



CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE AGENDA & REPORTS

for the meeting

Tuesday, 4 April 2023
at 6.15 pm

in the Colonel Light Room, Adelaide Town Hall

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

Councillors Abrahamzadeh, Couros, Davis, Elliott, Giles, Hou, Li, Martin (Deputy Lord Mayor) (Deputy Chair),
Dr Siebentritt and Snape

1. Acknowledgement of Country

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

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

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

2. Apologies and Leave of Absence

Nil

3. Confirmation of Minutes - 7/3/2023

That the Minutes of the meeting of the City Planning, Development and Business Affairs held on 7 March 2023, be taken as read and be confirmed as an accurate record of proceedings, subject to the following change to Minute 6 – Item 4.1 – City Plan – with the ‘Precis of Topic’ to read:

‘Precis of Topic:

To seek feedback on the City Plan Approach and Next Steps’.

4. Workshops

4.1 Climate Action Plan & Climate Policy 4 - 26

5. Reports for Noting

5.1 Council Assessment Panel (CAP) Annual Report 2022 27 - 38

6. Reports for Recommendation to Council

6.1 Development Corridors adjoining the Adelaide Park Lands:
Thebarton Brewery Code Amendment 39 - 47

6.2 Draft Community Land Management Plan – Amendments Prior to
Consultation 48 - 177

7. Exclusion of the Public

178 - 181

In accordance with sections 90(2), (3) and (7) of the *Local Government Act 1999* (SA) the City Planning, Development and Business Affairs will consider whether to discuss in confidence the reports contained within section 8 of this Agenda.

8. Confidential Reports for Recommendation to Council

8.1 Former Bus Station Site - Expression of Interest Process 182 - 226

8.2 Commercial Offer - Telecommunications Smart Hub 227 - 233

9. Closure

Environmental Leadership

Draft Climate Policy and Draft Climate Action Plan Consultation

The purpose of this workshop is to present community feedback on the draft Climate Policy and draft Climate Action Plan

Ilia Houridis, Director City Shaping
Andrea Bassett, Principal Climate
Change Advisor



CITY OF
ADELAIDE

Draft Climate Policy and Climate Action Plan Consultation

Key Messages

The purpose of this workshop is to present community feedback on the draft Climate Policy and draft Climate Action Plan

1. Present key themes arising from consultation undertaken in November to December 2023
2. Obtain preliminary feedback from Council
3. Incorporate Council feedback into the approach
4. Report back to Committee in May 2023 on the [draft climate actions](#) for 2023/2024 and beyond
5. Report back to Committee on the [draft Climate Policy](#) post establishment of the corporate Policy Framework

Draft Climate Policy and Climate Action Plan Consultation

Key Questions



KEY QUESTION

What are Council Member's views on the key climate action themes for 2023/2024?

KEY QUESTION

What are Council Member's views on targets for the next plan?

Draft Climate Policy and Climate Action Plan Consultation

Implications



Page 7

| Implication | Comment |
|----------------------------|--|
| Policy | Council's strategic intent on climate action is set by the Carbon Neutral Strategy 2015 – 2025. Council's first Climate Policy is for discussion in this workshop. |
| Consultation | Comprehensive community engagement has been undertaken to inform a new Climate Action Plan and Policy. |
| Budget Considerations | Allocation is provided within the 2022/2023 budget through the Climate Change Action Initiative Fund. Increased ambition in either the Policy or Plan may require additional resourcing. |
| Risk / Legal / Legislative | Not as a result of this Policy and Plan |
| Opportunities | The opportunities presented by climate action include global positioning for the city, investment attraction, and resource efficiency through adoption of clean technology. Emissions reduction addresses particulate pollution contributing to improved air quality outcomes. |

Draft Climate Policy and Climate Action Plan Consultation

Overview of Presentation

1. City of Adelaide Climate Context (where we are now)
2. Global Context (and what it means)
3. Target Setting
4. Consultation Feedback on Draft Climate Policy
5. Consultation Feedback on Draft Climate Action Plan
6. Next Steps
7. Background Information

1. City of Adelaide Climate Context

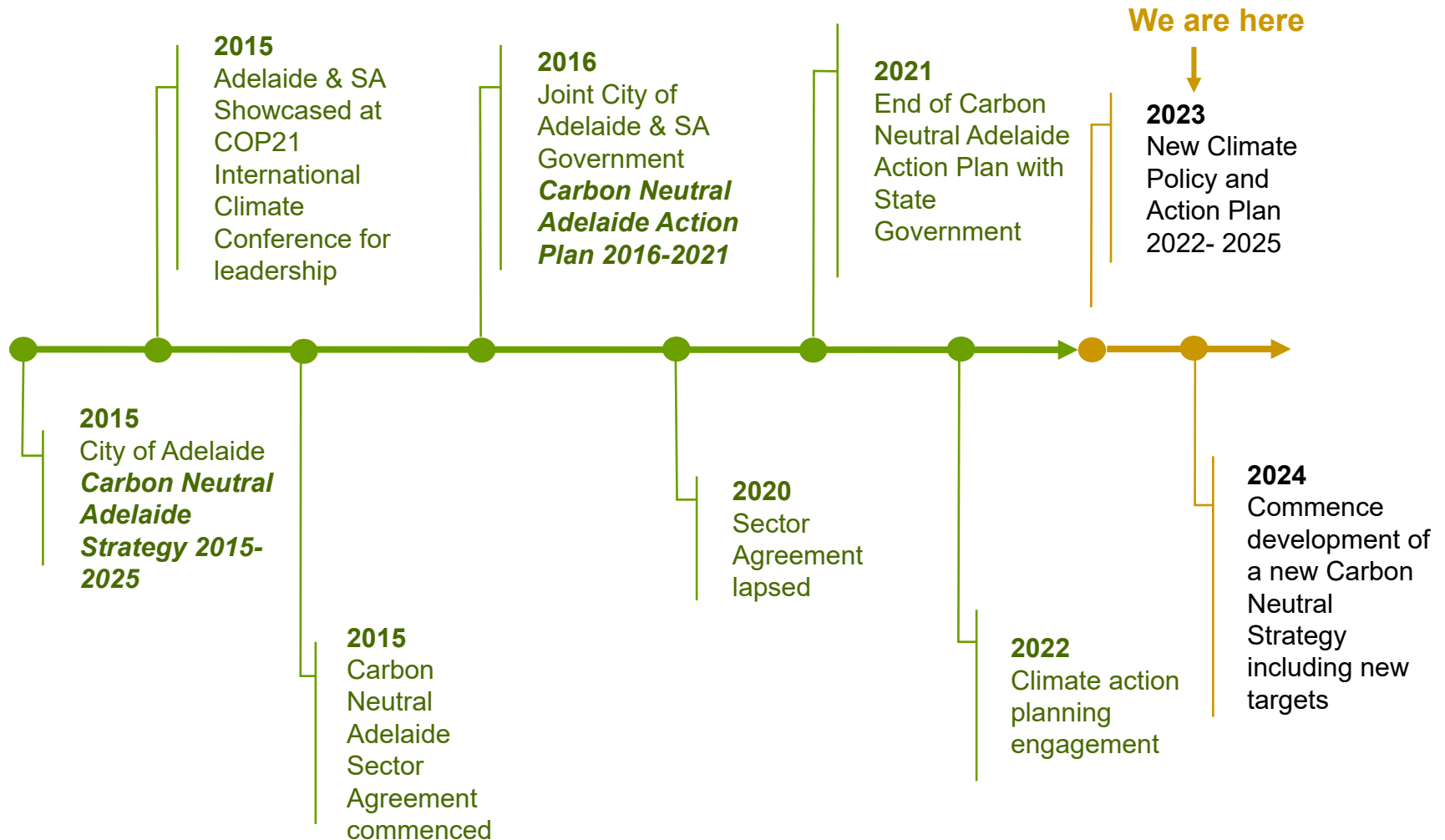
Key Successes to date:

1. City of Adelaide became carbon neutral in FY2020
 - a) Recently certified for the third year
2. 100% renewable electricity power purchase agreement (PPA) commenced in 2020
 - a) Reducing Council's absolute emissions by 52%
3. 1.1 MW of solar power installed on Council buildings
 - a) providing electricity equivalent to over 300 homes, or 12% of Council demand
4. 24% of Council fleet are low emission (electric or hybrid) vehicles
5. Over 700 community projects supported by \$1.5 million Council investment from the Sustainability Incentives Scheme
6. Community emissions reduced 21% from 2007 – 2020
 - a) Mostly due to the decarbonisation of the SA electricity grid

Draft Climate Policy and Climate Action Plan Consultation


1. City of Adelaide Climate Context

City of Adelaide Climate Timeline

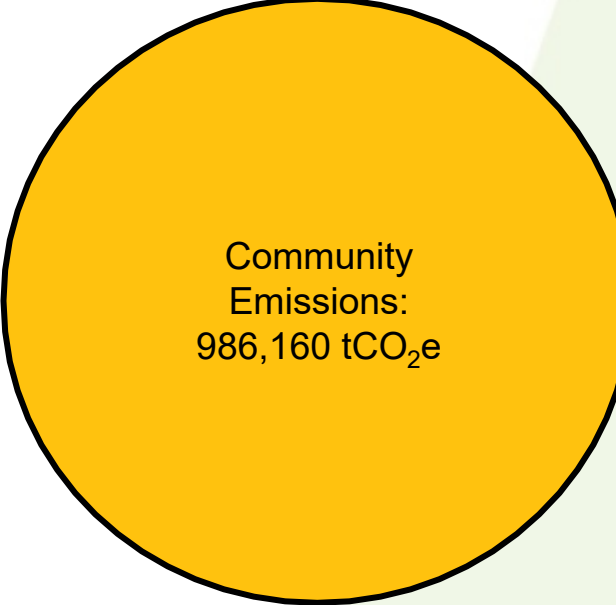


1. City of Adelaide Climate Context

Emissions Explained


Corporate
Emissions:
12,152 tCO₂e

X 100 =


Community
Emissions:
986,160 tCO₂e

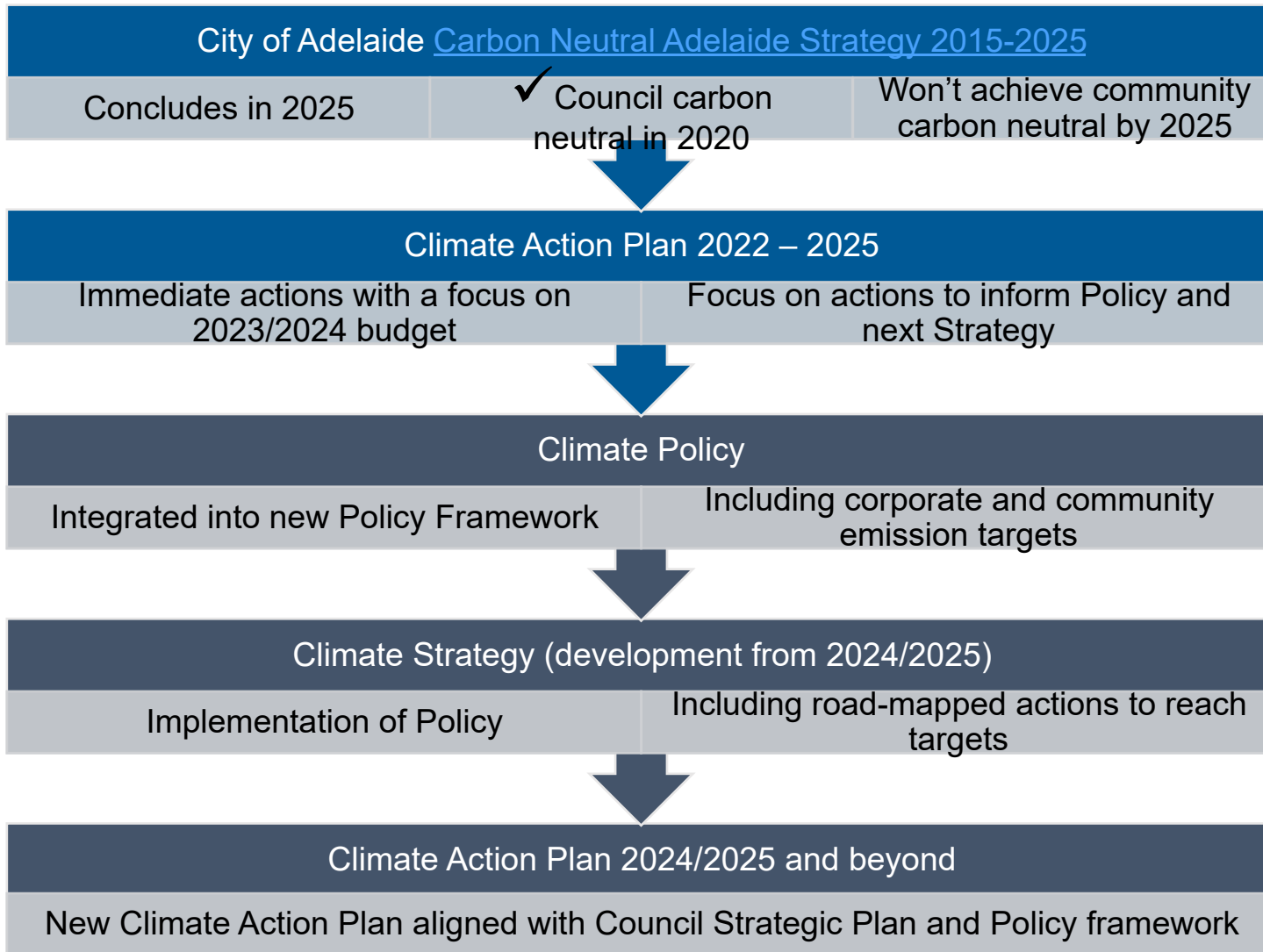
*Aspiration:
To be one of
the world's
first carbon
neutral cities*

Mitigation: Reducing our impact on climate change – Emissions reduction

Adaptation: Reducing the impact of climate change on us – Resilience to climate change

Draft Climate Policy and Climate Action Plan Consultation

1. City of Adelaide Climate Context



2. Global Context

Cities consume 78% of the world's energy and produce more than 60% of greenhouse gas emissions (UN Habitat).

