



Kadaltilla

Park Lands Authority



Board Meeting Minutes
Thursday 28 April 2022
Colonel Light Room, Adelaide Town Hall

Kadaltilla / Park Lands Authority

Board Meeting Minutes, Thursday 28 April 2022, at 5.35pm
Colonel Light Room, Town Hall, King William Street, Adelaide

Present:

Presiding Member	The Right Honourable the Lord Mayor Sandy Verschoor
Deputy Presiding Member	Kirsteen Mackay
Board Members	Ashley Halliday Stephanie Johnston Craig Wilkins Ben Willsmore
In Attendance	Councillor Helen Donovan (<i>Gazettal of Appointment pending</i>)

Welcome and Opening

Item 1.1 - Acknowledgement of Country	With the welcome and opening of the Board Meeting, the Presiding Member, Lord Mayor Sandy Verschoor stated: 'Kadaltilla / 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.' Board Members – Allison Bretones and Rob Brookman AM
Item 1.2 - Apologies	

The Presiding Member welcomed and acknowledged Ashley Halliday (*Appointment effective 1 April 2022*) to his first Board meeting and acknowledged Councillor Helen Donovan (*Gazettal of Appointment pending*) is in attendance to observe proceedings.

Representations (verbal)

Item 4.1 - Adelaide Botanic High School Expansion

Speakers

Minister for Education, Training and Skills, Blair Boyer via Teams	<ul style="list-style-type: none">– With a change in State Government, took the opportunity to introduce himself as the new Minister for Education, indicating the former Government committed to an expansion of Adelaide Botanic High and the then Leader in opposition matched that commitment.– Indicated his intention to work collaboratively with the Council and introduced Ben Temperly and Bill Glasgow who would answer further queries.– Identified intention to deliver on the commitment to expand Adelaide Botanic High School and allow some suburbs removed from the zone in the last few years to re-enter the zone and to do so with no net loss to publicly accessible open space within the Park Lands.
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Discussion Points:

- Expansion with no net loss to Park Lands Open Space
- Identifying definitions for Park Lands open space or strategies to achieve

Ben Temperly – COO of DfE
Bill Glasgow – ED Infrastructure
Niko Tsoukalas – Principal, Strategic and
Infrastructure Advisory

*Presentation attached

Discussion Points:

- Overview of enrolment demand that led to the project
- Adelaide Botanic High School Expansion
- Extension Construction Program Key Dates
- Land Information – Existing School Land and proposed portion of land to be utilised for student facility
- Urban Precinct Integration
- Stakeholders and Memorandum of Understanding
- With an increase of 700 students there is a need to understand the provisions for drop off / pick up, parking and cycling how will students & teachers get to / from.
- Capacity for bike parking
- Connection and integration with Lot Fourteen to Linear path
- Potential lands swap options and considerations
- Public transport, services and provisions to support
- Further expansion to Adelaide High School or in addition to that proposed for Adelaide Botanic High not envisaged
- Long term considerations
- Project timeframes
- No carparking on site
- Building footprint
- Amenity for students in free periods
- Staggered start / finish times consideration to manage student numbers
- Need to understand value add to the public realm in relation to design (ie curtilage of building, preservation of sight lines and linkages)
- Need to understand the final design as to what is left in, in a strict budget and timeframe, to enhance the public realm as part of the project
- Quality of open space between School and Lot Fourteen
- Need to understand site management plan and impact on area

Item 1.3 - Confirmation of Minutes

Board Decision

That the Minutes of the meetings of the Board of the Adelaide Park Lands Authority held on 24 February 2022 and 31 March 2022 be taken as read and be confirmed as an accurate record of proceedings.

