<i>Phragmites australis</i>			✓	✓	✓			
Common Riceflower	<i>Pimelea humilis</i>		✓						
Native Apricot	<i>Pittosporum angustifolium</i>							✓	✓
Thick-stem Poa	<i>Poa crassicaudex</i>		✓						
Tussock Poa	<i>Poa labillardierei</i> var. <i>labillardierei</i>	✓				✓	✓		
Blue Tussock-grass	<i>Poa poiformis</i> var. <i>poiformis</i>	✓							
Button Podolepis *	<i>Podolepis aristata</i> ssp. <i>affinis</i>								✓
Curly Pondweed *	<i>Potamogeton crispus</i>			✓					
Blunt Pondweed *	<i>Potamogeton ochreatus</i>			✓					
Midget Greenhood *	<i>Pterostylis mutica</i>								✓
Large Striped Greenhood *	<i>Pterostylis robusta</i>								✓
Bristly Greenhood *	<i>Pterostylis setifera</i>								✓
Pussy-tails	<i>Ptilotus spathulatus</i>							✓	✓
Marshgrass	<i>Puccinellia stricta</i>							✓	
Bristly Bush-pea	<i>Pultenaea acerosa</i>		✓						
Australian Buttercup	<i>Ranunculus lappaceus</i>	✓					✓		
Sea-berry Saltbush	<i>Rhagodia candolleana</i> ssp. <i>candolleana</i>								✓
Fragrant Saltbush	<i>Rhagodia parabololica</i>								✓
Pygmy Sunray *	<i>Rhodanthe pygmaea</i>								✓
Hooked Dock	<i>Rumex brownii</i>					✓			

Common name <i>*Difficult to propagate</i>	Scientific name	Vegetation community							
		3.1 Grey Box / SA Blue Gum Woodland	3.2 SA Blue Gum / River Red Gum Woodland	3.3 River Red Gum Woodland				3.4 Mallee Box Woodland West	3.5 Mallee Box Woodland, North Adelaide
				Aquatic	River Bed	River Bank	Upper Bank		
Lobed Wallaby-grass	<i>Rytidosperma auriculatum</i>	✓							
Common Wallaby-grass	<i>Rytidosperma caespitosum</i>	✓					✓	✓	✓
Short Wallaby-grass	<i>Rytidosperma carphoides</i>	✓							
Leafy Wallaby-grass	<i>Rytidosperma fulvum</i>							✓	
Slender Wallaby-grass	<i>Rytidosperma racemosum</i> var. <i>racemosum</i>	✓						✓	
Small-flower Wallaby-grass	<i>Rytidosperma setaceum</i>	✓							
Wallaby-grass	<i>Rytidosperma</i> sp.		✓						
Tumbleweed	<i>Salsola australis</i>								✓
Creeping Samolus	<i>Samolus repens</i>				✓	✓			
Quandong	<i>Santalum acuminatum</i>							✓	✓
Small-fruit Fanflower	<i>Scaevola albida</i>	✓	✓						
Sharp-leaf Club-rush	<i>Schoenoplectus pungens</i>			✓	✓				
Shore Club-rush	<i>Schoenoplectus subulatus</i> (syn. <i>litoralis</i>)			✓	✓				
River Club-rush	<i>Schoenoplectus tabernaemontani</i>			✓	✓				
Horned Bindyi	<i>Sclerolaena diacantha</i>					✓	✓		
Slender Groundsel	<i>Senecio glossanthus</i>	✓							
Pale Groundsel	<i>Senecio hypoleucus</i>				✓				
Variable Groundsel	<i>Senecio pinnatifolius</i> var. <i>pinnatifolius</i>								✓
Cotton Groundsel	<i>Senecio quadridentatus</i>	✓	✓						
Small Wrinklewort *	<i>Siloxerus multiflorus</i>		✓						
Creamy Candles	<i>Stackhousia monogyna</i>	✓							
Grey Germander	<i>Teucrium racemosum</i>							✓	✓
Kangaroo Grass	<i>Themeda triandra</i>	✓	✓				✓		✓
Creeping Monkey-flower	<i>Thyridia repens</i>				✓				
Mallee Fringe-lily	<i>Thysanotus baueri</i>								✓
Yellow Rush-lily	<i>Tricoryne elatior</i>		✓						
Common Sunray *	<i>Triptilodiscus pygmaeus</i>		✓						
Narrow-leaf Bulrush	<i>Typha domingensis</i>			✓	✓				
Ribbon-weed	<i>Vallisneria australis</i>			✓	✓				

		Vegetation community							
Common name <i>*Difficult to propagate</i>	Scientific name	3.1 Grey Box / SA Blue Gum Woodland	3.2 SA Blue Gum / River Red Gum Woodland	3.3 River Red Gum Woodland				3.4 Mallee Box Woodland West	3.5 Mallee Box Woodland, North Adelaide
				Aquatic	River Bed	River Bank	Upper Bank		
Lax Marsh-flower	<i>Villarsia umbricola</i> var. <i>umbricola</i>			✓	✓				
New Holland Daisy	<i>Vittadinia australasica</i> var.							✓	
New Holland Daisy	<i>Vittadinia australasica</i> var. <i>australasica</i>							✓	
Narrow-leaf New Holland Daisy	<i>Vittadinia blackii</i>	✓	✓						
Fuzzy New Holland Daisy	<i>Vittadinia cuneata</i> var.	✓	✓						✓
Fuzzy New Holland Daisy	<i>Vittadinia cuneata</i> var. <i>cuneata</i>		✓						✓
Woolly New Holland Daisy	<i>Vittadinia gracilis</i>	✓	✓					✓	
New Holland Daisy	<i>Vittadinia</i> sp.		✓						
Tall Bluebell	<i>Wahlenbergia stricta</i> ssp. <i>stricta</i>	✓							
Yacca	<i>Xanthorrhoea semiplana</i> ssp. <i>semiplana</i>	✓	✓						

*Indicates species that are difficult to source and/or propagate and/or aquatic species that will be present where conditions are suitable and don't require propagation.

SIGNIFICANT SPECIES LIST

Table 13 Significant species known to be present in the KBAs, including the zone(s) from which they are known.

Common Name	Scientific Name	Zone
Fauna		
Rakali	<i>Hydromys chrysogaster</i>	KBA 5: River and banks
Rainbow Ant	<i>Iridomyrmex rufoniger</i>	KBA 1: PCZ 1
Chequered Copper (butterfly)	<i>Lucia limbaria</i>	KBA 1: PCZ 1, BUT 1 KBA 2: PCZ 1, PCZ 2, north of BCZ 1 and south of IRZ 1 KBA 3: Park 4 & Park 5 KBA 4: Adjacent horse paddocks
Grey-headed Flying Fox	<i>Pteropus poliocephalus</i>	KBA 5: Adjacent Botanic Park
Common Brushtail Possum	<i>Trichosurus vulpecula</i>	KBA 1: All zones KBA 2: All zones KBA 3: Zones unknown KBA 4: All zones KBA 5: All zones KBA 7: All zones
Flora		
Silver Mulga-bush	<i>Acacia argyrophylla</i>	KBA 5: RCZ 2 KBA 6: RCZ 1
Willow Wattle	<i>Acacia salicina</i>	KBA 5: RCZ 1, RCZ 2, RWZ 1 KBA 6: All zones KBA 7: RWZ 1, RWZ 2, RCZ 1, RCZ 2
Elegant Wattle	<i>Acacia victoriae</i> <u>ssp.</u> <i>victoriae</i>	KBA 1: RWZ 2 & RWZ 3 KBA 3: RCZ 2 KBA 7: BCZ 1
Box Mistletoe	<i>Amyema miquelii</i>	KBA 7: RCZ 2
Wire-leaf Mistletoe	<i>Amyema preissii</i>	KBA 7: BCZ 1
Brush Wire-grass	<i>Aristida behriana</i>	KBA 1: PCZ1 KBA 2: PCZ1
Nodding Vanilla-lily	<i>Arthropodium fimbriatum</i>	KBA 1: PCZ 1, PCZ 3 & PCZ 4 KBA 2: PCZ 1 to PCZ 3 KBA 7: RCZ 1
Common Chocolate-lily	<i>Arthropodium strictum</i>	KBA 1: PCZ 1, PCZ 2 & PCZ 3 KBA 2: PCZ 1 KBA 4: PCZ 2 KBA 7: RCZ 1
Graceful Spear-grass	<i>Austrostipa acrociliata</i>	Not recorded in 2024 survey
Heath Spear-grass	<i>Austrostipa exilis</i>	Not recorded in 2024 survey
Small-seed Spear-grass	<i>Austrostipa multispiculus</i>	Not recorded in 2024 survey
Flat-awn Spear-grass	<i>Austrostipa playchaeta</i>	Not recorded in 2024 survey
Rusty Spear-grass	<i>Austrostipa eremophila</i>	KBA 3: PCZ 1 KBA 4: PCZ 1, BCZ 1
Swollen Spear-grass	<i>Austrostipa gibbosa</i>	KBA 1: PCZ 1

Common Name	Scientific Name	Zone
		KBA 2: PCZ 1
Balcarra Spear-grass	<i>Austrostipa nitida</i>	KBA 3: BCZ 2, RCZ 1 KBA 4: PCZ 2 KBA 7: BCZ 2
Fine-hairy Spear-grass	<i>Austrostipa puberula</i>	KBA 3: PCZ 1
Marsh Club-rush	<i>Bolboschoenus medianus</i>	KBA 7: RWZ 1, RWZ 2
Weak Daisy	<i>Brachyschome debilis</i>	Not recorded in 2024 survey
Angle-fruit Daisy	<i>Brachyschome goniocarpa</i>	Not recorded in 2024 survey
Pink Fairies	<i>Caladenia latifolia</i>	KBA 5: RCZ 1****
River Bottlebrush	<i>Callistemon sieberi</i>	KBA 6: RWZ 1 KBA 7: RWZ 1, RWZ 2
Garland Lily	<i>Calostemma purpureum</i>	KBA 1: PCZ 1, PCZ 2, PCZ 4 KBA 2: PCZ 3, BCZ 1 KBA 4: PCZ 1 & PCZ 2**
Coarse Dodder-laurel	<i>Cassytha melantha</i>	Not recorded in 2024 survey
Pink Bindweed	<i>Convolvulus angustissimus</i>	KBA 2: PCZ 1, PCZ 3
White-stemmed Smooth Correa	<i>Correa glabra</i> var. <i>leuococlada</i>	Unsure of ssp. recorded in 2024 survey
Lemon-grass	<i>Cymbopogon ambiguus</i>	KBA 1: RWZ 2 RWZ 3 KBA 7: RWZ 1
Australian Hound's-tongue*	<i>Cynoglossum australe</i>	KBA 1: PCZ 2
Silky Blue-grass	<i>Dichanthium sericeum</i> ssp. <i>sericeum</i>	KBA 1: PCZ 4 KBA 6: RCZ 1
Golden Cowslips	<i>Diuris behrii</i>	Not recorded in 2024 survey
Curly Windmill Grass	<i>Enteropogon acicularis</i>	KBA 2: PCZ 1 to PCZ 3, RCZ 1, BCZ 1
Showy Willow-herb	<i>Epilobium pallidiflorum</i>	Not recorded in 2024 survey
Beaked Red Mallee	<i>Eucalyptus socialis</i> ssp.	KBA 3: BCZ 1 & BCZ 2, RCZ2
Large-leaf Eutaxia	<i>Eutaxia diffusa</i>	KBA 1: PCZ 4
Cutting Grass	<i>Gahnia trifida</i>	KBA 7: RWZ 1
Variable Glycine	<i>Glycine tabacina</i>	KBA 5: RCZ 1
White Goodenia	<i>Goodenia albiflora</i>	KBA 7: RCZ 2
Heath Needlebush	<i>Hakea mitchellii</i>	KBA 5: RCZ 1
Rough Raspwort	<i>Haloragis aspera</i>	Not recorded in 2024 survey
Shield Pennywort	<i>Hydrocotyle verticillata</i>	KBA 6: RWZ 1 KBA 7: RWZ 1
Inland Rush	<i>Juncus aridicola</i>	KBA 6: RWZ 1
Silky Tea-tree	<i>Leptospermum lanigerum</i>	KBA 6: RWZ 1 KBA 7: RWZ 1
Rock Logania	<i>Logania saxatilis</i>	KBA 7: RWZ 1, BCZ 2
Soft Mat-rush	<i>Lomandra nana</i>	KBA 1: PCZ 2
Australian Gipsywort	<i>Lycopus australis</i>	KBA 6: RWZ 1, IRZ 1
Harlequin Mistletoe	<i>Lysiana exocarpi</i> ssp. <i>exocarpi</i>	KBA 2: PCZ 1
Wingless Fissure-plant	<i>Maireana enchylaenoides</i>	KBA 1: IRZ1, PCZ 2, PCZ 4, BCZ 1 KBA 2: PCZ 1, PCZ 2, PCZ 3

Common Name	Scientific Name	Zone
		KBA 3: PCZ 1, BCZ 1, RCZ 2 KBA 4: All zones
Common Nardoo	<i>Marsilea drummondii</i>	KBA 7: RWZ 1
Nardoo	<i>Marsilia mutica</i>	KBA 1: RWZ 1
Short-leaf Honey-myrtle	<i>Melaleuca brevifolia</i>	KBA 1: RWZ2, RWZ 3 KBA 6: RWZ 1
Upright Milfoil	<i>Myriophyllum crispatum</i>	KBA 7: RWZ1
Coast Tobacco	<i>Nicotiana maritima</i>	KBA 7: RCZ 2
Wavy Marshwort	<i>Nymphoides crenata</i>	KBA 1: RWZ 1
Swamp Lily	<i>Ottelia ovalifolia</i> ssp. <i>ovalifolia</i>	KBA 1: RWZ 1
Downy Native Sorrel	<i>Oxalis radicata</i>	Not recorded in 2024 survey
Native Sorrel	<i>Oxalis perennans</i>	KBA 1: Ubiquitous KBA 2: PCZ 1 to PCZ 3, RCZ 1, BCZ1 KBA 3: BCZ 1, BCZ 4 & RCZ 2, RCZ 3 KBA 4: PCZ 1, BCZ 1 KBA 5: RCZ 1 & RCZ 2
Hairy Panic	<i>Panicum effusum</i> var. <i>effusum</i>	KBA 7: RCZ 1
Tiny Yellow-star	<i>Pauridia glabella</i> var. <i>glabella</i>	KBA 1: PCZ 1, PCZ 3 KBA 2: PCZ 1 to PCZ 3
Large Yellow-star	<i>Pauridia vaginata</i> var. <i>vaginata</i>	KBA 2: PCZ 3
Pale Knotweed	<i>Persicaria lapathifolia</i>	KBA 5: RWZ 1 KBA 6: RWZ 1 KBA 7: RWZ 1
Variable Plantain	<i>Plantago varia</i>	KBA 1: PCZ 1
Pleated Copper-wire Daisy	<i>Podolepis rugata</i> ssp. <i>glabrata</i>	Subspecies recorded in 2024 survey is unknown
Showy Copper-wire Daisy	<i>Podolepis jaceoides</i>	KBA 4: PCZ 2
Maroon-hood	<i>Pterostylis pedunculata</i>	KBA 1 : PCZ 2
Nodding Greenhood	<i>Pterostylis nutans</i>	KBA 7: RCZ 1
Pussy-tails	<i>Ptilotus spathulatus</i>	KBA 7: RCZ 1
Golden Billy-buttons	<i>Pycnosorus chrysanthus</i>	KBA 4: PCZ 2
Small River Buttercup	<i>Ranunculus amphitrichus</i>	KBA 7: RWZ 1
Native Raspberry	<i>Rubus parviflorus</i>	KBA1: BCZ1 (RCZ2) KBA 6: RCZ 1
Lobed Wallaby-grass	<i>Rytidosperma auriculatum</i>	KBA 1: IRZ1, BCZ 1, PCZ 1, PCZ 2 KBA 2: BCZ1 KBA 4: BCZ 2 RCZ1
Short Wallaby-grass	<i>Rytidosperma carphoides</i>	KBA 1: BCZ 1, PCZ 4
Leafy Wallaby-grass	<i>Rytidosperma fulvum</i>	KBA 1: BCZ 1, BUT 1, IRZ, PCZ 2 to PCZ 4 KBA 5: RCZ 1
Quandong	<i>Santalum acuminatum</i>	Not recorded in 2024 survey
Grey Germander	<i>Teucrium racemosum</i>	KBA 1: PCZ 4 KBA 5: RCZ 1

Common Name	Scientific Name	Zone
Kangaroo Grass	<i>Themeda triandra</i>	KBA 1: PCZ 1, PCZ 3, PCZ 4, RCZ 2, RCZ3, RCZ 4, CBZ**, BCZ1, KBA 3: RCZ 3 KBA 4: BCZ 3 KBA 5: RCZ 1 KBA 6: RWZ 1, RCZ 1
Mallee Fringe-lily	<i>Thysanotus baueri</i>	Not recorded in 2024 survey
River Eel-grass	<i>Vallisneria australis</i>	KBA 1: RWZ 1 KBA 5: Karrawirra Parri/River Torrens
Kangaroo Island Speedwell	<i>Veronica derwentiana</i> ssp. <i>anisodonta</i>	KBA 1: RCZ 2
Mount Lofty Speedwell	<i>Veronica derwentiana</i> ssp. <i>homalodonta</i>	KBA 5: RWZ 1***
Narrow-leaf New Holland Daisy	<i>Vittadinia blackii</i>	KBA 1: PCZ 1, PCZ 4 KBA 2: PCZ 1, PCZ 3, RCZ 1 KBA 3: PCZ 1
Waisted New Holland Daisy	<i>Vittadinia cericularis</i> var. <i>cervicularis</i>	KBA 1: PCZ1 KBA 2: RCZ2
Club-hair New Holland Daisy	<i>Vittadinia condyloides</i>	Not recorded in 2024 survey
Dissected New Holland Daisy	<i>Vittadinia dissecta</i> var. <i>hirta</i>	KBA 5: RCZ 1, RCZ 2 KBA 7: RWZ 2
Lesser Broad-leaf Star-lily	<i>Wurmbea latifolia</i> ssp. <i>vanessae</i>	KBA 1: PCZ 1**
Golden Everlasting	<i>Xerochrysum bracteatum</i>	Not recorded in 2024 survey

* Considered regionally rare however the species can become locally abundant and the sticky seeds are easily spread as well as becoming problematic for maintenance, therefore this species is not a focus for increasing population size.

