

# Kadaltilla

Park Lands Authority



## BOARD MEETING AGENDA

Thursday, 27 April 2023 at 5.30 pm  
Colonel Light Room, Adelaide Town Hall

## Kadaltilla / Park Lands Authority

Board Meeting Agenda, Thursday, 27 April 2023 at 5.30 pm  
Colonel Light Room, Adelaide Town Hall

Membership	The Lord Mayor 4 other members appointed by the Council 5 members appointed by the Minister
Quorum	6
Presiding Member	The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith
Deputy Presiding Member	Kirsteen Mackay
Board Members	Allison Bretones Rob Brookman AM Ashley Halliday Stephanie Johnston Councillor Keiran Snape Tania Taylor Craig Wilkins Ben Willsmore
Proxy Board Members	Professor Emeritus Damien Mugavin (for Stephanie Johnston) Les Wanganeen (for Tania Taylor) Councillor Henry Davis (for Councillor Keiran Snape)

### Agenda

### Purpose

#### 1. Welcome and Opening

##### 1.1 Acknowledgement of Country

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

‘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

Nil

To note

##### 1.3 Confirmation of Minutes

That the Minutes of the meeting of the Board of the Adelaide Park Lands Authority held on 30 March 2023 be taken as read and be confirmed as an accurate record of proceedings.

To confirm

4 - 23

#### 2. Conflict of Interest

For decision

<b>3.</b>	<b>Presiding Member Report (verbal)</b>	To inform	
<b>4.</b>	<b>Representations</b>		
	<b>4.1</b> Victoria Park (Park 16 / Pakapakanthi) Master Plan Update	To be heard	24 - 40
<b>5.</b>	<b>Items for Board Discussion</b>		
	Nil		
<b>6.</b>	<b>Items for Board Decision</b>		
	<b>6.1</b> Revised Park Lands Lease and Licence Policy	For decision	41 - 55
<b>7.</b>	<b>Items for Noting</b>		
	<b>7.1</b> Standing Item: Update on the World Heritage Listing for the Adelaide Park Lands and Rural Settlement Landscapes	To note	56 - 59
<b>8.</b>	<b>Other Business</b>		
	Nil		
<b>9.</b>	<b>Meeting Close</b>		



# Kadaltilla

Park Lands Authority



BOARD MEETING MINUTES  
Thursday 30 March 2023  
Colonel Light Room, Adelaide Town Hall



## KADALTILLA / PARK LANDS AUTHORITY

Board Meeting Minutes, Thursday, 30 March 2023, at 5.30 pm  
Colonel Light Room, Adelaide Town Hall

### Present:

<b>Presiding Member</b>	The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith
<b>Board Members</b>	Allison Bretones Rob Brookman AM Ashley Halliday Stephanie Johnston Councillor Keiran Snape Craig Wilkins Les Wanganeen for (Tania Taylor)

- 1 **Item 1 - Welcome and Opening**
- 2 **Item 1.1 - Acknowledgement of Country**

With the welcome and opening of the Board Meeting, the Presiding Member, Lord Mayor Dr Jane Lomax-Smith stated:  
'Kadaltilla / Park Lands Authority acknowledges that we are meeting on traditional Country of the Kaurna people of the Adelaide Plains and pays respect to Elders past and present. We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kaurna people living today.  
And we also extend that respect to other Aboriginal Language Groups and other First Nations who are present today.'
- 3 **Item 1.2 - Apologies**

Deputy Presiding Member – Kirsteen Mackay  
Board Member – Ben Willsmore  
Board Member – Tania Taylor
- 4 **Item 1.3 - Confirmation of Minutes**

Board Decision  
That the Minutes of the meeting of the Board of the Kadaltilla / Park Lands Authority held on 27 February 2023 be taken as read and be confirmed as an accurate record of proceedings.
- 5 **Item 2 - Conflict of Interest**

**Disclosure of Conflict of Interest**  
Board Member  
Craig Wilkins

Item 8.1 – Park21 West  
Mr C. Wilkins declared a General Conflict of Interest due to his employment with the Conversation Council of SA. This organisation has also taken a position on the use of Park 21 West for the Police Horses. Mr C. Wilkins noted he is able to act in a fair and impartial way and will remain in the room.
- 6 **Item 3 - Presiding Member Report**

- Verbal update provided
- 7 **Item 4 - Representations (verbal)**
- 8 **Item 4.1 – Utalisation of Park 12 – Red Gum Park – University Oval**

- The speaker spoke to the importance of the work of Kadaltilla / Park Lands Authority  
Darius Sean Rafizadeh
- 9 **Item 4.2 – VALO Adelaide 500**

Mark Warren

\*Presentation attached  
Speaker Points

- Mr Warren the CEO of Motor Sports SA is presenting in is presenting to Kadaltilla / Park Lands Authority as part of the consultation for the VALO 500
- He provided a slide that included a program overview- with key dates
- He noted that the prescribed period has been extended due to risk of inclement weather
- Handover of the will be facilitated with City of Adelaide
- Noted that the prescribed period has decreased (from days in 2022) to 154 days
- It was noted that Bike Paths will be closed 23 October 2023 to 22 December 2023
- Mr Warren noted that they were having conversations with Harvest Rock and City of Adelaide in relation to the Harvest Rock Interface
- Spoke to the Cycle Pedestrian Path Upgrades
- He also spoke to further considerations in Park 16 in relation to Float Park and the legacy toilet block

#### Discussion Points

- Interruption to the wetlands should be limited where possible
- It was put to Mr Warren that there was commitment to increase tree planting. Mr Warren said last time more turf was provided but committed to looking at this.
- Query was provided that if the heavy traffic not detrimental to the planting that has occurred there
- Members discussed the existing pavement. Mr Warren working with the City of Adelaide. While there was no plan to rip existing pavement it may be considered as part of the masterplan
- The Board were advised by administration that the masterplan will come to it for consideration.
- A query about what work VALO 500 has undertaken to identify significant sites. Mr Warren confirmed that they had explored this and noted that they will have a first nations installation.
- Administration informed the meeting that there was currently a project to undertaken cultural mapping of the parklands. Members asked for a timeline of when the cultural mapping would be finalised
- There was a query if the any options to reduce any opportunities to reduce interruption to bike laneways. Mr Warren- because there had been some near-misses so due to safety it had been decided to close.
- A query about the legacy public toilets was also asked. Administration advised that it was being reviewed as part of the Park 16 Master Plan and they will be looking at the possibility of reducing built environment
- Members asked if an impact statement had been undertaken on the event, especially in relation to butterflies
- Administration advised that as part of the Conservation Agreement- Leasing Agreement would include any risks

#### Action Arising

- The presentation will be circulated to Board members.
- Circulate to the Board the bump out timeframe for VALO Adelaide 500, which is to be provided by Mr Warren.
- Circulate to the Board information on Cultural Mapping Project.

Leave of the meeting was granted to bring Item 6.2 forward.

13 **Item 6.2 - South Australian Motor Sport Board Adelaide 500 Event Consultation**

Discussion Points

- Conversation ensued and the recommendation was added to.

Board Decision to Advise City of Adelaide and the State Government

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

That Kadaltilla / Park Lands Authority:

1. Provides the following feedback and advice on the Adelaide 500 event consultation to Council and the State Government:
  - 1.1. That a reduction is sought on the requirement for car parking to minimise the use of open space incorporating the grassland mounded area and the adjoining Wetlands and butterfly conservation area to minimise risk
  - 1.2. Continue to consider greening and tree canopy increase as part of the legacy of the event.
  - 1.3. Ensure the use of, or the reinstatement of permeable pathways.
  - 1.4. Work with the Administration to meet the standards sought for improvements within the Park 16.
  - 1.5. Progress cultural mapping and assessment of Park 16 as part of the proposal by the South Australian Motor Sport Board and incorporate into the master plan process.
  - 1.6. Encourage further exploration to increase access to the bikeways during the Prescribed Works Period, including engagement with Bike Adelaide.
2. Notes the Declaration of the Declared Area, Declared Period and Prescribed Works Period for the purpose of conducting the Adelaide 500 event.
3. Authorises the Presiding Member to write to the Chief Executive Officer of the South Australian Motor Sport Board on behalf of Kadaltilla with its feedback to the consultation on the proposed area for the Adelaide 500 event and the proposed period of time that works for the event will cover.

Action Arising

- Circulate to the Board a spreadsheet of the feedback and what is agreed to by the Motor Sports Commission

CoA Council meeting to note Kadaltilla advice 11 April 2023.

15 **Item 5 - Items for Board Discussion**

16 **Item 5.1 – Workshop on Revisions to the Adelaide Park Lands Management Strategy**

Jared Wilson / Simon Lee /  
Matthew Field

Speaker points

- Updated to the proposed structure and updates to the Adelaide Park Lands Management Strategy
- The update to the aims were explained
- The Current APLMS structure was discussed and the plan to test the current structure.
- Questions for Board- There is an opportunity to update the objectives to align with statutory principles in the Adelaide Parklands Act. Is this this something Kadaltilla would like to explore?

Discussion Points

- Members noted that the strategy is supposed to be a story telling document.
- Agreement to change some of the language



- Board members discussed timeframes noting that the final Strategy is to be developed in August 2023.