IPCC Synthesis Report

- Global temperature + 1.1 degrees of pre-industrial times
 - Australia + 1.4 degrees
- Transformative action too slow and financed too little
- “Urban systems are critical for achieving deep emissions reductions and advancing climate resilient development.”
- Indicates net carbon zero by 2035

Race to Zero

- Over 1,000 cities signed up (including CoA)
 - halving emissions by 2030
 - achieving net zero carbon emissions not later than 2050 (as early as 2035)

Credible target setting

- Must be accompanied by road maps outlining how this will be achieved
 - Corporates are being litigated for not showing shareholders the “how”

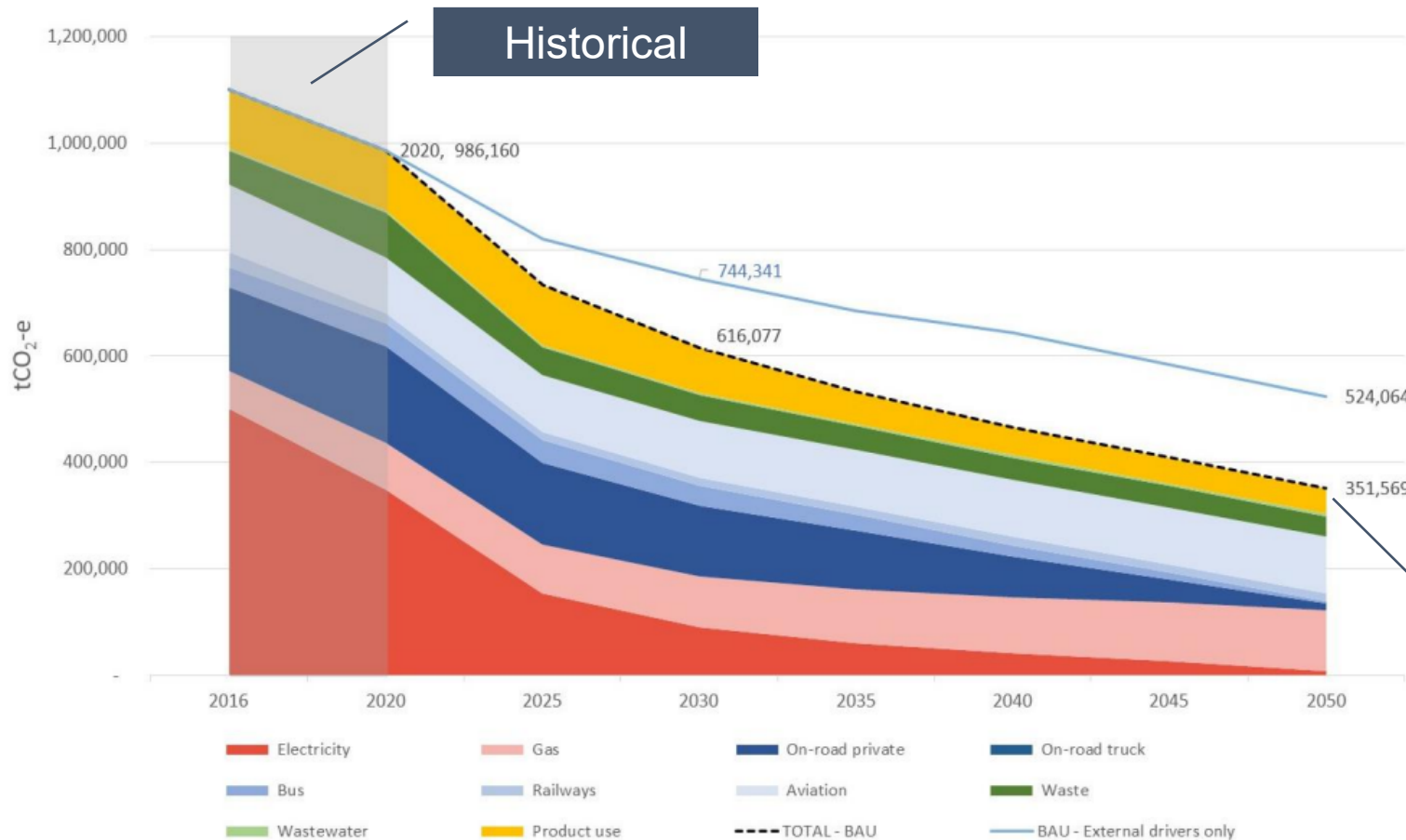
Achievement of net zero

- Goes well beyond “business as usual”

Draft Climate Policy and Climate Action Plan Consultation

3. Target setting

Greenhouse Gas Modelling of Community Emissions



3. Target setting

Achievement of **net zero** will require **bold commitment** to action.

| Bold commitment examples | Preliminary work included in the Climate Action Plan 2022 - 2025 |
|--|--|
| <p>Transitioning all city buildings to electricity (from gas)</p> <p>= 9% total community emissions</p> | <ul style="list-style-type: none"> • A program to support electrification of new and existing commercial buildings. |
| <p>100% electric vehicles, faster than BAU</p> <p>= 17% total community emissions</p> | <ul style="list-style-type: none"> • An additional 100 public EV electric vehicle and bicycle chargers • Certify UParks as a carbon neutral service <ul style="list-style-type: none"> • To cover customer emissions driving to our and from our carparks, while supporting the transition to electric vehicles. |
| <p>Significantly increase uptake of active and public transport</p> <p>(Contributing to reducing the 17% of emissions as above)</p> | <ul style="list-style-type: none"> • Install new bicycle counting loops: <ul style="list-style-type: none"> • determine accurate baselines to support target setting • inform planning of new infrastructure. • Foster the uptake of electric or active micro-mobility devices (e.g. bicycles, scooters and motorised mobility devices) |

Page 15

4. Consultation Feedback on draft Climate Policy

Why a Climate Policy?

To outline the Council's position and to direct action on climate change.

“The purpose of the Climate Policy (the Policy) is:

- To ensure climate mitigation and adaption is integrated into the City of Adelaide (CoA) business and climate resilience is a part of the city's future.
- The policy has been prepared to transition Council operations to absolute zero emissions and assist the community to become climate ready.
- It provides the basis to make decisions on climate action and embed consideration of climate mitigation and adaptation across Council business.”

CLIMATE POLICY

Date this document was adopted

non-legislative

PURPOSE

The purpose of the Climate Policy (the Policy) is:

To ensure climate mitigation and adaption is integrated into the City of Adelaide (CoA) business and climate resilience is a part of the city's future.

The policy has been prepared to transition Council operations to absolute zero emissions and assist the community to become climate ready.

It provides the basis to make decisions on climate action and embed consideration of climate mitigation and adaptation across Council business.

STATEMENT

Climate change has far-reaching risks for the environment, economy, communities and CoA's vision to be the most liveable city in the world.

This Policy supports meaningful and immediate climate action to reduce emissions and address the impacts of climate change risk through leadership, coordination and innovation.

1. Proactive action to reduce energy use, grow renewable and low carbon energy sources, and continuous reduction of greenhouse gas emissions is necessary to transition Council operations to net zero emissions.
2. Carbon neutral certification demonstrates commitment to reduce Council emissions as far as practicable and purchase credible offsets only to mitigate remaining emissions.
3. Climate change risk governance and management frameworks are essential to understand and manage impacts on Council business, assets, infrastructure and service provision.
4. Adelaide is a city where government, non-government, communities, industry and research institutions coordinate action to mitigate, adapt and respond to climate change and become climate ready.
5. Access to data, public reporting and disclosure of emissions for the community and Council operations builds confidence in the climate-related ambition, performance and leadership of CoA.
6. CoA maintains a Treasury Policy and preferences investment securities and financial institutions which do not invest in the fossil fuel industry.
7. CoA supports the transition to electric vehicles and decarbonisation of the transport system and acknowledges that this requires appropriate electric vehicle, cycling and walking infrastructure, and zero emission public transport.

The City of Adelaide acknowledges the Kaurna people as the Traditional Owners of the Country where the city of Adelaide is situated, and pays its respect to Elders past, present and emerging.

Draft Climate Policy

4. Consultation Feedback on draft Climate Policy

- Support for climate action and a leadership role by Council
- Desire for the policy to be more ambitious and include targets, timeframes and data
- Request for greater support for active transport and car alternatives
- Support for community and business to reduce emissions
- Suggested positions for Council to adopt such as
 - Ban on advertising for fossil fuel companies and support for innovation and start-ups
- Specific action items such as
 - EV charging in buildings, use of rating tools, switch to low-carbon refrigerants, increased recycling rates
- Concern about the validity of carbon offsets
- Concern about the veracity of climate science

4. Consultation Feedback on draft Climate Policy

Opportunities to amend draft Climate Policy

- Amend the Policy purpose to:
 - Simplify language and terminology
 - Acknowledge climate change as a national emergency
 - Commit to a response that is fair and equitable for all
- Reorder Council's role statements in order of community priority
- Amend Council role statements to reflect community feedback to:
 - Reference 'targets' rather than 'science' based targets
 - Reference 'fair and equitable' Council services
 - Reference 'embodied carbon' as it relates to Council assets
 - Reference international alliance(s) for global advocacy
- Where feedback related to specific actions, review for incorporation into the Climate Action Plan



Draft Climate Action Plan 2022 - 2025

5. Consultation Feedback on draft Climate Action Plan

Draft Climate Action Plan 2022-2025 - Themes



An Electrified City



A Mobile Population



A Green and Resilient
Community



A Leading Council

5. Consultation Feedback on draft Climate Action Plan

General

Supportive

More ambition

Stronger targets and metrics

Questions on the legitimacy of climate science and the need for action

Electrification

Supportive, as long as electricity is renewable and action supports grid stability

Support for community batteries

South Australian innovation should be prioritised

Questions on the timing of the PPA

Transport and Mobility

Better walking and cycling infrastructure, separated bike lanes

More emphasis on public transport

More electric vehicle charging

Feedback on specific street design, layout and infrastructure

Queries on the carbon neutral UPark proposal

Greening and Urban Heat

Support for greening and responding to urban heat

More canopy cover and reduction in hard surfaces

Support for collaboration and engagement

Concerns about offsetting

Leadership

General support for CoA to take a leadership role

More leadership required at the State and Federal levels

Put words into actions

5. Consultation Feedback on draft Climate Action Plan

Opportunities to amend draft Climate Action Plan

- Provide additional context in the introductory sections
 - Climate risk and governance, complementary CoA strategies, CoA incentive and grant opportunities, carbon offsets (quantum and approach), rapid changes to the SA electricity grid, Carbon Neutral Partners program
- Simplify terminology and define key terms, such as
 - Carbon offsets, scope 1, 2 and 3 emissions
- Include more information about Council and community emissions
 - Quantify achievements to date, include more Council achievements, separate Council and community actions
- Update specific actions, such as:
 - Clarify the scope and timing of the transport actions, support for active transport, including separated cycling infrastructure
- Carbon targets
 - Include that the next climate change strategy will include mapped community emission reduction pathways to net zero

5. Consultation Feedback on draft Climate Action Plan

Proposed Action Focus Areas 2023/2024

Community

1. Facilitation of business renewable electricity power purchase agreement or group buy
2. Commercial building electrification program
3. Electric vehicle infrastructure planning project
4. Research partnerships, e.g. low carbon precincts, community batteries

Council

1. New emission reduction targets
2. Study into generating carbon offsets within South Australia
3. Fleet and street light transitions

Draft Climate Policy and Climate Action Plan Consultation

Key Questions



KEY QUESTION

What are Council Member's views on the key climate action themes for 2023/2024?

KEY QUESTION

What are Council Member's views on targets for the next plan?

6. Next Steps

- City of Adelaide is operating under the City of Adelaide [Carbon Neutral Adelaide Strategy 2015-2025](#) until 2025
- Draft Climate Action Plan 2022-2025 will be presented to CPDBA Committee on 2 May 2023 to set actions for the remaining life of the strategy (with a focus on 2023/2024)
- Public release of the Climate Action Plan (pending Council decision)
- Further work to be undertaken on the draft Climate Policy (with a focus on targets) to align with the corporate Policy Framework (by December 2023)
- Commence planning in 2023/2024 for review of the City of Adelaide Carbon Neutral Adelaide Strategy 2015-2025
- Refresh the Climate Action Plan with a clear roadmap to achieve targets in Council's Climate Policy

Council Assessment Panel - Annual Report 2022

Strategic Alignment - Strong Economies

Public

Tuesday, 4 April 2023
City Planning, Development and Business Affairs Committee

Program Contact:
Lisa Loveday, Acting Associate Director, Regulatory Services

Approving Officer:
Ilia Houridis, Director City Shaping

EXECUTIVE SUMMARY

The purpose of this report is to provide the Council Assessment Panel (CAP) Annual Report to the City Planning, Development and Business Affairs Committee.

The Council Assessment Panel Annual Report 2022 was endorsed by CAP on 27 February 2023.

A summary of overall development assessment performance for the City of Adelaide during 2021 and 2022 is also presented.

RECOMMENDATION

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE:

1. Notes the Council Assessment Panel Annual Report 2022 contained in Attachment A to Item 5.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 4 April 2023.
-

IMPLICATIONS AND FINANCIALS

| | |
|--|--|
| City of Adelaide 2020-2024 Strategic Plan | Strategic Alignment – Strong Economies Reduce red tape and streamline processes |
| Policy | Not as a result of this report |
| Consultation | Not as a result of this report |
| Resource | Not as a result of this report |
| Risk / Legal / Legislative | Not as a result of this report |
| Opportunities | Open, transparent and informed decision making |
| 22/23 Budget Allocation | Not as a result of this report |
| Proposed 23/24 Budget Allocation | Not as a result of this report |
| Life of Project, Service, Initiative or (Expectancy of) Asset | Not as a result of this report |
| 22/23 Budget Reconsideration (if applicable) | Not as a result of this report |
| Ongoing Costs (eg maintenance cost) | Not as a result of this report |
| Other Funding Sources | Not as a result of this report |

DISCUSSION

Background

1. The [Council Assessment Panel](#) (CAP) is established under section 83 of the *Planning, Development and Infrastructure Act 2016* (PDI Act). The CAP acts as the Relevant Authority for performance assessed development applications that require public notification in the City of Adelaide.
2. The CAP delegates the assessment of these applications to Council's Assessment Manager when no speaking representations are received.
3. Development applications are assessed against the relevant provisions of the [Planning and Design Code](#). There is no specific annual reporting requirement for the CAP under the PDI Act and the last City of Adelaide CAP Annual Report was provided in 2017.

Supporting Information

4. The CAP Annual Report provides an overview of the CAP performance throughout 2022. The CAP has provided its commentary, which is included in the latest version of the report in **Attachment A**. The CAP has endorsed the City of Adelaide Council Assessment Panel Annual Report 2022 for submission to Council. The report referred to the following:
 - 4.1. Number of meetings held and cancelled.
 - 4.2. Panel Member attendance.
 - 4.3. Number of submitted development applications and associated development costs.
 - 4.4. Number of decisions made in accordance with Administration recommendations.
 - 4.5. Extent of public notification undertaken.
 - 4.6. Number of Court Appeals.

Planning Reform

5. On 19 March 2021, a new State Government planning system became operational for all South Australian metropolitan Councils and Councils with regional towns and cities, including the City of Adelaide.
6. Particularly relevant to CAP development applications, the public notification process changed as part of the planning reform as follows:
 - 6.1. There is now a requirement to directly notify properties within a 60 metre radius of the site boundaries of a development.
 - 6.2. A sign is required to be placed on the subject land during the notification period.
 - 6.3. Anyone can provide comment on a development application that is publicly notified.
 - 6.4. There is a 15 business day notification period compared to the previous 10 business day notification period.
7. The CAP functions under the new planning system and the Annual Report provides further insights into how this progressed over the first full calendar year the new system has been in operation.

Overall City of Adelaide Development Assessment Activity 2021 and 2022

8. During 2021 there were a total of 992 development applications submitted comprising a development cost of \$178.76 million. Applications were assessed within an average 11.07 days per application and 93.14% of applications were assessed within statutory timeframes. The 2021 average days and within statutory timeframe figures are only available from April 2021 due to implementation of planning reforms on 19 March 2021.
 9. During 2022 there were a total of 936 development applications submitted comprising a development cost of \$260.9 million. Applications were assessed within an average of 14.29 days per application and 94.17% of applications were assessed within the statutory timeframes.
-

ATTACHMENTS

Attachment A – Council Assessment Panel Annual Report 2022

- END OF REPORT -

CITY OF ADELAIDE COUNCIL ASSESSMENT PANEL

Annual Report 2022

February 2023

ACKNOWLEDGEMENT OF COUNTRY

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

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

DOCUMENT PROPERTIES

Contact for enquiries and proposed changes

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

Contact Officer: Seb Grose
Title: Manager, City Development
Program: Regulatory Services
Phone: (08) 8203 7195
Email: s.grose@cityofadelaide.com.au

Record Details

HPRM Reference: ACC2022/149041
HPRM Container: 2021/02599

Version History

| Version | Revision Date | Revised By | Revision Description |
|----------|------------------|----------------|---------------------------------------|
| Draft | 5 September 2022 | Helen Dand | Initial draft |
| Revision | 10 February 2023 | Seb Grose | Review |
| Revision | 14 February 2023 | Steve Zaluski | Review |
| Revision | 16 February 2023 | Iliia Houridis | Review |
| Revision | 17 February 2023 | Seb Grose | Final draft version |
| Revision | 28 February 2023 | Seb Grose | Final version (CAP comments included) |

TABLE OF CONTENTS

| | |
|----------------------------------|---|
| ACKNOWLEDGEMENT OF COUNTRY | 1 |
| Document Properties | 1 |
| Table of Contents | 2 |
| 1. Purpose..... | 3 |
| 2. Planning decisions..... | 4 |
| 3. Public Notification..... | 4 |
| 4. Appeals Initiated | 5 |
| 5. Analysis and Advice | 6 |

1. PURPOSE

The City of Adelaide Council Assessment Panel (CAP) has been established pursuant to section 82 and 83 of the *Planning, Development and Infrastructure Act 2016*.