** Not observed in 2024. Subspecies to be confirmed.

*** Planted in stormwater wetland in 2024 but thought to have died out in summer of 2024-25.

**** Near Hackney Rd Bridge, thought to have regenerated from plantings upstream.

APPENDIX 2: INTERIM HORTICULTURAL MAINTENANCE GUIDELINES

A1.1 Wetland and Riparian Zone

Activity	Wetland and Riparian Zone (WRZ) Management
Definition of Zone (What does it mean?):	
<p>Wetland and Riparian Zone reflects areas of wetland and riparian vegetation and habitat within KBAs, including natural, modified and artificial wetlands and watercourses. Only plantings that use stock of carefully considered provenance and that can contribute positively to the ecological objectives for the KBA are considered as revegetation conservation zones.</p>	
Performance Defects (What do we look for?):	
<ul style="list-style-type: none"> • Condition of immediate horticultural/ biodiversity assets inclusive of damaged remnant vegetation, site damage, soil damage and evidence of vehicular impacts. • Presence of weed species and requirement for treatment (especially declared species, weeds of national significance and alert weeds). • Presence of weeds that are abundant and/or setting seed. • Presence of introduced animal pests. • Presence of litter and hazardous materials (may include sharps and dangerous items). • Graffiti and vandalism to plants specimens which may or may not present site hazards. • Site hazards (may include damage to related assets such as bollards, signs, lights and organic debris such as tree limbs). • Presence of erosion. • Damage to or degradation of materials and structures intended to prevent erosion. 	
Activity Objectives/Definition (What work is included?):	
<p>Note</p> <p>Management aims, and actions are site specific within the KBAs and the management plans for each of the seven KBAs should be followed. Refer to ACC2018/149091 Management Plans KBAs for additional detail.</p> <p>The overall objectives are:</p>	

- To restore vegetation in the most significant remnants so that it resembles the composition and structure of the pre-European vegetation in so far as can be achieved with modified water levels and flow regime.
- To improve connectivity between significant vegetation remnants and promote larger populations of species.
- To protect the quality of water within the zone and downstream.

The horticultural aspects of care and maintenance are:

- Undertaking regular inspection and maintenance of native vegetation sites (in accordance with management or action plans where applicable).
- Marking and protection of sensitive native vegetation areas.
- Collection and propagation of native seed stock.
- Management of weeds using sensitive weed control techniques (brush cutting, hand removal preferred; minimise use of herbicides and additives, and, where required, appropriate herbicides and timing of herbicide around waterbodies spraying,) to prevent off target damage and encourage the regeneration of remnant vegetation.
- Introduced animal pests are controlled where possible.
- No mulching in areas that are at risk of flooding.
- No use of plastic tree guards in areas that are at risk of flooding, and minimise tree guard use as far as practical.
- Inspect zones following high flow and flood events for erosion, rubbish, sediment deposition, plant losses and other damage and respond accordingly.
- Collection of litter, hazardous materials and debris as required.
- Observation and reporting of graffiti and vandalism for removal and remediation as required
- Observation and reporting of site hazards for removal and remediation as required.

Performance Standards (What is required?):

Note

- ☐ Sites should be appropriately marked or protected where appropriate and possible.
- ☐ No soil damage from vehicular traffic to occur on sites.

Annual (when required) fire prevention programs to manage fuel load will be undertaken.

Turf/Grass Mowing and Follow Up. Mowing and follow up in general is not undertaken within RWZs however it may be undertaken as required to selectively manage sites mimicking the effects of grazing and/or fire promoting regeneration of desired species and to facilitate thatch management and to provide open areas for passive recreation and enjoyment of the environment.

Mowing is as per the guidelines for Standard 4 – Zone 4 Riparian/Biodiversity Sites (as required and approximately 10 cuts/year), refer to the “Turf/Grass Mowing and Follow Up Procedure Guidelines for additional detail.

Mature Healthy Growth. Native vegetation is not to be damaged by management operations and is to be sympathetically managed in order to promote regeneration e.g. remnant species are permitted to set to seed. Revegetation planting within RWZs will be undertaken in accordance with best practice during the period May-September in any given year due to favourable weather conditions using stock of carefully considered provenance. Refer to the resource: Revegetation During Climate Change in the City of Adelaide ACC2019/143280.

Weed Control; Within RWZs core areas are to be maintained by selective brush cutting, hand removal, appropriate herbicide application and targeted mowing to prevent weeds setting seed where possible.

Note; No broad acre spraying to occur in RWZs.

Control of Pest and Diseases; Integrated pest management techniques used to control pests and diseases if present, introduced animal pests controlled where possible.

Mulch application; none.

Leaf/bark litter and fallen logs to be retained on sites unless determined to be a flood risk.

Litter and collection of hazardous materials; As per Zone 3 and 4 – (Woodland, Riparian/Biodiversity), Litter is to be collected <2 weeks or upon request refer to Litter and Collection of Hazardous Materials Guidelines for additional detail.

Key Performance Indicator

- 95 % compliance to performance standards.

A1.2 Crime Prevention Through Environmental Design

The aim is to provide clear lines of sight along trails and into the surrounding vegetation.

Shrubs are defined as bush-form (i.e. not large grasses, yaccas, tussocks or sedges/rushes) native plants maturing to between 0.5 m 2 m. Larger native shrubs may have their lower foliage removed or thinned to promote visibility. Many native shrubs that mature between 0.5-2m can be pruned to 0.5m or below to achieve this target but will require on-going pruning.

Paths and trails

- No shrubs foliage within 2 m of the edge of a path/trail
- No more than 1 shrub every 10 m within 5 m of a path/trail

New revegetation

It is not anticipated that further broadscale revegetation will take place in the KBAs, however where any revegetation is to take place, the plant selection will need to take into consideration the form of the plants as they grow and their mature form and their placement in relation to existing facilities. In particular, young eucalypt and wattle species can be quite bushy when they are young and these may therefore need to be planted more sparsely within CPTED zones, and/or pruned as they grow.

APPENDIX 3: PARK AMENITY, FACILITIES & LIGHTING IN KEY BIODIVERSITY AREAS

5.1 Purpose

To ensure all park infrastructure supports **biodiversity protection first**, while enabling **low-impact public access**.

Quick Decision Filter

Before installing anything:

- Is it necessary here?
- Can it be placed at the edge instead?
- What species will it impact?
- Can it be lighter, smaller, or removable?

5.2 Core Principles

1. Core Principle: Ecology First

Apply the mitigation hierarchy:

- **Avoid** impacts (no infrastructure in core habitat)
- **Minimise** footprint and disturbance
- **Mitigate** unavoidable impacts

Some areas should remain **amenity-free and unlit**

2. Spatial Zoning Framework

- All KBAs are zoned:
 - Core Conservation Zones PCZ, RCZ, RWZ, BUT.
 - No access, no infrastructure, no lighting
 - Buffer Zones BCZ
 - Minimal access (trails only), no amenities
 - Recreation Edges IRZ
 - All amenities and facilities concentrated here
- **Rule:** Push infrastructure to edges, not into habitat

3. Amenities & Facilities

Placement

- Locate along existing disturbed areas (paths, edges)
- Maintain buffers:
 - 30–50 m from waterways/wetlands
 - 50–100 m from key habitat (species dependent)

Design & Materials

- Use low-toxicity, durable materials

- Prefer modular, lightweight, reversible construction
- Minimise ground disturbance (e.g. screw piles, raised decks)

Seating & Structures

- Provide fewer, clustered nodes (not dispersed)
- Avoid shelters in sensitive areas (encourages prolonged stay)
- Use simple, unobtrusive forms

Waste

- No bins in habitat zones
- Use “carry in, carry out” approach where possible
- If required: wildlife-proof bins at entry points only

4. Lighting (Critical Control)

Default Position

- No lighting in KBAs, especially:
 - Riparian zones
 - Wetlands
 - Woodland patches

Where Required (Safety Only)

- Limit to:
 - Entry points
 - Key paths at edges

Lighting Design Standards

Aligned with International Dark-Sky Association principles

- Warm light: $\leq 3000\text{K}$ (prefer 2200K)
- Fully shielded (no upward spill)
- Low poles ($\leq 3\text{--}4\text{ m}$)
- Directional only
- Motion sensors / curfews (e.g. lights off after 10–11pm)
- Do not light:
 - Water bodies
 - Tree canopies
 - Habitat interiors

5. Access & Movement

- Keep paths narrow, clear, and well-defined
- Use boardwalks in sensitive areas
- Prevent and close off unneeded informal trails via:
 - Planting
 - Logs / rocks (soft barriers)
 - Signage

6. Habitat Protection by Design

- Infrastructure should protect habitat, not invite intrusion
- Use subtle exclusion:
 - Vegetation buffers
 - Natural edge treatments
 - Low fencing where necessary

7. Activity & Disturbance

- Avoid in or near KBAs:
 - Playgrounds
 - Events
 - High-intensity recreation
- If unavoidable:
 - Maximise distance
 - Buffer with vegetation

8. Adaptive Management

- Monitor:
 - Species presence (birds, mammals, invertebrates)
 - Visitor movement
- Be prepared to:
 - Remove or relocate infrastructure
 - Reduce lighting
 - Seasonally close areas

Kadaltilla

Adelaide Park Lands Authority

Water Sources and Forward Planning for Drought Conditions

**Wednesday, 27 May 2026
Board Meeting**

Author: Tom McCready Director
City Infrastructure

Public

Purpose

The purpose of this presentation is to outline the broad program of work and activities being undertaken across the City of Adelaide in response to potential drought conditions in the Adelaide Park Lands.

On 27 February 2025, an undertaking was given *to provide the Board, at a future meeting, with a summary of the broad body of work/activities being undertaken across the Corporation in response to potential drought conditions in the Park Lands (including infrastructure, asset management, security of and alternative water sources, systems of water irrigation, tree species selection for resilience).*

This presentation provides a high-level summary of key initiatives.

- END OF REPORT -

Kadaltilla

Adelaide Park Lands Authority

Water Sources and Forward Planning for Drought Conditions

This presentation outlines the broad program of work and activities being undertaken across the Corporation in response to potential drought conditions in the Park Lands

Tom McCready
Director, City Infrastructure

Kadaltilla
Adelaide Park Lands Authority



Key Messages

- The purpose of this presentation is to outline the broad program of work and activities being undertaken across the City of Adelaide in response to potential drought conditions in the Adelaide Park Lands.
- On 27 February 2025, an undertaking was given *to provide the Board, at a future meeting, with a summary of the broad body of work/activities being undertaken across the Corporation in response to potential drought conditions in the Park Lands (including infrastructure, asset management, security of and alternative water sources, systems of water irrigation, tree species selection for resilience).*
- This presentation provides a high-level summary of key initiatives.



Outline

- Strategic alignment
- Water snapshot and usage
- Infrastructure (capital investment)
- Asset management
- Security of and alternative water sources
- Systems of water irrigation
- Tree species selection for resilience



Strategic alignment

Strategy/Plan	Alignment
Adelaide Park Lands Management Strategy – Towards 2036	This presentation supports <i>Goal 3 — Natural Systems, Cultural Landscapes and Climate Resilience</i> and the New Moves Strategic Priority <i>Strategic Water Resources</i>
2023-2028 Strategic Plan	Strategic Plan Alignment – Environmental Performance This presentation addresses key action 2.6 <i>Improved Irrigation and Water Management across the Park Lands</i>

Strategic alignment

Adelaide Park Lands Management Strategy - Towards 2036

Strategy 3.11: Enhance the ecological health of Adelaide Park Lands watercourses including slowing the flow, improving water quality and greater diversity of aquatic and terrestrial flora and fauna

Strategy 3.12: Ensure sustainable water use across the Adelaide Park Lands

Priorities:

- Restore Riparian Corridors: Realign and naturalise creek networks to improve water quality, biodiversity movement and fauna habitat. Incorporate opportunities for informal recreation and nature play, boardwalks and walking trails, and wayfinding and interpretive signage.
- Strategic Water Resources: Improve the sustainable sourcing and use of water throughout the Adelaide Park Lands for sport, recreation, planting, amenity and cooling.



Strategic alignment

Adelaide Park Lands – Partnership Opportunities ([Link 1](#))

Strategic Water Resources



Cooler and More Climate Resilient Landscapes

Project value:	\$1m estimated
Existing investment:	\$80k for Strategic Water Resource Study
Partnership theme:	Natural Systems, Cultural Landscapes and Climate Resilience
Outcomes:	A more sustainable and climate resilient Adelaide Park Lands using recycled water
We are seeking:	Multi-level government partners
Status:	Scoping Stage

Growth around the Adelaide Park Lands will increase use and demand for higher quality open spaces.

Partnerships in sustainable water supply throughout the Adelaide Park Lands will provide opportunities to improve our sporting landscapes, provide greening and cooling opportunities, and increase amenity and areas for activation.



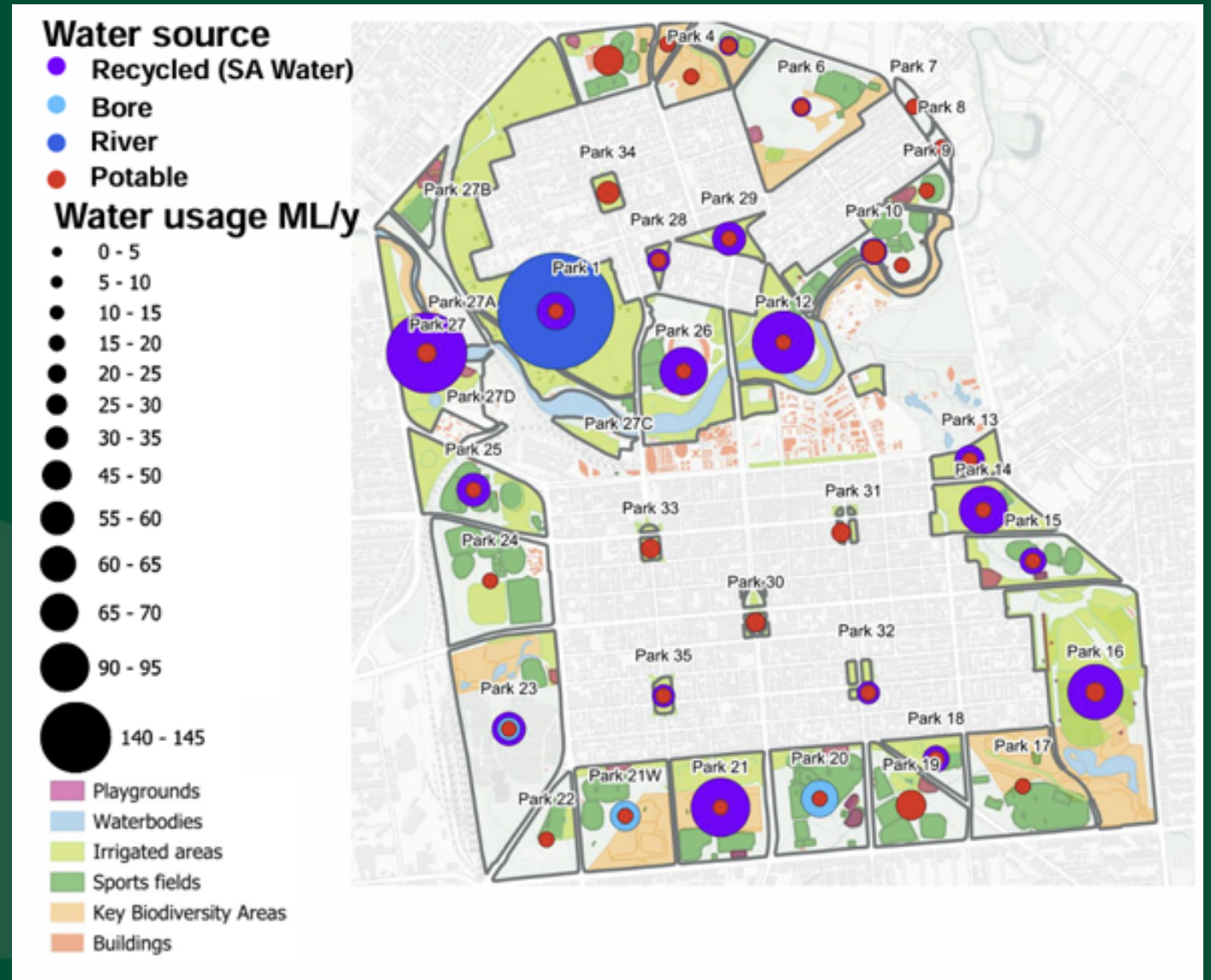
Irrigation Water Use

The table below outlines water use within the Park Lands. Noting low rainfall in 2024 and 2025 Financial years resulted in an increase in irrigated water use.