17 **Item 5.2 – Draft National Heritage Management Plan for the Adelaide Park Lands and City Layout**

Sarah Gilmour

Speaker Points

- Members received a presentation on the National Heritage Management Plan

18 **Item 6 - Items for Board Decision**

19 **Item 6.1 – National Heritage Management Plan for the Adelaide Park Lands and City Layout**

Discussion Points

- Discussed the impact on the WCH on the heritage management plan
- Members discussed carpark situation
- Should identify issues and constraints
- Members discussed the resolution
- Stephanie Johnston tabled feedback which was circulated to the Board Members prior to the meeting. Members discussed this document. This was included in the recommendation.

Board Decision to Advise City of Adelaide

THAT THE KADALTILLA / PARK LANDS AUTHORITY ADVISES COUNCIL:

That Kadaltilla / Park Lands Authority:

1. Supports the continued development of the draft National Heritage Management Plan for the Adelaide Park Lands and City Layout presented by Swanbury Penglase in Item 5.2 on the Agenda for the meeting of the Board of Kadaltilla / Park Lands Authority held on 30 March 2023 subject to:
  - o Consideration of feedback received during the stakeholder consultation period.
2. Kadaltilla provides the submission tabled to Swanbury Penglase on the draft National Heritage Management Plan for the Adelaide Park Lands and City Layout and the current consultation process.

CoA Council meeting to note Kadaltilla advice 11 April 2023.

20 **Item 6.3 – G S Kingston/Wirrar ninth – Expression of Interest Results for Decision**

Discussion Points

- It is important to get the mix right with lease holders

Board Decision to Advise City of Adelaide

THAT THE KADALTILLA / PARK LANDS AUTHORITY ADVISES COUNCIL:

That Kadaltilla / Park Lands Authority:

1. Supports Council entering into a five year lease agreement with the Adelaide Cricket Club and West Adelaide Raptors Soccer Club as joint lessees of the community sports facilities in G S Kingston Park / Wirrar ninth (Park 23).
2. Notes that progress of a joint lease will include the Clubs formalising a new joint club arrangement.

CoA Council meeting to note Kadaltilla advice 11 April 2023.

21 **Item 6.4 – Kadaltilla Business Plan**

Discussion Points

- It was noted that the budget had not changed since last year
- Part Six- details budget allocation

- It was noted that the delivery of projects and initiatives are driven through Council
- It was noted that the Adelaide Art Prize Sponsorship had not been increased for a long time. With the rising cost of CPI it was considered to increase this to \$20,000.

Board Decision to Advise City of Adelaide

THAT THE KADALTILLA / PARK LANDS AUTHORITY ADVISES COUNCIL:

That Kadaltilla / Park Lands Authority:

1. Approves the draft 2023/2024 Kadaltilla / Park Lands Authority Business Plan and Budget, as included in Attachment A to Item 6.4 on the Agenda for the Board meeting of Kadaltilla / Park Lands Authority held on 30 March 2023, to be provided to Council to inform Council's draft 2023/2024 budget deliberations.
2. Recommends to Council that there be an increase to the Art Prize Sponsorship to \$20,000.

CoA Council meeting to note Kadaltilla advice 11 April 2023.

- 22 **Item 7 - Items for Noting**
- 23 **Item 7.1 – Verbal Progress Update – Joint World Heritage Bid Adelaide and Rural Settlement Landscapes**

No update provided

- 24 **Item 8 - Other Business & Meeting Close**
- 25 **Item 8 – Other Business - SAPOL Horse Location Proposal**  
Craig Wilkins

Discussion Points

- Members discussed the motion from Craig Wilkins that had been emailed to Board members prior to the meeting
- It was noted Mirnu Wirra (Park 21W or Golden Wattle Park) is the most biodiverse remnant vegetation in the Adelaide Park Lands, filled with rare wildflowers and other species.
- There are over 70 different types of plants in the Park, providing a home to many varied species of birds, reptiles, insects and other fauna.
- It is formally recognised by Adelaide City Council as a key biodiversity conservation zone.

Board Decision to Advise City of Adelaide and the State Government

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

That Kadaltilla / Park Lands Authority

1. Recommend the State Government:
  - a. Not proceed with the relocation of the SAPOL mounted operations unit to Mirnu Wirra
  - b. Include the Adelaide City Council, Kaurna community representatives and biodiversity experts in the preparation of comprehensive feasibility studies of alternative sites
  - c. Liaise with Council as a matter of urgency to identify an interim and alternative permanent location

CoA Council meeting to note Kadaltilla advice 11 April 2023.

- 26 **Item 8 - Other Business**

Discussion Points

- Members discussed the role of Kadaltilla
- Members discussed the importance to change the narrative opportunity to reclaim parts of the Park Lands that aren't being

used by the State Government. Need to find a way to be relevant

- Members discussed the need to have hierarchy of alienation and strategic conversation about footprint.

#### Action Arising

- Members agreed to have a workshop on the strategic direction of the Board.
- Presiding Member to invite the Minister for Planning to a future meeting

### Meeting Close

Board meeting closed at 7.55 pm

### Next Board meeting

5.30 pm Thursday, 27 April 2023

Colonel Light Room, Adelaide Town Hall

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

#### Attached for Reference

- Presentation Item 4.2 – VALO Adelaide 500

#### City of Adelaide Staff

##### In Attendance

Ilia Houridis, Director City Shaping  
Sarah Gilmour, AD Park Lands Policy & Sustainability  
Jennifer Kalionis, AD City Culture  
Alana Martin, Manager Governance  
Matthew Field, Manager Park Lands & Sustainability  
Jared Wilson, Team Leader  
Alison Ackland, Adelaide Park Lands Authority Advisor