The CAP is the relevant authority for granting of planning consent for performance assessed development applications that are publicly notified, subject to delegations.

This report provides an overview of the performance of CAP during 2022 in terms of attendance at meetings, number and development value of applications determined, details relating to public notification and the number of appeals.

It should be noted some of the figures referred to in this report rely on the PlanSA reporting system which is subject to ongoing improvements.

Attendance of Panel Members

At the end of 2022, nine meetings of the Panel had been held with three cancellations. The attendance record between 1 January 2022 up to and including 31 December 2022 is provided as follows:

| Panel Member | Meetings Held | Attended | Apology |
|---|---------------|----------|---------|
| Nathan Cunningham (Presiding Member) | 9 | 9 | - |
| Colleen Dunn | 9 | 9 | - |
| Emily Nankivell | 9 | 8 | 1 |
| Mark Adcock | 9 | 8 | 1 |
| Professor Mads Gaardboe (Deputy Member) | 9 | 3* | - |
| Councillor Abrahamzadeh (Council Member) | 9 | 7 | 2** |

* Professor Mads Gaardboe as the Deputy Member had reduced attendance

** Councillor Arman Abrahamzadeh was an apology due to Caretaker period associated with the 2022 Council Elections

2. PLANNING DECISIONS

Tables 2.1 and 2.2 refer to the level of development applications in 2022 compared with 2021. The figures do not include development applications for which the State Planning Commission is the Relevant Authority (Schedule 6 and Section 131 applications).

At its meeting on 31 January 2022, the CAP determined to continue to assess development applications that were publicly notified with speaking representations. This is based on the model of delegations provided by the Local Government Association. If there are no speaking representations, the application is delegated to the Assessment Manager for a decision.

| TABLE 2.1 – TOTAL DEVELOPMENT APPLICATIONS | | | |
|--|---------------|-------------------------------|------------------|
| YEAR | DAs SUBMITTED | ASSESSMENT MANAGER DELEGATION | DEVELOPMENT COST |
| 2021 | 992 | 454 | \$178.76 million |
| 2022 | 936 | 568 | \$260.9 million |

- 2021 DAs Submitted and Development Cost figures include 200 development applications submitted prior to implementation of planning reforms on 19 March 2021
- 2021 Assessment Manager Delegation figure does not include 200 development applications submitted prior to implementation of planning reforms on 19 March 2021 where Council was the Relevant Authority or where either CAP or other Accredited Professionals were the Relevant Authority
- 2022 Assessment Manager Delegation figure does not include development applications where either CAP or other Accredited Professionals were the Relevant Authority

| TABLE 2.2 – APPLICATIONS DETERMINED BY CAP | | | | |
|--|--------------|---|---|------------------|
| YEAR | DAs ASSESSED | SUPPORT ADMINISTRATION'S RECOMMENDATION | AGAINST ADMINISTRATION'S RECOMMENDATION | DEVELOPMENT COST |
| 2021 | 27 | 23 (all granted) | 4 (2 granted & 2 refused) | \$45.63 million |
| 2022 | 13 | 12 (11 granted & 1 refused) | 1 (refused) | \$24.05 million |

3. PUBLIC NOTIFICATION

Table 3.1 refers to the level of public notification activity in 2022, compared with 2021. The figures do not include development applications for which the State Planning Commission is the Relevant Authority (Schedule 6 and Section 131 applications).

| TABLE 3.1 – PUBLIC NOTIFICATIONS | | | | |
|----------------------------------|--------------------------------|---|--------------------------|-----------------------|
| YEAR | APPLICATIONS PUBLICLY NOTIFIED | REPRESENTATIONS RECEIVED FOR CAP APPLICATIONS | SPEAKING REPRESENTATIONS | DAs DETERMINED BY CAP |
| 2021 | 41 (4.1% of all DAs lodged) | 75 | 45 | 27 |
| 2022 | 33 (3.5% of all DAs lodged) | 106 | 39 | 13 |

4. APPEALS INITIATED

Only two development applications were refused by the Panel in 2022 and both applications were appealed by applicants as follows:

- 22 Brougham Place, North Adelaide (DA 21032920)
Variation to DA/210/2020 - Alterations to previously approved addition including internal wall changes and additional upper living spaces
 - Compromise proposal accepted by CAP and granted planning consent via Court Order on 25 August 2022.
- 5 Albert Lane, Adelaide (DA 21037088)
Construct four level residential flat building including car parking on basement, ground and level one and apartments on levels two and three
 - Compromise proposal accepted by CAP on 21 November 2022, awaiting progress through the Environment, Resources and Development Court.

Another application granted planning consent by the Panel was subject to a judicial review in late 2022 challenging the validity of the planning consent as follows:

- 100 East Terrace, Adelaide (DA 21039762)
Part change of use to function facility with associated construction of outbuilding, carport and alterations and additions to State Heritage Place
 - Matter ongoing.

5. ANALYSIS AND ADVICE

The Panel is fulfilling its requirements set out in its Terms of Reference. The figures demonstrate the Panel undertook its obligations in an effective and efficient manner.

5.1 Analysis

There was a high level of participation from Panel members in 2022 with few apologies. An overall 45 attendances were required for Panel Members and there were only four apologies. Two apologies were for the Elected Member and occurred during the Caretaker period of the 2022 Council Elections.

The number of planning applications considered by the Panel reduced considerably between 2021 and 2022 from 27 to 13. This is reflective of the implementation of Planning Reforms on 19 March 2021, whereby fewer development applications are publicly notified. The total number of development applications notified reduced from 41 in 2021 to 33 in 2022. Interestingly, while few applications were publicly notified, the number of representations received was significantly higher. This reflects the broader approach to public notification which allows any member of the public to provide feedback.

The consistency of the CAP supporting Administration recommendations was high, at 92.3% in 2022. One application was determined against the Administration recommendation.

The number of Appeals against CAP decisions is considered low, at only two in 2022. There was also a judicial review challenging the validity of a planning consent granted by the CAP.

5.2 Advice to Council

Council Assessment Panel Members made the following additional comments during the meeting on 27 February 2023:

- The figures do not reflect the complexity of development applications being assessed by the Panel.
- Development applications being assessed by the City of Adelaide Council Assessment Panel are often highly complex as a result of the unique inner city context.

Development Corridors adjoining the Adelaide Park Lands: Thebarton Brewery Development Implications for City of Adelaide

Strategic Alignment - Enabling Priorities
Public

Tuesday, 4 April 2023
City Planning, Development and Business Affairs Committee

Program Contact:
Sarah Gilmour, Associate Director Park Lands, Policy & Sustainability

Approving Officer:
Iliia Houridis, Director City Shaping

EXECUTIVE SUMMARY

The purpose of this report is to consider implications to the City of Adelaide of development that occurs in development corridors adjoining the Adelaide Park Lands. The 'Thebarton Brewery Precinct, 107 Port Road, Thebarton Code Amendment' (Code Amendment) has been initiated by Lion-Beer Spirits and Wine Pty Ltd as the property owner of the former Lion-West End Brewery at 107 Port Road, Thebarton. The affected area for the Code Amendment is in the City of West Torrens at the boundary with the City of Adelaide. This report seeks a Council decision to:

1. Authorise the Chief Executive Officer to seek an infrastructure agreement to secure pedestrian and cycling connection/s across Port Road to the western Park Lands.
2. Make a submission (**Attachment A**) that requests changes to the Thebarton Brewery Precinct, 107 Port Road Thebarton Code Amendment (Code Amendment), summarised as follows:
 - Require the provision of useable local open space as part of future development
 - Require tree planting along the Port Road frontage
 - Require safe pedestrian and cycling connections to the western Park Lands across Port Road formalised through an infrastructure deed or similar.

A recent report commissioned by the City of Adelaide for the Adelaide Park Lands Management Strategy 2015-2025 mid-term review identifies the potential for an additional 2000 residential dwellings along the western side of Port Road.

The first of these projects is imminent. Lion-Beer Spirits & Wine Pty Ltd is consulting on proposed changes to the Planning and Design Code via the Thebarton Brewery Precinct, 107 Port Road Thebarton Code Amendment. Submissions are due by 14 April 2023.

Redevelopment along Port Road such as the Thebarton Brewery Precinct is of interest to City of Adelaide as it highlights a strategic and emerging issue with reliance on the Park Lands by inner rim redevelopment projects.

RECOMMENDATION

The following recommendation will be presented to Council on 11 April 2023 for consideration

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

THAT COUNCIL

1. Authorises the Chief Executive Officer to write to the State Government seeking collaboration on opportunities to improve pedestrian connections along the balance of the Port Road / Park Lands interface and to seek a formal instrument to secure the creation of the pedestrian linkage to the western Park Lands proposed within the Thebarton Brewery Precinct Code Amendment.

2. Approves the submission on the Thebarton Brewery Precinct, 107 Port Road Thebarton Code Amendment at Attachment A to Item 6.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 4 April 2023.
 3. Authorises the Chief Executive Officer to amend, finalise and forward Attachment A – Submission on the Thebarton Brewery Precinct 107 Port Road Thebarton Code Amendment, to Item 6.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 4 April 2023, to the Code Amendment consultation process by 14 April 2023.
-

IMPLICATIONS AND FINANCIALS

| | |
|--|--|
| City of Adelaide 2020-2024 Strategic Plan | Enabling Priorities 5.3 Build on effective advocacy and partnerships locally, nationally and globally |
| Policy | Not as a result of this report |
| Consultation | This report responds to a consultation process being undertaken by a private proponent in relation to an amendment to the Planning and Design Code (Code Amendment) in the City of West Torrens. |
| Resource | Not as a result of this report |
| Risk / Legal / Legislative | Not as a result of this report |
| Opportunities | This report identifies an opportunity to work with the State Government and adjoining Councils, including the City of West Torrens, on the impacts of infill development adjacent to the Park Lands and consider the future planning for enhancement, connections to, and protection of, the Park Lands. |
| 22/23 Budget Allocation | Not as a result of this report |
| Proposed 23/24 Budget Allocation | Not as a result of this report |
| Life of Project, Service, Initiative or (Expectancy of) Asset | Not as a result of this report |
| 22/23 Budget Reconsideration (if applicable) | Not as a result of this report |
| Ongoing Costs (eg maintenance cost) | Not as a result of this report |
| Other Funding Sources | Not as a result of this report |

DISCUSSION

Background

1. A recent report commissioned by City of Adelaide for the Adelaide Park Lands Management Strategy 2015-2025 mid-term review identifies the potential for an additional 2000 residential dwellings along the western side of Port Road.
2. The former Thebarton Brewery, with the exception of heritage listed buildings, is currently being demolished to enable future residential and mixed use development of the site.
3. The 'Thebarton Brewery Precinct, 107 Port Road, Thebarton Code Amendment' (Code Amendment) has been initiated by Lion-Beer Spirits and Wine Pty Ltd as the property owner of the former Lion-West End Brewery at 107 Port Road, Thebarton. The affected area for the Code Amendment is in the City of West Torrens at the boundary with the City of Adelaide.
4. The Code Amendment does not change the zoning of land or planning policies that apply to the City of Adelaide however it does highlight a strategic issue of reliance by adjacent significant redevelopment projects in the Adelaide Park Lands.
5. This reliance on the Park Lands was raised by Council in response to the Planning System Implementation Review.

Opportunities for City of Adelaide

6. There is significant zoned growth potential along Port Road in Thebarton and Mile End.
7. In the case of the Thebarton Brewery there is a proposed future connection to the Park Lands. There is no detail around the mechanism to secure this connection therefore it is recommended that Council request that an infrastructure deed or similar is confirmed prior to the rezoning being finalised.
8. Future linkages and access arrangements from site (including over or under Port Road) are the responsibility of the City of West Torrens and the Department of Infrastructure and Transport.
9. The Thebarton Brewery example highlights the need for wider strategic collaboration with neighbouring Councils and the State Government. This concerns the City of Adelaide's capacity to ensure the Park Lands provide the necessary uses for city residents and city users in the long term, along with the impact of population growth on the outer perimeter of the Park Lands and the desire to use the Park Lands to provide open space for that growth.
10. Port Road in this location provides an opportunity for improved street tree planting that would enhance the walkability of the proposed development, contribute to urban tree canopy and reduce the impacts of the urban heat island.
11. The draft Council submission requests that the zero setback is reviewed to enable a tree lined boulevard along Port Road as an entrance to the city.

Thebarton Brewery Code Amendment

12. Given the proximity of the affected area to the City of Adelaide, and proposed reliance on the Park Lands to provide critical open space for future residents of the site, Council may wish to provide a submission by the close of consultation on 14 April 2023.
13. A copy of the Code Amendment and associated documentation is available on the State Government's Plan SA website ([On consultation | PlanSA](#)). The Code Amendment is open for consultation until 14 April 2023.
14. The Thebarton Brewery Precinct, 107 Port Road, Thebarton Code Amendment seeks to rezone the former Thebarton Brewery site from Strategic Employment Zone (Figure 1) to:
 - 14.1. Urban Corridor (Boulevard) Zone to facilitate the opportunity for a residential and mixed use precinct consisting of low rise (1-2 storey), medium rise (3-6 storey) and high rise (over 7 storey) built form across the 8-hectare site.

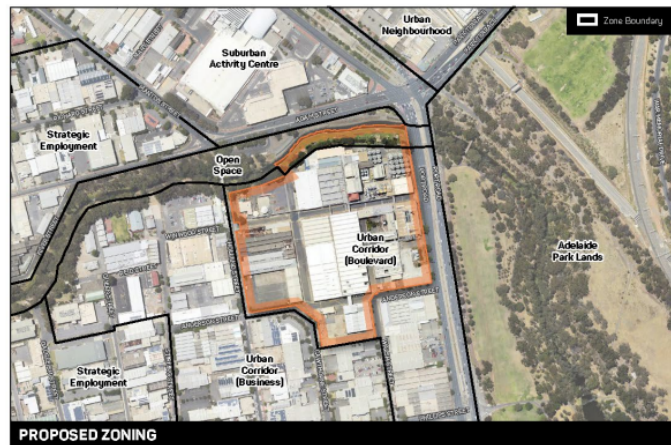


Figure 1 – Proposed zoning

15. A draft submission to the Code Amendment has been prepared that outlines:
 - 15.1. City of Adelaide is supportive of significant uplift and re-zoning in the inner metropolitan Council areas adjoining the City of Adelaide on the outer boundaries of the Park Lands where the re-zoning leads to developments positively contributing to the ongoing protection and enhancement of the Park Lands.
 - 15.2. Development sites on the boundary of the Park Lands should not negatively impact the usage of the Park Lands or its natural environment.
 - 15.3. City of Adelaide requests amendments to the proposed Concept Plan for the Thebarton Brewery Precinct to identify useable onsite local open space. This would benefit the future development of the site through opportunities to:
 - 15.3.1. Provide a placemaking focus for residents and workers
 - 15.3.2. Increase urban tree canopy provision
 - 15.3.3. Showcase/protect on site heritage places.
 - 15.4. City of Adelaide considers that the Urban Corridor (Boulevard) Zone presents an opportunity to create a tree lined boulevard along Port Road to provide an appealing, walkable neighbourhood. Accordingly providing for increased setback from Port Road to allow for appropriate tree plantings is recommended.
 - 15.5. An Open Space Zone of approximately 5000m² adjacent Karrawirra Pari that includes the State Heritage listed Southwark Brewery Gardens, is proposed to create the opportunity for a shared use path with walking and cycling linkages to the Park Lands and the Adelaide CBD and beyond.
 - 15.5.1. With the exception of the existing path, this area is very steep and is unlikely to be used for other forms of recreation.
 - 15.5.2. As a separate Open Space Zone, it is submitted that this land should not contribute toward the 12.5% open space provision required for the balance of the site.
16. The Code Amendment proposes to introduce a Concept Plan (Figure 2) identifying key infrastructure across the site including vehicle access and pedestrian/cycling linkages. The Concept Plan:
 - 16.1. Does not identify local open space for the site.
 - 16.1.1. The Code Amendment documents cite proximity to the Park Lands as rationale for no local open space provision. This approach is likely to set a precedent for future development along Port Road and adjacent the Park Lands.
 - 16.1.2. While the Park Lands play a significant role in provision of open space, there remains a role for local open space provision in adjoining local government areas. The nearby Bowden Park adjacent to Plant 4 is a good example of this.
 - 16.2. Identifies an indicative new linkage from the southern riverbank to Tulya Wodi/ Bonython Park (Park 27) on the eastern side of Port Road.
 - 16.2.1. The linkage is to be created via a shared use path beneath the heritage listed Caissons Bridge (under Port Road). The details of the linkage under Caissons Bridge has not been explored further in the Code Amendment and would be subject to future development consideration.