Conflict of Interest

Nil

Presiding Member Report

Item 3.1 - Presiding Member Verbal Report

Portal E-news

- “Save the Date for the Brown Hill Keswick Creek Opening” article was added to the Kadaltilla portal for Board members
- In response to an enquiry by a Kadaltilla Board member, information about Tasting Australia’s use of the North Eastern Triangle in Victoria Square/ Tarntanyangga was provided on the Kadaltilla portal

Adelaide Park Lands Association

- Letter sent to the Adelaide Park Lands Association (APA) requesting that they add a statement to their website, in a prominent position clarifying that the Park Lands Association

is a community-based organisation and is neither the Park Lands Authority nor affiliated with the Authority

- The Association promptly updated their website and requested Stephanie Johnston to pass on the thanks of the Authority.
- A few factual corrections were suggested, and the Association again promptly updated the statement of their website and requested that the Authority consider posting something similar (mutatis mutandis) on its main web page, but as our website already clearly states that we are the main authority under the Act we have deemed that is not necessary at this point in time.

Protection of Helen Mayo Park

- Letter sent to the Minister and Premier regarding the election commitment to restore full protection to Helen Mayo Park

Adelaide Park Lands Management Strategy Review – Invitation to Stakeholders

- Consultation with stakeholders commenced.
- Letters sent to Green Adelaide, ODASA, and adjoining Councils inviting them to present at the May Kadtilla meeting.

City of Unley – Joint Initiative Project for Greenhill Road Corridor Uplift

- A decision of the City of Unley in February sought to have a discussion with the City of Adelaide on the potential planning of a joint initiative project for the Greenhill Road Corridor.
- A response to the Mayor Michael Hewitson has outlined the significant investment currently being made in the South Park Lands but welcoming the City of Unley interest in contributing funding to an improvement of approximately 3 to 5 metres of land that is on the northern side of Greenhill Road, it's a corridor of land that is owned by the City of Unley abutting Greenhill Road within the Park Lands.

City of Adelaide Plan

- The City of Adelaide has recently commenced a project to deliver a City Plan to guide the future growth, development and infrastructure priorities of the city, it's a spatial vision for the city as well as a review of the Adelaide Park Lands Management Strategy 2015-2025.
- The work on the City Plan will come to Kadtilla.

Board Decision

That Kadtilla / Park Lands Authority notes the Presiding Member Verbal report.

Representations (verbal)

Item 4.2 - Agenda Items 1.1, 4. 5.2, 5.6 & 8.1

Speaker
Kelly Henderson

- Access to Agenda, documentation and deliberation of the Authority

8.1 - Heritage Management Plan project and the World Heritage project

- Park Lands recognition as a world significant cultural landscape.
- Outline survey / trig stations research undertaken
- Support the listing of Lights Plan in its entirety.

5.6 - Torrens River / Karrawirra Parri Restoration Proposal

- Stormwater, natural flow & surface flow

5.2 – Kadtilla / Park Lands Authority New Logo

- Indicate a need to know the process to comment further

4.1 - Adelaide Botanic High School Expansion

- Oppose tenure of the Park Lands

1.1 - Acknowledgment of Country

- Outline her research regarding the traditional people of the Adelaide Plains

Items for Board Decision

Item 5.1 - Project Plan for Review of Adelaide Park Lands Management Strategy

Discussion Points:

- External Stakeholders – Federal Government representation (ie DAWE Department, Australian Heritage Council, Australia ICOMOS [International Council of Monuments and Sites])
- Referencing World Heritage Project
- Briefing the Minister for Planning on scope
- Contemporary drivers & context – role of the Park Lands, look at other management models to understand how other parts of the world are managing both governance / decision making and funding / fund raising

Board Decision

That Kadaltilla / Park Lands Authority

1. Approves the draft project plan, included as Attachment A to Item 5.1 on the Agenda for the meeting of the Board of Kadaltilla / Park Lands Authority held on 28 April 2022, for the review of the Adelaide Park Lands Management Strategy.