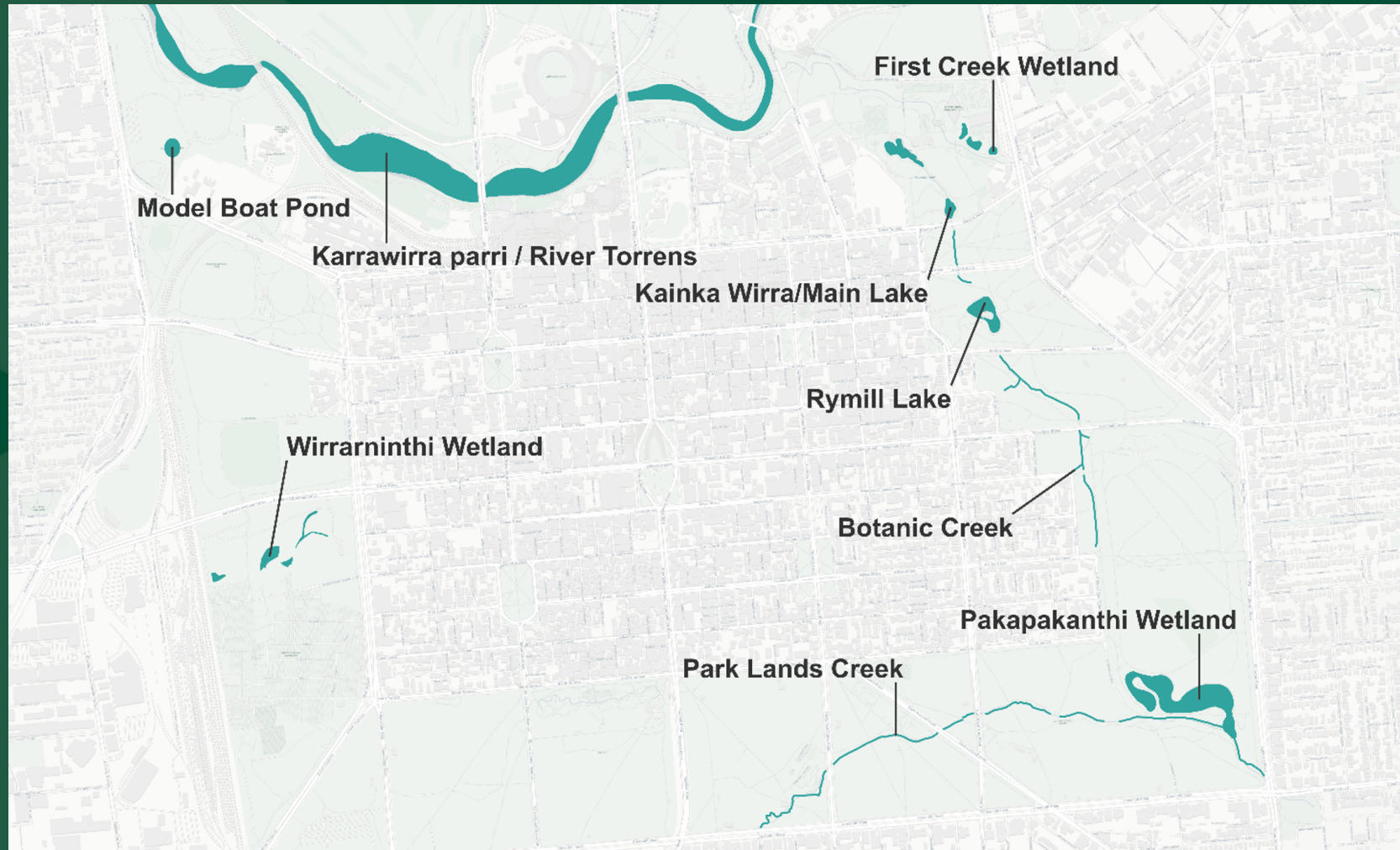
Quantity in Kilolitres	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026*
Potable Water	101,492	99,830	83,719	119,118	123,756	108,497
Recycled Water (GAP)	628,713	654,403	352,046	743,684	935,427	384,362
Torrens River Water	231,531	201,149	130,915	251,149	231,900	155,209
Total	961,736	955,382	566,680	1,113,951	1,291,083	648,068

Top Users

- Top 5 users and their yearly water demand:
 - Possum Park / (Park 1) – 176ML/y
Note: Agreement with State Government for use of up to 300ML/y as part of the licence arrangements.
 - Bonython Park / Tulya Wardli (Park 27) – 97ML/y
 - Red Gum Park / Karrawirra (Park 12) – 75ML/y
 - Veale Park / Walyu Yarta (Park 21) – 67ML/y
 - Victoria Park / Pakapakanthi – 64ML/y
 - Each of the above Parks use 80% recycled water and 20% potable except the Golf Course which uses 20% recycled water and 80% from the River Torrens
- Parks 3,7 and 8 are not irrigated and Park 4 has limited water use
- Parks 4,11,17,19, Wellington, Light and Hindmarsh Squares use 100% potable - 57ML/y
- Bore allocation is 228ML/y but use is 137ML/y (i.e. 60%)



Creeks and Wetlands



Infrastructure (capital investment)

- In drought conditions the use of potable water may be restricted, and the use of other water sources will be vital to maintain green infrastructure within the Park Lands.
- Rymill Park Lake Renewal undertook significant alteration to change from a mixture of GAWRS / Potable water to stormwater supply. Captured and pre-cleansed at Park 16 Wetland, supplied to underground storage tanks in Park 14.
- These tanks top up the lake as required. Adjacent Bio-filter Garden beds that use native plants and specialized soil media to further filter the water periodically on a re-circulating pump system.
- Tree planting program in the Park Lands has replanted 535 trees since January 2024.



Asset management

- The irrigation renewal program has renewed systems within Parks 14, and 15; with works being prepared for future delivery in Parks 10, 12, 13, 16, 21, 22, 23, and 26.
- Channel rehabilitation within Park 19 and 20 includes riparian planting in Botanic Creek Park 16, with Park 15, and 13 being prepared for future delivery.
- Continued development of a Stormwater Management Plan (SMP).
- Continued maintenance program for irrigation.

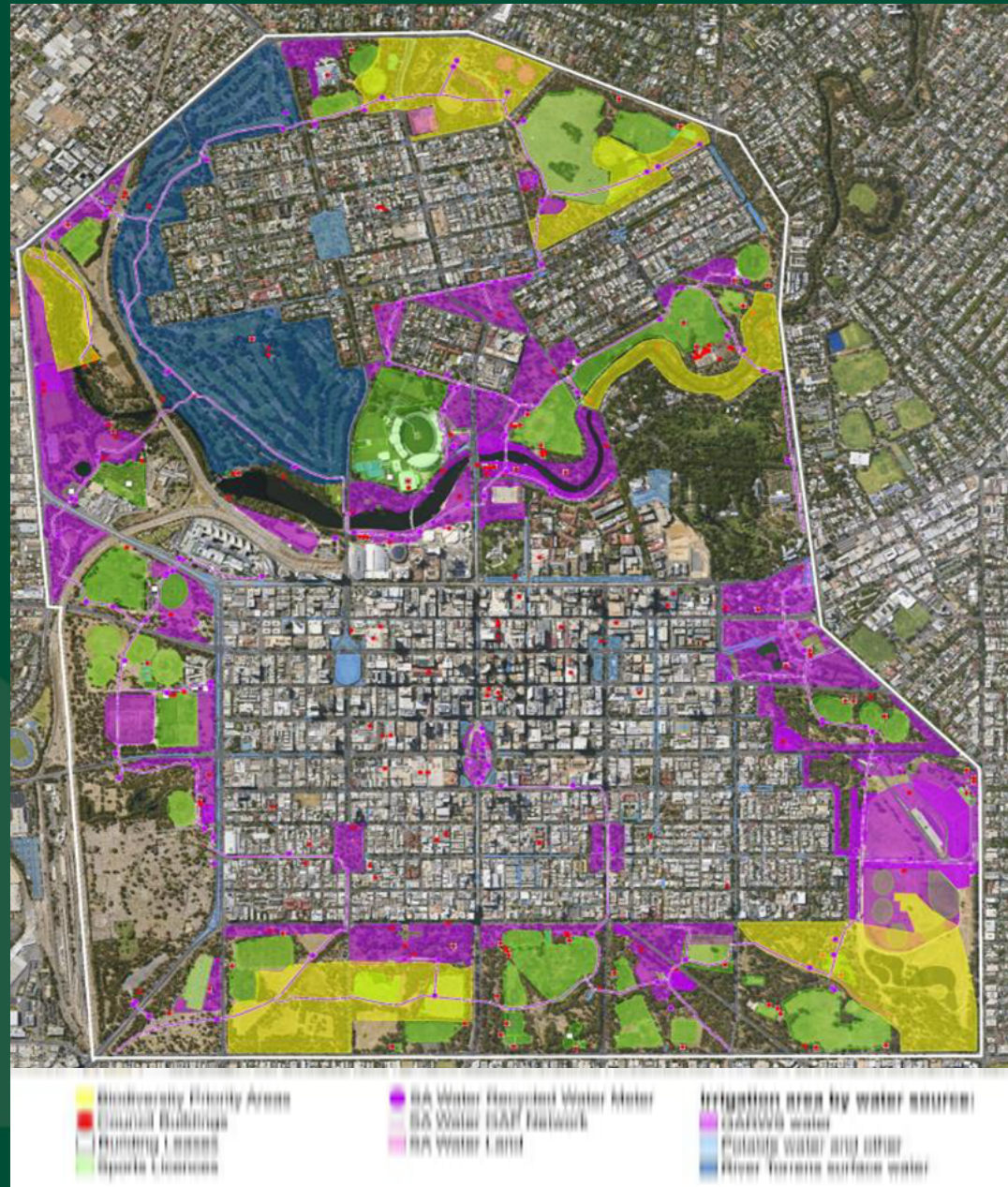


System management

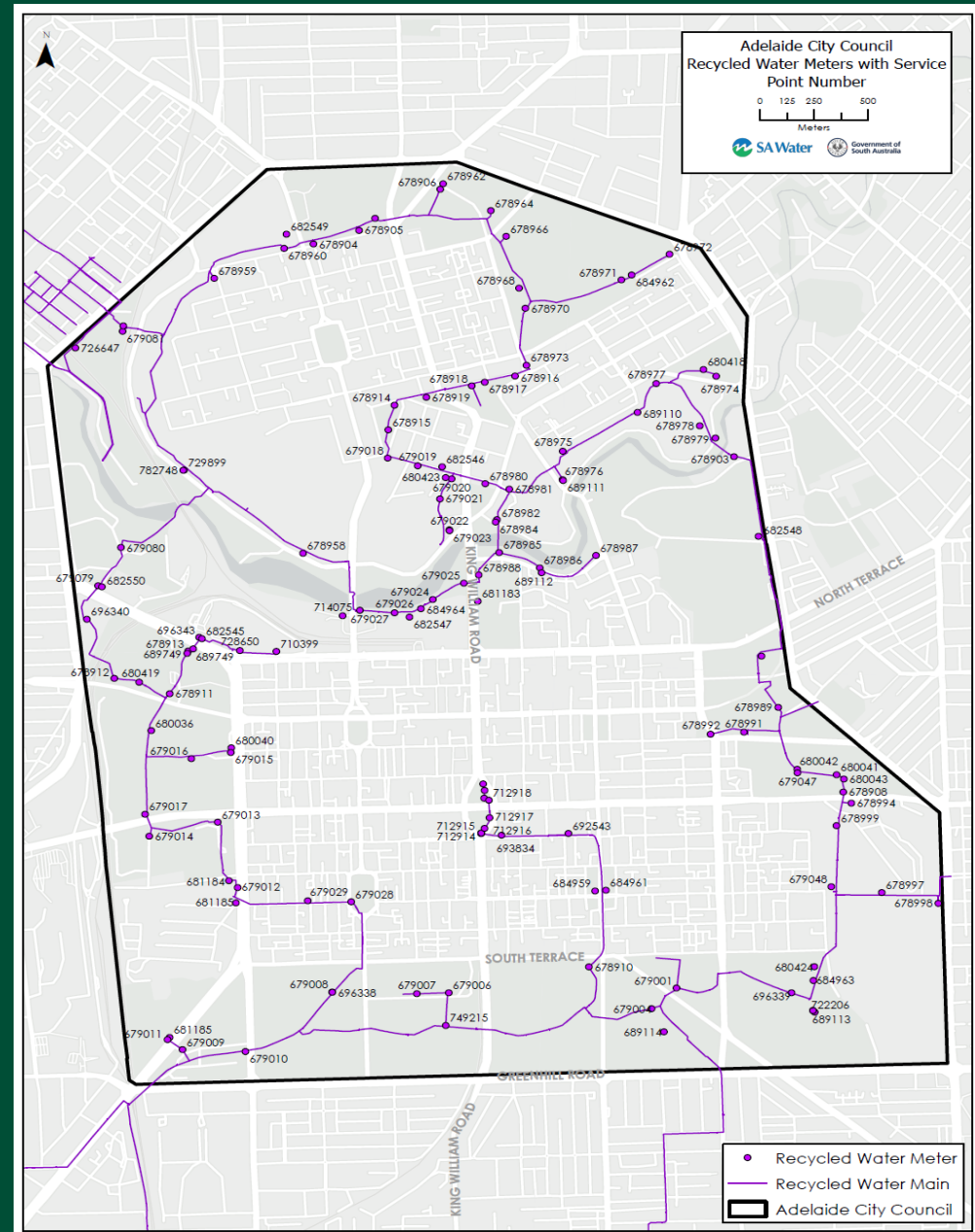
- All Park Lands that are irrigated are on a centrally located remote-control system.
 - Allows for seasonal programming to scale by percentage
 - Can be remotely controlled to adjust for rain and failed infrastructure events
- Sites are frequented by parks and irrigation team members, who identify where irrigation adjustments may be needed or maintenance required.
- New build parks are built to specification and programmed specifically for the park's water requirements, aiming to maintain plant health while using the least amount of water possible.
- Parks are usually split into sections, watered across multiple dates for shorter watering times to reduce run off, allow soak in time and deeper absorption. The shorter watering times also allow us to water at night, further reducing water loss by avoiding evaporation.
- Parks are classified by level of service, and each level gets a different standard of care. Irrigation is based on higher levels of service receiving more watering, while lower levels receive less. During drought and extended high temperatures, irrigation is reduced, with the biggest cuts to lower levels of service areas.



Irrigation Map



Gleneig Adelaide Recycled Wastewater Scheme (GARWS)



Security of and alternative water sources

- **Glenelg Adelaide Recycled Wastewater Scheme (GARWS)** using the Glenelg to Adelaide Pipeline (GAP) water – the contract provide us access to – 700ML minimum use
 - Discussions continue with SA Water concerning improvements to the GAWRS network that will enable CoA to better manage irrigation needs across the Park Lands including water security, increased water capacity and identifying Park Land spaces that are currently not irrigated.
- **Torrens Lake Water (NAGC)** and potable water are used to supplement where GAP is not available.
- **Eastern Region Alliance (ERA)** partnership as an alternative solution, was investigated by Sustainable Water Resource Study.
 - Findings noted supply volume is insufficient to meet present demands for Park 10, business case was not viable.
 - Discussions continues in relation to the future activation of Parks 3, 4 & 5.



Tree species selection for resilience

- A resilient and sustainable urban forest relies on strong diversity of both species and age. This diversity helps the forest adapt to climate change, pest and disease threats, and other urban challenges.
- Species will be selected to balance site conditions, diversity, resilience and habitat value:
- When managing diversity the following are considered:
 - **Match to site conditions:** Consider available space above and below ground, proximity to communication and utility infrastructure, legislative requirements, and climate suitability.
 - **Build climate resilience:** Select and trial species that are tolerant of projected climate conditions (using climate analogues) and less prone to pests and diseases.
 - **Improve diversity:** Strengthen ecosystem resilience, reduce pest and disease risk, and create more adaptable and visually interesting urban landscapes.
 - **Enhance biodiversity:** Prioritise species that support natural habitat opportunities in suitable locations.



Thank You.