# CONSULTATION PROCESS

**Kadaltilla**

**(Adelaide Park Lands Authority)**

**30 March 2023**

# AGENDA

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Declared Area

Program Overview

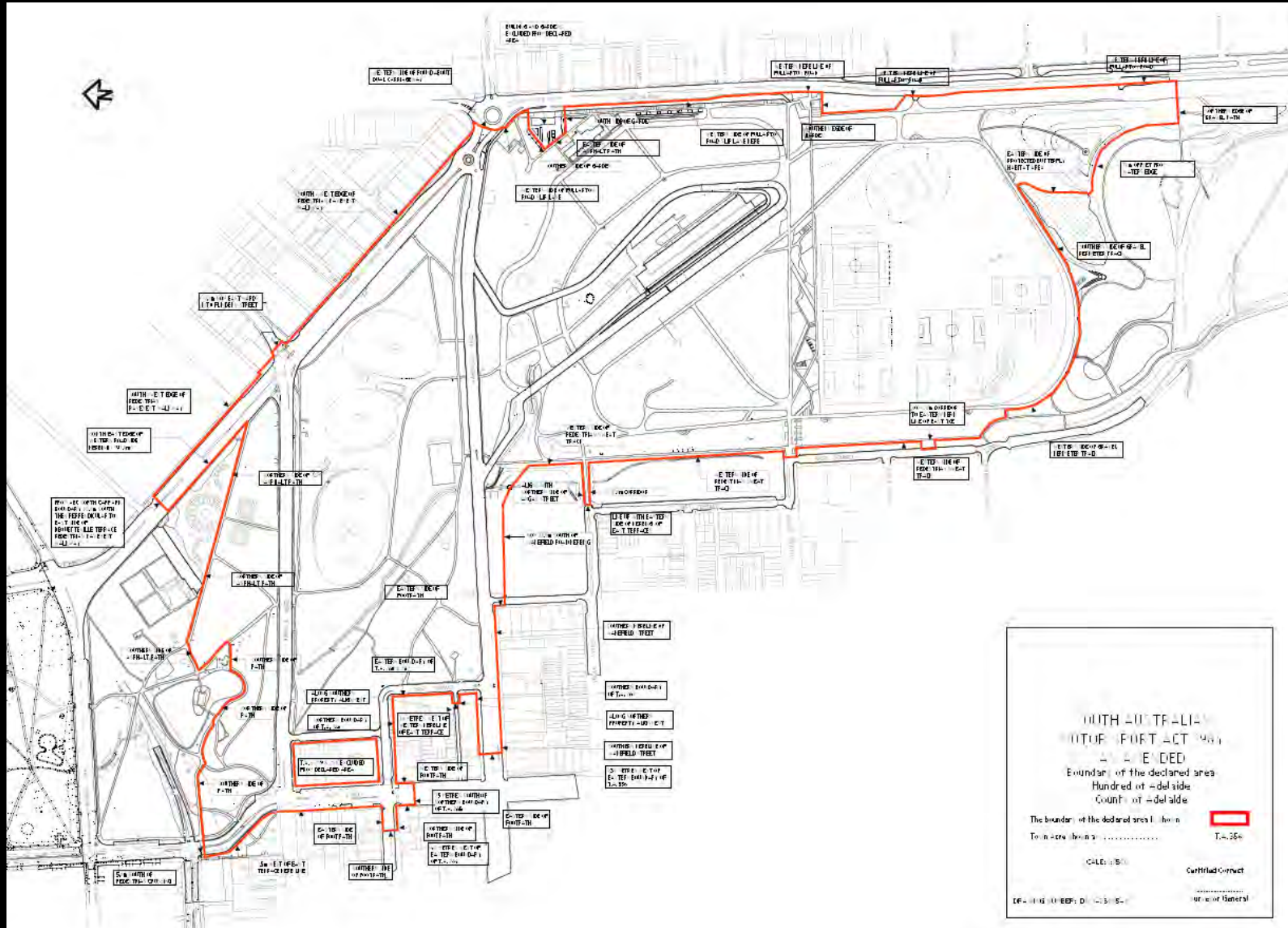
Prescribed Works Period & Key Dates

Proposed Works

Road Schedule

Further Improvements

# 2023 DECLARED AREA

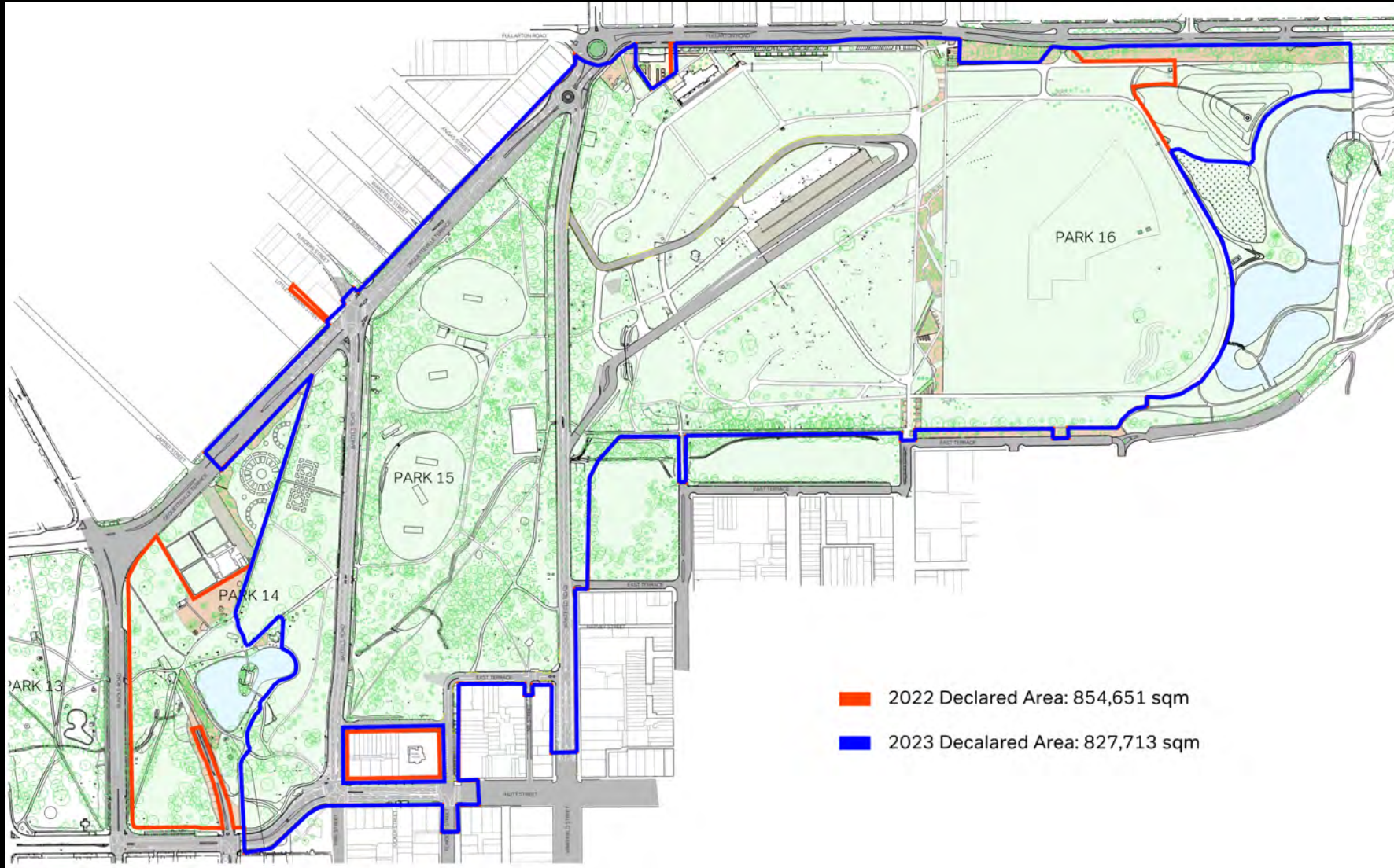


The Declared Area has been developed to facilitate the delivery of VA500 objectives, while limiting disruption where possible.



# DECLARED AREA CHANGE

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# PROGRAM OVERVIEW

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**2023 VALO Adelaide 500 Event Dates: 23-26 November 2023**

**28 Aug  
2023**

**Commencement  
of Prescribed  
Works Period**

**17 Nov  
2023**

**All Precinct  
Roads Closed**

**22 - 26  
Nov  
2023**

**Event Declared  
Period**

**30 Nov  
2023**

**All Precinct  
Roads Open**

Graduated openings.  
Bartels & Hutt – 28 Nov  
Dequetteville – 28 Nov  
Wakefield – 30 Nov

**28 Jan  
2024**

**End of  
Prescribed  
Works Period**







# KEY DATES

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2023 VA500 Key Milestones	From	To	Duration
Prescribed Works Period	Monday, 28 August 2023	Sunday, 28 January 2024	154
Road Occupation - Hutt St & Bartels Rd	6am Friday, 17 November 2023	6am Tuesday, 28 November 2023	12
Road Occupation - Dequetteville Tce	6am Friday, 17 November 2023	3pm Tuesday, 28 November 2023	12
Road Occupation - Wakefield Rd	6am Friday, 17 November 2023	6am Thursday, 30 November 2023	14
	Wednesday, 15 November 2023	Friday, 1 December 2023	16
Central North E/W Bike Path Central South E/W Bike Path	Monday, 23 October 2023	Friday, 22 December 2023	60
Park 16 Precinct Lock Down (Park 14 & 15 to commence Tuesday 21 Nov)	Sunday, 19 November 2023	Tuesday, 28 November 2023	9
Declared Period	Wednesday, 22 November 2023	Sunday, 26 November 2023	5

# 2023 VA500 ROAD CLOSURES



- 6am Friday 17th November 2023
- Lanes to Fullarton Rd to Remain Open at all Times



CLIENT Department of South Australia Adelaide Parklands		
PROJECT 2022 Adelaide 500 Adelaide Parklands Adelaide, South Australia, Australia		
TITLE Road Closure Schedule 2023		
AUTHOR P.Wait	DESIGNER P.Wait	REVIEWER J.Temme

DWG No.	PROJECT No.	REVISION
K135	22005	02

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

DWG No.	PROJECT No.	REVISION
K135	22005	02



# 2023 VA500 ROAD OPENINGS



- 6am Tuesday 28th November 2023
- 3pm Tuesday 28th November 2023
- 6am Thursday 30th November 2023



CLIENT Government of South Australia Department of the Premier and Cabinet		
PROJECT 2022 Adelaide 500 Adelaide Parklands Adelaide, South Australia, Australia		
TITLE Road Opening Schedule 2023		
AUTHOR P.Wait	DESIGNER P.Wait	REVIEWER J.Temme
1:2500		

DWG No.	PROJECT No.	REVISION
K136	22005	01

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

# HARVEST ROCK INTERFACE



- VA500 has been consulting with CoA, SATC and Harvest Rock Festival to coordinate interface of events.
- A500 will accommodate Harvest Rock through amending contracted infrastructure delivery programs, noting infrastructure will need to be installed in the week post Harvest Rock adding lane restrictions and road closures to Bartels Rd post the Harvest Rock proposed road closure.



## Key A500 Build Progress

- Wakefield Rd Corporate: 9 October
- OP2 Install: 16 - 17 October
- OP3 Install: 26 - 27 October
- Barriers Dequetteville: 23 - 29 October
- Barriers Bartels, East Tce, Wakefield: 30 October - 6 November
- OP 4 Install: 30 October - 31 October
- Concert Stage Early Works