Item 5.2 - Kadaltilla / Park Lands Authority New Logo

Discussion Points:

- Style of Logo – consider inclusion of Adelaide Park Lands Authority name under or adjacent the name Kadaltilla as a secondary element to the main word
- Interim approval and revisiting matter

Board Decision to Advise City of Adelaide

That Kadaltilla / Park Lands Authority

1. Approves the interim use of the “Kadaltilla” logo contained in Item 5.2 on the Agenda for the meeting of the Board of Kadaltilla / Park Lands Authority held on 28 April 2022
2. Requests that the administration and Council undertake the necessary steps to reinstate the dual naming branding that was supported at the Adelaide Park Lands Authority meeting on 26 August 2021, namely that the Authority be known as Kadaltilla / Adelaide Park Lands Authority, noting this version of the dual naming had the support of former Adelaide Park Lands Authority board member Jessica Davies-Huynh, as well as the support of the Adelaide Reconciliation Committee.
3. Requests that on completion of the above reinstatement process the administration amend the interim logo to incorporate both the Kadaltilla logo and the words Adelaide Park Lands Authority.
4. Supports the use of the abbreviated form “Kadaltilla” for the Kadaltilla / Adelaide Park Lands Authority.

CoA Council meeting to note Kadaltilla advice 10 May 2022.

Item 5.3 - Gladys Elphick Park / Narningga (Park 25) – Eastern Mound Redevelopment

Discussion Points:

- Informal terraces and accessibility
- Delivery of works
- Nature of shade structures – design specifically for the location
- Public access and current eastern side fencing associated with events
- Contaminated soil treatment & remediation

- Terracing - minimising concrete – understanding of shape and context - blending into the landscape
- Materials for pathways – alternates to black bitumen

Board Decision to Advise City of Adelaide

That Kadaltilla / Park Lands Authority

1. Supports the proposed Eastern Mound Redevelopment at Gladys Elphick Park / Narnungga (Park 25) by the South Australian Cricket Association (SACA) as shown in the Concept Plan (Attachment A) to Item 5.3 on the Agenda for the meeting of the Board of Kadaltilla / Park Lands Authority held on 28 April 2022, subject to:
 - 1.1. The incorporation of shade structures (combination of permanent and / or temporary) to the eastern mound development.
 - 1.2. The incorporation of Universal Design and Disability Access principles into the eastern mound development to ensure that people with disability have improved access to the park environs, events, and facilities.
 - 1.3. Consultation with Kaurna Yerta Aboriginal Corporation (KYAC) and the Gladys Elphick family regarding the incorporation of cultural and interpretation opportunities.
 - 1.4. The installation of gates at the base of the access stairs (as part of the first stage of works), held in an open position outside of matches and events, to provide additional opportunities for the community access to the oval.
 - 1.5. All works being funded by SACA including the realignment of the path network.
 - 1.6. SACA entering into a Maintenance Agreement which stipulates that SACA is responsible for maintaining this area for the remaining tenure of their adjacent lease agreement.
2. Requests a report on:
 - 2.1 The final location and design of the proposed shade structures that are sensitive to the Park Lands setting be provided to Kadaltilla / Park Lands Authority for consideration.
 - 2.2 Alternative materials and finishes for the picket fence path and viewing terraces to find more suitable options for Park Lands

CoA Council meeting to note Kadaltilla advice 10 May 2022

Item 5.4 - Draft Park Lands Lease and Licence Policy

Discussion Points:

- Criteria in objectives and measures from an EOI perspective, sound governance, sustainability & social inclusion be part of the entry point consideration – first 3 categories as a minimum to get through an EOI
- EOI process and mechanisms to hold to account
- Assessment of appropriate value and return that Council receives and implications for investment in preservation of Park Lands
- Policy being a mechanism to assess appropriate value for lessees recognising an extraordinary asset which is public land with exclusive rights at a cost
- Lessee renewal process
- Transition path for current lessees / licensees
- Policy for interim management vs value assessment of current structure of leases and licenses and do they meet

contemporary standards and expectations

- Frequent reviewing of monetary value of the Park Lands from the social equitable perspective as a normal business practice
- Timing and consultative process, caretaker considerations and finalisation of Policy
- Future reporting identify current state of policy and changes

Board Decision to Advise City of Adelaide

That Kadaltilla / Park Lands Authority:

1. Supports the draft Park Lands Lease and Licence Policy as shown at Attachment A to Item 5.4 on the Agenda for the meeting of the Board of Kadaltilla / Park Lands Authority held on 28 April 2022, for the purpose of undertaking community consultation.