Kadaltilla

Adelaide Park Lands Authority

Draft Adelaide Park Lands Leasing and Licensing Policy

**Wednesday, 27 May 2026
Board Meeting**

Author: Jennifer Kalionis,
Associate Director, City
Culture

Public

Purpose

The purpose of this report is to seek the support of Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) to undertake public consultation on an update to the Adelaide Park Lands Leasing and Licensing Policy (Draft Policy).

The Draft Policy outlines the City of Adelaide's approach to managing lease and licence agreements on Community Land under its care and control within the Adelaide Park Lands for the benefit of the community.

The current Policy was adopted in 2016. Since then, Council Administration has engaged with Kadaltilla Members and Council Members on multiple occasions, including public consultation on a draft in 2022. Subsequent workshops were held with Council Members, the most recent on 5 May 2026.

Much of the deliberation surrounding the Policy has focused on community buildings, leading to the development and adoption of a new, separate Adelaide Park Lands Community Buildings (Sport and Recreation) Policy in 2024.

The Draft Policy attached to this report is the culmination of feedback received to date, along with industry benchmarking and best practices.

The following four guiding principles set the framework for the Draft Policy:

- **Strategic Alignment:** Lease and licence arrangements will support Council's strategic objectives and deliver positive community outcomes.
- **Sustainability and Stewardship:** Leases and licences will support the long-term sustainability and responsible stewardship of Park Lands assets.
- **Inclusive and Equitable Access:** The Park Lands are a shared community asset and will remain welcoming and accessible to a diverse range of users.
- **Good Governance:** Leases and licences will be managed in a transparent, consistent and accountable manner.

It is recommended that public consultation on the Draft Policy be undertaken before Kadaltilla and Council Members resolve to adopt it.

Recommendation

THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Kadaltilla / Adelaide Park Lands Authority:

1. Supports the Draft Adelaide Park Lands Leasing and Licensing Policy, as contained in Attachment A to Item 5.5 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 27 May 2026, for the purpose of public consultation.

Implications

<p>Adelaide Park Lands Management Strategy - Towards 2036</p>	<p>Adelaide Park Lands Management Strategy - Towards 2036</p> <p>The Strategy recognises that the Adelaide Park Lands Purposes align with the Statutory Principles outlined under section 4(1) of the <i>Adelaide Park Lands Act 2005</i>, including: ‘The Adelaide Park Lands should be held for the public benefit of the people of South Australia, and should be generally available to them for their use and enjoyment (recognising that certain uses of the Adelaide Park Lands may restrict or prevent access to particular parts of the Adelaide Park Lands)’.</p>
<p>2023-2028 Strategic Plan</p>	<p>Kadaltilla / Adelaide Park Lands Authority 2023-2028 Strategic Plan</p> <p>Strategic Plan Alignment – Expert Advice</p> <p>Objective 4.3: ‘Review leasing and licensing and event management policies together with other relevant Park Lands use policies’</p>
<p>City of Adelaide Strategies</p>	<p>The Draft Adelaide Park Lands Leasing and Licensing Policy (Draft Policy) supports multiple City of Adelaide strategies, including its Strategic Plan, Stretch Reconciliation Action Plan, and Integrated Climate Strategy.</p>
<p>Policy</p>	<p>If adopted, the Draft Policy will supersede the 2016 Adelaide Park Lands Leasing and Licensing Policy.</p>
<p>Consultation</p>	<p>Public consultation on the Draft Policy is proposed for a three-week period between June and July 2026.</p>
<p>Resource</p>	<p>Public consultation on the Draft Policy will be undertaken utilising existing resources.</p>
<p>Risk / Legal / Legislative</p>	<p>The Draft Policy aligns with relevant legislation and notes that the <i>Retail and Commercial Leases Act (SA) 1995</i> does not apply to the Adelaide Park Lands.</p>
<p>Design</p>	<p>Not as a result of this report</p>
<p>Opportunities</p>	<p>The Draft Policy identifies opportunities for external organisations to act as Park Lands stewards, contributing to environmental initiatives and fostering community connections in return for being granted rights to Park Lands assets.</p>
<p>City of Adelaide Budget Allocation</p>	<p>Not as a result of this report</p>
<p>Capital Infrastructure Projects</p>	<p>Not as a result of this report</p>
<p>Life of Project, Service, Initiative or (Expectancy of) Asset</p>	<p>Once adopted, the Policy will be reviewed every four years.</p>
<p>Ongoing Costs (eg maintenance cost)</p>	<p>Not as a result of this report</p>
<p>Other Funding Sources</p>	<p>The Draft Policy proposes a range of lease and licence fees and maintenance responsibilities in return for granting external organisations the right to occupy areas within the Adelaide Park Lands.</p>

Discussion

Context

1. The updated Draft Adelaide Park Lands Leasing and Licensing Policy (Draft Policy) (Attachment A) outlines the City of Adelaide's (CoA) approach to managing lease and licence agreements on Community Land under its care and control within the Adelaide Park Lands for the benefit of the community.
2. Council currently manages over 60 Park Lands agreements that are for a term of more than 12 months. These are held by:
 - 2.1. Community organisations (eg sport and recreation clubs and associations) – 25 agreements
 - 2.2. Educational institutions (eg schools and universities) – 17 agreements
 - 2.3. Commercial businesses (eg kiosks and restaurants) – 14 agreements
 - 2.4. Government agencies (eg SAPOL and Bureau of Meteorology) – 6 agreements
3. Most of these agreements are for five years, though some are granted for up to 42 years due to significant capital investment.
4. In 2024/25, Council received approximately \$988,000 through lease and licence fees. Nearly two-thirds (\$629,000) was paid by commercial businesses.

Background

5. The current Policy was adopted in 2016 [here](#). Since then, Council Administration has engaged with the Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) and Council Members on multiple iterations of an updated Policy, leading to public consultation on a draft Policy in 2022.
6. Subsequent Policy workshops were held with Kadaltilla and Council Members. Much of the deliberation surrounding the Policy focused on community buildings and their declining condition and functionality. This led to the development and adoption of an Adelaide Park Lands Community Buildings (Sport and Recreation) Policy in 2024.
7. In August 2025 and October 2025, a set of draft policy guiding principles was workshopped with Kadaltilla and Council.
8. The most recent [Park Lands Leasing and Licensing Policy Workshop](#) was held with Council Members on 5 May 2026, focusing on lease and licence fees. Feedback from Council Members included:
 - 8.1. Differentiate between organisations that have the capacity to pay, with higher fees applied to well-resourced entities such as universities, non-government educational institutions and organisations with significant annual revenue.
 - 8.2. Ensure affordability for government schools.
 - 8.3. Support for incentivising community stewardship, particularly in relation to subletting and broader community use of leased and licensed assets.
 - 8.4. Enable identification of respondents' organisational affiliations or memberships during public consultation on the Draft Policy.

Local and State Government – Best Practice

9. A 2020 review by the Office for Recreation, Sport and Racing and the Local Government Association (SA) provided a Guide for Leasing and Licensing Sport and Community Facilities with best practice advice provided, including:
 - 9.1. Expression of Interest (EOI) is the best method for selecting a new lessee for vacant facilities.
 - 9.2. Five years is a common lease or licence period, with longer leases linked to capital investment by the lessee.
 - 9.3. Incorporate renewal options to break up the terms of longer agreements.
 - 9.4. Provide training and support to lessees to enhance their competency and viability.
 - 9.5. Inspections/reviews should occur at least annually, with maintenance responsibilities clearly defined.
 - 9.6. Rental income can contribute to sinking funds and reinvestment into community facilities.
 - 9.7. Typical council services include facility maintenance, management support, club development support, grant assistance, and capital funding.

Benchmarking

10. Council Administration undertook benchmarking of lease and licence fees across the local government sector. Key findings included:
 - 10.1. Market valuations are common practice in determining commercial fees.
 - 10.2. CoA is unique in applying a flat square metre rate for lease fees.
 - 10.3. Most councils base lease fees on asset values, and nearly all heavily discount these fees.
 - 10.4. While councils apply different approaches to setting licence fees, CoA's fees are generally comparable. However, taking into consideration that Park Lands lessees and licensees are responsible for all aspects of facility maintenance, CoA's fees are considerably higher in comparison.
 - 10.5. It is common practice for licence fees to be higher where access is controlled by the licensee.

Draft Policy

11. The Draft Policy (Attachment A) incorporates many of these findings, while recognising the community value of the Adelaide Park Lands. This includes, where applicable, feedback received through public consultation on the proposed 2022 update to the 2016 Policy.
 - 11.1. The proposed update differs significantly making a 'tracked changes' version difficult to read for the purposes of public consultation.
12. The following four guiding principles set the framework for the Draft Policy:
 - 12.1. Strategic Alignment: Lease and licence arrangements will support Council's strategic objectives and deliver positive community outcomes.
 - 12.2. Sustainability and Stewardship: Leases and licences will support the long-term sustainability and responsible stewardship of Park Lands assets.
 - 12.3. Inclusive and Equitable Access: The Park Lands are a shared community asset and will remain welcoming and accessible to a diverse range of users.
 - 12.4. Good Governance: Leases and licences will be managed in a transparent, consistent and accountable manner.

Permitted Use

13. Lessees and licensees will require approval before undertaking activities that are inconsistent with their permitted use. Non-commercial leased and licenced facilities may only be used for community development activities that are open and accessible to the public. Requests to host community events will be considered on a case-by-case basis.

Tenure

14. Standard lease terms of five years are proposed, enabling agreement conditions and responsibilities to remain relevant.
15. Longer terms of ten to 21 years will be considered where a significant capital contribution is proposed by the lessee. Renewal rights will be incorporated into these agreements to enable periodic reviews of conditions and performance. This approach provides Council with an appropriate level of control to monitor outcomes, manage risks and ensure the desired community benefits are being realised.

Community Use

16. Subletting and casual hiring remain important mechanisms for increasing utilisation of Park Lands assets. Council Administration will work with non-commercial lessees/licensees to ensure processes are in place to facilitate broader community use.
17. Non-commercial lessees and licensees will require approval via a decision of Council before entering into a subletting agreement with a commercial organisation.

Governance

18. There will be an obligation on non-commercial lessees and licensees to submit annual reports detailing matters, such as subletting arrangements and casual hirers, along with their annual income and expenditure.

Park Lands Stewards

19. Community Organisations and Educational Institutions will be incentivised through lease and licence fee rebates to partner with Council in delivering measurable community benefits, such as tree planting, clean-up

activities, opening facilities as safe refuges and implementing practices that promote diverse and affordable access and participation.

20. Rebates of up to 50% will be determined by Council (Administration) and applied retrospectively in the following year, based on the previous year's fees. To qualify for the maximum rebate, lessees and licensees must demonstrate delivery of multiple measurable community benefit actions.

Selection of a Lessee/Licensee

21. An EOI will remain common practice for the selection of a new lessee. The Draft Policy describes circumstances in which Council may deal directly with a lessee without issuing an EOI. This will improve transparency and increase efficiency by delivering more timely outcomes and clearer decision-making processes.

Responsibilities

22. Maintenance responsibilities will remain with lessees, with expectations clearly documented, while Council will take responsibility for key structural elements of buildings that are Council-owned.
23. Lessees will be required to minimise waste sent to landfill and enter into all-renewable electricity contracts.
24. Council will provide capacity-building and volunteer recognition opportunities and conduct an annual leasing and licensing forum to improve the capability and compliance of lessees and licensees.

Fees

25. Commercial lease fees will continue to be based on market rent valuations, with periodic reviews. This approach is consistent across the local government sector.
26. It is proposed that Council categorise non-commercial lessees and licensees as per the table below, with revenue thresholds informed by the Australian Charities and Not-for-profits Commission:

Category A	Category B	Category C
Not-for-profit clubs, associations and community groups with a total annual revenue of less than \$500,000.	Not-for-profit clubs, associations and community groups with a total annual revenue of \$500,000 to \$3 million. All government schools (primary and secondary) and government agencies.	Not-for-profit clubs, associations and community groups with a total annual revenue of more than \$3 million. All universities, non-government schools (primary and secondary), and associated alumni organisations.

27. Fees will be based on building floor area (lease fees) and playing field/court area (licence fees) and reviewed annually as part of the adoption of Council's Fees and Charges schedule.
28. Subject to the timing of adopting the Draft Policy, 2026/27 lease and licence fees will be updated as per the table below (inclusive of GST):

Lessee/Licensee Category	Lease Fee – Rate per square metre	Licence Fee – Rate per hectare
Category A	\$11.40	\$842.50
Category B	\$17.10	\$1,685.00
Category C	\$22.80	\$2,527.50

29. Where a community building is redeveloped entirely at the lessee's cost, resulting in a new asset owned by the lessee, a ground lease will be granted. Lease fees will be applied at the prescribed rate per square metre.
30. Where Council contributes to the redevelopment of a community building, the lease fee will be determined through negotiation and will be no less than the prescribed rate for a building of equivalent floor area, taking into account:
 - 30.1. the value of the redeveloped community building (independently determined)
 - 30.2. the lessee's financial contribution to the redevelopment

30.3. the lessee's capacity to pay

31. The negotiated lease fee will be approved by Council Members.

Next Steps

- 32. Kadaltilla's advice on the Draft Policy will be provided to Council in June 2026.
 - 33. Subject to Council approval, public consultation on the Draft Policy will be undertaken for three weeks commencing Friday, 12 June 2026 and concluding Thursday, 2 July 2026, to enable engagement with stakeholders and the broader community and to assess the level of community support for the Draft Policy.
 - 34. Council Administration aim to present the public consultation findings to Kadaltilla in late July 2026 and to Council in August 2026.
 - 35. In the interim, Park Lands occupancy agreements will continue to be informed by the current Policy.
-

Attachments

Attachment A – Draft Adelaide Park Lands Leasing and Licensing Policy

- END OF REPORT -

ADELAIDE PARK LANDS LEASING AND LICENSING

Date this document was adopted

non-legislative

PURPOSE

This Policy outlines the City of Adelaide's approach to managing lease and licence agreements on Community Land under its care and control within the Adelaide Park Lands for the benefit of the community.

STATEMENT

Guiding Principles

Strategic Alignment

Lease and licence arrangements will support Council's strategic objectives and deliver positive community outcomes by:

- Aligning with relevant policies, plans and strategies.
- Prioritising uses that deliver community benefit and enhance the Park Lands experience.
- Matching tenure with investment and commitment.

Sustainability and Stewardship

Leases and licences will support the long-term sustainability and responsible stewardship of Park Lands assets by:

- Supporting climate adaptation, greening and environmental sustainability.
- Encouraging efficient and optimised use of facilities.
- Recognising shared responsibilities for asset maintenance and care.

Inclusive and Equitable Access

The Park Lands are a shared community asset and will remain welcoming and accessible to a diverse range of users by:

- Supporting safe, inclusive and accessible environments.
- Applying equitable fee structures that reflect asset value, exclusivity, maintenance responsibilities and connection to the city, while supporting participation.

Good Governance

Leases and licences will be managed in a transparent, consistent and accountable manner by:

- Complying with relevant legislation.
- Applying a fair and transparent selection process.
- Supporting timely and consistent decision-making.
- Requiring appropriate reporting to demonstrate community benefit.
- Supporting organisational capacity building.

1. Strategic Alignment

1.1 Eligibility

Council may enter into lease or licence agreements with commercial entities, educational institutions, community organisations and government agencies where the proposed use supports the activation and enjoyment of the Park Lands, delivers a demonstrable community benefit, maintains public access, and is consistent with relevant legislation and Council policies.

1.2 Permitted Use

Lease and licence facilities may only be used for the approved permitted use and must not be used in a manner inconsistent with the Adelaide Park Lands Community Land Management Plan, without Council approval.

Non-commercial lease and licence facilities may only be used for community development activities that are open and accessible to the public. The facilities must not be used, or permitted to be used, for any other purpose, including private or commercial functions or events, without Council (Administration) approval.

Requests to host community events will be considered on a case-by-case basis.

1.3 Tenure

The term of lease and licence agreements will generally not exceed five years.

Where a significant capital contribution is proposed, an agreement may be granted for a period of 10 to 21 years, including any renewal rights.

Renewal rights will be incorporated into agreements granted for more than five years to enable periodic reviews of conditions and performance (e.g. four + four).

Agreements with State or Federal Ministers (or their agencies) may be granted for a period up to 42 years, including any renewal rights.

2. Sustainability and Stewardship

2.1 Park Lands Stewards

Non-commercial lessees and licensees may be eligible for lease and licence fee rebates by delivering measurable community benefits. Eligible actions may include:

- Opening facilities as safe refuges for vulnerable community members during extreme weather events.
- Participating in Park Lands initiatives, such as tree planting, weed management, and community clean-up activities.
- Delivering environmental sustainability initiatives, including the use of solar power and recycled water, and actions to reduce waste sent to landfill.
- Supporting shared use arrangements, including educational institutions co-locating with community organisations.
- Enabling access for non-sporting community groups to use facilities for meetings, programs, and events that are open and accessible to the public (excluding private or commercial functions).

- Implementing inclusive practices that promote diverse and affordable access and participation.