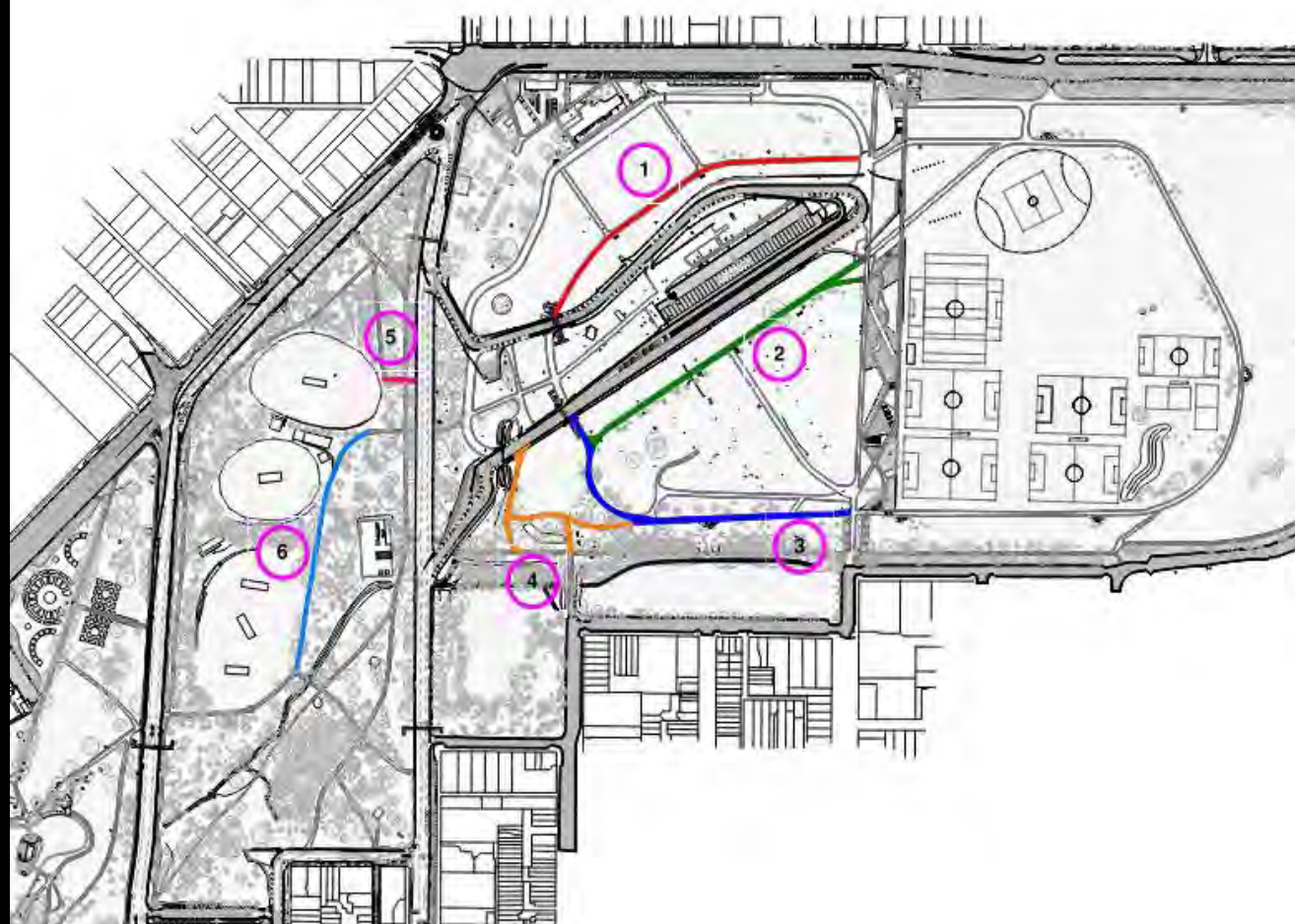
A500 BUILD STATUS 6 NOVEMBER

	CLIENT		PROJECT	2022 Adelaide 500	
	Department of South Australia Adelaide Parklands		Adelaide Parklands Adelaide, South Australia, Australia		
1:2500			TITLE	Harvest Rock Interface 6 Nov	
AUTHOR	DESIGNER	REVIEWER	DWG No.	PROJECT No.	REVISION
			K133	22005	02



# CYCLE/PEDESTRIAN PATH UPGRADES

- Throughout Parks 15 & 16 there are a combination of paved asphalt and rubble pathways that:
  - Kick-up a lot of dust - requires considerable maintenance and application of mining-grade dust suppressant;
  - Alternatively turn to mud following rain;
  - A poor alternative route for cyclists when the two East/West pathways are closed;
  - Form key travel routes for patrons; and
  - Create key inter-connecting cycle, pedestrian and disabled access routes between parks.
- Prior to the 2022 Adelaide 500 Paths 3, 4 & 6 were upgraded to mitigate event risk and improve patron experience for the Adelaide 500 and other park land users
- It is proposed that prior to the 2023 Adelaide 500 further path upgrade works





# PARK 16 FURTHER CONSIDERATIONS

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The Adelaide 500 are seeking further engagement on the following Park 16 items:

- Office of the Technical Regulator (OTR) have advised updates and amendments to AS/NZS.3000, AS/NZS.3002 & AS/NZS.61439 that have come into effect and deem inground electrical services in Park 16 are non-compliant
- Completion of 'Float Park' mound precinct
- Removal of legacy toilet block
- 







VALO

VALO

POLE POSITION

Page 1/1

DELLAND



# Kadaltilla

## Victoria Park Pakapakanthi Master Plan Update

**Meeting Date 27/4/23**  
**Board Meeting**

**Author:**  
Iliia Houridis

Public

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### Purpose of Workshop

The purpose of this workshop is to provide an update for members on development of the Victoria Park Pakapakanthi Master Plan including draft principles and key themes.

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### Key Questions

What are the Board Members views of the Master Plan draft principles and layers?

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- END OF REPORT -

# Kadaltilla

## Park Lands Authority

Victoria Park / Pakapakanthi Master Plan Update

Jared Wilson, Team Leader Park Lands Planning

# Kadaltilla





# Key Messages

The purpose of this workshop is to:

- Provide an overview of the Victoria Park / Pakapakanthi Master Plan
- Provide an update on 4 key themes:
  - Landscape Typologies
  - Greening
  - Connectivity
  - Interpretation
- Present high level draft principles for discussion and feedback
- Identify further analysis and layers to be considered, for example – events





# Master Plan

## The purpose of the Master Plan is to:

- Build on the existing Victoria Park Precinct Plan in the Adelaide Park Lands Management Strategy
- Respond to Council's decision to identify opportunities for greening and historical interpretation
- Reflect and build on the achievements already delivered, including the wetlands
- Support investment by local and State Government
- Guide decision making regarding future use, events and programming in Victoria Park
- Support community involvement in the Park Lands



# Background

- October 2021 Council resolution for a landscape concept plan – greening, interpretation of history
- February 2022 Kadaltilla recommendation to support the development of a concept plan
- March 2022 Council decision to undertake Master Plan
- Reflect major changes within the Park
- 2022 Aspect Studios engaged
- 2022 Motorsport reintroduction (5yrs)



# Implications

Implication	Comment
Adelaide Park Lands Management Strategy 2015-2025	The <b>APLMS Victoria Park Precinct Plan</b> is the starting point for the master planning process and recognises multiple landscape typologies within the park. Formal Park – Northern Section Sports and Recreation – Central Section Woodland – Southern Section Riparian – Wetland and Creek corridors Urban Address – Southern and Western boundaries
2020-2025 Strategic Plan	Increase community use of and access to the Adelaide Park Lands <a href="#">Strategic Plan Alignment – Management and Protection</a>



# Consultation

Stakeholder consultation occurred in 2022 with a range of stakeholders including:

- South East City Residents Association, AusCycling, Pakapakanthi Parkrun, East Adelaide Football Club, South Australian Cricket Association, Victoria Park Social Club
- Green Adelaide
- City of Burnside
- Brownhill Keswick Creek Project Team
- Consideration and inputs including Planning, Policy, Recreation and Sport, Events, Heritage, Culture, Design, Transport, Sustainability, Horticulture and Operations





# Consultation Findings

Consultation reinforced the following themes:

- Greener, cooler and more climate resilient
- High intensity of use throughout the year
- Need for protection and enhancement of biodiversity areas
- Celebration of heritage, history and culture





# Draft Principles

- Tree canopy and greening potential
- Heritage precinct and adaptive reuse
- Protect and enhance remnant vegetation
- Enhance wetland and creeklines
- Greening street connections
- Celebration and interpretation of culture



# Landscape Typologies

- Formal Park (North)
- Sports and Recreation (Central)
- Woodland & Riparian (South)
- Urban Address