16.2.2. Without a new shared use path beneath Port Road, access to the Park Lands is limited due to the breadth and volume of traffic on Port Road, and the tramline.

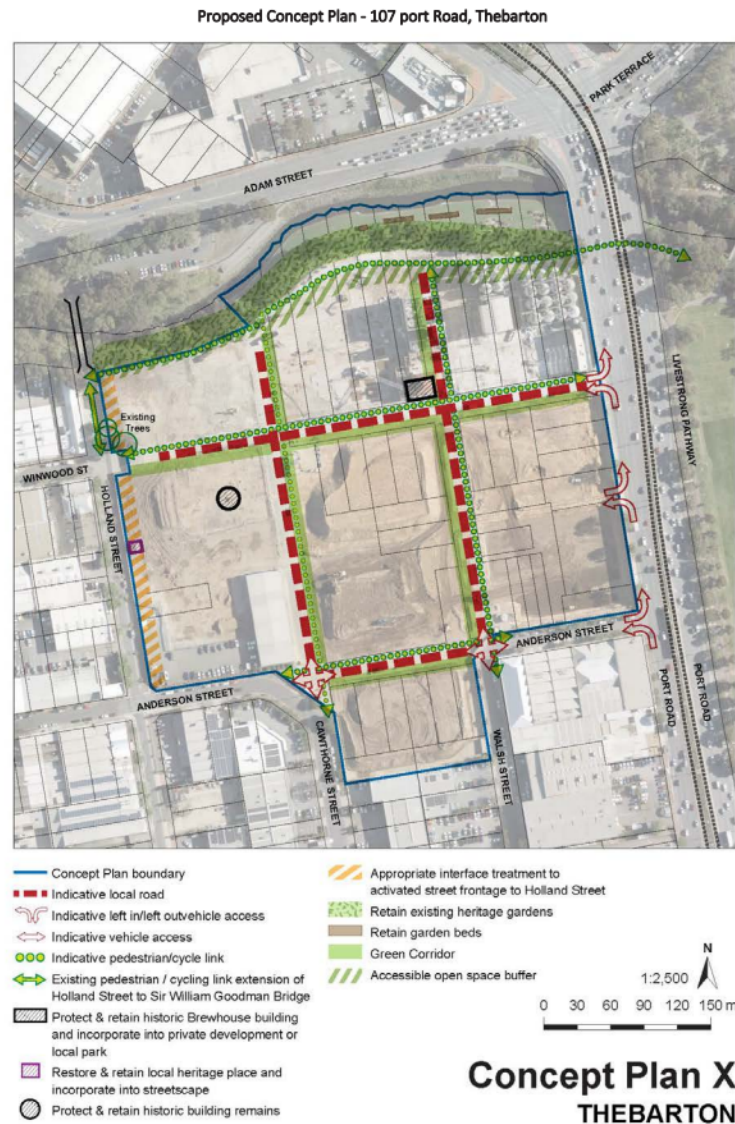


Figure 2 – Proposed Concept Plan

17. A draft response from Council is provided as **Attachment A** – Submission on the Thebarton Brewery Precinct, 107 Port Road Thebarton Code Amendment.

DATA AND SUPPORTING INFORMATION

Link 1 – Thebarton Brewery Precinct, 107 Port Road Thebarton Code Amendment

ATTACHMENTS

Attachment A – Submission on the Thebarton Brewery Precinct, 107 Port Road Thebarton Code Amendment

- END OF REPORT -

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Stephanie Hensgen

Director

Planning Futures Pty Ltd
PO Box 58
DAW PARK
SA 5041

Attention: Thebarton (Brewery Precinct) Code Amendment

Dear Stephanie

**Response to Consultation on Thebarton Brewery Precinct, 107 Port Road
Thebarton, Code Amendment**

Thank you for the opportunity to provide input to the Thebarton Brewery Precinct, 107 Port Road, Thebarton Code Amendment (the Code Amendment).

It is understood the proposed Code Amendment is intended to enable redevelopment of the site for mixed use and residential purposes up to eight storeys, as well as the expansion of the Open Space Zone to include the Southwark Brewery Gardens.

Council notes that the Code Amendment does not change the zoning of land or planning policies as they apply to the City of Adelaide, however the Code Amendment will enable a significant population increase adjacent to the City of Adelaide and the Park Lands.

Access to quality public open space continues to be increasingly important to ensure South Australia remains liveable, healthy and sustainable, particularly in the context of increasing residential infill in existing neighbourhoods.

The proposed Concept Plan identifies additional open space along the northern side of the site adjacent to Karrawirra Parri / River Torrens. This is primarily to create the opportunity for a shared use path to provide walking and cycling linkages to the Park Lands. No other local open space is identified for the site. With the exception of the existing path this area is very steep and cannot be used for other forms of recreation.

Within the investigations for the Code Amendment the proximity to the Adelaide Park Lands is cited as the rationale for limited open space provision on the site. However

these investigations acknowledge that without a new shared use path beneath the heritage listed Caissons Bridge (under Port Road) access to the Adelaide Park Lands is limited due to the breadth and volume of traffic on Port Road and the tramline.

Council notes the inclusion in the proposed Concept Plan of an indicative new pedestrian and cycling linkage from the southern riverbank to Tulya Wodi / Bonython Park (Park 27) on the eastern side of Port Road. The details of a possible linkage under Port Road have not been included, noting that it would be subject to a future development proposal. To ensure that this linkage can be provided the City of Adelaide recommends that an infrastructure deed (or similar) is agreed prior to the finalisation of the Code Amendment.

The Adelaide Park Lands are considered to provide 'regional level' open space to metropolitan Adelaide but should not be seen as an offset for any potential shortfall of useable local open space within development sites.

Tulya Wodi/ Bonython Park (Park 27) currently operates as an event space for large music festivals, visiting circuses and many smaller community events, Bonython Park is a key family recreation destination offering a diverse cluster of attractions, including a model boat pond, playspaces, picnic grounds, kiosk and learn to ride facility within an attractive physical environment.

Whilst these may be attractive to future residents, they are not considered a suitable replacement for local open space on the site which would provide opportunities for placemaking, increased urban tree canopy and an opportunity to showcase and preserve heritage places.

In addition to the above, the City of Adelaide considers that Port Road in this location provides an opportunity for improved street tree planting to enhance walkability, contribute to the urban tree canopy and reduce the impacts of the urban heat island.

It is acknowledged that a Technical and Numeric Variation has been applied of 0m setback along Port Road as a requirement for the initiation of the Code Amendment, to avoid at grade parking along this frontage.

Notwithstanding this requirement of the Minister for Planning, the City of Adelaide requests that this requirement is reviewed given the opportunity presented in this location to establish a tree lined boulevard along Port Road as an entrance to the city.

In light of the above comments Council's response to the proposed Thebarton Brewery Precinct, 107 Port Road, Thebarton Code Amendment are as below:

- The City of Adelaide is supportive of significant uplift and re-zoning in the inner metropolitan Council areas adjoining the City of Adelaide on the outer boundaries of the Park Lands where the re-zoning leads to developments positively contributing to the ongoing protection and enhancement of the Park Lands.
- Development sites on the boundary of the Park Lands should not negatively impact the usage of the Park Lands or its natural environment.
- Development sites on the boundary of the Park Lands should not rely solely on the Park Lands for local open space provision.

- The City of Adelaide requests changes to the Code Amendment summarised as follows:
 - Require the provision of useable local open space in the affected area
 - Require tree planting along the Port Road frontage
 - Require safe pedestrian and cycling connections to the western Park Lands across Port Road formalised through an infrastructure deed or similar.

In recognition of the infill potential along Port Road and the linkage to the Adelaide Park Lands, the City of Adelaide requests that the State Government lead an infrastructure analysis with the City of Adelaide and the City of West Torrens to ensure appropriate open space and infrastructure outcomes in this general location.

Please contact Sarah Gilmour, Associate Director, Park Lands, Policy and Sustainability on 8203 7033 or s.gilmour@cityofadelaide.com.au to arrange a meeting to discuss further.

Kind regards

Clare Mockler

Chief Executive Officer

CC: Planning and Land Use Services

Draft Community Land Management Plan – Amendments Prior to Consultation

Strategic Alignment - Enabling Priorities

Public

Tuesday, 4 April 2023

City Planning, Development
and Business Affairs
Committee

Program Contact:

Sarah Gilmour, Associate
Director Park Lands, Policy &
Sustainability

Approving Officer:

Ilia Houridis, Director City
Shaping

EXECUTIVE SUMMARY

The purpose of this report is to seek Council approval for final amendments to the consolidated draft CLMP prior to consultation with the Minister for Planning, state agencies and adjoining councils (prior to public release).

Amendments are highlighted in yellow and green for ease of reference in **Attachment A** and will not appear in the CLMP released for consultation.

At its meeting on 23 February 2023 Kadaltilla / Park Lands Authority (Kadaltilla) supported the consolidated draft CLMP (**Attachment A**), inclusive of the additional minor amendments (highlighted in green), for the purposes of undertaking statutory consultation.

RECOMMENDATION

The following recommendation will be presented to Council on Tuesday 11 April 2023 for consideration

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

THAT COUNCIL

1. Approves the consolidated draft Community Land Management Plan for the Adelaide Park Lands under the care, control and management of the City of Adelaide presented as per **Attachment A** to Item 6.2 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 4 April 2023, for the purposes of undertaking statutory consultation.
-

IMPLICATIONS AND FINANCIALS

| | |
|--|---|
| City of Adelaide 2020-2024 Strategic Plan | Strategic Alignment – Enabling Priorities Review Council services to balance efficiencies with meeting community expectations (5.6) |
| Policy | The proposed CLMP would supersede all pre-existing CLMPs for the Adelaide Park Lands excepting the CLMP for the Adelaide Oval Precinct, Part of Tarantanya Wama (Park 26). Existing Council policy relating to temporary works and compounds in the Park Lands unintentionally omitted from the draft CLMP for consultation is reinstated. |
| Consultation | Public consultation on a CLMP for the Adelaide Park Lands must be undertaken in accordance with the statutory requirements of the <i>Local Government Act 1999 (SA)</i> and Adelaide Park Lands Act 2005 (SA) (Section 19) and the consultation steps in Table 1 of the CoA Community Consultation Policy adopted by Council on 16 July 2019. A workshop was held with Council Members at The Committee on 21 June 2022. Kadaltilla / Park Lands Authority considered the approach on 28 July 2022 and the amended draft CLMP on 23 February 2023. Council previously approved the consolidated draft CLMP for the Adelaide Park Lands for consultation on 9 August 2022. |
| Resource | The revised approach to preparing the CLMPs for the Adelaide Park Lands reduces the timeframe and resources required to deliver the legislative comprehensive review programme. |
| Risk / Legal / Legislative | A CLMP for the Adelaide Park Lands must meet the statutory requirements of the Local Government Act 1999 (SA) and Adelaide Park Lands Act 2005 (SA) . The review of existing CLMPs for the Adelaide Park Lands is beyond the statutory timeframe of five years. The current plans include content which is not legislatively required in a CLMP which increases the timeframe for review of the documents and has the potential to result in inconsistency with the Adelaide Park Lands Management Strategy. |
| Opportunities | The review process has identified opportunity for stronger alignment of CLMP content and review processes with statutory requirements. This includes a streamlined approach to the five-yearly review process so that it can be achieved within the statutory timeframe. |
| 22/23 Budget Allocation | Not as a result of this report |
| Proposed 23/24 Budget Allocation | Not as a result of this report |
| Life of Project, Service, Initiative or (Expectancy of) Asset | The CLMP for the Adelaide Park Lands must be comprehensively reviewed at least once in every five years. |
| 22/23 Budget Reconsideration (if applicable) | Not as a result of this report |
| Ongoing Costs (eg maintenance cost) | Not as a result of this report |

DISCUSSION

Background

1. At its meeting on 9 August 2022, Council approved the consolidated draft Community Land Management Plan (CLMP) for the Adelaide Park Lands under the care, control and management of the City of Adelaide being released for statutory consultation, subject to consultation with the Minister for Planning.
2. That report provided background information on the legislative requirements and process for reviewing the CLMP and approaches by the City of Adelaide to preparing its CLMPs for the Park Lands. Link 1 view here [Review of Adelaide Park Lands Community Land Management Plan.pdf \(cityofadelaide.com.au\)](https://www.cityofadelaide.com.au/Review%20of%20Adelaide%20Park%20Lands%20Community%20Land%20Management%20Plan.pdf).
3. Since the Council decision on 9 August 2022, the State Government has made several public announcements that are considered to materially affect the draft CLMP for consultation, including:
 - 3.1. Denise Norton Park/ Pardipardinyilla (Park 2) as it relates to the Adelaide Aquatic Centre
 - 3.2. Frome Park/ Nellie Raminyemmerin as it relates to Botanic High School
 - 3.3. Bonython Park/ Tulya Wardli and Kate Cocks Park as it relates to the new Women's and Children's Hospital
 - 3.4. Helen Mayo Park as it relates to the Riverbank Precinct.
4. A full review of the draft CLMP has been undertaken and amendments made to reflect State Government announcements and improve clarity of Councils' intent for managing community land in the Park Lands.
5. It should be further noted that on 11 March 2022, the State Government publicly commented that it would seek to set up the base for its Mounted Police Unit in Park 21W.
 - 5.1. Noting the site has not been officially announced, no amendment is currently proposed for the CLMP for Park 21W with respect to this announcement.
 - 5.2. In future, should the State Government formally announce this site and exercise its powers to acquire the site under the *New Women's and Children's Hospital Act 2022*, then the State would need to formalise its own management plan.

Review of CLMP approach

6. Most of the current CLMPs were adopted by Council in 2013. This approach:
 - 6.1. Combined many parks into 'chapters'; and
 - 6.2. Included an introductory chapter which provided the overall 'Legislative and Planning Framework' and certain provisions which applied to all parks (to avoid duplication in each park section).
7. Since November 2020, Council has adopted the General Provisions of the Adelaide Park Lands Community Land Management Plan and reviewed three CLMPs for:
 - 7.1. Golden Wattle Park / Mirnu Wirra (Park 21W)
 - 7.2. The Adelaide Oval Precinct
 - 7.3. Bunday's Paddock / Tidlangga (Park 9).
8. The current review approach that updates individual park 'chapters' is not meeting statutory requirements and was reviewed in 2022.
9. The review considered Council's statutory obligations for CLMPs arising from the [Local Government Act 1999](#) (LG Act) and the [Adelaide Park Lands Act 2005](#) (APL Act), as follows:
 - 9.1. Section 196 of the LG Act sets out the requirements for a CLMP to address, including specific requirements for the Adelaide Park Lands.
 - 9.2. Section 19 of the APL Act states that the management plan for community land within the Adelaide Park Lands must be:
 - 9.2.1. Consistent with the Adelaide Park Lands Management Strategy (APLMS).
 - 9.2.2. Comprehensively reviewed at least once in every five years.

10. The review identified opportunities for stronger alignment of CLMP content and review processes with statutory requirements through the creation of a single consolidated CLMP.