Rebates will be assessed and applied retrospectively in the following year, based on demonstrated delivery of eligible community benefit actions.

2.2 Responsibilities

Unless agreed otherwise, all **Park Lands lessees and licensees** will be responsible for:

	Commercial Entity	Community Organisation	Educational Institution	Government Agency
Day-to-day maintenance and upkeep of leased and licensed areas, including buildings and associated outdoor infrastructure.	✓	✓	✓	✓
Maintenance and renewal of improvements.	✓	✓	✓	✓
Costs associated with operating and maintaining leased and licensed areas, including all outgoings and mandatory inspections.	✓	✓	✓	✓
Maintaining appropriate levels of insurance.	✓	✓	✓	✓
Keeping leased and licensed areas in a clean and tidy state, including the timely removal of graffiti.	✓	✓	✓	✓
Waste management, including the provision of green organics and recycling services.	✓	✓	✓	✓
Entering into an electricity contract with an all-renewable electricity retailer.	✓	✓	✓	✓
Complying with all relevant legislation and codes relating to health and safety.	✓	✓	✓	✓

ADELAIDE PARK LANDS LEASING AND LICENSING

	Commercial Entity	Community Organisation	Educational Institution	Government Agency
Providing a safe and welcoming environment for their staff, volunteers, members and the community.	✓	✓	✓	✓
Ensuring sporting surfaces are fit for their intended purpose.	If applicable	✓	✓	✓
Reporting safety or risk concerns to Council immediately.	✓	✓	✓	✓
Retaining records of maintenance for the duration of the lease or licence.	✓	✓	✓	✓
Providing Council with the necessary means to access leased areas in emergencies (e.g., keys, fobs, codes, etc).	✓	✓	✓	✓

Unless agreed otherwise, **Council** will be responsible for:

	Commercial Entity	Community Organisation	Educational Institution	Government Agency
Providing capacity-building and volunteer recognition opportunities.	-	✓	✓	-
Conducting an annual leasing and licensing forum.	-	✓	✓	✓
Conducting annual facility inspections.	✓	✓	✓	✓
Supporting community lessees in identifying and applying for grant funding.	-	✓	-	-
Insuring Council buildings and recovering the premium from lessees.	✓	✓	✓	✓

	Commercial Entity	Community Organisation	Educational Institution	Government Agency
Providing online forms for consistency and efficiency.	✓	✓	✓	✓
Issuing maintenance schedules detailing responsibilities and expectations.	✓	✓	✓	✓
Renewing key structural building elements of Council-owned buildings.	-	✓	✓	-
Providing a lawn mowing service as per Council's service standards (where applicable).	-	✓	-	-
Tree care/maintenance.	✓	✓	✓	✓
Collecting general waste as per Council's guidelines.	-	✓	✓	-
Incentivising lessees to undertake community stewardship and sustainability initiatives.	-	✓	✓	✓

3. Inclusive and Equitable Access

3.1 Lease and Licence Fees

3.1.1 Commercial Entities

Lease and licence fees will be based on a market rent valuation, with periodic reviews, as shown below:

Lease Fee (Rent)	Licence Fee
Market Rent Valuation with periodic reviews	Market Rent Valuation with periodic reviews

3.1.2 Non-commercial Organisations

Non-commercial lessees and licensees will be categorised as follows:

Category A	Category B	Category C
Not-for-profit clubs, associations and community groups with a total annual revenue of less than \$500,000.	Not-for-profit clubs, associations and community groups with a total annual revenue of \$500,000 to \$3 million. All government schools (primary and secondary) and government agencies.	Not-for-profit clubs, associations and community groups with a total annual revenue of more than \$3 million. All universities, non-government schools (primary and secondary), and associated alumni organisations.

Category C lessees and licensees will be charged more than Category B, who will be charged more than Category A.

Lease and licence fees will be reviewed annually as part of the adoption of Council's Fees and Charges schedule.

Community organisations that hold agreements for community gardens in the Adelaide Park Lands will be charged a nominal fee.

3.1.2.1 Lease Fees

Fees for leasing buildings will be based on floor area multiplied by a prescribed rate per square metre.

3.1.2.2 Lease Fees - Community Building Redevelopment

Where a community building is redeveloped entirely at the lessee's cost, resulting in a new asset owned by the lessee, a ground lease will be granted, with lease fees applied in accordance with the prescribed rate per square metre.

Where Council contributes to the redevelopment of a community building, the lease fee will be determined through negotiation and will be no less than the prescribed per square metre rate applicable to a building of equivalent floor area, taking into account:

- the value of the redeveloped community building (independently determined)
- the lessee's financial contribution to the redevelopment
- the lessee's capacity to pay

The negotiated lease fee will be approved by a formal Council decision.

3.1.2.3 Licence Fees

Fees for licensing land containing sporting facilities will be based on the area multiplied by a prescribed rate per hectare.

Licence fees will be doubled where access is restricted and controlled by the licensee, e.g., restricted access due to a fence / locked gate.

The rate will be reviewed annually in accordance with the Council's Fees and Charges.

Examples are provided below:

Non-commercial Lessee/Licensee Category	Lease Fee* – Building floor area = 300sqm	Licence Fee* – Area of sports ovals = 1.5 hectares
Category A	Fee = 300 x \$11.40 per sqm	Fee = 1.5 x \$842.50 per ha
Category B	Fee = 300 x \$17.10 per sqm	Fee = 1.5 x \$1,685 per ha
Category C	Fee = 300 x \$22.80 per sqm	Fee = 1.5 x \$2,527.50 per ha

* Fees are GST Inclusive

3.1.2.4 Incentivised Rebates

Non-commercial lessees and licensees may be eligible for rebates on lease and licence fees. Rebates of up to 50% will be determined by Council (Administration) and applied retrospectively in the following year, based on the previous year's fees. To qualify for the maximum rebate, lessees and licensees must demonstrate delivery of multiple measurable community benefit actions (see 2.1 Park Lands Stewards).

3.2 Hardship

Council will consider requests for a reduction or deferment of lease and licence fees where the organisation is experiencing financial hardship. A reduction will require a formal Council decision.

3.3 Subletting and Casual Hire

Non-commercial lessees and licensees must use reasonable endeavours to make their facilities available to community groups and organisations when not in use by the lessee or licensee.

The lessee or licensee must provide a contact person for managing subletting and casual hire enquiries and must not charge or impose any obligations that are more onerous than those Council would charge or impose.

If Council is of the view that the lessee or licensee has not made their facilities sufficiently available, Council will require the lessee or licensee to submit a plan to increase community access.

All subletting agreements must be approved by Council (Administration).

A non-commercial lessee or licensee cannot sublet to a commercial entity unless approved by a formal Council decision. Support of such arrangements will consider:

- the appropriateness of the proposed service/activity;
- the scale of the proposed service/activity in relation to the service/activity of the head lessee/licensee;
- the location of the proposed service/activity in relation to existing city businesses; and
- the proportion of revenue generated through the arrangement that will be reinvested into the ongoing improvement and enhancement of facilities within the Park Lands.

The tenure period for a subletting agreement will not exceed five years, or the remaining tenure period of the (head) lease or licence if less than five years. A subletting agreement with a proposed tenure period of more than five years will require a formal Council decision.

4. Good Governance

4.1 Lessee/Licensee Reporting

Community Organisations and Educational Institutions will:

- Attend an annual leasing and licensing forum conducted by Council.
- Submit an annual report to Council detailing:
 - key personnel contact details;
 - maintenance records;
 - income and expenditure (relating to the leased/licensed area);
 - evidence of compliance checks;
 - insurance certificates;
 - subletting arrangements;
 - casual hires; and
 - participation numbers.

Council may, from time to time, request additional documentation, including, but not limited to, a list of office bearers, audited financial statements, a business plan or strategy, and membership numbers and demographics.

4.2 Selection of a Lessee/Licensee

The selection of a new lessee or licensee will be through an Expression of Interest (EOI) process, open to the public for a minimum of four weeks (28 days).

EOI submissions will be assessed by Council (Administration), with the findings presented to Kadaltilla / Adelaide Park Lands Authority and Council.

Council may, at its discretion:

- decline to grant an agreement following the completion of an EOI process; or
- exempt an organisation from an EOI process, which will require a formal decision of Council.

Council may enter into direct negotiations with an organisation, without undertaking an EOI process, where the agreement:

- relates to an existing commercial lessee/licensee that has demonstrated ongoing compliance with lease/licence conditions and community benefit, and where undertaking an EOI would risk undermining a beneficial commercial arrangement; or
- will be granted to a State or Federal Minister (or their agencies); or
- is for a community garden; or
- relates to improvements planned by Council in partnership with a third party(s), and the third party(s) is the proposed tenant(s) of the improvements; or
- involves the Kaurna Yerta Aboriginal Corporation (or equivalent organisation) being the proposed tenant; or
- is for a period of two years or less, provided that such an agreement is non-consecutive and does not result in a total continuous occupation exceeding two years.

4.3 Public Consultation and Parliamentary Review

Public consultation will be undertaken on a draft lease or licence agreement in accordance with Council's Community Engagement Charter and Policy and the *Local Government Act (SA) 1999* where the proposed tenure period is greater than five years (including any right of renewal) and/or where an amendment to the Adelaide Park Lands Community Land Management Plan (CLMP) may be required (irrespective of the proposed tenure period).

Under the *Adelaide Park Lands Act (SA) 2005*, before an agreement with a proposed tenure of ten years or more, including any renewal rights, can be executed, the draft agreement must be laid before both Houses of Parliament and follow the prescribed legislative process.

This process will only occur after the public consultation findings and draft agreement have been formally considered by Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) and Council.

The following table shows the required consultation processes depending on the nature and term of the lease or licence agreement:

	Advice from Kadaltilla / Adelaide Park Lands Authority	Decision of Council	Public Consultation	Lease/Licence laid before both Houses of Parliament
Agreement equal to or less than 5 years and consistent with CLMP	Not required (subject to Expression of Interest provisions)		Not required	
Agreement exceeds 5 years but less than 10 years	✓	✓	✓	Not required
Agreement equal to or greater than 10 years	✓	✓	✓	✓

4.4 Ownership of Improvements

All fixed improvements made to a leased or licensed area by a lessee or licensee will require Council's approval and be vested in Council at the expiry of the agreement, unless otherwise agreed in writing.

The removal of any fixed improvements by a lessee or licensee at the expiry or sooner determination of the lease or licence will require the approval of Council (Administration).

4.5 Compensation

Excluding commercial assignments, any new lessee or licensee will not be required to compensate the previous lessee or licensee, nor will Council compensate a lessee or licensee at the end of its tenure term, despite an agreement not being renewed, or where an agreement is terminated early by the lessee, licensee or lessor.

4.6 Park Lands Events

Council and event organisers will foster cooperative business opportunities and aim to minimise disruption to lessees in the Park Lands wherever possible.

Where Council approves the event, events impacting leased or licensed areas must provide at least four months' notice and partner with Council to return the area to its pre-event condition following the bump-out.

4.7 Vehicle Access

Lessees will be permitted to access the Park Lands via designated access points to undertake maintenance and to load and unload equipment. Motor vehicles will not be permitted to remain on the Park Lands unless they are in a designated parking area and display a Council-issued permit.

On-street parking adjacent to leased and licensed areas will be prioritised for accessible parking and loading and unloading, to improve accessibility to Park Lands facilities and minimise vehicle movements on the Park Lands.

4.8 Signage

All permanent and temporary signage will require the approval of Council (Administration).

Permanent signage must align with relevant Council guidelines and must not include or feature any third-party advertising. This includes, but is not limited to, business, company, or product names, acronyms, or logos, with the sole exception of those belonging to the lessee.

Temporary signage will comply with the South Australian Planning and Design Code (Adelaide Park Lands Zone). Temporary sponsorship signage must be oriented inward, facing the field of play.

Electronic scoreboards may only be activated during scheduled competition times.

4.9 Naming Rights

Proposals to name an area, facility or improvement that are contrary to the naming conventions of the Adelaide Park Lands will require a formal decision of Council.

4.10 Gaming Machines

Gaming machines will not be permitted in leased or licensed facilities.

4.11 Liquor Licence

A lessee or licensee (including sub-lessees and casual use hirers) must not sell, serve or supply to persons, or allow persons to consume alcohol on or from their facilities without first obtaining the consent of Council and all required consents from any relevant Statutory Authorities as per the *Liquor Licensing Act (SA) 1997*.

4.12 Closed Circuit Television

Lessees and licensees may install CCTV systems to support community safety, provided that they can ensure any CCTV use complies with all applicable laws, regulations, and requirements, including those relating to privacy, data protection, and surveillance.

Application of this Policy

Council Administration will implement this Policy in accordance with Council decisions, relevant legislation, the Adelaide Park Lands and Leasing and Licensing Operating Guideline, and through a suite of lease and licence agreements, taking into consideration the purpose, scale, frequency of use, and levels of responsibility.

A Lease Agreement may be used for the exclusive use of facilities (e.g. buildings), with maintenance and services responsibilities detailed.

A Ground Lease may be used where the facilities (e.g. buildings) are owned by the lessee.

A Licence Agreement may be used for regular and ongoing non-exclusive use of facilities (e.g. playing fields), with maintenance and service responsibilities detailed.

Where there are exclusive and non-exclusive rights, Council will embed the licence conditions into an overarching lease agreement.

Limitations of this Policy

This Policy does not apply to:

- Activities or works on public roads through the Park Lands (pursuant to sections 221 and 222 of the *Local Government Act (SA) 1999*)
- City Works Permits
- Park Lands Permits
- Hire Agreements
- Park Lands Event Licences
- Depasturing Licences granted to individuals to permit horses on Lefevre Park / Nantu Wama (Park 6)
- The lease and licence granted to the Minister for Transport and Infrastructure for Adelaide Oval – these are provided for in the *Adelaide Oval Redevelopment and Management Act (SA) 2011*
- Temporary works and compounds
- Agreements for areas of the Adelaide Park Lands that are not under the care and control of the City of Adelaide

OTHER USEFUL DOCUMENTS

Related documents

- Adelaide Park Lands Leasing and Licensing Operating Guideline (tbd)
- Adelaide Park Lands Community Buildings (Sport and Recreation) Policy (2024)
- Adelaide Park Lands Community Land Management Plan (2023)
- Adelaide Park Lands Management Strategy – Towards 2036 (2025)
- City of Adelaide Strategic Plan (2024 – 2028)

Relevant legislation

- *Adelaide Park Lands Act (SA) 2005*
- *Liquor Licensing Act (SA) 1997*
- *Local Government Act (SA) 1999*
- *Planning, Development and Infrastructure Act (SA) 2016*

NOTE: The *Retail and Commercial Leases Act (SA) 1995* does not apply to the Adelaide Park Lands, pursuant to an exemption granted under section 77(1) of the Act by the Minister for Business Services and Consumers on 28 December 2011.

GLOSSARY

Throughout this document, the below terms have been used and are defined as:

Adelaide Park Lands: Those areas of the Park Lands defined by the *Adelaide Park Lands Act 2005*, which have been Gazetted by Parliament and defined to be under care and control of the City of Adelaide.

Adelaide Park Lands Community Land Management Plan: A document required under the *Local Government Act (SA) 1999*, that informs how community land under the care and control of the City of Adelaide will be managed in accordance with the Adelaide Park Lands Management Strategy, including the identification of leased and licensed areas.

Adelaide Park Lands Management Strategy: A document required under the *Adelaide Park Lands Act (SA) 2005*, that sets the strategic framework for the overall planning and management of the Adelaide Park Lands.

Assignment of Lease: The process involving a lessee transferring their interest, rights and obligations under an existing lease agreement to a new party. An assignment requires Council's consent before execution.

Building Floor Area: The total floor area of a building across all levels.

Casual Hire: Relates to one-off or irregular use of facilities by an organisation.

Commercial Entity: An incorporated or registered business with its core activity involving the selling of goods or services for profit.

Community Garden: An area of community land cultivated collectively or in individual plots by members of the community for the purpose of growing plants, fostering community engagement, and supporting environmental sustainability.

Community Organisation: A recreation and sport club or association, or similar not-for-profit community organisation.

Educational Institution: A government/non-government primary or secondary school, college or university.

Expression of Interest: A formal process where eligible organisations are invited to submit an interest in leasing or licensing an identified area of the Park Lands.

Government Agency: Any state or federal government department or its agencies.

Ground Lease: Involves the lessee owning the improvements during the lease term, while Council retains ownership (care and control) of the land. The improvements are usually removed by the lessee or transferred to the lessor upon lease expiration, unless agreed otherwise.

Improvements: Any fixture, fitting or structure constructed or installed on a leased or licensed area by the lessee/licensee or lessor.

Key Structural Building Elements: This includes the building substructure, floor, load-bearing posts and walls, roof, including overhangs and verandas, cladding and doors and windows.

Lease: A lease confers an exclusive contractual right on a lessee to use the land, whereby the lessee facilitates access via appropriate means (e.g., membership, sublease, and casual booking). A lease is generally provided for buildings that require a level of security of tenure.

Lessee/Licensee: An organisation that has a direct legal relationship with Council via a lease or licence agreement.