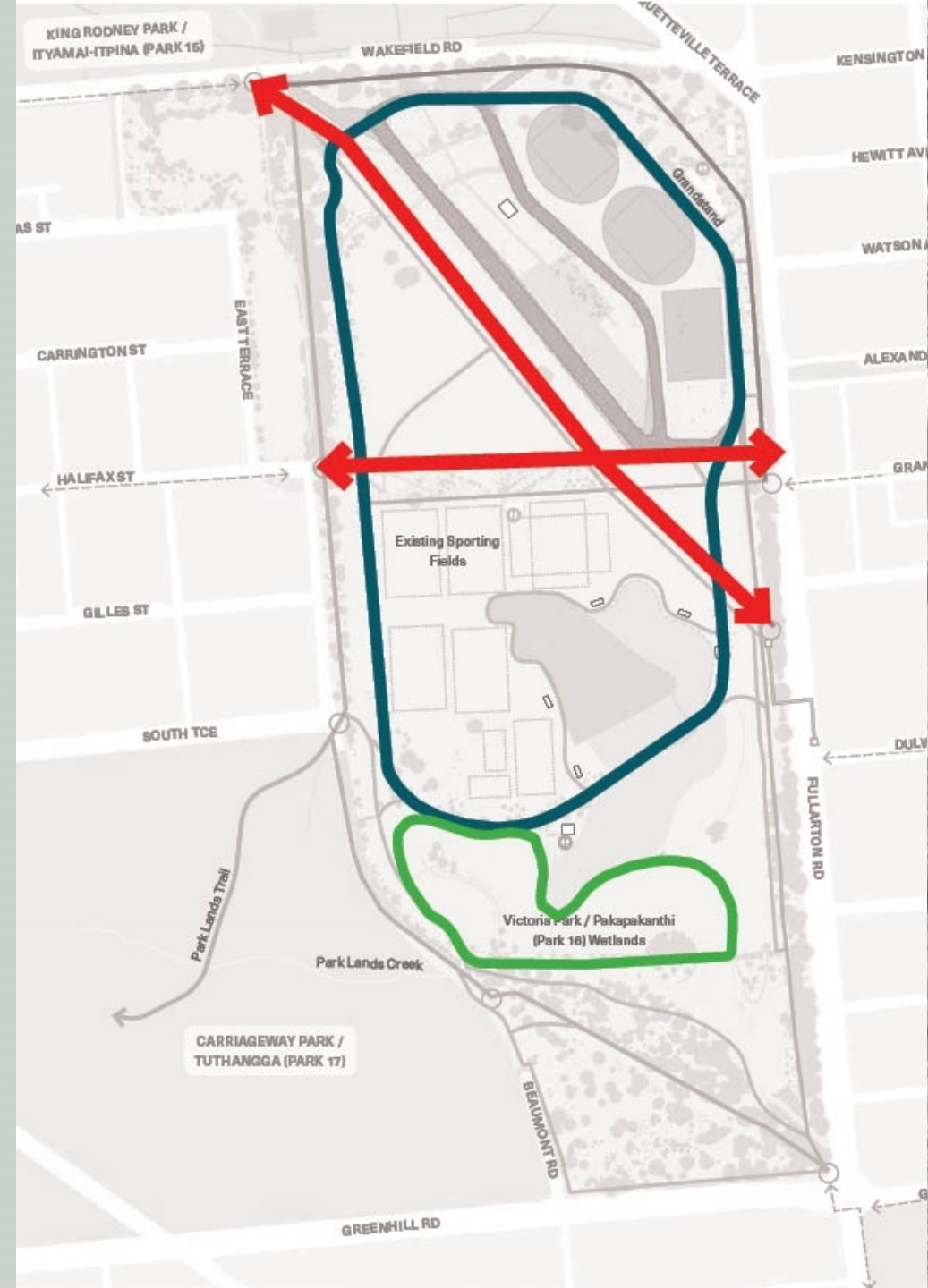
# Greening

- Tree and greening potential
- Consideration of current and future open space uses
- Extension to green streets, enhance central gardens, avenues
- Enhance woodland biodiversity areas
- Enhance natural amenity for events



# Connectivity

- Defining path hierarchy and recognise desire lines
- Connecting landscape typology zones
- Shade for paths
- Road crossings and entries
- Park Lands Trail





# Interpretation

- History of site
- Role in Pre and Post Colonial History
- Grandstand precinct and built form heritage
- Key dates/events in site evolution
- Opportunity for Connection to Country
- Leverage wetlands for nature based education



# Master Plan Layers

- Cultural interpretation
- Kaurua connections
- Biodiversity & grassland recovery
- Digital capability
- Events
  - Major events including Motorsport
  - Community events and festivals
  - Sport & recreation
- Amenities for diverse users
- Council assets



# Key Question

What are the Board Members views of the Master Plan draft principles and layers?





# Next Steps

- May/June 2023 Presentation to Council Committee
- June/July 2023 Draft Master Plan
- July/August 2023 Stakeholder & Community Consultation
- September 2023 Amendments & final Master Plan
- 2023/24 Budget Proposals



# Thank You.



# Kadaltilla

# Kadaltilla

## Revised Park Lands Lease and Licence Policy

Thursday, 27 April 2023  
Board Meeting

**Author:**  
Associate Director City Culture

Public

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### Purpose

A key action of the Board's Strategic Plan (2020-2025) is to review Park Lands policies relating to leasing and licensing.

The purpose of this report is for the Board to consider the revised draft Park Lands Lease and Licence Policy.

The revised Policy provides clarity and incorporates local government best practice recommendations including the introduction of an incentivised community lease and licence fee structure.

In May 2022, the draft policy was supported by Kadaltilla / Park Lands Authority and Council for the purpose of undertaking community consultation. Community consultation occurred between 24 May and 14 June 2022.

A number of amendments are proposed to the Policy following community consultation, a subsequent Motion on Notice endorsed by Council, and further review of the document by Council Administration.

This Policy, if adopted, will supersede the Adelaide Park Lands Lease and Licence Policy and Operating Guidelines adopted by Council in January 2016.

There are presently 61 Park Lands leases and licences in place. This revised Policy will have an immediate effect on the negotiation of new lease agreements going forward. Most elements of the revised Policy will inform the management of existing lease agreements, excluding agreed lengths of tenure, lease fees and any conditions unique to a particular agreement.

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### Recommendation

THAT THE ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Kadaltilla / Park Lands Authority:

1. Supports the draft Park Lands Lease and Licence Policy as per Attachment A to Item 6.1 on the Agenda for the meeting of the Board of the Adelaide Park Lands Authority held on 27 April 2023.
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## Implications

<p>Adelaide Park Lands Management Strategy 2015-2025</p>	<p><a href="#">Adelaide Park Lands Management Strategy 2015-2025</a>  This Policy addresses the following action under Strategy 1.6:  Ensure that leasing and licensing of sporting and recreation areas in the Park Lands is undertaken in a transparent and equitable manner.</p>
<p>2020-2025 Strategic Plan</p>	<p><a href="#">Adelaide Park Lands Authority 2020-2025 Strategic Plan</a>  <a href="#">Strategic Plan Alignment – Advice</a>  4.3 Review leasing and licensing and event management policies together with other relevant Park Lands use policies</p>
<p>Policy</p>	<p>If adopted, this draft Park Lands Lease and Licence Policy will supersede the Adelaide Park Lands Lease and Licence Policy and Operating Guidelines adopted by Council in January 2016.</p>
<p>Consultation</p>	<p>Community consultation on the revised draft Park Lands Lease and Licence Policy occurred between 24 May and 14 June 2022.  If approved, an information session will be held with lessees and licensees to advise of the revised Policy along with written communications.</p>
<p>Resource</p>	<p>Implementation of the revised Policy will be undertaken with existing resources.</p>
<p>Risk / Legal / Legislative</p>	<p>In relation to leasing and licensing (alienation) of community land and the Adelaide Park Lands, this draft Policy is consistent with the <i>Adelaide Park Lands Act (2005)</i> and <i>Local Government Act (1999)</i>.  An internal audit undertaken in 2020 identified a need to improve visibility in relation to sub-leasing arrangements in the Park Lands. The draft Park Lands Lease and Licence Policy includes multiple actions to address this.</p>
<p>Opportunities</p>	<p>This revised Policy presents the opportunity to clarify the position of the Board in relation to lease and licence matters and implement best practices for managing community land.</p>
<p>City of Adelaide Budget Allocation</p>	<p>Not as a result of this report</p>
<p>Life of Project, Service, Initiative or (Expectancy of) Asset</p>	<p>The next review of this Policy will be due in five years, once adopted.</p>
<p>Ongoing Costs (eg maintenance cost)</p>	<p>Not as a result of this report</p>
<p>Other Funding Sources</p>	<p>Not as a result of this report</p>

## Discussion

1. In January 2016, Council adopted an Adelaide Park Lands Lease and Licence Policy and Operating Guidelines (Policy and Guidelines). The Policy and Guidelines were developed to guide lease and licence negotiations consistent with the Adelaide Park Lands Management Strategy (2015-2025).
2. The Kadaltilla / Park Lands Authority (Kadaltilla) identified the review of leasing and licensing policies as a priority in its Strategic Plan (2020-2025).
3. On 25 November 2021, Administration presented to Kadaltilla the findings of a review of the current Adelaide Park Lands Lease and Licence Policy and Operating Guidelines, along with information on the current status of Park Lands leases and licences and an overview of local government leasing and licensing practises across Australia. Key findings included:
  - 3.1. With respect to community land, it is common practice in local government to:
    - 3.1.1. use an Expression of Interest (EOI) process to select lessees and licensees
    - 3.1.2. provide five year agreements with a maximum typically 21 years
    - 3.1.3. apply the same due diligence in assessing a sub-lessee as would occur for a head lessee
    - 3.1.4. undertake facility inspections at least annually
    - 3.1.5. benchmark community fees and provide financial incentives to achieve desired behaviours or outcomes
    - 3.1.6. set commercial lease fees through independent market assessments
  - 3.2. With respect to the existing Policy and Guidelines:
    - 3.2.1. the policy position of longer tenure by exception is resulting in organisations seeking longer tenure
    - 3.2.2. the policy position of setting sub-leasing fees at no greater than 50% of total costs is too broad
    - 3.2.3. community lessees are automatically granted a fee discount on their lease fee (ie building rent) while there is no discount on their licence fees (ie fees for playing fields, sports courts, etc)
    - 3.2.4. while it incorporates a need to undertake an EOI, it is unclear how the exception can be applied
4. A copy of the presentation to Kadaltilla on 25 November 2021 is provided [here](#).
5. Kadaltilla agreed with the findings of the review and the Board was particularly supportive of the recommendation to introduce an incentivised lease and licence fee model for community organisations to encourage broader community use, good governance and social inclusion.
6. A draft Park Lands Lease and Licence Policy (Draft Policy) was presented to Kadaltilla on 28 April 2022. A summary of the changes from the existing Policy is provided [here](#).
7. On 10 May 2022, Council approved the Draft Policy for the purpose of undertaking community consultation.