Consolidated draft CLMP

11. The consolidated draft CLMP addresses Council's statutory requirements, including:
 - 11.1. The management framework for the Adelaide Park Lands, including key legislation and strategies, policies and plans.
 - 11.2. The overall purpose for which the Adelaide Park Lands are held (as a system of parks).
 - 11.3. The overarching objectives, targets and measures for management of the Adelaide Park Lands.
12. As each park has specific context and management considerations, the consolidated CLMP provides park specific management information as a series of Annexures, with the following benefits:
 - 12.1. A more holistic management approach to the Adelaide Park Lands under Council's care and control
 - 12.2. Clear content for communicating with the community about management of the Adelaide Park Lands
 - 12.3. A functional and easy to use document
 - 12.4. Statutory compliance with plan content and improved ability to achieve review timeframes through more efficient consideration by Kadaltilla, State Government and Council
 - 12.5. Reduced duplication and potential for inconsistency with the Adelaide Park Lands Management Strategy
 - 12.6. Effective public consultation via a single document instead of a series of separate consultations.

Amendments to draft consolidated CLMP

13. Since the Council decision on 9 August 2022 to consult on the consolidated draft CLMP, the State Government has made several public announcements that are considered to materially affect the draft CLMP and amendments to the following parks are proposed to accurately reflect these changes:
 - 13.1. Denise Norton Park/ Pardipardinyilla (Park 2) as it relates to the Adelaide Aquatic Centre
 - 13.2. Frome Park/ Nellie Raminyemmerin as it relates to Botanic High School
 - 13.3. Bonython Park/ Tulya Wardli and Kate Cocks Park as it relates to the new Women's and Children's Hospital.
 - 13.4. Helen Mayo Park as it relates to the Riverbank Precinct.
14. As provided for in the [New Women's and Children's Hospital Act 2022](#), it is also anticipated that the Mounted Operations Unit will be relocated to an alternative location within the Park Lands. Should this occur, an additional amendment will be required to the relevant Annexure upon the final determination of the location. This can occur post the consultation on the consolidated draft CLMP if necessary.
15. In preparing the amended consolidated draft CLMP, the following matters were identified as requiring amendment to the draft CLMP prior to consultation:
 - 15.1. Clarification that the CLMP for the Adelaide Oval Precinct remains a standalone CLMP due to the inherent complexities introduced into the management of that Precinct by [the Adelaide Oval Redevelopment and Management Act 2011 \(SA\)](#) and the resulting Licence Area.
 - 15.2. Reinstatement of existing Council policy relating to temporary works and compounds in the Park Lands unintentionally omitted from the draft CLMP for consultation.
 - 15.3. Inclusion of an Objective, Target and Measure(s) specific to trails and paths in the Park Lands in response to the significant role of trails and paths in the Park Lands and to reflect the discussion of Kadaltilla on 28 July 2022.
 - 15.4. Identification of the future redevelopment of the Aquatic Centre in Denise Norton Park/ Pardipardinyilla (Park 2) and potential changes to State-local care, control and management arrangements.
 - 15.5. Identification of the future use of a portion of Frome Park/ Nellie Raminyemmerin as a high school (expansion of the Adelaide Botanic High School), and transfer of that portion of land to the State Government.
 - 15.6. Identification of the State Government's legislation enabling the new Women's and Children's Hospital development and impacts to Bonython Park/ Tulya Wardli (Park 27) and Kate Cocks Park.
 - 15.7. Identification of proposed changes to State-local care, control and management arrangements in relation to Helen Mayo Park.

16. The aforementioned matters are addressed through amendment to the following sections of the draft CLMP:
 - 16.1. Section 2 - About this Community Land Management Plan.
 - 16.2. Section 8 - Key City of Adelaide Strategies, Policies and Plans.
 - 16.3. Section 10 - Overarching Objectives, Targets and Measures for the Adelaide Park Lands.
 - 16.4. Section 11 – Annexures.
 - 16.5. Other minor amendments to improve clarity of Council's intent for managing community land in the Park Lands.
17. At its meeting on 23 February 2023 Kadaltilla supported the amended consolidated draft CLMP, inclusive of some additional minor changes (highlighted in green), for the purposes of undertaking consultation.

Consultation

18. In accordance with section 19(2) of the APL Act, Council must before it releases a draft CLMP or an amendment to a CLMP for consultation, consult on its proposal with the Minister for Planning, Kadaltilla/ Park Lands Authority, and any State Authority or adjoining Council that has a direct interest in the matter.
19. Subsequent community consultation is undertaken in accordance with Table 1 of the CoA [Community Consultation Policy](#), which states:
 - 19.1. Council will provide public notice of the options for consideration.
 - 19.2. Information provided on a CoA corporate website.
 - 19.3. Council to ensure that any documents that are legislatively required to be freely available for inspection are on public display and print versions are available to purchase for a fixed fee in the customer centre; and freely available for view and/or purchase for a fixed fee in the City's libraries and community centres as required.
 - 19.4. Notice published in a local newspaper circulating in the CoA.
 - 19.5. Provide a minimum of 21 days for people to make submissions to Council (unless stated)
 - 19.6. Receipt of submissions by CoA.
 - 19.7. Submissions to be considered by Council in decision-making.
 - 19.8. Inform public of outcome.

Next Steps

20. An overview of the anticipated next steps and timeline is provided below:



DATA AND SUPPORTING INFORMATION

Link 1 – Council Report 9 August 2022

ATTACHMENTS

Attachment A – Draft Community Land Management Plan for the Adelaide Park Lands under the care, control and management of the City of Adelaide (February 2023)

COMMUNITY LAND MANAGEMENT PLAN

FOR THE ADELAIDE PARK LANDS

March 2023
DRAFT FOR CONSULTATION

ACKNOWLEDGEMENT OF COUNTRY

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

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

DOCUMENT PROPERTIES

Contact for enquiries and proposed changes

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

Contact Officer: Michele Williams
Title: Senior Park Lands Planner
Program: Park Lands Policy & Sustainability
Phone: (08) 8203 7203
Email: m.williams@cityofadelaide.com.au

Record Details

HPRM Reference: ACC2023/23238
HPRM Container: 2021/00938

Version History

| Version | Revision Date | Revised By | Revision Description |
|---------|------------------|----------------|----------------------------------|
| 1.0 | 2 June 2022 | MZ, MW, MC, DT | Draft for A/D review |
| 1.1 | 7 June 2022 | MZ, MW, MC, DT | Draft for Kadaltilla |
| 1.2 | 9 June 2022 | MZ, MW, MC, DT | Reviewed by A/D |
| 1.3 | 22 June 2022 | MZ, MW, MC, DT | Following legal advice |
| 1.4 | 4 July 2022 | MW, DT | Following legal advice |
| 1.5 | 12 January 2023 | MW | Reviewed by A/D |
| 1.6 | 24 February 2023 | MW | Following advice from Kadaltilla |

Disclaimer

City of Adelaide has made every endeavour to ensure that the contents of this plan are accurate as at the date of publication. City of Adelaide must act to uphold and promote observance of the principles in [Section 8 of the Local Government Act 1999](#) in the performance of its roles and functions. As such, it reserves the right to periodically update supporting documents and information which inform this Community Land Management Plan in order for the Council to continue to observe those principles.

TABLE OF CONTENTS

| | |
|--|----|
| ACKNOWLEDGEMENT OF COUNTRY | i |
| Document Properties | i |
| 1. What is a Community Land Management Plan..... | 1 |
| 2. About this Community Land Management Plan | 1 |
| 3. Identification Details..... | 2 |
| 4. Setting the Context..... | 4 |
| 5. Overall Purpose for Which the Adelaide Park Lands Are Held..... | 5 |
| 6. Management Framework for the Adelaide Park Lands..... | 6 |
| 7. Key Legislation..... | 7 |
| 8. Key City of Adelaide Strategies, Policies and Plans | 8 |
| 9. Special Provisions Under Regulations..... | 12 |
| 10. Overarching Objectives, Targets and Measures for Adelaide Park Lands..... | 13 |
| 11. Park Specific Management..... | 17 |
| Annexure 1 – Possum Park / PiRLtAwardli (Park 1) | 18 |
| Annexure 2 – Denise Norton Park / Pardipardinyilla (Park 2)..... | 21 |
| Annexure 3 – Yam Daisy Park / Kantarilla (Park 3)..... | 23 |
| Annexure 4 – Reservoir Park / Kangatilla (Park 4)..... | 25 |
| Annexure 5 – Bragg Park / Ngampa Yarta (Park 5) | 27 |
| Annexure 6 – Lefevre Park / Nantu Wama (Park 6) | 29 |
| Annexure 7 – The Olive Groves / Kuntingga (Park 7) & The Olive Groves / Parngutilla (Park 8) | 31 |
| Annexure 8 – Bunday’s Paddock / Tidlangga (Park 9) | 34 |
| Annexure 9 – Bullrush Park / Warnpangga (Park 10) | 36 |
| Annexure 10 – Mistletoe Park / Tainmuntilla (Park 11)..... | 38 |
| Annexure 11 – Frome Park / Nellie Raminyemmerin..... | 40 |
| Annexure 12 – Red Gum Park / Karrawirra (Park 12)..... | 42 |
| Annexure 13 – Rundle Park / Kadlitpina (Park 13) | 45 |
| Annexure 14 – Rymill Park / Murlawirrapurka (Park 14)..... | 47 |
| Annexure 15 – King Rodney Park / Ityamai-itpina (Park 15)..... | 49 |
| Annexure 16 – Victoria Park / Pakapakanthi (Park 16)..... | 51 |
| Annexure 17 – Carriageway Park / Tuthangga (Park 17)..... | 55 |
| Annexure 18 – Peppermint Park / Wita Wirra (Park 18) | 58 |
| Annexure 19 – Pelzer Park / Pityarilla (Park 19) | 60 |
| Annexure 20 – Blue Gum Park / Kurangga (Park 20)..... | 62 |
| Annexure 21 – Veale Park / Walyu Yarta (Park 21) | 65 |
| Annexure 22 – Golden Wattle Park / Mirnu Wirra (Park 21W)..... | 68 |
| Annexure 23 – Josie Agius Park / Wikaparntu Wirra (Park 22)..... | 70 |
| Annexure 24 – GS Kingston Park / Wirrarninthe (Park 23)..... | 73 |
| Annexure 25 – Ellis Park / Tampawardli (Park 24)..... | 76 |
| Annexure 26 – Gladys Elphick Park / Narnungga (Park 25)..... | 79 |
| Annexure 27 – Tarntanya Wama (Park 26)..... | 81 |
| Annexure 28 – Bonython Park / Tulya Wardli (Park 27)..... | 84 |
| Annexure 29 – Kate Cocks Park..... | 88 |
| Annexure 30 – Helen Mayo Park | 90 |
| Annexure 31 – John E Brown Park (Park 27A)..... | 92 |
| Annexure 32 – Mary Lee Park (Park 27B)..... | 95 |

| | |
|---|-----|
| Annexure 33 – Palmer Gardens / Pangki Pangki (Park 28) & Brougham Gardens / Tantutittingga (Park 29)..... | 97 |
| Annexure 34 – Victoria Square / Tarntanyangga..... | 99 |
| Annexure 35 – Hindmarsh Square / Mukata..... | 102 |
| Annexure 36 – Light Square / Wauwi | 104 |
| Annexure 37 – Hurtle Square / Tangkaira..... | 106 |
| Annexure 38 – Whitmore Square / Iparityi..... | 108 |
| Annexure 39 – Wellington Square / Kudnartu | 110 |
| Annexure 40 – River Torrens / Karrawirra Pari..... | 112 |
| Appendix A – Principles from the Adelaide Park Lands Act 2005 (SA) | 114 |
| Appendix B – National Heritage List Official Values | 115 |
| Appendix C – Likelihood of Impact of Works on the National Heritage Values | 117 |

FIGURES

| | |
|---|----|
| Figure 1. Map of the Adelaide Park Lands to which this CLMP applies..... | 3 |
| Figure 2. Adelaide Park Lands legislative and planning framework..... | 6 |
| Table 1. The overarching objectives, targets and measures | 13 |
| Figure 3. Map of Possum Park / Pirltawardli (Park 1)..... | 19 |
| Figure 4. Map of Denise Norton Park / Pardipardinyilla (Park 2)..... | 21 |
| Figure 5. Map of Yam Daisy Park / Kantarilla (Park 3) | 23 |
| Figure 6. Map of Reservoir Park / Kangatilla (Park 4) | 25 |
| Figure 7. Map of Bragg Park / Ngampa Yarta (Park 5)..... | 27 |
| Figure 8. Map of Lefevre Park / Nantu Wama (Park 6)..... | 29 |
| Figure 9. Map of The Olive Groves / Kuntingga (Park 7) and The Olive Groves / Parngutilla (Park 8)..... | 32 |
| Figure 10. Map of Bunday’s Paddock / Tidlangga (Park 9)..... | 34 |
| Figure 11. Map of Bullrush Park / Warnpangga (Park 10) | 36 |
| Figure 12. Map of Mistletoe Park / Tainmuntilla (Park 11) | 38 |
| Figure 13. Map of Frome Park / Nellie Raminyemmerin | 40 |
| Figure 14. Map of Red Gum Park / Karrawirra (Park 12)..... | 43 |
| Figure 15. Map of Rundle Park / Kadlitpina (Park 13) | 45 |
| Figure 16. Map of Rymill Park / Murlawirrapurka (Park 14) | 47 |
| Figure 17. Map of King Rodney Park / Ityamai-itpina (Park 15) | 49 |
| Figure 18. Map of Victoria Park / Pakapakanthi (Park 16) | 52 |
| Figure 19. Map of Carriageway Park / Tuthangga (Park 17) | 56 |
| Figure 20. Map of Peppermint Park / Wita Wirra (Park 18)..... | 58 |
| Figure 21. Map of Pelzer Park / Pityarilla (Park 19)..... | 60 |
| Figure 22. Map of Blue Gum Park / Kurangga (Park 20)..... | 62 |
| Figure 23. Map of Veale Park / Walyu Yarta (Park 21)..... | 65 |
| Figure 24. Map of Golden Wattle Park / Mirnu Wirra (Park 21W) | 68 |
| Figure 25. Map of Josie Agius Park / Wikaparntu Wirra (Park 22)..... | 71 |
| Figure 26. Map of GS Kingston Park / Wirrarninthe (Park 23) | 74 |
| Figure 27. Map of Ellis Park / Tampawardli (Park 24) | 77 |
| Figure 28. Map of Gladys Elphick Park / Narnungga (Park 25)..... | 79 |
| Figure 29. Map of Elder Park, Pinky Flat and Barr Smith Walk..... | 82 |
| Figure 30. Map of Bonython Park / Tulya Wardli (Park 27) | 85 |
| Figure 31. Map of Kate Cocks Park..... | 88 |

COMMUNITY LAND MANAGEMENT PLAN FOR THE ADELAIDE PARK LANDS

| | |
|---|-----|
| Figure 32. Map of Helen Mayo Park..... | 90 |
| Figure 33. Map of John E Brown Park (Park 27A)..... | 93 |
| Figure 34. Map of Mary Lee Park (Park 27B)..... | 95 |
| Figure 35. Map of Palmer Gardens / Pangki Pangki (Park 28) and Brougham Gardens / Tantutitingga (Park 29)..... | 97 |
| Figure 36. Map of Victoria Square / Tarntanyangga..... | 100 |
| Figure 37. Map of Hindmarsh Square / Mukata..... | 102 |
| Figure 38. Map of Light Square / Wauwi..... | 104 |
| Figure 39. Map of Hurtle Square / Tangkaira..... | 106 |
| Figure 40. Map of Light Square / Iparrityi..... | 108 |
| Figure 41. Map of Wellington Square / Kudnartu..... | 110 |
| Figure 42. Map of the River Torrens / Karrawirra Pari..... | 112 |
| Figure A1..... | 118 |
| National Heritage Listing boundary (prepared by the Department of Environment and Water 2018) 118 | |

The Adelaide Park Lands are for all South Australians.

The uses of the Park Lands, their landscapes and their values are as diverse as the people who enjoy them.