Licence: A licence confers a non-exclusive contractual right on a licensee to the first right of use of the land, but allows public access when not in use by the licensee (and any sub-licensees). A licence is generally provided for open areas such as playing fields.

Maintenance and Upkeep: This relates to all direct and indirect costs and tasks associated with maintaining leased and licensed facilities to ensure they remain fit for purpose for their intended activity.

Market Rent Valuation: Where Council seeks the services of an independent valuer to ascertain the appropriate fees to be charged to a commercial lessee or licensee based on similar market circumstances.

Nominal Fee: A nominal rent is used to make a lease or licence agreement legally valid where no real lease or licence fee is intended.

Non-commercial Organisation: For the purpose of this Policy, an educational institution, not-for-profit community organisation or government agency.

Parliamentary Process: A formal process contained within the *Adelaide Park Lands Act (SA) 2005*, that requires Council to submit a draft lease or licence agreement, with a tenure period of ten years or more, to the South Australian Parliament.

Renewal Rights: A clause in a lease or licence giving rights to the lessee or licensee to extend an agreement for a further specific period, subject to following the terms of the agreement at the time of the renewal.

Subletting: Where a lessee or licensee enters into an agreement with another organisation to utilise a leased or licensed facility and must be under the same conditions as the original agreement.

Total Annual Revenue: The gross income received over a 12-month period from all operating and non-operating sources, excluding any grant funding received and related interest earned, prior to the deduction of expenses, taxes, or other costs.

ADMINISTRATIVE As part of Council's commitment to deliver the City of Adelaide Strategic Plan, services to the community and the provision of transparent information, all policy documents are reviewed as per legislative requirements or when there is no such provision a risk assessment approach is taken to guide the review timeframe.

This Policy document will be reviewed every **four** years unless legislative or operational change occurs beforehand. The next review is required in **2030**.

Review history:

Trim Reference	Authorising Body	Date/ Decision ID	Description of Edits
ACC2016/19640	Council	January 2016	Adopted Adelaide Park Lands Leasing and Licensing Policy

Contact:

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Kadaltilla

Adelaide Park Lands Authority

Beach Volleyball Facility in Bonython Park / Tulya Wardli (Park 27)

**Wednesday, 27 May 2026
Board Meeting**

Author: Jennifer Kalionis,
Associate Director City Culture

Public

Purpose

The purpose of this report is to present a siting analysis (Site Plan Concept Report) undertaken by Council Administration, in conjunction with Volleyball SA (VSA), on the proposed establishment of a beach volleyball facility in Bonython Park / Tulya Wardli (Park 27).

On 18 September 2025, Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) noted the City Beach Concept Plan and resolved to support the development of a beach volleyball facility in Park 27. This was subsequently approved by Council on 14 October 2025.

A Site Plan Concept Report has been developed in response to feedback from Kadaltilla and Council, analysing multiple site options in Park 27. The report validates Option 1, utilising the former netball court site, as the optimal location for the proposed beach volleyball facility in Park 27.

In response to site constraints, including high voltage cables along the western boundary and surrounding mature trees, the following refinements are recommended to strengthen VSA's City Beach Concept Plan proposal, including:

- incorporating water-sensitive urban design elements within the proposed car park area
- consolidating the two proposed buildings into a single structure on the north side of the courts that is solar-ready
- incorporating publicly accessible toilets, seating, shade, bicycle racks and drinking fountains within the facility footprint

It is recommended that existing public amenities within Park 27 be reviewed in the context of this proposal, with particular consideration given to consolidation and improved integration.

VSA continues to engage with the State and Federal Governments regarding funding. When funding for the proposed facility is secured, a detailed design and draft Park Lands Community Lease Agreement will be presented to Kadaltilla and Council.

Recommendation

THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Kadaltilla / Adelaide Park Lands Authority:

1. Supports the findings of the Site Plan Concept Report as contained in Attachment A to Item 5.6 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 27 May 2026, confirming Option 1, utilising the former netball court site, as the optimal location for the proposed beach volleyball facility in Bonython Park / Tulya Wardli (Park 27), subject to refinements as detailed in the Site Plan Concept Report.

Implications

<p>Adelaide Park Lands Management Strategy – Towards 2036</p>	<p>Adelaide Park Lands Management Strategy - Towards 2036</p> <p>This project supports multiple strategies and actions, including:</p> <p>1.8 – ‘Strengthen the role of the Adelaide Park Lands as a regional destination for competitive sport and a variety of active and passive forms of recreation’.</p> <p>2.11 – ‘Where appropriate, return car parking on the Adelaide Park Lands to a Park Lands Purpose and consider temporary uses of existing car parking to provide greater community benefit.’</p> <p>Bonython Park Precinct – ‘Investigate the removal of the former netball courts and return to a Park Lands Purpose’.</p>
<p>2023-2028 Strategic Plan</p>	<p>Kadaltilla / Adelaide Park Lands Authority 2023-2028 Strategic Plan Strategic Plan Alignment – Expert Advice</p> <p>4.1 – Provide advice on plans, projects, and policies for the Adelaide Park Lands.</p>
<p>City of Adelaide Strategies</p>	<p>This project aligns with the City of Adelaide (CoA) 2024-2028 Strategic Plan; in particular, ‘Enable community-led services which increase wellbeing, social connections and participation in active lifestyles, leisure, recreation and sport’.</p>
<p>Policy</p>	<p>A Park Lands Community Lease Agreement for Volleyball SA (VSA) to occupy the site in Bonython Park / Tulya Wardli (Park 27) will be negotiated in accordance with the Adelaide Park Lands Leasing and Licensing Policy.</p>
<p>Consultation</p>	<p>Not as a result of this report</p>
<p>Resource</p>	<p>This project will be managed within existing resources.</p>
<p>Risk / Legal / Legislative</p>	<p>Not as a result of this report</p>
<p>Design</p>	<p>Design Principles from the Adelaide Park Lands Community Buildings (Sport and Recreation) Policy have informed the Site Plan Concept Report.</p> <p>A detailed design for the beach volleyball facility will be presented to Kadaltilla / Adelaide Park Lands Authority and Council once funding is secured by the VSA.</p>
<p>Opportunities</p>	<p>There is an opportunity for the beach volleyball facility to provide benefits to park visitors beyond volleyball participants by including public amenities and services.</p>
<p>City of Adelaide Budget Allocation</p>	<p>No funding is requested from CoA as a result of this proposal.</p>
<p>Capital Infrastructure Projects</p>	<p>This report proposes the establishment of a beach volleyball facility in Park 27 with associated built form, car parking and landscaping.</p>
<p>Life of Project, Service, Initiative or (Expectancy of) Asset</p>	<p>The assets created through the establishment of the beach volleyball facility will be owned by VSA for the life of the lease agreement. At the expiry of the lease, unless agreed otherwise, VSA will be required to remove all improvements it has made.</p>

Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	VSA proposes to seek government funding for the entire project, including all site remediation costs.

Discussion

Background

1. City Beach was a four-court beach volleyball facility formerly located at the corner of Pirie Street and Frome Street. Volleyball SA (VSA) operated the facility for over twenty years through a lease arrangement with the City of Adelaide. It closed in 2022.
2. On 28 January 2021, Council considered a Motion on Notice ([page 11 of the Minutes](#)) and resolved that Council work with VSA to secure a new location for Volleyball within the City of Adelaide.
3. Working within the site criteria agreed by Council and in consultation with VSA, Administration assessed multiple Park Lands sites and identified the former netball courts in Bonython Park / Tulya Wardli (Park 27) as the most suitable site for establishing a new beach volleyball facility. On 22 April 2021, Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) received a [report](#) on this matter (page 4 of the Agenda), and resolved to provide the following advice to Council:

‘That the Adelaide Park Lands Authority:

1. *Supports a section of the former netball courts in Bonython Park/Tulya Wardli (Park 27) being repurposed into a beach volleyball facility as per the City Beach Site Plan for Bonython Park/Tulya Wardli (Park 27) shown in Attachment A to Item 5.1 on the Agenda for the meeting of the Board of the Adelaide Park Lands Authority held on 22 April 2021, subject to Volleyball SA receiving sufficient funding from the State Government and further consideration of the existing and proposed amenities to service use of the entire park.*
 2. *Recommends a significant portion of land be returned to greenspace and landscaping integrated with the volleyball facility.’*
4. On 18 September 2025, Kadaltilla received a [presentation and report](#) on the City Beach Concept Plan for Park 27 (pages 61 and 75 of the Agenda), and resolved to provide the following advice to Council:
‘That the Kadaltilla / Adelaide Park Lands Authority:
 1. *Notes the previous decision of Council approving the repurposing of a section of the former netball courts in Bonython Park / Tulya Wardli (Park 27) into a beach volleyball facility.*
 2. *Notes the significant change in impacts to Bonython Park / Tulya Wardli (Park 27) since that decision, including the New Women’s and Children’s Hospital, Southwark Development and the North Adelaide Public Golf Course projects and the impact they will have on Park 27 including the former netball courts.*
 3. *Endorses continued support for a beach volleyball facility on Bonython Park / Tulya Wardli (Park 27).*
 4. *Notes the City Beach Concept Plan for Bonython Park / Tulya Wardli (Park 27) shown in Attachment A as contained in Item 5.3 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 18 September 2025.*
 5. *Requests that the Administration undertake work with Volleyball SA for a siting and contextual analysis on the most appropriate location for City Beach and further reports on the management and detailed design of City Beach as the project progresses, for presentation to the first meeting of Kadaltilla in 2026.*
 6. *Requests a Master Plan of Bonython Park / Tulya Wardli (Park 27) be prepared in alignment and context with the Adelaide Park Lands Management Strategy and the relevant Community Land Management Plan subject to the City of Adelaide quarterly budget review processes and/or annual budget process.’*
 5. On 14 October 2025, following a [presentation and report](#) to the City Community Services and Culture Committee, Council resolved:

That Council:

1. *Notes the previous decision of Council approving the repurposing of a section of the former netball courts in Bonython Park / Tulya Wardli (Park 27) into a Beach Volleyball Facility.*
2. *Notes the significant change in impacts to Bonython Park / Tulya Wardli (Park 27) since that decision, including the New Women's and Children's Hospital, Southwark Development and the North Adelaide Public Golf Course projects and the impact they will have on Park 27 including the former netball courts.*
3. *Notes that the Administration will undertake work with Volleyball SA for a siting and contextual analysis on the most appropriate location for City Beach and further reports on the management and detailed design of City Beach as the project progresses, for presentation in early 2026.*
4. *Approves the former netball courts in Bonython Park / Tulya Wardli (Park 27) being repurposed into a Beach Volleyball Facility as per the City Beach Concept Plan for Bonython Park / Tulya Wardli (Park 27) as contained in Attachment A to Item 7.1 on the Agenda for the meeting of the City Community Services and Culture Committee held on 7 October 2025.'*

Site Plan

6. The former netball courts is an area of approximately 7,500sqm which has been used predominantly for free car parking since 1997, with an estimated capacity of 340 vehicles.
7. Since 5 May 2025, SA Water has occupied the site on behalf of the new Women's and Children's (nWCH) Hospital Project.
8. The site has some constraints, including uneven ground, underground services, and a deteriorating bitumen surface, as shown [here](#).
9. In response to feedback from Kadaltilla and Council, Administration developed a Site Plan Concept Report, as shown in **Attachment A**. Referencing key directions from the Adelaide Park Lands Management Strategy, Adelaide Park Lands Community Buildings (Sport and Recreation) Policy and Adelaide Park Lands Building Design Guidelines, the Report applies the following design objectives to inform the analysis of five site options in Park 27 and the City Beach Concept Plan developed by VSA:
 - 9.1. Establish new links and enhance existing connections to create better connectivity to the wider Park Lands and activity hubs and design infrastructure that supports active transport options.
 - 9.2. Consolidate buildings and create shared-use facilities and amenities accessible to the public.
 - 9.3. Minimise built form with flexibility to accommodate temporary infrastructure to support larger events.
 - 9.4. Utilise lightweight construction where practical.
 - 9.5. Design to maximise cooling effects, optimise shade and establish a climate-resilient landscape.
 - 9.6. Include water-sensitive urban design elements.
 - 9.7. Incorporate building materials that reflect the natural setting of the Park Lands.
10. The Site Plan Concept Report details and compares five site options. Option 5, adjacent to the kiosk and children's playspace, presents an opportunity to consolidate built form and utilise existing parking. However, this option would significantly impact event and informal recreation use, without reducing hardstand or associated car parking. This location would also have poor passive surveillance at night.
11. The Report validates Option 1, utilising the former netball court site, as the optimal location for the siting of the beach volleyball facility. This option offers the strongest strategic alignment and the lowest impact on the Park Lands landscape and existing users of Park 27. It is recommended that existing public amenities within Park 27 be reviewed in the context of the site, with particular consideration given to consolidation and improved integration.
12. Taking into account the site constraints, such as high voltage cables along the western boundary and the surrounding mature trees, recommended refinements to VSA's City Beach Concept Plan to strengthen the proposal include:
 - 12.1. water-sensitive urban design elements within the proposed car park to break up the expanse of hard stand area
 - 12.2. consolidating the two proposed buildings into a single, solar-ready, structure on the north side of the courts, ensuring vehicle movement to service the facility is constrained to the car park
 - 12.3. incorporating publicly accessible toilets, seating, shade, bicycle racks and drinking fountains within the facility footprint for broader community benefit

13. It is recommended that VSA incorporate these refinements in finalising a detailed design for the beach volleyball facility. The entire scope of works are to be funded by VSA.

Next Steps

14. Administration will work with VSA to finalise the detailed design, incorporating findings of the Site Plan Concept Report.
15. VSA will continue to engage with the State and Federal Governments regarding funding.
16. When funding for the facility is secured, a detailed design and draft Park Lands Community Lease Agreement will be presented to Kadaltilla and Council for consideration.

Attachments

Attachment A – Site Plan Concept Report – Beach Volleyball Facility – Bonython Park / Tulya Wardli (Park 27)

- END OF REPORT -

Beach Volleyball Facility - Bonython Park / Tulya Wardli (Park 27)

Site Plan Concept Report

APRIL 2026



Project Drivers and Background

Between 2001 to 2022, Volleyball SA (VSA) leased land on the corner of Frome St and Pirie St to facilitate recreational and competitive beach volleyball. During lease negotiations towards the end of this period (May 2021), the City of Adelaide conditionally approved Bonython Park / Tulya Wardli (Park 27) as a suitable site for VSA's Beach Volleyball City Beach relocation.

The following extract from the Council meeting minutes of 14 October 2025, outlines the most recent decision of Council in relation to the Beach Volleyball Facility:

Recommendation 1 - Item 7.1 - Beach Volleyball Facility - Bonython Park / Tulya Wardli (Park 27)

THAT COUNCIL

1. *Notes the previous decision of Council approving the repurposing of a section of the former netball courts in Bonython Park / Tulya Wardli (Park 27) into a Beach Volleyball Facility.*
2. *Notes the significant change in impacts to Bonython Park / Tulya Wardli (Park 27) since that decision, including the New Women's and Children's Hospital, Southwark Development and the North Adelaide Public Golf Course projects and the impact they will have on Park 27 including the former netball courts.*
3. *Notes that the Administration will undertake work with Volleyball SA for a siting and contextual analysis on the most appropriate location for City Beach and further reports on the management and detailed design of City Beach as the project progresses, for presentation in early 2026.*
4. *Approves the former netball courts in Bonython Park / Tulya Wardli (Park 27) being repurposed into a Beach Volleyball Facility as per the City Beach Concept Plan for Bonython Park / Tulya Wardli (Park 27) as contained in Attachment A to Item 7.1 on the Agenda for the meeting of the City Community Services and Culture Committee held on 7 October 2025.*

Beach Volleyball Facility – Bonython Park / Tulya Wardli (Park 27)