CoA Council meeting to note Kadaltilla advice 10 May 2022

Board Decision

That Kadaltilla / Park Lands Authority:

1. Requests administration to bring back a scoping paper to facilitate an assessment and review of the cost basis of all leases and licences.

Item 5.5 - City of Adelaide Park Lands Budget

Discussion Points:

- Working draft yet to be endorsed by Council for consultation

Board Decision

That Kadaltilla / Park Lands Authority

1. Notes the report and the Service Delivery Plan – Park Lands and Open Space as per Attachment A to Item 5.5 on the Agenda for the meeting of the Board of Kadaltilla / Park Lands Authority held on 28 April 2022.

Item 5.6 - Torrens River / Karrawirra Parri Restoration Proposal

Board Decision

That Kadaltilla / Park Lands Authority

1. Notes that a report will be presented to Kadaltilla / Park Lands Authority and Council detailing the outcomes of the scoping study and presenting options and recommendations on concept designs.

Items for Board Discussion

Item 6.1 - Associate Director / Kadaltilla Update

Audit and Risk

- Kadaltilla as a subsidiary has a requirement to report to the City of Adelaide Audit and Risk Committee. That report has been prepared for the quarter and meets legislative obligations. The report will also be made available to the Board.

City Plan

- Workshops commenced with City of Adelaide – scoping and understanding phase. Input to be sought from the Board.
- Looking at the City as a whole so City and Park Lands. Some of the objectives or strategic goals being worked upon talk to spatial representation, talk to how to guide Councils long term plans (strategic plan, long term financial plan asset management plans) and relationship to the State planning system.

Adelaide Park Lands Management Strategy - Key Achievement Site Tour

- Placeholder for 9 May

Items for Noting

Nil

Other Business

Ms Stephanie Johnston - Progress Update - Heritage Management Plan and the World Heritage project

Stephanie Johnston

- Information circulated to Board Members
- World Heritage Bid - A project team includes City of Adelaide Council representatives, Department of Environment & Water, Mount Lofty Ranges groups, met recently with 4 Councils in attendance, which has developed a 12 month work plan to progress through the project. Plans are in place to write to new Government to confirm the continued support for the bid.
- City of Adelaide is working within the project team group to ensure an update of the project status with discussions having commenced for the planning of an expert workshop to be held in August 2022. Project funding will be available from across councils to continue the work.
- Tentative bid submission in 2023.

Meeting Close

Board meeting closed at 7.45 pm

Next Board meeting

5.30 pm Thursday, 26 May 2022

Colonel Light Room, Adelaide Town Hall

Lord Mayor, Sandy Verschoor
Presiding Member
Kadaltilla / Park Lands Authority

Attached for Reference

- * PowerPoint Presentation Adelaide Botanic High School Expansion

City of Adelaide Staff

In Attendance

Ilia Houridis - Director City Shaping
Sarah Gilmour - Associate Director Park Lands, Policy & Sustainability
Grace Pelle – Manager Finance & Procurement
Christie Anthoney – Associate Director City Culture
Alison Ackland - Adelaide Park Lands Authority Advisor
Martin Cook – Team Leader Park Lands Planning
Ray Scheuboeck – Team Leader Community Lifestyle
Matthew Field – Community Leasing Co-ordinator
Laura Morgan – Community Leasing Co-ordinator
Judy Speck - Council Governance Advisor

Adelaide Botanic High School Expansion



More school places required around CBD and Inner North



- A Full Business Case was commissioned by the State Government which independently validated and verified the above need for additional student places, and that a supply side response was most appropriate.
- The Full business case explored 33 project options (including non-infrastructure) and the best solution to meet this lack of supply is to construct new facility infrastructure that caters for:
 - 700 students as an integrated extension to Adelaide Botanic High School, taking the school capacity to 1950 students by 2024.
 - 300 students as an integrated extension to Roma Mitchell Secondary College, taking the school capacity to 2230 students by 2024.