### Community Consultation

8. Community consultation on the Draft Policy occurred between 24 May and 14 June 2022. Verbatim responses are provided [here](#).
9. In response to community consultation findings, the following amendments to the Draft Policy are proposed:
  - 9.1. Community lease fees to be calculated on building floor area as opposed to building footprint.
  - 9.2. A reference has been added to the Liquor Licence section, that consent by Council Administration will consider the proximity of leased and licensed facilities to residents.
  - 9.3. Volunteers have been added as a category considered for requests of a vehicle permit from holders of an Australian Disability Parking permit.
  - 9.4. In order to increase transparency, Council Administration delegations now include presenting a 'status of Park Lands leases and licences' report to Kadaltilla annually.
  - 9.5. Definitions for mowing service, significant capital contribution, and standard tenure have been added.
  - 9.6. Commercial and community lease and licence fees have been separated in the Policy as it was evident that these are being confused.
  - 9.7. Sub-letting and casual hire sections of the discounted fee structure have been combined, acknowledging that either practice results in broader community use.

## Motion on Notice

10. On 14 June 2022, in response to a Motion on Notice, Council resolved the following:

*“That Council:*

*Asks the Administration to include in its current review of Park Lands Leasing and Licencing:*

1. *The competition posed, in the wake of Covid, to existing CBD and North Adelaide hospitality venues from sporting clubs leasing Park Lands and advertising meeting/event rooms for hire, licenced dining and entertainment and*
  2. *Whether restrictions should or could be imposed on existing leased premises and future leased premises to protect privately owned hospitality businesses not on the Park Lands.”*
11. In response to Council’s resolution, the Draft Policy incorporates increased detail around consideration of proposed commercial activities within community lease and licence settings, including the impact to adjacent commercial operations.
12. This is in addition to the Draft Policy requiring all proposed commercially run activities by casual hirers or sub-tenants to be approved by Administration.
13. This approach of assessing each situation individually is preferred to imposing blanket restrictions. Fundraising by not-for-profit organisations (ie sports clubs and associations) is an imperative for financial sustainability and to ensure participation is affordable to everyone, are for purpose rather than profit and are of a modest nature.
14. This is particularly pertinent for Park Lands lessees and licensees, who are responsible for all costs associated with their leased and licensed facilities.

## Administration Review

15. Additional amendments to the draft Policy are proposed after further review by Administration:

<b>Policy Area</b>	<b>Amendment</b>
Break Clause	The term ‘break clause’ has been removed with the more appropriate term ‘right of renewal’ retained.
Selection of Lessee/Licensee	The Expression of Interest (EOI) exemption has been refined to remove potential ambiguity.
Delegations	To improve the turnaround time of commencing an EOI through to executing a lease or licence agreement, delegation is proposed to be granted to Administration for selecting the preferred proponent following an EOI process. Any subsequent request for a lease or licence longer than five years will be presented to Kadaltilla and Council.  As part of presenting annually to Kadaltilla on Park Lands leases, details pertaining to EOIs will be included.
Signage	A statement about scoreboards under signage has been included as requests for these, particularly for electronic scoreboards, are increasing.
Car Parking	Noting the ongoing tension between the need to get reasonable access to leased and licensed facilities and minimising vehicles on the Park Lands, a reference has been added in the Policy to prioritise adjacent designated parking spaces for lessees and licensees wherever possible.

16. These proposed combined amendments are marked in the revised Park Lands Lease and Licence Policy shown in **Attachment A**.
17. The advice of Kadaltilla is now sought to finalise the Policy and present it to Council for adoption.

## Current Status of Leases and Licences

18. There are 61 existing lease and licence agreements across the Park Lands under the care and control of the City of Adelaide. Two properties are currently vacant, with EOIs completed and draft agreements to be presented to Kadaltilla in the coming months.
19. Eight EOIs are scheduled for 2023 where leases have either expired (holding over) or are due to expire.



## Next Steps

20. The finalised Park Lands Lease and Licence Policy will be presented to Council in June 2023 for adoption.
21. Subject to adoption, Administration will undertake the following actions:

Action	Timing
Distribute the Policy to Park Lands lease and licence holders	July 2023
Update lease and licence templates and sub-letting forms	September 2023
Develop documents to inform: <ul style="list-style-type: none"><li>• Lease, licence, sub-letting, and casual hire fees</li><li>• Assessment of the incentivised fee structure</li><li>• Requirements of the annual lessee/licensee report</li><li>• Fact sheets (eg signage)</li></ul>	September 2023
Hold a Park Lands lease and licence forum to explain policy changes and implications of existing and future agreements	October 2023
Implement new incentivised lease and licence fees as part of Council's 2024/25 fees and charges	July 2024

22. This revised Policy will have an immediate effect on the negotiation of new lease agreements going forward. Most elements of the revised Policy will inform the management of existing lease agreements, excluding agreed lengths of tenure, lease fees and any conditions unique to a particular agreement.

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## Attachments

**Attachment A** – Draft Park Lands Lease and Licence Policy

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- END OF REPORT -

# PARK LANDS LEASE AND LICENCE POLICY

*Date this document was adopted*

*non-legislative*

## PURPOSE

This policy outlines the City of Adelaide’s approach to managing its leasing and licensing arrangements on Community Land under its care and control within the Adelaide Park Lands for the benefit of the community.

## STATEMENT

### Eligibility

Only incorporated businesses, educational institutions and community organisations will be granted a lease or licence over the Park Lands. Individuals will not be granted a lease or licence.

### Permitted Activities

Council will consider granting a lease or licence to an organisation where the proposed activity:

- is consistent with the objectives of the Adelaide Park Lands Management Strategy and/or Adelaide Park Lands Community Land Management Plan
- provides community benefit
- supports the outdoor recreational use of the Park Lands

Core activities of community leases and licences will relate to outdoor recreational use and enjoyment of the Park Lands. Secondary activities may relate to services that provide general community benefit and where appropriate, include commercial activities, enabling wider community participation of leased and licensed facilities and supporting the financial sustainability of lessees and licensees.

Commercial activities occurring within community lease and licence settings must be appropriate align with the core and/or permitted activity of the head lessee/licensee, be subservient to the activities of the head lessee/licensee and nondetrimental to community use and adjacent commercial operations.

Core activities of commercial leases and licences will contribute to the experience and enjoyment of visiting the Park Lands.

The occupation of a leased building by a paid staff member or volunteer for administrative purposes will not be supported, except where it is integral to the daily operations of the business or activity as prescribed in the lease agreement, and/or will result in increased community use of the facility (eg tennis coaching).

Caretakers are not permitted to occupy any part of a leased or licensed area.

### Tenure

A standard lease or licence agreement will be granted for a tenure period of five years.

Where a significant capital contribution is proposed, a lease or licence may be granted for a period up to 21 years, including any right of renewal.

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

Options for a right of renewal Break-clauses will be incorporated into leases and licences that are ten years or longer (eg 5 years + 5 years).

### Community Engagement

As per the *Local Government Act (SA) 1999* and *Council's Community Consultation Policy*, community engagement will be undertaken for a minimum of three weeks (21 days) on a draft lease or licence, where:

- it proposes a tenure period of greater than five years, including any right of renewal
- or
- it is not consistent with the Adelaide Park Lands Community Land Management Plan, irrespective of the proposed tenure period

### Parliamentary Process

As per the *Adelaide Park Lands Act (SA) 2005*, before Council Administration can execute a lease or licence with a proposed tenure period of ten years or greater, including any right of renewal, the lease or licence must be laid before both Houses of Parliament and follow a prescribed legislated process.

This process will only occur after the lease or licence has been considered by Kadaltilla / Park Lands Authority and Council, and at the completion of community engagement.

### Selection of Lessee/Licensee

The selection of a lessee or licensee will be through an Expression of Interest (EOI) process.

Council Administration may deal directly with an organisation without calling an EOI when:

- the lease or licence being granted is for a tenure period of two years or less
- or
- the lease or licence will be with a State or Federal Minister (or their agencies)
- or
- the existing lessee or licensee has previously been granted a five year lease or licence (in this term) through an EOI process and the new lease or licence is for the same area has occupied the same leased or licensed area for a period of less than 15 years
- or
- the facility to be leased or licensed has been planned or designed to support a specific use and in the case of an existing facility, there is likely to be an absence of competition to lease or licence the facility

An EOI will be promoted to the public and will be open for a minimum of three weeks (21 days).



EOI submissions will be assessed by a panel against a pre-determined selection criteria that will be publicly available.

In the case of a competitive EOI, the findings will be presented to Kadaltilla/Park Lands Authority and then Council for a formal Council Decision.

### **Lease and Licence Fees**

#### **Commercial Leases and Licences – Fees**

Commercial lease and licence fees will be informed by an independent market assessment and reviewed periodically, where the lease term is greater than two years (including a right of renewal).