They reflect what we value as a community from a social, cultural, recreational and environmental perspective. They are a place to meet and be with friends and family, a place to escape the rigours of urban life, a place to be active, and a place to connect with and appreciate the natural environment.

Access to this green open space represents one of the qualities that make our city liveable, healthy and sustainable for those who are already here. It is also one of the attributes that may encourage others to make the City of Adelaide home.

This Community Land Management Plan ensures that the Adelaide Park Lands continue to be cared for and managed as an invaluable asset for the public benefit of the people of South Australia.

1. WHAT IS A COMMUNITY LAND MANAGEMENT PLAN

A Community Land Management Plan sets out Council's approach to using and managing community land on behalf of the community.

Under the [Local Government Act 1999 \(LG Act\)](#), in the City of Adelaide (CoA), "community land" is all local government land (except roads) that is under the care, control and management of the CoA, including the Adelaide Park Lands.

The CoA is required under [section 196 of the LG Act](#) and [section 19 of the Adelaide Park Lands Act 2005 \(APL Act\)](#) to prepare and adopt a management plan for community land.

2. ABOUT THIS COMMUNITY LAND MANAGEMENT PLAN

This document is the Community Land Management Plan (CLMP) for the Adelaide Park Lands, prepared in accordance with the LG Act and APL Act.

This CLMP is comprised of two main parts. The first (comprised of sections 1-10) provides information that applies to the Adelaide Park Lands system as a whole, while the second (section 11) provides park specific information about the management of individual parks.

This CLMP:

- Identifies the land to which it applies (see Section 3 and Section 11 of this CLMP)
- Sets out the purpose for which the land is held (see Section 5 and Section 11 of this CLMP)
- Sets out the objectives, policies and proposals for management of the Adelaide Park Lands (see Section 6, Section 9 and Section 11 of this CLMP)
- States performance targets and measures (see Section 6 and Section 11 of this CLMP)
- Provides the management and policy context (see Section 7, Section 8, Section 9 and Section 10 of this CLMP)
- Provides information on any restrictions to public use or movement through the Park Lands (see Section 11 of this CLMP), and

- Includes specific information on relevant policies for the granting of leases and licences (see Section 9.4 of this CLMP).

If there are inconsistencies between the park specific management statements (including purposes, objectives, targets and measures) and the overarching management statements, the park specific management statements take precedence.

The CLMP for the Adelaide Oval Precinct remains a standalone document due to the inherent complexities introduced into the management of that Precinct by the [Adelaide Oval Redevelopment and Management Act 2011](#) (SA) and the resulting Licence Area. A link to this document is provided [here](#).

This CLMP has been drafted to be consistent with the [Adelaide Park Lands Management Strategy 2015–2025 \(APLMS\)](#).

The APLMS is a strategic document that is required under the APL Act. **It establishes the high-level vision, objectives and [management directions](#) for the Park Lands.**

The APLMS is developed and maintained by Kadaltilla / Park Lands Authority and adopted by the CoA and the State Government.

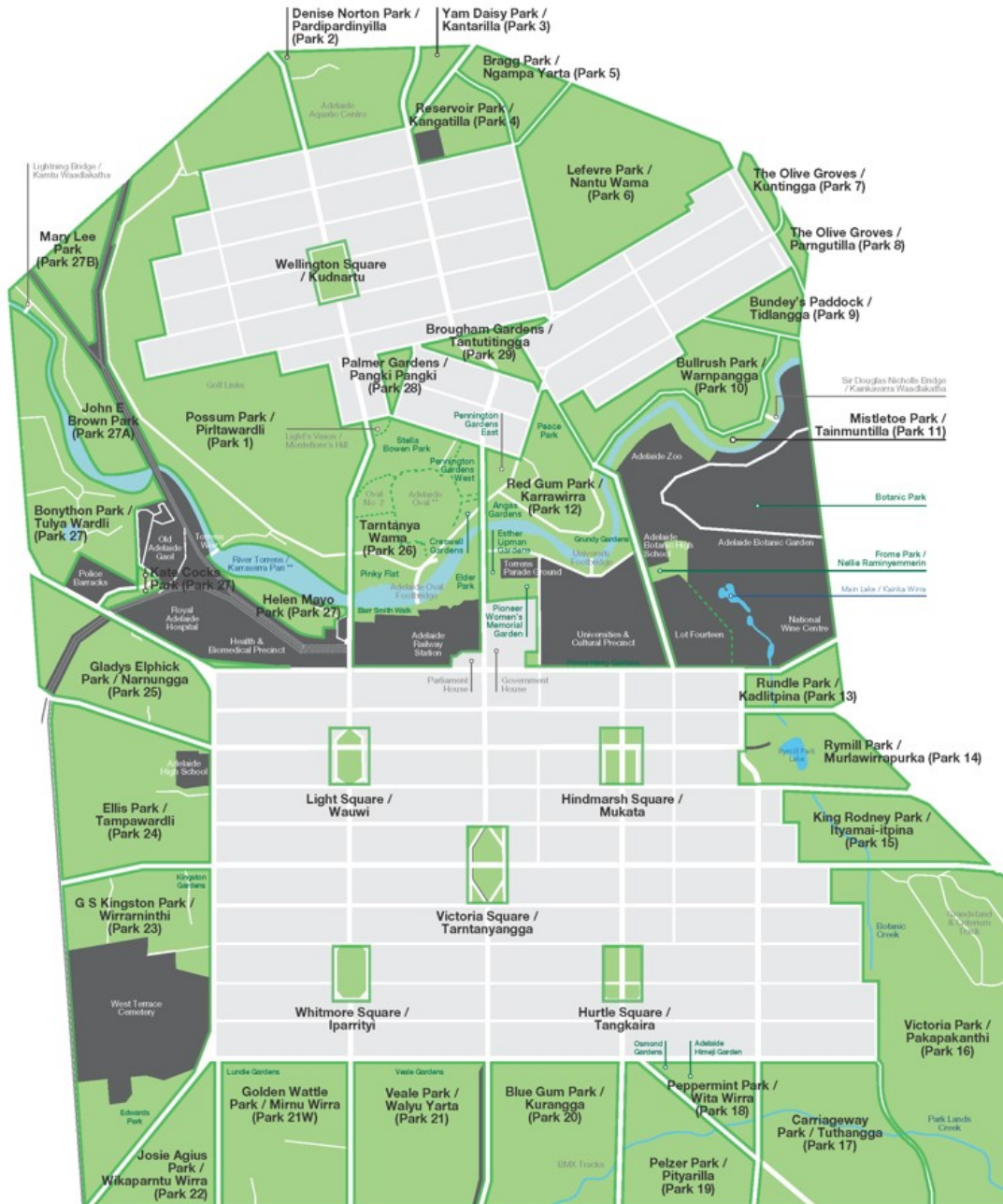
Under [section 19\(1\) of the APL Act](#), this CLMP must be consistent with the APLMS. Accordingly, this CLMP responds to the vision, objectives and outcomes of the APLMS.

3. IDENTIFICATION DETAILS

The land to which this CLMP applies is the 'Adelaide Park Lands' as defined by the APL Act, through the [Park Lands Plan](#), and as outlined in Figure 1 and in the [Community Land Register](#). Individual parks in Section 11 are also identified by their Certificates of Title.

State-managed areas are excluded from this CLMP, equivalent requirements for State Authorities to develop management plans apply under [section 20 of the APL Act](#).

COMMUNITY LAND MANAGEMENT PLAN FOR THE ADELAIDE PARK LANDS



- Part of this CLMP — Adelaide Park Lands under the care, control and management of the Corporation of the City of Adelaide
- Not part of this CLMP — Adelaide Park Lands under the care, control and management of the Crown or a State Authority
- Not part of this CLMP — Not part of the Adelaide Park Lands (The city blocks, city streets, Parliament House & Government House)

** Note 1: The core area of Adelaide Oval is not subject to a CLMP
 ** Note 2: The River Torrens / Karrawirra Park is community land and is part of this CLMP

Figure 1. Map of the Adelaide Park Lands to which this CLMP applies

4. SETTING THE CONTEXT

The Adelaide Park Lands are a much loved and nationally recognised park system which surround and permeate our city and are central to our identity.

4.2 Description of the Adelaide Park Lands

Today's Park Lands are based on those laid out in Colonel William Light's Adelaide Plan in 1837 and are very important to the identity of Adelaide and South Australia. Light laid out 930 hectares of Park Lands surrounding the city and North Adelaide.

Of this figure, today approximately:

- 723 hectares are dedicated open parks and squares with diverse cultural, recreational and natural values
- 116 hectares are occupied by institutions such as universities, hospitals and cemeteries
- 22 hectares are occupied by rail infrastructure
- 69 hectares form the roads through the Park Lands and car parks.

Approximately 675 hectares of the 723 hectares are managed by the CoA (including the River Torrens / Karrawirra Park and six squares), with the South Australian Government responsible for the remainder. **This CLMP covers those areas managed by the CoA.**

4.3 Kurna cultural significance

The Adelaide Park Lands are part of the Adelaide Plains, which in turn are part of the traditional Country of the Kurna people, in which their lands extend from Cape Jervis to north of Crystal Brook.

The Kurna people used and managed these lands for many thousands of years, prior to colonisation from 1837, and continue to possess strong cultural links to, and maintain their cultural practices with, the land.

In 2018, the Kurna people were granted Native Title by the higher Courts for 17 parcels of land within a greater determination area from Lower Light to Myponga, South Australia.

The CoA acknowledges that the Park Lands contain many sites of cultural significance to the Kurna people and supports their pursuit in protection of cultural heritage, practices and activities.

4.4 Cultural heritage significance

The Park Lands have undergone continuous change since colonisation and contain many areas and landmarks of cultural heritage significance. CoA commissioned a [Cultural Landscape Assessment](#) (David Jones, 2007) to document how the landscape has been altered and influenced since European settlement. The assessment assisted in identifying and managing important areas and landmarks. Although there have been changes in many parts of the Park Lands since the assessment was prepared, it remains an important collation of knowledge and has informed the preparation of this plan.

5. OVERALL PURPOSE FOR WHICH THE ADELAIDE PARK LANDS ARE HELD

The Adelaide Park Lands are a defining feature for the City of Adelaide. This section outlines the overall purpose for which the Adelaide Park Lands are held as community land.

PLEASE NOTE:

- The purpose for which the Adelaide Park Lands are held are not listed in any particular order.
- If there are inconsistencies between the purpose for which specific parks are held and the overall purpose, the park specific purposes take precedence.

5.2 Overall purpose for which the Adelaide Park Lands are held

Under [section 196\(3\)\(b\) of the LG Act](#), a CLMP must state the purpose for which the land is held.

The following purpose has been derived from statutory principles set out under [section 4\(1\) of the APL Act](#), in particular section 4(1)(b), (c), (d) (see Appendix A for the full list of these principles).

The purpose for which the Adelaide Park Lands (as a system) are held is:

- To provide benefit to the people of South Australia by being publicly accessible green open space
- To support a diverse range of environmental, natural heritage, cultural and social values and activities
- To support outdoor and community based recreational activities and events
- To provide a defining feature to the City of Adelaide
- To contribute to the economic and social wellbeing of the city.

In addition to the overall purpose for which the Adelaide Park Lands are held, each park **may** have a specific purpose for which it is held, outlined in the specific park management section (Section 11).

6. MANAGEMENT FRAMEWORK FOR THE ADELAIDE PARK LANDS

The management of the Park Lands is governed by the following framework, as shown in Figure 2 and described in Sections 8 and 9.

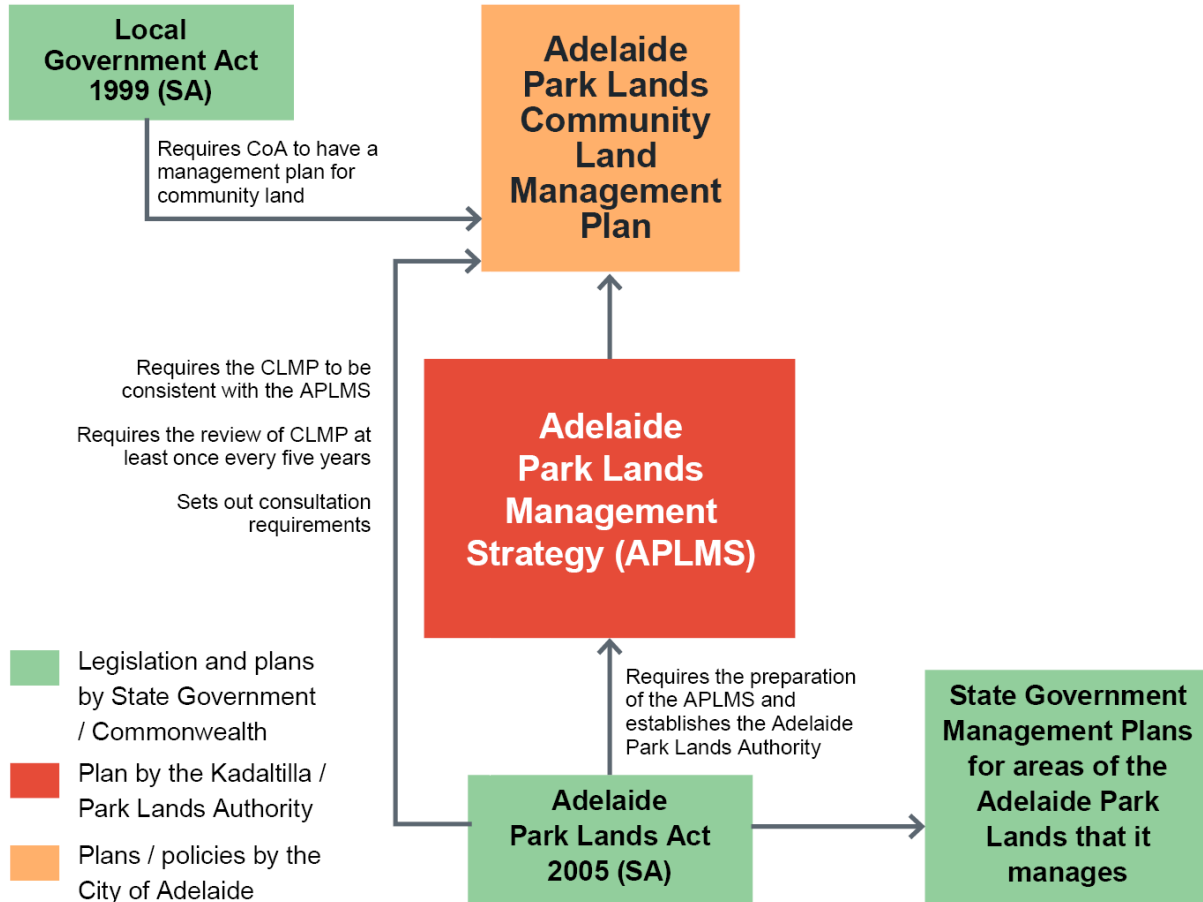


Figure 2. Adelaide Park Lands legislative and planning framework

6.2 Other contributors to the management of the Adelaide Park Lands

The management of the Park Lands involves participation by Kaurna through the following means:

- [Kadaltilla / Park Lands Authority](#)
- CoA's [Reconciliation Committee](#)
- Specific projects, developments and policies that impact the Adelaide Park Lands.

Volunteer groups assist in the management of the Park Lands, particularly in relation to the management of biodiversity areas and remnant vegetation.

Lease and licence holders also contribute to the upkeep, maintenance and provision of services in the Park Lands.

7. KEY LEGISLATION

7.2 Local Government Act 1999 (SA)

The [LG Act](#) requires Council to have a management plan for community land. **It provides for local government in South Australia and includes provisions relating to managing community land and the Park Lands.**

7.3 Adelaide Park Lands Act 2005 (SA)

The [APL Act](#) requires the preparation of a management strategy (the APLMS) and establishes the Adelaide Park Lands Authority / Kadaltilla Park Lands Authority. **It establishes a legislative framework that promotes the special status, attributes and character of the Adelaide Park Lands and management.** It also sets out requirements for the CLMP including consultation and review requirements, to be consistent with the APLMS.