Adelaide Botanic High School expansion

- Construction of new infrastructure to provide flexible, contemporary learning spaces for 700 additional students
- Design of new facility to integrate into and align with the existing ABHS organisational principles and spatial adjacencies
- New building to be set back from the existing facilities to allow for the building service areas, ramp and mechanical services to be maintained.
- A small, narrow building footprint has been proposed to ensure sight lines to the existing Barr Smith Library are maintained and to minimise the extent of the adjacent Lot 22 required





ADELAIDE BOTANIC HIGH SCHOOL





ABHS Extension Construction Program Key Dates



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Phase 1 – Planning, Procurement, Design and Approvals

Begin Planning, Procurement, Design and Approvals (Started and on track)	Q1 2022
Appointment of Consultants (Started and on track)	Q2 2022
Appointment of Managing Contractor (MC) (Started and on Track)	Q2/Q3 2022

Phase 2 – Procurement and Construction

Early Works Site Construction Begins	Q2/Q3 2022
Main Works Construction Begins	Q2/Q3 2022
Main Works Construction Complete	Dec 2023
School Ready for Operation	Jan 2024

ABHS - Land Information

Title Reference:

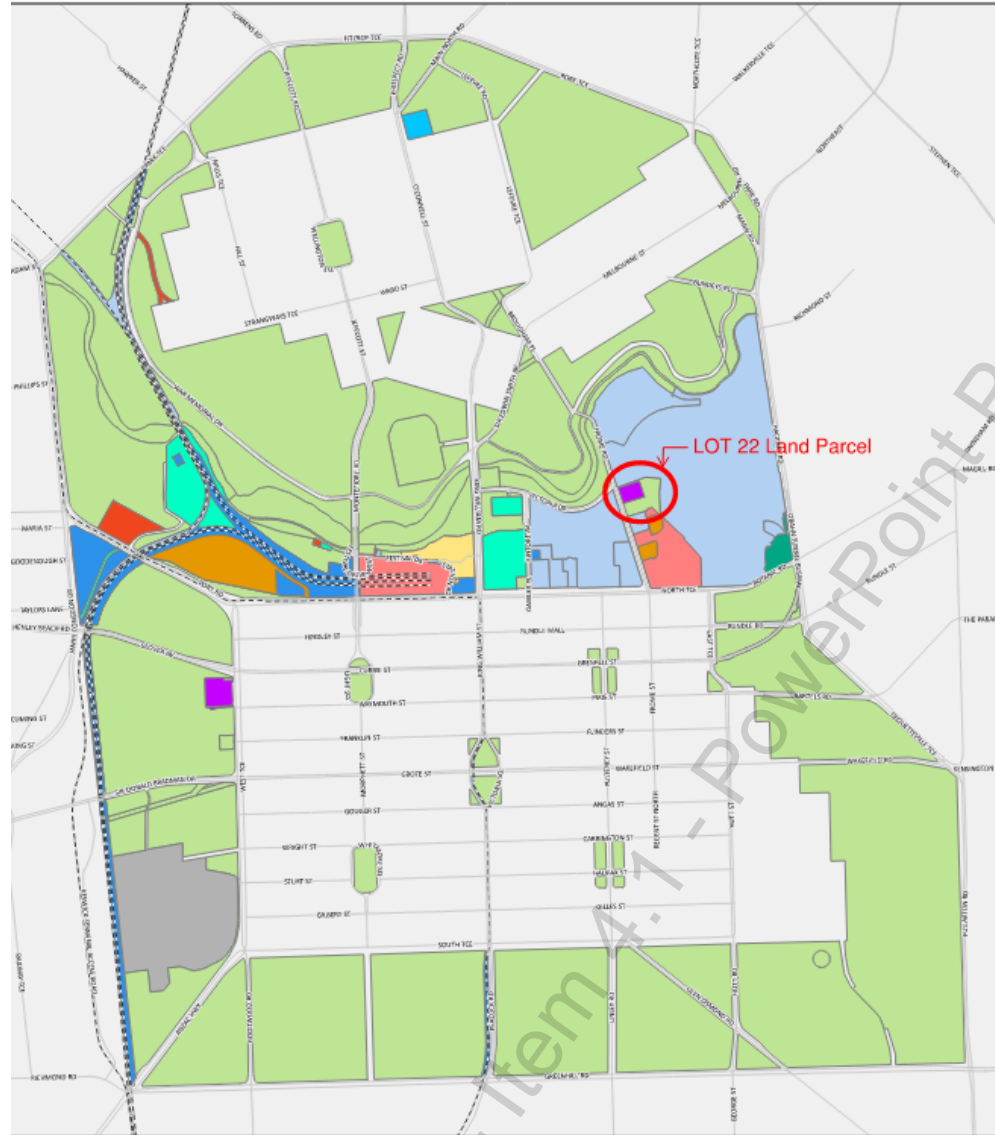
- CT 5696/850

Registered Proprietor:

City of Adelaide

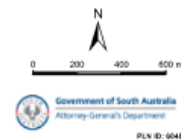
Description of Land:

- Allotment 22 of Deposited Plan 51367.
- Total Area of 1.818 Hectares or 18,180 m²



Adelaide Park Lands Ownership

Minister for Health and Wellbeing	Treasurer
Minister for Infrastructure and Transport	The Crown
Minister for Education	City Of Adelaide
Minister for Environment and Water	Adelaide Cemeteries Authority
Urban Renewal Authority	SA Water Corp
Minister for Innovation and Skills	Other ownership



DP 51367

DEPOSITED PLAN 51367

THE CITY OF ADELAIDE

PLANNING AND DEVELOPMENT DEPARTMENT

1. THE CITY OF ADELAIDE HAS CAUSED THIS PLAN TO BE PREPARED AND DEPOSITED IN ACCORDANCE WITH THE SUBDIVISION ACT 1988 AND THE SUBDIVISION REGULATIONS 1997.

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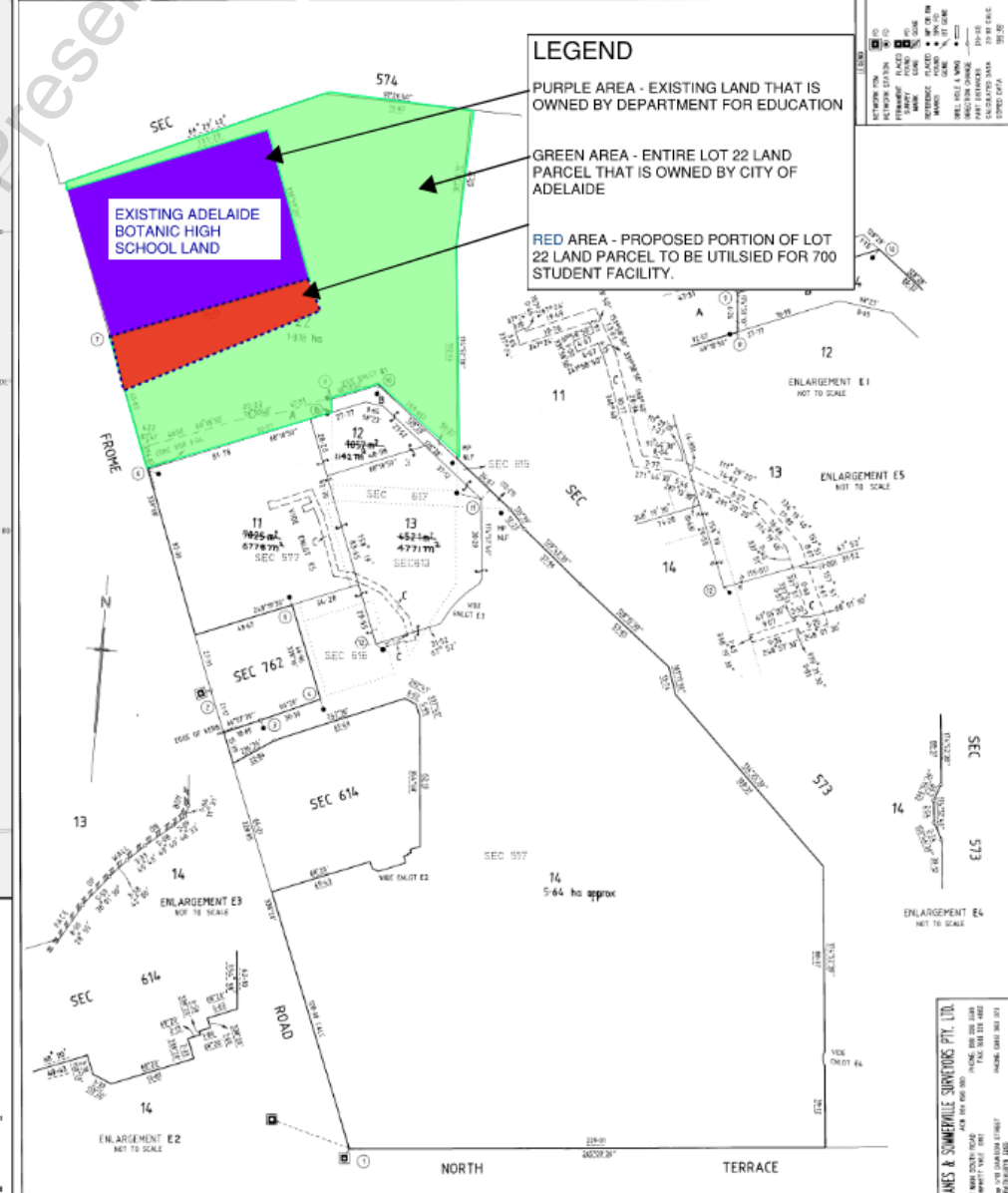
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LEGEND