#### **Community Leases and Licences – Fees**

Community lease and licence fees will be adopted annually as part of Council's fees and charges and will be calculated on area (ie building floor area footprint and extent of outdoor facilities). The calculation of fees will also take into account the level of accessibility to the outdoor facilities when not in use by the lessee or licensee (eg fenced v. unfenced).

Following the calculation of lease and licence fees, Council Administration will consider granting discounts to community lessees and licensees on the following basis:

<b>Objective</b>	<b>Measure</b>	<b>Maximum Discount</b>
Sound Governance	Complete and maintain accreditation in a recognised club development program	5%
	Compliance with conditions of the lease or licence agreement	10%
	Hold an Annual General Meeting with audited <u>(where applicable)</u> financial statements	5%
Environmental Sustainability	Develop and action an environmental management plan to improve energy, waste and water management (eg electricity contract with an all-renewable electricity retailer, toilets flushed with recycled water (GAP) or rainwater)	10%
Social Inclusion	Programs, activities and initiatives implemented at the leased or licensed facility that specifically target and cater for: <ul style="list-style-type: none"> <li>• Aboriginal and Torres Strait Islanders</li> <li>• Female participation</li> <li>• LGBTQIA+ community</li> <li>• People living with a disability</li> <li>• People from Culturally and Linguistically Diverse backgrounds</li> <li>• Socially disadvantaged people</li> </ul>	15%
Optimal Utilisation	<u>Extent of approved sub-letting agreements and casual hires by sporting and non-sporting community organisations</u>	<u>30%</u>

Total Maximum Discount	75%
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Guidelines will be developed to inform how these measures are assessed. To be considered for any of these discounts, lessees and licensees will need to annually submit evidence to Council Administration demonstrating how they have achieved the objectives. Where objectives have been satisfactorily met, a discount will be applied to the following year's fees.

**Hardship**

Council may consider a request from lessees or licensees for a reduction or deferment of its fees if it is experiencing financial hardship. A reduction in fees because of hardship will require a formal Council Decision.

**Sub-letting and Casual Hire**

Sub-letting and casual hire of leased and licensed facilities is encouraged. Fees will be determined by Council Administration and based on benchmarking with other councils, related facilities [and services](#).

Community 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 enquiries for use of their facilities and not charge or impose more onerous obligations on the use of their facilities than Council would charge or impose.

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

Where a commercial or community lessee/licensee is considering a commercial organisation to utilise its facilities, the relationship must be captured within a sub-letting agreement and submitted to Council Administration for approval. Approval of such arrangements will consider the appropriateness of the proposed activity [to ensure it aligns with the core and/or permitted activity of the head lessee/licensee, is subservient to the activities of the head lessee/licensee and nondetrimental to community use and adjacent commercial operations](#).

All sub-letting agreements must be approved by Council Administration annually and comply with the conditions of the (head) lease or licence agreement.

The tenure period for a sub-letting agreement will not exceed five years, or the remaining tenure period of the (head) lease or licence if less than five years.

A sub-letting agreement with a proposed tenure period of more than five years will require a formal Council Decision.

**Maintenance, Inspections and Insurance**

Commercial lessees and licensees will:

- be responsible for the maintenance and upkeep of its facilities including buildings and associated outdoor infrastructure
- be liable for all costs associated with operating and maintaining their facilities including appropriate levels of insurance

- report any safety or risk concerns to Council Administration immediately
- retain records of their maintenance for the duration of their lease or licence
- submit sub-letting agreements ~~at least annually~~ to Council Administration for approval via an on-line portal (**where appropriate**)
- submit an annual report to Council Administration detailing:
  - customer/participant numbers
  - sub-letting and casual hires and **related** income received

Community lessees and licensees will:

- be responsible for the maintenance and upkeep of its facilities including buildings, associated outdoor infrastructure and playing surfaces (where applicable)
- be liable for all costs associated with operating and maintaining their facilities including appropriate levels of insurance
- ensure all playing surfaces are safe and fit for purpose including conducting match day inspections (where applicable)
- retain records of their maintenance and inspections for up to five years
- report any safety or risk concerns to Council Administration immediately
- submit sub-letting agreements ~~at least annually~~ to Council Administration for approval via an on-line portal
- submit an annual report to Council Administration detailing:
  - evidence of performance against the fee discount objectives
  - membership and participation numbers
  - sub-letting and casual hires and **related** income received

Council Administration will:

- provide a mowing service to all-community lessees/licensees (**where applicable**)
- conduct an annual inspection of leased and licensed facilities
- conduct an annual Park Lands lease and licence forum including sub-lessees

### **Ownership of Improvements**

All fixed improvements proposed upon a leased or licensed area will require the approval of Council and be vested in Council at the expiry of the lease or licence agreement, **if not agreed otherwise**.

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.

### **Compensation**

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.

### **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*.

Council Administration will consider the proximity of the leased and licensed facility to residents in reviewing these requests.

### Signage

Permanent signage upon lease and licence areas will be consistent with Council's Wayfinding Strategy.

Permanent manual and electronic scoreboards will be permitted, providing they do not display third party advertising and in the case of electronic scoreboards, only activated during scheduled competitions.

Temporary signage will be supported where it is promoting specific events, activities or initiatives to be delivered by the lessee or licensee (including sub-lessees and casual use hirers) within their leased or licensed area and as per the Planning and Design Code (SA) 2022:

- not exceed 2m<sup>2</sup>
- not be displayed more than one month prior to the event and one week after the event concludes
- not move or flash, reflect light, use internal lighting or principally advertise brands or products

### Car Parking

A lessee or licensee will be granted ~~one~~ two annual vehicle permits per leased or licensed area for the purpose of undertaking general maintenance of their facilities. Vehicles dropping off and/or picking up supplies, materials, equipment, etc are not permitted to park outside of designated parking areas when unattended.

Where possible, Council Administration will prioritise adjacent designated parking spaces for lessees and licensees to reduce vehicle movements on the Park Lands.

Requests for a vehicle permit from holders of an Australian Disability Parking permit will be considered where they are a volunteer or committee/board member of a lessee or licensee and there is no viable alternative.

### Naming Rights

All proposals to name a leased/licensed facility that are contrary to the naming of the related park require a formal Council Decision.

### Gaming Machines

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

### Park Lands Events

Council Administration and event organisers will foster cooperative business opportunities and minimise disruption to commercial and community lessees and licensees in the Park Lands.

## Delegations

Kadaltilla / Park Lands Authority will provide advice on, and Council will formally consider:

- the appointment of a lessee or licensee following a competitive EOI process (ie more than one eligible submission)
- a lease or licence that is for a tenure period of more than five years, including any rights of renewal
- a lease or licence that is not consistent with the Park Lands Community Land Management Plan
- a sub-letting agreement that is for a period of more than five years
- a lease or licence where significant negative issues are raised through community engagement
- a proposal to name a leased or licensed facility that is contrary to the naming of the related park

In addition to the above, Council will formally consider:

- a request from a lessee or licensee for a reduction of its fees if it is experiencing financial hardship

Council Administration will:

- identify a preferred lease or licence proponent following an EOI process
- ~~appoint a lessee or licensee following a non-competitive an EOI process (ie only one eligible submission)~~
- negotiate a lease and licence in accordance with this policy where it is consistent with the Park Lands Community Land Management Plan and is for a period of five years or less
- finalise a lease or licence agreement where it is for a period of greater than five years and/or is not consistent with the Community Land Management and has been subject to community engagement, providing no significant negative issues have been raised through the community engagement process
- approve a sub-letting agreement that is consistent with this policy
- enter into a surrender, variation or assignment of an existing lease or licence where the agreement is consistent with this policy ~~(and does not have a Common Seal affixed)~~
- present a 'status of Park Lands leases and licences' report to Kadaltilla / Park Lands Authority annually including information on all EOI processes undertaken and the outcomes

## 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 1999*)
- City Works permits
- Community gardens
- Depasturing licences granted to individuals to allow horses on Lefevre Park/Nantu Wama (Park 6)
- Leases or licences outside of the Adelaide Park Lands or Park Lands areas not

under the care and control of the City of Adelaide

- Park Lands Event licences
- Park Lands hire agreements and permits
- Temporary works and compounds
- Tenants within the Adelaide Aquatic Centre and North Adelaide Golf Course as part of business operations
- 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 2011*

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### OTHER USEFUL DOCUMENTS

#### Related documents

- Active City Strategy
- Adelaide Events Guidelines 2022
- Adelaide Park Lands Management Strategy
- Adelaide Park Lands Community Land Management Plan
- Planning and Design Code 2022

#### Relevant legislation

- *Adelaide Park Lands Act (SA) 2005*
- *Crown Land Management Act (SA) 2009*
- *Liquor Licensing Act (SA) 1997*
- *Local Government Act (SA) 1999*
- *Planning, Development and Infrastructure Act (SA) 2016*
- NOTE: The *Retail and Commercial Leases Act 1995* does not apply to the Adelaide Park Lands pursuant to an Order granted by the Minister for Business Services and Consumers on 28 December 2011.

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### 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.

**Break Clause:** A clause in a lease or licence giving rights to the lessee or licensee to terminate their agreement at a particular point in time.