Site Context

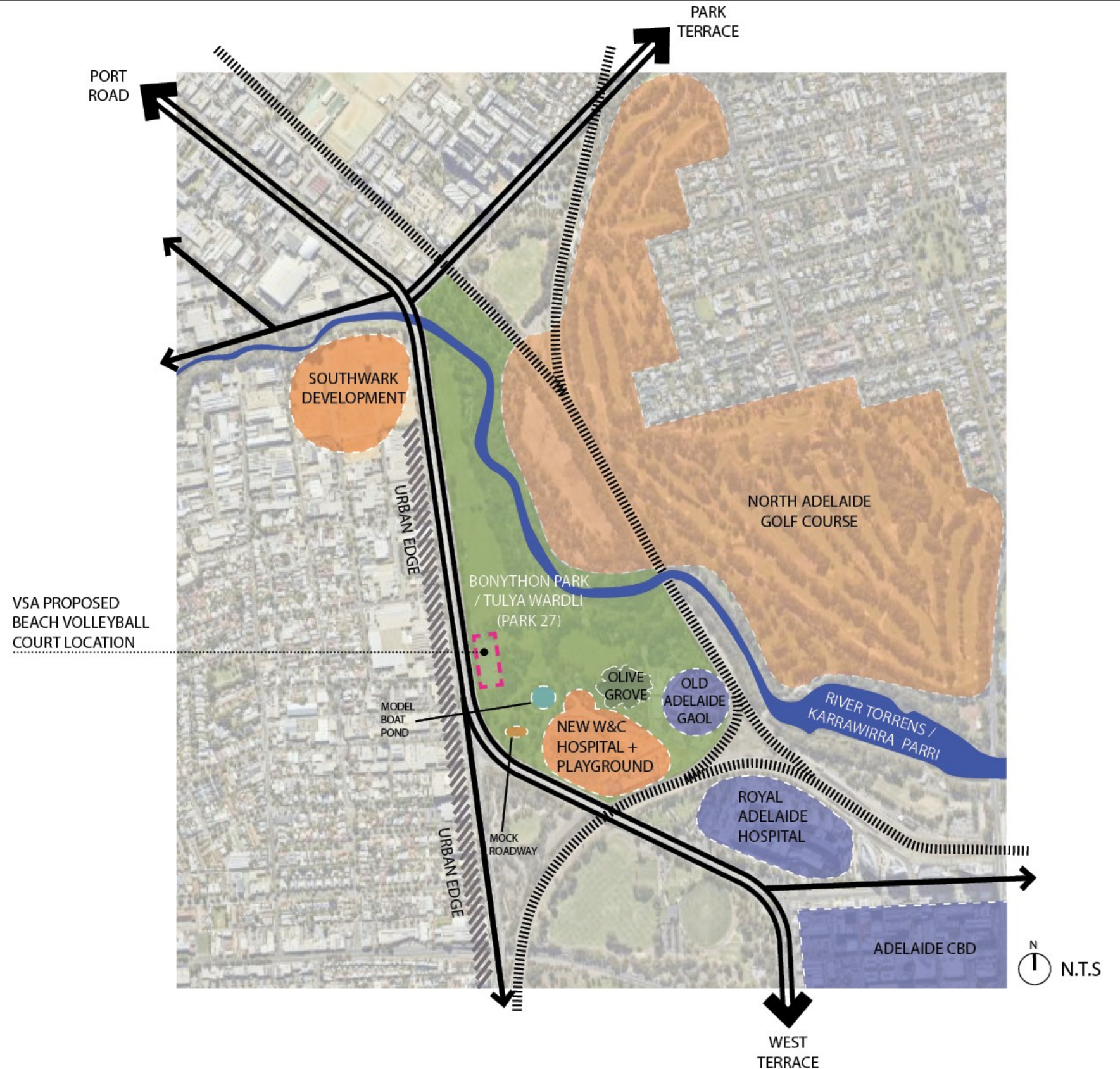
The proposed beach volleyball site is located within Bonython Park / Tulya Wardli (Park 27), on the north-western edge of the Adelaide Park Lands.

The new Women’s and Children’s Hospital is currently under construction to the south-east of the site, adjacent to the Royal Adelaide Hospital. In addition, the North Adelaide Golf Course will expand toward the north-east of the site as part of a State-funded initiative.

Bonython Park has strong transport connections, including nearby tram and train lines, the city ring route, and shared pedestrian and cycling paths along the River Torrens / Karrawirra Parri and Port Road.

Significant medium-density residential development is underway to the north-west at Southwark, with further development occurring in Bowden and Thebarton. This growing local population presents an opportunity for the proposed beach volleyball site to function as a broader community activity hub.

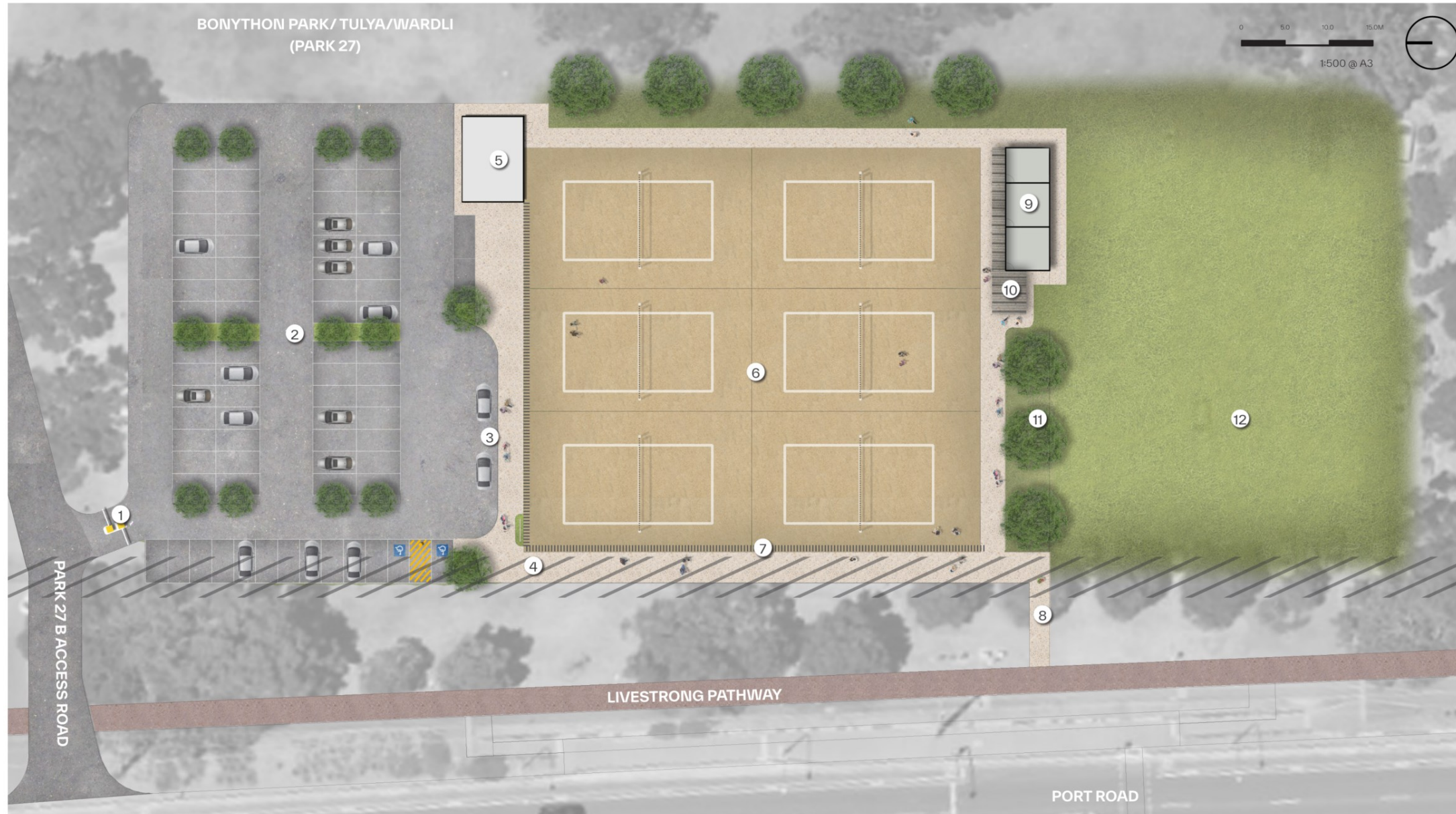
Page 211



Beach Volleyball Facility – Bonython Park / Tulya Wardli (Park 27)

City Beach Concept Plan

On 14 October 2025, Council approved the City Beach Concept Plan (developed by Volleyball SA) to repurpose the former netball court site in Bonython Park / Tulya Wardli (Park 27) into a Beach Volleyball Facility (as shown below).



LEGEND

- Court Sand
- Lawn
- Exposed Aggregate Concrete
- Asphalt
- Livestrong Pathway
- HV Electrical Easement (approximate)

1. Vehicle entrance to car park with boom gate for traffic management
2. Car park (approx 70 car spaces with DDA compliant spaces)
3. Coach pick up drop off area
4. Entrance from carpark
5. Maintenance shed and storage
6. 6 x National Standard Beach Volleyball Courts
7. Ball containment netting to Port Road and carpark (3.0-3.6m high)
8. Pedestrian path connection to Livestrong Pathway and Port Road
9. Toilet and changerooms facilities including ambulant amenities
10. 4x4m undercover area for VSA staff and players during competition (power provision from external wall of building)
11. New tree planting
12. Remediation of existing asphalt to lawn (return to Park Lands area)

Strategic Context



Adelaide Park Lands Management Strategy:

Goal 1 - Places and Spaces: Sport and Recreation

The Adelaide Park Lands will continue to provide for sport and recreation opportunities and prioritise open accessible spaces for the public to enjoy outside of programmed sport and recreation times.

Relevant Strategies:

- Strategy 1.2 Create places and attractions that set the Adelaide Park Lands apart.
- Strategy 1.6 Create spaces to accommodate cultural, sporting, artistic and recreational events of varying types and sizes that are planned and delivered to minimise environmental impacts and that promote active and public transport.
- Strategy 1.8 Strengthen the role of the Adelaide Park Lands as a regional destination for competitive sport and a variety of active and passive forms of recreation.

Goal 3 – Natural Systems, Cultural Landscapes and Climate Resilience

The Adelaide Park Lands are a place of natural beauty and Kaurna cultural significance.

Relevant Strategies:

- Strategy 3.12 Ensure sustainable water use across the Adelaide Park Lands.
- Strategy 3.17 Seek opportunities to increase greening and tree canopy.

Bonython Park Precinct Plan

- Creating appealing attractions and facilities that through collaboration between City of Adelaide, adjoining councils and the state government will be critical in facilitating greater use of the Precinct and providing valuable open spaces to these communities.
- Future Planning Consideration (23) - Investigate the removal of the former netball courts and return to a Park Lands Purpose – Park Land Purpose includes: The Adelaide Park Lands that reflect and support a diverse range of environmental, cultural, recreational and social values and activities that should be protected and enhanced.

Return Areas Schedule

Site 3 - Investigate opportunities to return to a Park Lands Purpose – removal of hardstand surface (High Priority 1-5 Years)

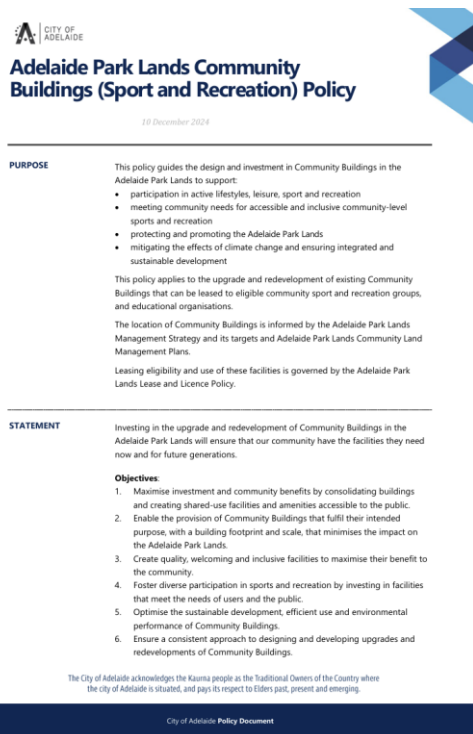
Adelaide Park Lands Community Buildings (Sport and Recreation Policy):

Key Objectives (summarised)

- Create quality, welcoming and inclusive facilities to maximise community benefit.
- Maximise investment and community benefits.
- Enable the provision of community facilities that fulfil their intended purpose, with a building footprint and scale, that minimises the impact on the Adelaide Park Lands.
- Optimise the sustainable development, efficient use and environmental performance of community facilities.
- Ensure a consistent approach to designing and upgrading community facilities.

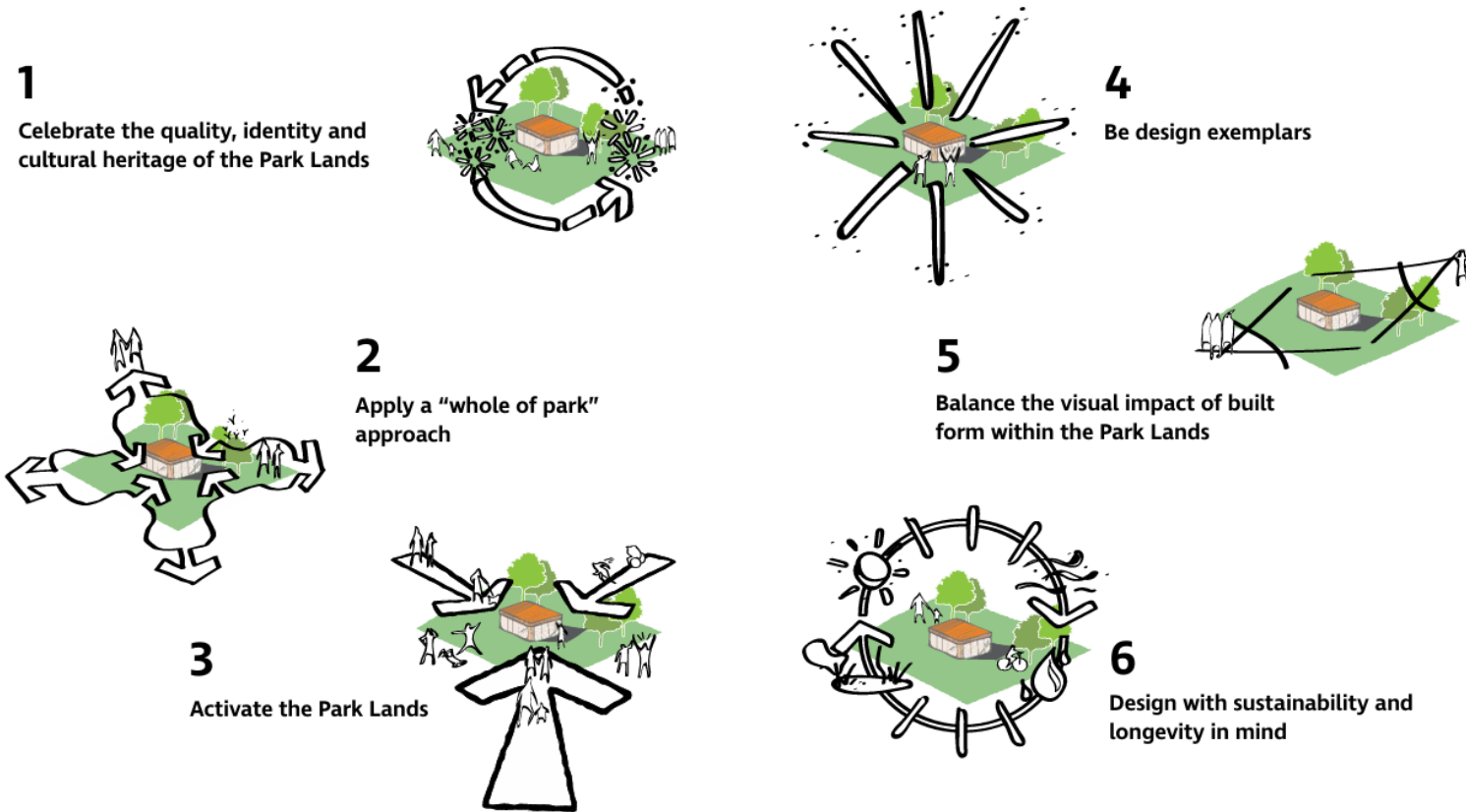
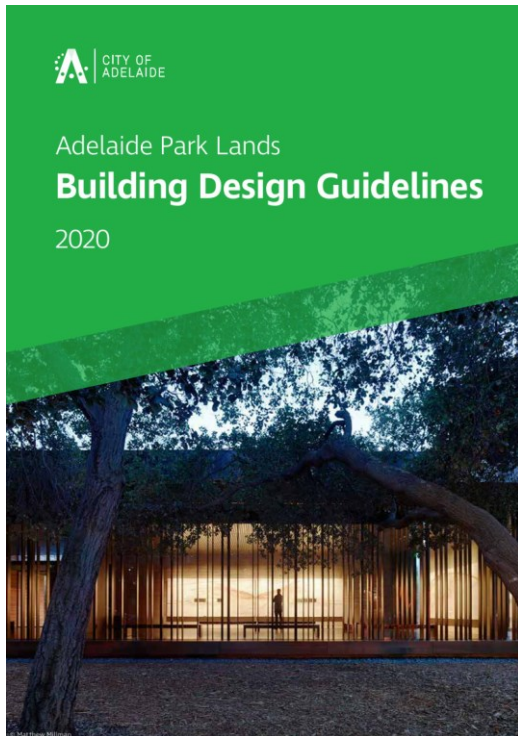


Adelaide Park Lands Management Strategy (Towards 2036)



Adelaide Park Lands Community Buildings (Sport and Recreation) Policy

Strategic Context



Adelaide Park Lands Building Design Guidelines

This strategic context has shaped the following design objectives to inform a siting analysis of the proposed beach volleyball facility in Bonython Park.

Design Objectives:

- Establish new links and enhance existing connections to create better connectivity to the wider Park Lands and activity hubs and design infrastructure that supports active transport options.
- Consolidate buildings and create shared-use facilities and amenities accessible to the public.
- Minimise built form with flexibility to accommodate temporary infrastructure to support larger events.
- Utilise lightweight construction where practical.
- Design to maximise cooling effects, optimising shade and establishing a climate-resilient landscape.
- Include water-sensitive urban design elements.
- Incorporate building materials that reflect the natural setting of the Park Lands.