PURPLE AREA - EXISTING LAND THAT IS OWNED BY DEPARTMENT FOR EDUCATION

GREEN AREA - ENTIRE LOT 22 LAND PARCEL THAT IS OWNED BY CITY OF ADELAIDE

RED AREA - PROPOSED PORTION OF LOT 22 LAND PARCEL TO BE UTILISED FOR 700 STUDENT FACILITY.

PLANNING AND DEVELOPMENT DEPARTMENT

THE CITY OF ADELAIDE

DEPOSITED PLAN 51367

THE CITY OF ADELAIDE HAS CAUSED THIS PLAN TO BE PREPARED AND DEPOSITED IN ACCORDANCE WITH THE SUBDIVISION ACT 1988 AND THE SUBDIVISION REGULATIONS 1997.

Urban Precinct Integration

Precinct Considerations:

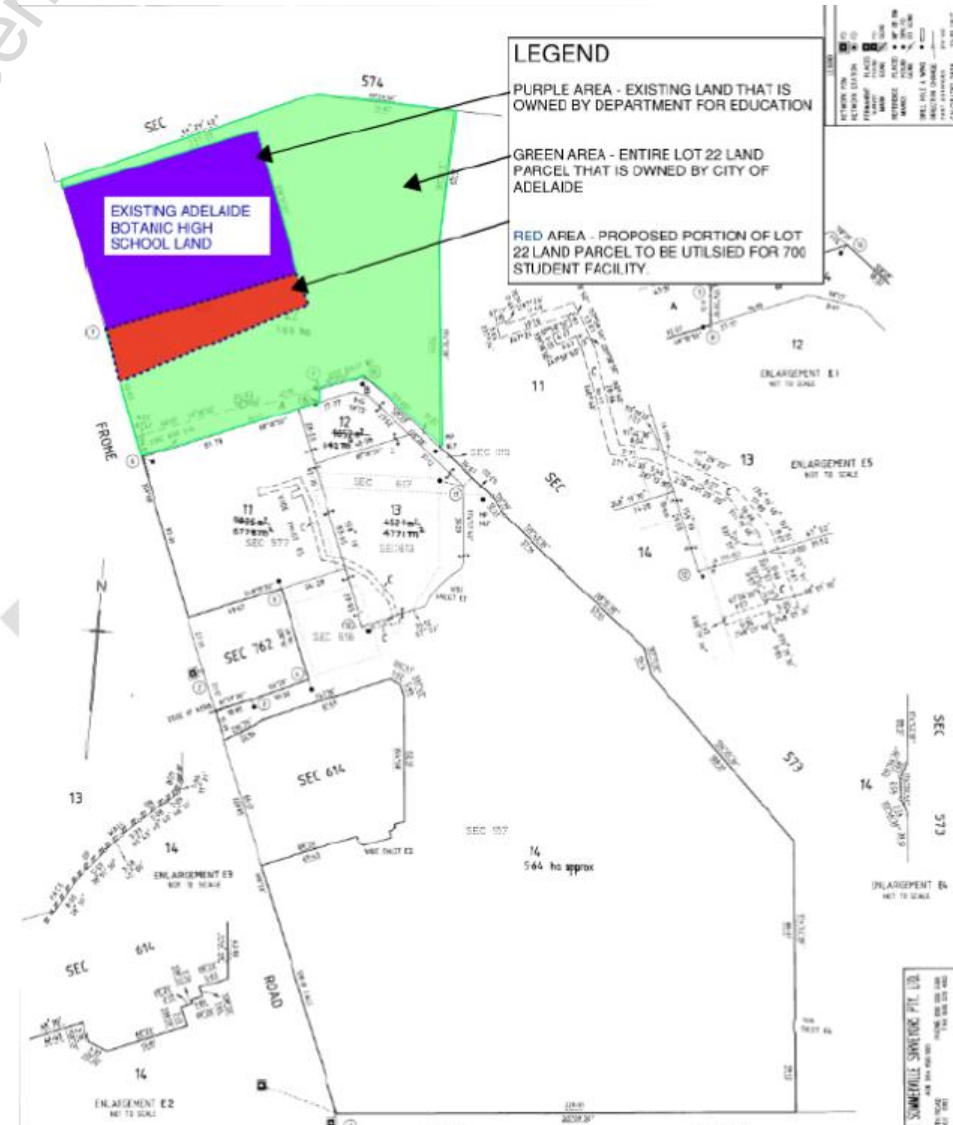
- Minimal intrusion of Built form footprint on land.
- No interruption of existing tree lined pedestrian pathway to and from Botanic Gardens.
- Key urban Vista's maintain from University of Adelaide Bar Smith Library.
- Vehicle traffic to be integrated with broader precinct (Frome road and Lot 14).
- Pedestrian and bicycle pathways to be integrated with broader precinct (Frome Road and Lot 14).
- All subject to final design

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ABHS Land – Stakeholders and Memorandum of Understanding

- Indigenous Community and State Government have held discussions and acceptance in principle on ABHS proposal agreed with discussions continuing on land management during construction.
- Preliminary discussion held by Minister for Education and senior State Government staff along with the Lord Mayor and senior City of Adelaide staff to seek advice on process through Council. .
- The Department for Education will be seeking a formal mechanism such as a Memorandum of Understanding (MOU) that provides certainty around:
 - Land Tenure – Transfer of the relevant portion of Land to DfE and Payment to ACC.
 - Land Swap – Identification and selection of land that is to be transferred to ACC from State Government such that there is **no net loss to publicly accessible open space within the parklands.**
 - Completion of ABHS expansion facility by 2024 School year.



Summary

This Investment by the State Government via the Education portfolio indicates and our presence here today indicates that we are:

- Committed to working with the ACC collaboratively and its relevant ecosystem

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Committed to playing it's part in continuing to making the City a vibrant and active place whilst being cognisant of the importance of the unique parklands that the city resides within with **No net loss to publicly accessible open space within the parklands.**

- Prepared to demonstrate our commitment through the execution of a formal agreement.



Questions



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