**Building Floor Area:** The combined total of indoor building floor space measured to the inside wall lines.

**Building Footprint:** The ground level area of a building measured to the outside wall line, not including open hardstand areas.

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



**Commercial Lease/Licence:** Where the lessee or licensee's core activity involves the selling of goods or services for profit.

**Community Lease/Licence:** Where the lessee or licensee provides services to the community and does not operate to make a profit for its members. Not for profit clubs and associations, peak sport and recreation bodies and educational institutions are considered community lessees and licensees. Any commercial activity undertaken by a community lessee/licensee is done so for the purpose of reinvesting back into the service for the benefit of its members and the community.

**Community Engagement:** A formal process where Council seeks community feedback.

**Core Activity:** The primary purpose for which a lease or licence is granted to an organisation.

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

**Expression of Interest (Competitive/Non-Competitive):** Where more than one eligible submission is received following an expression of interest process, it will be deemed to be a competitive expression of interest. Where only one eligible submission is received and it satisfies the selection criteria, it will be deemed to be a non-competitive expression of interest.

**Fees:** Charges applied annually by Council to a lessee or licensee. Commercial lease/licence fees to be informed by an independent market assessment. Community lease/licence fees to be approved annually by Council. Sub-letting fees to be set by Council Administration and informed through benchmarking.

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

**Independent Market Assessment:** 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.

**Lease:** A lease confers an exclusive contractual right to a lessee to use the land, whereby the lessee facilitates access via an appropriate means (eg membership, sub-lease, casual booking, and entry ticket). A lease is generally provided for buildings that require a level of security of tenure. It may also apply to an outdoor sports facility or field that is fully fenced.

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

**Licence:** A licence confers a non-exclusive contractual right to first right of use of the licensed area, 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 the intended activity.

**Mowing Service:** [The mowing of turfed sports fields by Council Administration in accordance with Council's Levels of Service.](#)

**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.

**Right of Renewal:** Where a lease or licence contains a clause to continue occupancy

at the end of a prescribed renewal tenure, but does not confer rights that exceed the agreed maximum tenure of the lease or licence.

**Significant Capital Contribution:** Where a lessee or licensee commits or agrees to commit its own funds towards a substantial improvement of Park Lands for community benefit, and the level of commitment is significant, proportionate to the financial capacity of the lessee or licensee.

**Significant Negative Issues:** Where feedback is received through community engagement, that if adopted, would materially change the intent of the proposed lease or licence.

**Standard Tenure:** A maximum tenure period of five years, which includes any right of renewal.

**Sub-letting:** Where a lessee or licensee enters into an agreement with another organisation to utilise the leased or licensed facilities.

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**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 **five** years unless legislative or operational change occurs beforehand. The next review is required in **2028**.

**Review history:**

Trim Reference	Authorising Body	Date/ Decision ID	Description of Edits

**Contact:**

For further information contact the City Culture Program

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# Kadaltilla

## Standing Item: Update on the World Heritage Listing for the Adelaide Park Lands and Rural Settlement Landscapes

**Thursday, 27 April 2023  
Board Meeting**

**Author:**  
Associate Director Park  
Lands, Policy & Sustainability

Public

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### Purpose

The purpose of this report is to provide an update on progress of the Joint World Heritage Bid for Adelaide and its Rural Settlement Landscapes.

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### Recommendation

That Kadaltilla / Park Lands Authority:

1. Receives the report contained within Item 7.1 on the Agenda for the meeting of the Board of Kadaltilla held on 27 April 2023.
-



# Implications

<p>Adelaide Park Lands Management Strategy 2015-2025</p>	<p><a href="#">Adelaide Park Lands Management Strategy 2015-2025</a>  <b>Outcome</b> – The Park Lands are valued as a National Heritage site worthy of World Heritage Listing.  <b>Action 1</b> - Secure a commitment to pursue World Heritage listing.  <b>Action 2</b> - Develop the case for World Heritage listing.</p>
<p>2020-2025 Strategic Plan</p>	<p><a href="#">Adelaide Park Lands Authority 2020-2025 Strategic Plan</a>          Strategic Plan Alignment – Environment          2.1 - Design, protect and enhance landscape values and design qualities.</p>
<p>Policy</p>	<p>The World Heritage listing of Adelaide and its rural settlement landscapes seeks to landmark the site and protect the area for future generations to enjoy and appreciate.</p>
<p>Consultation</p>	<p>Not as a result of this report</p>
<p>Resource</p>	<p>Not as a result of this report</p>
<p>Risk / Legal / Legislative</p>	<p>Not as a result of this report</p>
<p>Opportunities</p>	<p>Opportunities created through World Heritage listing include:</p> <ul style="list-style-type: none"> <li>• Improved understanding and recognition of the significance of Adelaide and its rural settlement landscapes</li> <li>• Global profile and cultural tourism</li> <li>• Business and international investment attraction</li> <li>• Creating a shared narrative about First Nations culture and history that aligns with Colonial settlement</li> <li>• Greater levels of protection.</li> </ul>
<p>City of Adelaide Budget Allocation</p>	<p>The expected cost of the World Heritage bid process is in the order of \$500,000 (financial year 2023/2024 to 2026/2027, subject to outcomes of Council's budgeting process). A budget of \$150,000 has been proposed for 2023/2024 to undertake First Nations engagement and development of the tentative list submission.</p>
<p>Life of Project, Service, Initiative or (Expectancy of) Asset</p>	<p>Not as a result of this report</p>
<p>Ongoing Costs (eg maintenance cost)</p>	<p>Not as a result of this report</p>
<p>Other Funding Sources</p>	<p>There are no external funding sources currently committed or allocated to the project. Funding opportunities will be identified in the process and sought from partners.</p>

# Discussion

## Background

1. City of Adelaide is partnering with the State Government and local councils of the Mount Lofty Ranges to progress a World Heritage nomination that encompasses the Adelaide Park Lands and City Layout and the rural settlement landscapes of the Mt Lofty Ranges.
2. The joint nomination recognises the colonial settlement model and the settlement system that enables a story to be told that includes the impact of colonisation on Aboriginal people. Truth-telling about the impact of colonisation on Aboriginal people is an important and necessary part of progressing the nomination.
3. Dr Duncan Marshall AM who is a renowned global expert in Cultural World Heritage nominations has been engaged to advance the World Heritage nomination.
4. Dr Marshall has advised that the nomination could meet the World Heritage requirement for Outstanding Universal Value and satisfy up to three World Heritage criteria.
5. The proposed rationale for World Heritage listing, which will be refined through the process, is:

*The nineteenth century property comprising Adelaide and its Rural Settlement Landscapes, including the early Adelaide plan, is of Outstanding Universal Value as exceptional evidence of the Wakefield systematic colonisation model, an important and influential model in the history of European free migration and colonial settlement. It is the most complete realisation of British colonial settlement planning in the world, and/or a major achievement of such colonial planning.*
6. The State Government wrote in support of the nomination in February 2023 as an important milestone to enable the nomination to progress.
7. Council replied reinforcing the importance of a strong bi-partisan commitment and financial support from State and Local Government and raising concerns that major development in the Park Lands severely compromise the values of the National Heritage Listing and will have a significant and unacceptable impact on the Park Lands.
8. [Link 1](#) provides a summary of the World Heritage Nomination Process outlining the actions that have been carried out to date and further actions to achieve a successful listing.
9. The Kadaltilla members portal has been updated and provides links to relevant documents.

## Current Status

10. The joint City of Adelaide / Mount Lofty Ranges Working Group met on 28 March 2023. This is an officer level working group attended by Adelaide Hills, Gawler, Mount Barker, Onkaparinga and Barossa Councils representing the Mount Lofty Ranges, City of Adelaide and a representative from the Department of Environment and Water (DEW).
11. Advice from DEW based on extensive experience with the Flinders Ranges World Heritage bid is that the Tentative List process could take between 4 years and 7 years.
12. DEW advise the key to the success of the process is the establishment of an appropriate governance structure to progress the nomination and provide a pathway on how the World Heritage Bid will be managed. At the meeting DEW shared the Flinders Ranges governance roadmap to inform the joint bid governance structure.
13. DEW also shared the Australian Heritage Council's policy on Free Prior and Informed Consent for involvement of First Nations peoples in the bid.

## Next Steps

14. To progress the World Heritage Bid the World Heritage rationale will continue to be developed and finalised. The key to the bid's success is the governance process and integrating First Nations input into the governance structure and engagement strategy to ensure their perspectives are heard.
15. The Working Group is in the process of developing a project brief on how to best engage with Aboriginal people and seek their support through a Memorandum of Understanding. Once support has been established, the project will focus on the development of a First Nations narrative in partnership with the communities. The narrative will add important context into the colonisation story to add value to the truth-telling and inform the Tentative Listing submission.
16. The Working Group is progressing the establishment of a World Heritage governance structure to progress the nomination and provide the pathway on how the World Heritage Bid will be managed.
17. The Working Group will meet again in May 2023 to finalise the governance structure for approval by the respective bid partners.

18. City of Adelaide will continue to seek contribution of funds from partner Councils and the State Government, and identify external funding opportunities.

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## Attachments

Nil

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- END OF REPORT -