7.4 National Heritage Listing under the *Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth)*

The *Environment Protection and Biodiversity Conservation Act 1999* ([the EPBC Act](#)) is the Australian Government's key environmental and heritage protection legislation and establishes the National Heritage List. **The Adelaide Park Lands and City Layout is included on the National Heritage List** (Appendix B).

The EPBC Act obliges proponents of works to self-assess those works for potential impact on the national heritage values. If it is considered that the works could have a significant impact on the national heritage values, proponents are required to seek approval from the Minister for the Environment and Water.

A guide has been prepared regarding whether works are likely to have a significant impact on the national heritage values of the Adelaide Park Lands and City Layout (Appendix C).

7.5 *Planning, Development and Infrastructure Act 2016 (SA)* and *Planning and Design Code (SA)*

The *Planning, Development and Infrastructure Act 2016* ([the PDI Act](#)) provides the legislative framework for the development system in South Australia. **Works on the Park Lands that are defined as 'development', as per the PDI Act, require approval irrespective of the contents of this CLMP.**

[State Planning Policies](#) are the highest order statutory planning instrument in South Australia and provide the state-wide vision for South Australia's planning and design system.

The [Planning and Design Code](#) is a state-wide planning rulebook which contains Overlays, Zones, Sub-zones and General Development Policies. Together, these provide the rules that apply to a particular parcel of land against which an application for development will be assessed.

7.6 City of Adelaide By-laws

The [CoA By-laws](#) guide the management of the city's public realm including the Adelaide Park Lands. Relevant by-laws include the *Dogs By-law 2018* (for dog management), *Local Government Land By-law 2018* (for activities conducted on CoA land) and *Permits and Penalties By-law 2018* (for events and other activities).

7.7 Other relevant legislation

The Adelaide Park Lands may be subject to other legislation, including but not limited to:

- *Aboriginal Heritage Act 1988*
- *Adelaide Oval Redevelopment and Management Act 2011*
- *City of Adelaide Act 1998*
- *Dog and Cat Management Act 1995*
- *Emergency Management Act 2004*
- *Environment Protection Act 1993*
- *Heritage Act 1993*
- *Heritage Places Act 1993*
- *Landscape South Australian Act 2019*
- *Major Events Act 2013*
- *Native Title (South Australia) Act 1994*
- *Native Vegetation Act 1991*
- *New Women's and Children's Hospital Act 2022*
- *South Australian Motor Sport Act 1984*
- *South Australian Public Health Act 2011*
- *Victoria Square Act 2005.*

8. KEY CITY OF ADELAIDE STRATEGIES, POLICIES AND PLANS

PLEASE NOTE:

- The City of Adelaide also prepares (and amends from time to time) a number of other, more detailed, policies designed to put into effect the APLMS and CLMP.
- The following list of these strategies, policies and plans is not in any particular order.

8.2 City of Adelaide Strategic Management Plans

Under the LG Act there are three types of plans which together are the strategic management plans of the Council. This includes:

- [The Strategic Plan](#)
- Asset Management Plans
- Long-term Financial Plan.

Together they meet the requirements of the LG Act including levels of service and infrastructure requirements.

8.3 Integrated Biodiversity Management Plan

The [Integrated Biodiversity Management Plan](#) (IBMP) outlines, in part, **the CoA's aims and approaches to conserve and improve the native biodiversity in the city**. Integration of biodiversity values with other planning and management in the Park Lands is a key theme of the plan, which has three objectives: to enhance biodiversity, connect people with nature and incorporate Kurna knowledge into the management of the city's biodiversity. The IBMP sets out Key Biodiversity Areas to be protected.

8.4 Adelaide Park Lands Leasing and Licensing Policy

Areas of the Park Lands currently subject to leases and licences are shown on the Lease and Licence Map in the [Community Land Register](#) and in **Section 11**.

Provisions under which the CoA may grant a lease or licence over land in the Park Lands are established under:

- [Sections 200 and 202 of the LG Act](#)
- [Section 21 of the APL Act](#)
- [Section 22 of the Local Government \(General Regulations\) 2013](#).

The [Adelaide Park Lands Leasing and Licensing Policy](#) provides CoA's framework for establishment and management of leases and licences for commercial and sporting activities in the Adelaide Park Lands.

8.4.1 Business Purposes

Consistent with section 200 of the LG Act, the Park Lands (community land) must not be used for business purposes unless the use is approved by Council. **Small scale commercial activities are envisaged for areas of the Park Lands where the activity provides community benefit and supports outdoor recreational use of the Park Lands.**

The Park Lands are exempt from the application of the *Retail and Commercial Lease Act 1995*.

8.4.2 Recreation and sport

The Park Lands may be subject to leases and licences for recreation, sporting or commercial activities where the use:

- Is consistent with the objectives of management of the Park Lands
- Provides community benefit
- Supports the outdoor recreational use of the Park Lands.

8.4.3 Aboriginal cultural uses

The CoA supports the use of the Park Lands by the Kurna community and other Aboriginal language groups for cultural practices and activities **subject to the approval of Council**.

The Park Lands may be subject to licences/permits for such activities where the use is temporary and:

- **Vehicle access and parking is limited** to that required to undertake the activity.
- **The activity** does not require permanent structures or infrastructure.

Any temporary structures must be removed from the site and the park restored to the satisfaction of CoA staff at completion of the activity.

8.4.4 Public health and emergency measures

The Park Lands may be subject to licences/permits for activities that implement public health and emergency measures where the use is temporary and **it**:

- Provides an essential or urgent health, social or community service
- Is undertaken by a State or Federal Government instrumentality or an organisation acting on their behalf
- Limits vehicle access and parking to that required to undertake the activity
- Is limited to the duration of the activity
- Does not require permanent structures or infrastructure
- Or as otherwise approved by Council.

All temporary structures must be removed from the site and the park restored to the satisfaction of CoA staff at completion of the activity.

8.4.5 Temporary works and compounds

Under [section 202 of the LG Act](#), temporary works and compounds on the Park Lands are permitted only where the use is for the purpose of constructing, improving or maintaining infrastructure on the Park Lands. These must:

- adhere to the requirements of City of Adelaide lease and permit conditions
- be limited to the duration of the project
- be restricted to one hectare or less to minimise public exclusion
- provide safe and convenient alternatives to any disrupted public movement patterns
- minimise impacts from any use or associated use and rehabilitate the site as required
- not impact on trees and particularly biodiversity areas
- restrict vehicle access and parking to those necessary to support construction works
- receive planning consent if necessary
- be for the purposes of CoA or State or Federal Government instrumentalities or those acting on their behalf.

8.5 Adelaide Event Guidelines

The [Adelaide Event Guidelines](#) provide CoA's framework for managing events in the Park Lands. The Park Lands may be subject to licences for events where the use is temporary and:

- Is consistent with the objectives of management of the Park Lands
- Provides community benefit
- Supports the outdoor recreational use of the Park Lands
- Is consistent with the APLMS

Formal approval is also needed for small scale activities that may not require a licence.

8.6 Adelaide Park Lands Building Design Guidelines

The [Adelaide Park Lands Building Design Guidelines](#) are a toolkit for creating high performing buildings that are respectful of their context, while also providing outstanding facilities for greater community participation.

The following six principles form the basis of designing successful buildings within the Park Lands:

- Celebrate the quality, identity and cultural heritage of the Park Lands
- Apply a “whole of park” approach
- Activate the Park Lands
- Be design exemplars
- Balance the visual impact of built form within the Park Lands
- Design with sustainability and longevity in mind.

Additional design resources are available via the [Office for Design and Architecture SA \(ODASA\)](#).

8.7 Other relevant CoA strategies, policies and plans

Under [section 196\(5\)\(a\) of the LG Act](#), a CLMP should, as far as practicable, be consistent with “other relevant official plans and policies about conservation, development and use of the land”.

The following CoA strategies, policies and plans also apply across the Park Lands. This list is current at the date of publication and is subject to review at Council’s discretion. Documents are listed in alphabetical order and no particular order of importance.

- [Active City Strategy](#)
- [Adelaide Event Guidelines](#)
- [Adelaide Park Lands Building Design Guidelines](#)
- [Adelaide Park Lands Leasing and Licencing Policy](#)
- [Asset Management Plan for Buildings](#)
- [Asset Management Plan for Lighting and Electrical](#)
- [Asset Management Plan for Park Lands and Open Space](#)
- [Asset Management Plan for Transportation](#)
- [Asset Management Plan for Urban Elements](#)
- [Asset Management Plan for Water Infrastructure](#)
- [Cultural Strategy](#)
- [Disability Access and Inclusion Plan](#)
- [Dog and Cat Management Plan](#)
- [Dry Zone Map](#)
- [Public Art Action Plan](#)

- [Stretch Reconciliation Action Plan](#)
- [Temporary Use of Public Space Policy](#)
- [Water Sensitive City Action Plan](#)

Other CoA strategies, policies and plans which may be of relevance include:

- [Asset Management Policy](#)
- [City Safety Enforcement Guidelines](#)
- [City Works Operating Guidelines](#)
- [Heritage Strategy](#)
- [Homelessness, Social Housing and Housing Affordability Policy](#)
- [Lighting Policy](#)
- [Liquor Licensing Policy](#)
- [Memorials Operating Guidelines](#)
- [Public Art Operating Guidelines](#)
- [Public Health and Wellbeing Plan](#)
- [Public Toilets Operating Guidelines](#)
- [Resource Recovery Strategy](#)
- [Safer City Policy](#).

9. SPECIAL PROVISIONS UNDER REGULATIONS

Under [section 196\(5\)\(b\) of the LG Act](#), a CLMP must contain any special provisions required under the regulations.

There are no such provisions applying to the land covered by this CLMP.

10. OVERARCHING OBJECTIVES, TARGETS AND MEASURES FOR ADELAIDE PARK LANDS

This section outlines the overarching objectives, targets and measures that apply to each park (as relevant) within the Adelaide Park Lands under the care, control and management of the CoA, as outlined in Table 1 below.

PLEASE NOTE

- The overarching objectives, targets and measures are not listed in any particular order.
- If there are inconsistencies between the park specific management statements (including objectives, targets and measures) and the overarching management statements, the park specific management statements take precedence.

Table 1. The overarching objectives, targets and measures

| Category | Objectives | Targets | Measures |
|--|--|--|---|
| Events | O1 To provide a diverse range of events | T1.1 Event spaces, activities and infrastructure are managed with regard to the Adelaide Event Guidelines to provide a diverse range of events | M1.1 Range, number and type of events as reported through Council's annual report |
| Informal use and general recreation | O2 To provide opportunities for informal use and general recreation | T2.1 Park Lands user needs are met regarding informal use and general recreation opportunities | M2.1 Park Lands user satisfaction levels and use of Park Lands as measured through the City User Profile and other surveys |
| Commercial activities | O3 To support commercial activities where they provide community benefit and support the outdoor recreational use of the Park Lands | T3.1 Park Lands provide for a range of commercial offerings that support and encourage outdoor recreational use of the Park Lands | M3.1 Range and number of commercial activities provided within the Park Lands delivering community benefit and supporting outdoor recreational use of the Park Lands as reported at least every five years |
| Biodiversity | O4 To protect the biodiversity of the Park Lands | T4.1 Key biodiversity areas and remnant vegetation areas are managed with regard to the Integrated Biodiversity Management Plan to protect biodiversity in the Park Lands | M4.1 Achievement of the measures of success in the Integrated Biodiversity Management Plan as tracked through quarterly internal reports |

COMMUNITY LAND MANAGEMENT PLAN FOR THE ADELAIDE PARK LANDS

| Category | Objectives | Targets | Measures |
|---|---|---|---|
| Trees | O5 To provide a mix of tree species that are healthy, structurally sound and climate resilient | T5.1 Trees are managed with regard to the Asset Management Plan for Park Lands & Open Space to ensure a mix of tree species that are healthy, structurally sound and climate resilient | M5.1 Meet the required community and technical levels of service in the Asset Management Plan for Park Lands & Open Space , as measured by inspections, condition audits for trees in high use areas, customer satisfaction surveys and customer request data |
| Gardens and open space | O6 To provide gardens and open space that are fit for purpose, safe and climate resilient | T6.1 Gardens and open space are managed with regard to the Asset Management Plan for Park Lands & Open Space to ensure that they are fit for purpose, safe and climate resilient | M6.1 Meet the required community and technical levels of service in the Asset Management Plan for Park Lands & Open Space , as measured by performing inspections and condition audits for trees in high use areas, customer satisfaction surveys and customer request data |
| Lakes, wetlands, watercourses and stormwater | O7 To provide lakes, wetlands and watercourses that contribute to ecological health of the waterways and protect from flooding | T7.1 Lakes, wetlands, watercourses and stormwater infrastructure are managed with regard to Asset Management Plan for Park Lands & Open Space and the Water Sensitive City Action Plan to contribute to ecological health of the waterways and protect from flooding | M7.1 Meet the required community and technical levels of service in the Asset Management Plan for Park Lands & Open Space , as measured by water quality in the Torrens Lake and other recreational lakes; through customer satisfaction surveys and customer request data; as well as reporting on the implementation of the Water Sensitive City Action Plan |
| Heritage landscapes and features | O8 To protect heritage landscapes and features | T8.1 Historic and culturally significant landscapes, character, structures, features and spatial layout are managed with regard to the State/Local Heritage Listings and Cultural Landscape Assessments to ensure that they are protected | M8.1 Monitor the number of changes that negatively impact on heritage values through reports to Council as required |
| Public art, memorials and interpretation | O9 To provide, maintain and interpret public art and memorials | T9.1 Permanent and temporary public artworks and memorials are managed and interpreted with regard to the Public Art Action Plan , Public Art Operating Guidelines and Memorials Operating Guidelines | M9.1 Meet the required levels of service in the Asset Management Plan for Urban Elements , as measured by customer satisfaction surveys and customer request data M9.2 Achievement of the Public Art Action Plan reported annually |

COMMUNITY LAND MANAGEMENT PLAN FOR THE ADELAIDE PARK LANDS

| Category | Objectives | Targets | Measures |
|---|---|---|--|
| National Heritage Listing | O10 To preserve the National Heritage Listing | T10.1 A National Heritage Management Plan for the City and Adelaide Park Lands is developed by December 2023 | M10.1 A National Heritage Management Plan for the city and Adelaide Park Lands is in place by December 2023 and reviewed every five years thereafter |
| Public facilities, furniture and amenities <i>Including but not limited to: public toilets, dog parks, playspaces, courts, pitches, pistes, fields, skate park infrastructure, lighting, benches, shelters, bike racks, BBQs, drinking fountains, signage, exercise equipment, fencing, car parking that supports the use of the Park Lands</i> | O11 To provide public facilities, furniture and amenities that are fit for purpose, safe and maintained | T11.1 Public facilities, furniture and amenities are managed with regard to the <ul style="list-style-type: none"> — AMP for Park Lands & Open Space — AMP for Urban Elements — AMP for Transportation — AMP for Lighting and Electrical — AMP for Buildings Relevant maintenance operating guidelines; to ensure they are fit for purpose, safe and maintained to meet the needs of Park Lands users * AMP = Asset Management Plan | M11.1 Meet the required levels of service in the <ul style="list-style-type: none"> — AMP for Park Lands & Open Space — AMP for Urban Elements — AMP for Transportation — AMP for Lighting and Electrical — AMP for Buildings Relevant maintenance operating guidelines, including those for public toilets , as measured by customer satisfaction surveys and customer request data M11.2 Assess Park Lands users' satisfaction levels and use of Park Lands as measured through the City User Profile and other surveys M11.3 Audit inspections are performed, and monthly internal reports are documented * AMP = Asset Management Plan |
| Foot and cycling paths | O12 To provide a network of foot and cycling paths in the Park Lands (including the Park Lands Trail) that are connected, fit for purpose, safe and maintained | T12.1 Foot and cycling paths (including the Park Lands Trail) are managed with regard to the: <ul style="list-style-type: none"> — AMP for Transportation — Relevant maintenance operating guidelines to ensure they are fit for purpose, safe and maintained to meet the needs of Park Lands users * AMP = Asset Management Plan | M12.1 Meet the required levels of service in the <ul style="list-style-type: none"> — AMP for Transportation — Relevant maintenance operating guidelines, as measured by customer satisfaction surveys and customer request data M12.2 Assess Park Lands users' satisfaction levels and use of Park Lands as measured through the City User Profile and other surveys * AMP = Asset Management Plan |
| Sporting use (leases and licences) | O13 To support a diverse range of sporting uses | T13.1 Leases and licences are held by a variety of sporting groups that respond to sporting demand | M13.1 Range and type(s) of sporting groups are reported through lessee and licensee annual reports |

COMMUNITY LAND MANAGEMENT PLAN FOR THE ADELAIDE PARK LANDS

| Category | Objectives | Targets | Measures |
|---|--|--|---|
| Sporting buildings and facilities (leases and licences) | O14 To support the provision of community sports buildings and facilities that are fit for purpose | T14.1 To support upgrades to community sports buildings (where viable) and construction of new community sports buildings that are fit for purpose, and which maximise community participation | M14.1 Audit (at least every five years) of community sports buildings and facilities to provide a strong evidence base for the strategic upgrade of buildings and sporting infrastructure in a prioritised and evidence-based manner |
| Park Lands maintenance buildings | O15 To provide buildings that support the maintenance of the Park Lands | T15.1 Maintenance buildings are managed with regard to the — AMP for Buildings — Relevant maintenance operating guidelines; to ensure they are fit for purpose, safe and maintained | M15.1 Meet the required levels of service in the — AMP for Buildings — Relevant maintenance operating guidelines; as measured by regular condition inspections and audits |
| Small scale commercial use buildings* <i>* Such as kiosks</i> | O16 To support the provision of fit for purpose buildings which offer small scale commercial activities that provide community benefit and support the outdoor recreational use of the Park Lands | T16.1 Park Lands provide for a range of buildings which offer small scale commercial activities that support and encourage outdoor recreational use of the Park Lands | M16.1 Range and number of buildings offering small scale commercial activities within the Park Lands delivering community benefit and supporting outdoor recreational use of the Park Lands as reported at least every five years |

11. PARK SPECIFIC MANAGEMENT

Details of the management of individual parks are outlined in the following annexures.