Beach Volleyball Facility – Bonython Park / Tulya Wardli (Park 27)

Siting Options

OPTION 2

PROS

- Proximity to adjoining roadway (Port Road), providing natural surveillance
- Minimises vehicle movements by utilising existing roadway access/egress
- Proximity to public transport and active travel routes

CONS

- Loss of green space
- Increased hard stand footprint
- Impacts the programming of a popular event space
- May require screening
- Disconnect with other park amenities and activity nodes

Page 216



LEGEND

- | | | | |
|--|--|--|---|
| | Site Extents for Proposed Beach Volleyball Facility and Car Park | | Tram Line |
| | Parklands Trail | | Tram Stop |
| | Primary Cycle Route / Shared User Path | | Train Line |
| | Trail | | Entry Statement |
| | Tunnel / Underpass | | Existing Playspace |
| | High Point | | Future Regional Playground - State Initiative |
| | Tree Canopy | | Future Vehicle Access Road |
| | Vegetation Buffer | | Proposed Future Trail |
| | Vehicle Access Road | | |

Beach Volleyball Facility – Bonython Park / Tulya Wardli (Park 27)

Siting Options

OPTION 3

PROS

- Partially removes and remediates existing hard stand area
- Proximity to adjoining roadway (Port Road), providing natural surveillance
- Proximity to public transport and active travel routes

CONS

- Loss of green space
- Impacts the programming of a popular event space
- Impacts existing vegetation, including loss of trees
- Disconnect with other park amenities and activity nodes
- Potential disruption to volleyball programming during larger events held in Bonython Park

Page 217



LEGEND

- Site Extents for Proposed Beach Volleyball Facility and Car Park
- ↔ Parklands Trail
- ↔ Primary Cycle Route / Shared User Path
- Trail
- Tunnel / Underpass
- ▲ High Point
- ~ Tree Canopy
- ~ Vegetation Buffer
- Vehicle Access Road
- ↔ Tram Line
- T Tram Stop
- ↔ Train Line
- ☀ Entry Statement
- ⊙ Existing Playspace
- ⊙ Future Regional Playground - State Initiative
- Future Vehicle Access Road
- - - Proposed Future Trail

Beach Volleyball Facility – Bonython Park / Tulya Wardli (Park 27)

Siting Options

OPTION 4

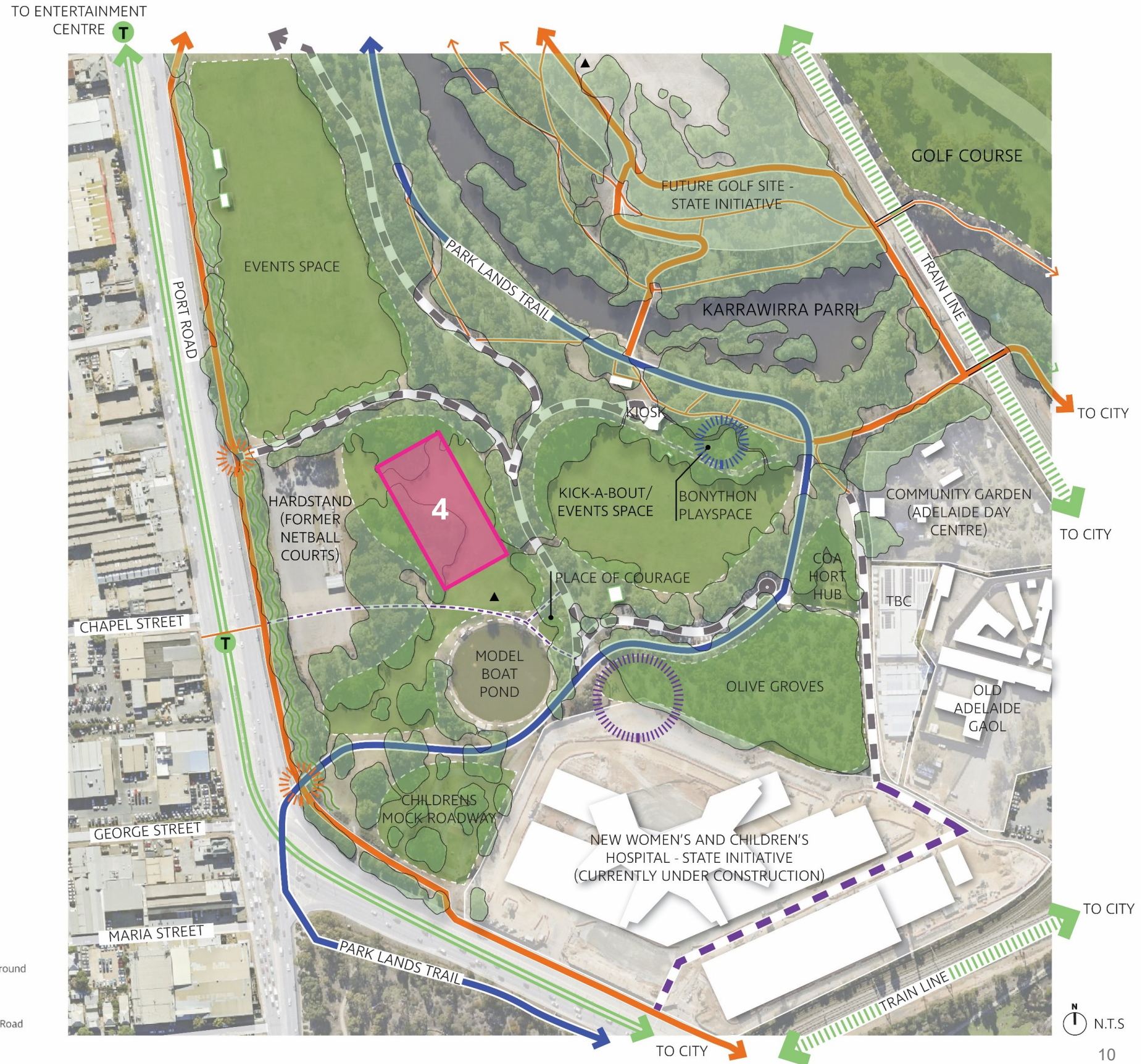
PROS

- Proximity to public transport and active travel routes
- Proximity to model boat pond

CONS

- Loss of green space
- Increased hard stand footprint
- Impacts the programming of a popular event space
- Impacts existing vegetation, including loss of trees
- May impact mounding adjacent to the model boat pond
- Potential disruption to volleyball programming during larger events held in Bonython Park
- Require additional park lighting for safe access and egress at night

Page 218



LEGEND

- Site Extents for Proposed Beach Volleyball Facility and Car Park
- Parklands Trail
- Primary Cycle Route / Shared User Path
- Trail
- Tunnel / Underpass
- High Point
- Tree Canopy
- Vegetation Buffer
- Vehicle Access Road
- Tram Line
- Tram Stop
- Train Line
- Entry Statement
- Existing Playspace
- Future Regional Playground - State Initiative
- Future Vehicle Access Road
- Proposed Future Trail

Beach Volleyball Facility – Bonython Park / Tulya Wardli (Park 27)

Siting Options

OPTION 5

PROS

- Proximity to other park amenities and activity nodes, including:
 - potential for utilising existing built form, including kiosk, public toilets and car parking
 - potential integration with existing playspace and links to future NWCH playspace
- Proximity to public transport and active travel routes

CONS

- Loss of green space
- Increased hard stand footprint
- Impacts the programming of a popular event space
- Impacts the kick-about space adjacent to the children’s playspace
- Potential disruption to volleyball programming during larger events held in Bonython Park
- Require additional park lighting for safe access and egress at night

Page 219

LEGEND

- | | | | |
|--|--|--|---|
| | Site Extents for Proposed Beach Volleyball Facility and Car Park | | Tram Line |
| | Parklands Trail | | Tram Stop |
| | Primary Cycle Route / Shared User Path | | Train Line |
| | Trail | | Entry Statement |
| | Tunnel / Underpass | | Existing Playspace |
| | High Point | | Future Regional Playground - State Initiative |
| | Tree Canopy | | Future Vehicle Access Road |
| | Vegetation Buffer | | Proposed Future Trail |
| | Vehicle Access Road | | |



Options Analysis


Design Objectives*	Option 1	Option 2	Option 3	Option 4	Option 5
Enables safe and inclusive access	Connected to internal and external roads, public transport (including tram), and cycle paths.	Connected to internal and external roads, public transport (including tram), and cycle paths.	Connected to internal and external roads, public transport (including tram), and cycle paths.	Requires additional pathways and roadways for connection.	Requires additional pathways and roadways for connection.
Maximises community benefit	Does not impact the programming of existing events.	Impacts a popular event space.	Impacts a popular event space.	Impacts a popular event space.	Impacts a popular event space and an informal kick-about area next to the children's play space.
Reduces hardstand areas	Removes existing netball courts.	Retains existing netball courts.	Removes a portion of the existing netball courts.	Retains existing netball courts.	Retains existing netball courts. Opportunity to use the existing car parking area and building footprints.
Consolidates built form	Opportunity to integrate existing toilet facilities with beach volleyball amenities.	Opportunity to integrate existing toilet facilities with beach volleyball amenities.	Opportunity to integrate existing toilet facilities with beach volleyball amenities.	Opportunity to integrate existing toilet facilities with beach volleyball amenities.	Opportunity to consolidate existing kiosk and toilet facilities with beach volleyball facilities.
Protects the Park Lands landscape, including no loss of trees	Rehabilitates a deteriorated landscape and provides increased greening opportunities.	Reduction in green space.	Removal of trees and reduction in green space.	Likely to require significant excavation of the mound adjacent to the pond. Removal of trees and reduction in green space.	Reduction in green space.

 Preferred Option

 Not Recommended

 Not Recommended

 Not Recommended

 Not Recommended

* Design Objectives developed in alignment with strategic goals and objectives outlined on the 'Strategic Context' page.

Opportunities and Constraints

PREFERRED SITE – OPTION 1

A site analysis into the preferred site – Option 1, was undertaken, and the following was identified:

Existing Conditions

1. The site was previously utilised as a netball facility, supported by sports lighting and a community building.
2. Use of the netball courts ceased in 1997, and the light towers and community building were subsequently removed.
3. The remaining bituminised hardstand has since been used as an informal car park, providing capacity for approximately 340 vehicles.
4. The site is directly adjacent to a tram line and stop along Port Road.
5. A small vegetation buffer exists between Port Road and Bonython Park.
6. The Site is currently occupied by SA Water.

Opportunities

1. Reduce the expanse of hardstand and car parking.
2. Create a strong connection to active travel options.
3. Utilise existing trees for shade and wind protection.
4. Connect with the adjoining grassed kick-about areas.
5. Enhance the urban address.
6. Provide a broader community service through publicly accessible amenities.

Constraints

1. High voltage cables along the western edge require strict clearances.
2. Avoid creating a ‘barrier’ on entering the park from the southwest.
3. The site is surrounded by a significant number of mature native trees.



Beach Volleyball Facility – Bonython Park / Tulya Wardli (Park 27)

Recommendations and Refinements

PREFERRED SITE – OPTION 1

Following the site analysis of the preferred site - Option 1, and taking into account the site constraints such as the high voltage cables on the west, existing trees on the east, and avoiding creating a 'barrier' on entering the park from the southwest, adjustments to the alignment and layout of facilities are recommended as shown:

Proposed car park with entry from existing roadway (no boom gate) and integrated WSUD elements.

Two proposed buildings to be consolidated into a single structure that is solar-ready and includes changerooms, kiosk, maintenance shed, bike racks/lock-up storage, publicly accessible toilets, seating, shade and drinking fountains.

Proposed beach volleyball courts.

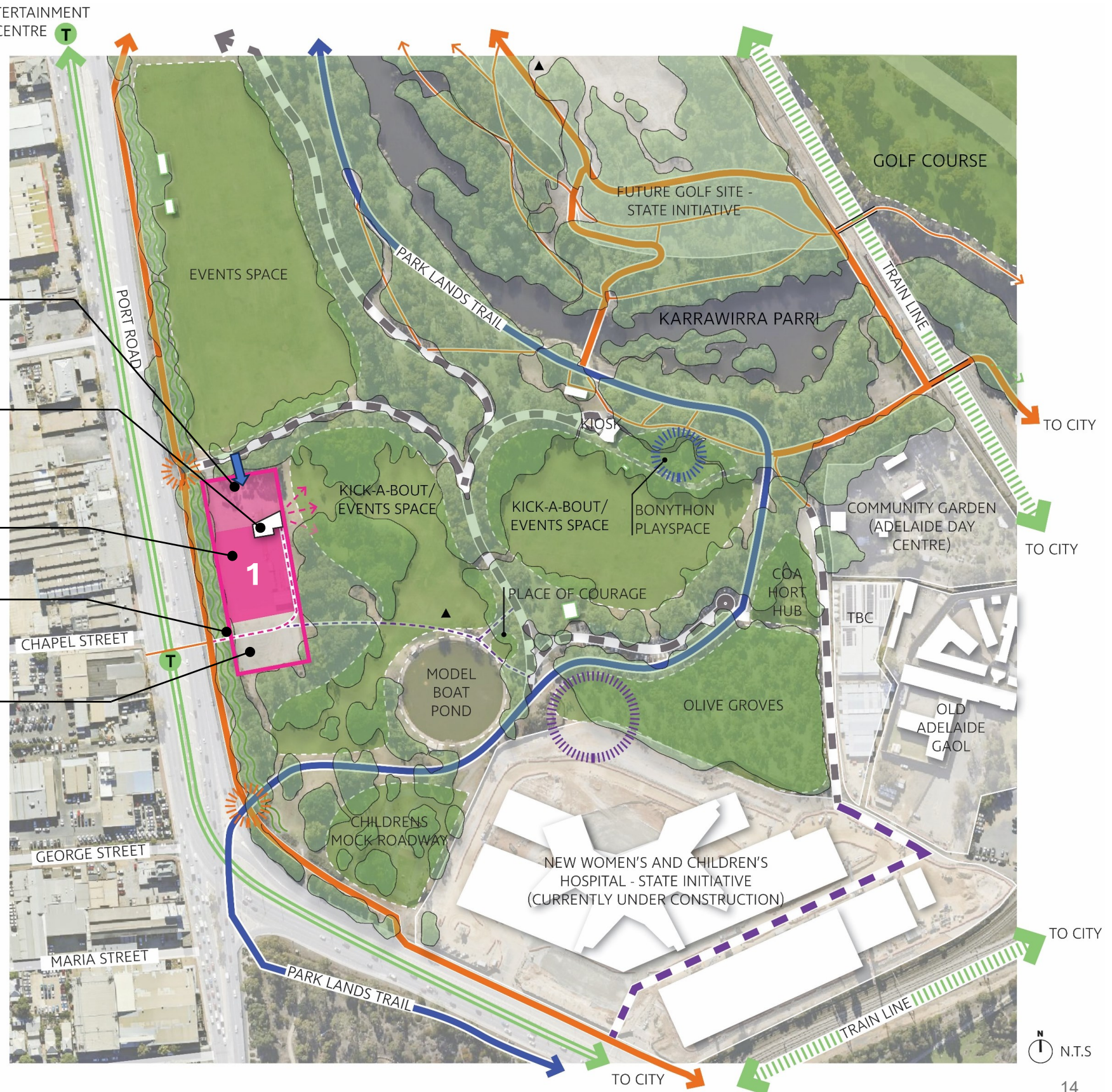
Proposed main entry point and path to connect the facility with the tram stop and cycleways, as well as other park features.

Area to be integrated back into Park Lands with surrounding landscapes (maintained by CoA).

Review the overall provision of public amenities in Bonython Park / Tulya Wardli (Park 27).

LEGEND

- | | | | |
|--|---|--|---|
| | Site Extents for Proposed Beach Volleyball Facility, Car Park and Revegetation Area | | Tram Line |
| | Parklands Trail | | Tram Stop |
| | Primary Cycle Route / Shared User Path | | Train Line |
| | Trail | | Entry Statement |
| | Tunnel / Underpass | | Existing Playspace |
| | High Point | | Future Regional Playground - State Initiative |
| | Tree Canopy | | Future Vehicle Access Road |
| | Vegetation Buffer | | Proposed Future Trail |
| | Vehicle Access Road | | |



Findings

The proposed Option 1 location for a beach volleyball facility within Bonython Park / Tulya Wardli (Park 27) is the preferred site.

This finding is based on:

- Strong connections with public transport and active transport routes
- Close proximity to growing residential areas
- Use of existing hardstand (no new hardstand put into Park Lands)
- Location along an active park edge – benefits safety and visibility
- Alignment with design principles and objectives (slides 6 and 7)
- No impact on New Women’s and Children’s Hospital or potential future Golf Course expansion
- Enables future enhancements of Bonython Park areas
- Can operate concurrently with events held in Bonython Park

Next Steps:

Council Administration will work with VSA as they finalise a detailed design for the beach volleyball facility in Bonython Park, incorporating the findings of this Site Plan Concept Report.