Each annexure:

- Identifies the land
- Outlines the park context
- Identifies the owner and custodian of the land
- States the purpose for which the land is held
- Lists specific objectives, targets and measures (OTMs) that apply to the park in addition to the over-arching OTMs that apply to all of the Park Lands as outlined in section 10
- Outlines any **future** management proposals
- States any restrictions to public use and movement through the park

PLEASE NOTE:

- **The parks are listed in numerical order (of the park numbers)**
- **The park specific purpose, objectives, targets and measures (where listed) are not listed in any particular order of precedence**
- **If there are inconsistencies between the park specific management (including purposes, objectives, targets and measures) and the overarching management, the park specific management statements take precedence.**

ANNEXURE 1 – POSSUM PARK / PIRLTAWARDLI (PARK 1)

A1.1 Identification of the land

| Name of park | Certificate of Title Register Book Volume / Folio Number |
|-------------------------------------|--|
| Possum Park / Pirltawardli (Park 1) | CR 6102/710, CR 6102/711, CR 6144/507, CR 5373/132, CR 5766/849 (See the Community Land Register) |

A1.2 Park Context

Possum Park / Pirltawardli (Park 1) is primarily a golf course but also contains licensed and unlicensed tennis facilities **as well as a section of the Park Lands Trail**. The park includes a clubhouse, restaurant and a kiosk adjacent the Torrens Weir, and the State Heritage Listed North Adelaide Railway Station.

The site known as ‘Pirltawardli’ was originally known as the ‘Native / ‘Aboriginal Location’ and established to locate Aboriginal people in one place for assimilation purposes. The site known as the Colonial / Iron Store was originally established as a supply centre for the early settlement of Adelaide.



Figure 3. Map of Possum Park / Pirltawardli (Park 1)

A1.3 Owner / Custodian

- Owner: The Crown in the right of the State
- Custodian: The Corporation of the City of Adelaide

A1.4 Purpose for which the land is held

In addition to the overall purpose for which the Adelaide Park Lands are held (as outlined in Section 5), the land is held for the purpose of:

- Providing golf, golfing related activities and ancillary services
- Providing tennis courts
- Providing commercial (hospitality) offerings, in the form of a restaurant, golf course kiosk and the North Adelaide Railway Station
- Providing facilities, furniture and amenities ancillary to park uses
- Providing a venue for temporary events
- Providing a section of the Park Lands Trail.

A1.5 Objectives, Targets and Measures for managing the land

The following objectives, targets and measures apply to Possum Park / Pirltawardli (Park 1):

| Objectives | Targets | Measures |
|--|---|---|
| To provide golf, golfing related activities and ancillary services | Provide public golfing facilities and services that meet users' needs | Assess user satisfaction regarding the range of golfing activities, facilities and services provided through annual visitation data and surveys |

In addition, the overarching objectives, targets and measures for the Adelaide Park Lands (Section 10) also apply to Possum Park / Pirltawardli (Park 1).

A1.6 Management proposals

- Support proposals for golf, golf related activities and ancillary services and proposals in this park that are consistent with the purpose for which the land is held.

A1.7 Restrictions on public use and movement

- Public access may be limited at times when golf is being played.
- Admission fees or membership may be required to access the golf course clubroom.
- Restrictions may apply to the hardstand courts during programmed sporting times for the leaseholder in the licenced area.
- Access to the restaurant is restricted to its opening hours.

ANNEXURE 2 – DENISE NORTON PARK / PARDIPARDINYILLA (PARK 2)

A2.1 Identification of the land

| Name of park | Certificate of Title Register Book Volume / Folio Number |
|--|--|
| Denise Norton Park / Pardipardinyilla (Park 2) | CR 6102/710 (See the Community Land Register) |

A2.2 Park context

Denise Norton Park / Pardipardinyilla (Park 2) is predominantly a recreational and sporting landscape with opportunity for informal recreation and play. It provides a range of formal and informal facilities for cricket, swimming, tennis and family picnics and contains the Adelaide Aquatic Centre and Bush Magic Playspace as well as a section of the Park Lands Trail. A changeroom building is located on the northern side of the park to support the various sporting activities.

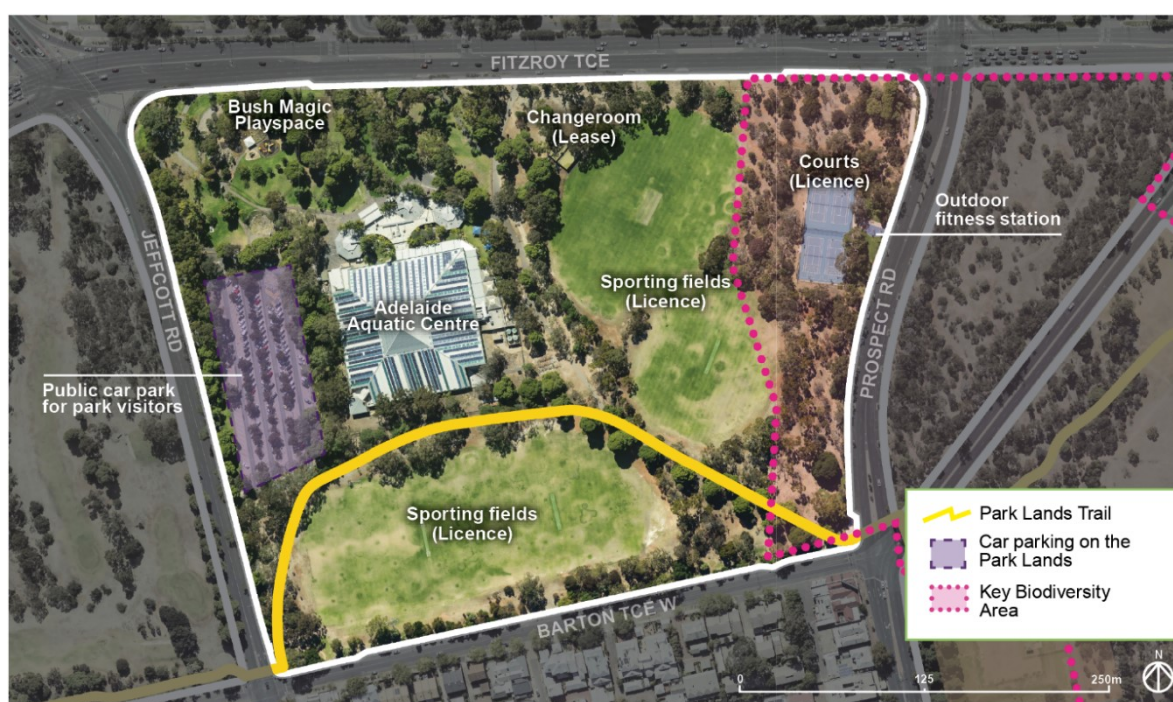


Figure 4. Map of Denise Norton Park / Pardipardinyilla (Park 2)

A2.3 Owner / Custodian

- Owner: The Crown in the right of the State
- Custodian: The Corporation of the City of Adelaide

A2.4 Purpose for which the land is held

In addition to the overall purpose for which the Adelaide Park Lands are held (as outlined in Section 5), the land is held for the purpose of:

- Providing for informal recreation, including a playspace and outdoor fitness station

- Providing facilities for indoor aquatic, fitness and allied health
- Providing sporting fields and tennis courts
- Protecting the Key Biodiversity Area in this park
- Providing facilities, furniture and amenities ancillary to park uses
- Providing a section of the Park Lands Trail.

A2.5 Objectives, targets and measures for managing the land

The following objectives, targets and measures apply to Denise Norton Park / Pardipardinyilla (Park 2):

| Objectives | Targets | Measures |
|--|---|---|
| To provide facilities for indoor aquatic, fitness and allied health and ancillary uses | Provide facilities for indoor aquatic, fitness, allied health and ancillary uses that meet users' needs | User satisfaction regarding the facilities for indoor aquatic, fitness, allied health and ancillary uses as reported through annual visitation data and surveys |

In addition, the overarching objectives, targets and measures for the Adelaide Park Lands (Section 10) also apply to Denise Norton Park / Pardipardinyilla (Park 2).

A2.6 Management proposals

The State Government has committed to the redevelopment of the Aquatic Centre and has identified a site within the park. The State Government has indicated an intention to potentially change care, control and management arrangements in relation to this site.

- Support facilities and activities providing aquatic, fitness and allied health and ancillary use and proposals that are consistent with the purpose for which the land is held
- Encourage a master plan of the site to promote the integration of uses and spaces.

A2.7 Restrictions on public use and movement

- Admission fees are required to access the Adelaide Aquatic Centre
- There may be restricted access to the sporting fields and courts under licence during programmed sporting times.

ANNEXURE 3 – YAM DAISY PARK / KANTARILLA (PARK 3)

A3.1 Identification of the land

| Name of park | Certificate of Title Register Book Volume / Folio Number |
|--------------------------------------|--|
| Yam Daisy Park / Kantarilla (Park 3) | CR 6102/710 (See the Community Land Register) |

A3.2 Park context

Yam Daisy Park / Kantarilla (Park 3), named after the “kandara” or yam daisy (*Microseris lanceolata*), all of which is a Key Biodiversity Area.

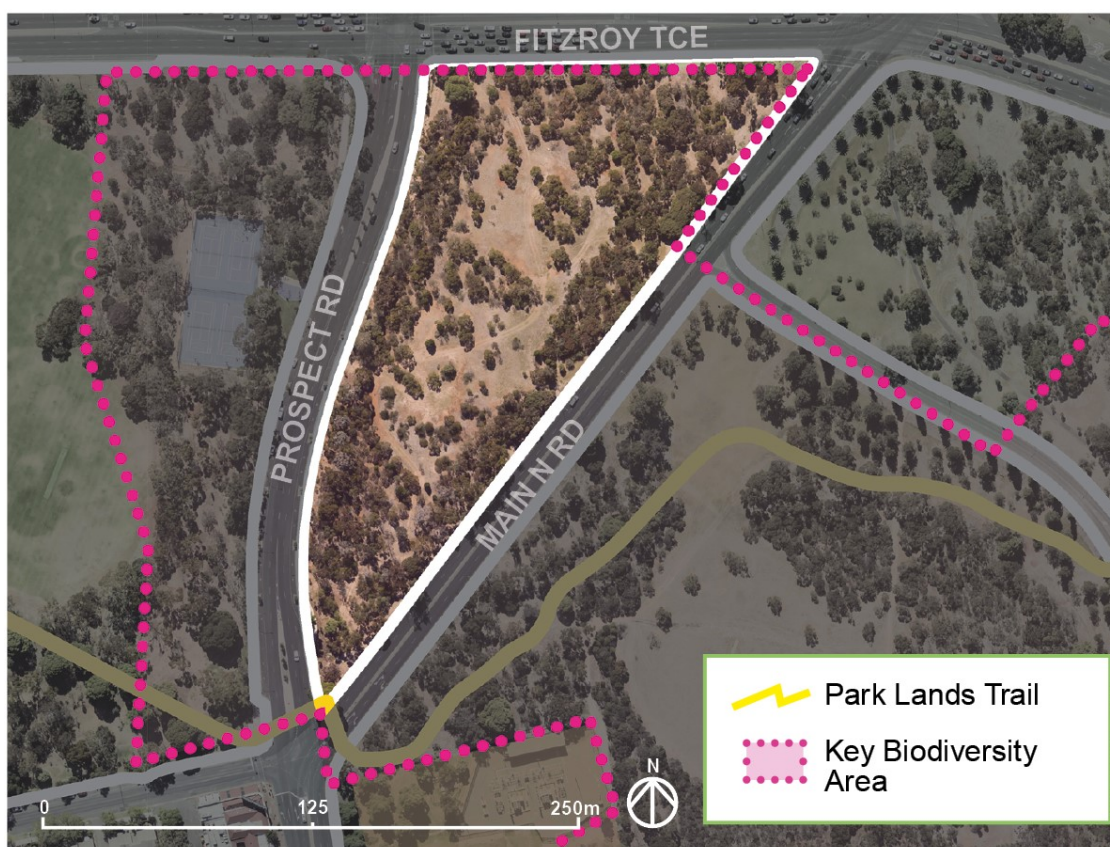


Figure 5. Map of Yam Daisy Park / Kantarilla (Park 3)

A3.3 Owner and Custodian

- Owner: The Crown in the right of the State
- Custodian: The Corporation of the City of Adelaide

A3.4 Purpose for which the land is held

In addition to the overall purpose for which the Adelaide Park Lands are held (as outlined in Section 5), the land is held for the purpose of:

- Protecting the Key Biodiversity Area in this park

- Providing facilities, furniture and amenities ancillary to park uses.

A3.5 Objectives, targets and measures for managing the land

The overarching objectives, targets and measures for the Adelaide Park Lands (Section 10) apply to Yam Daisy Park / Kantarilla (Park 3).

There are no park-specific objectives, targets and measures.

A3.6 Management proposals

- Support proposals that are consistent with the purpose for which the land is held.

A3.7 Restrictions on public use and movement

- There are no restrictions to access.

ANNEXURE 4 – RESERVOIR PARK / KANGATILLA (PARK 4)

A4.1 Identification of the land

| Name of park | Certificate of Title Register Book Volume / Folio Number |
|--------------------------------------|--|
| Reservoir Park / Kangatilla (Park 4) | CR 6144/507 (See the Community Land Register) |

A4.2 Park context

Reservoir Park / Kangatilla (Park 4) includes a section of the Park Lands Trail and the State Heritage Listed underground reservoir (State managed) established in the 1870s as a water gravitation point from the Thorndon Park Reservoir. The State managed area is not subject to this CLMP.

A Key Biodiversity Area including a revegetation site is a feature of this park.



Figure 6. Map of Reservoir Park / Kangatilla (Park 4)

A4.3 Owner and Custodian

- Owner: The Crown in the right of the State

- Custodian: The Corporation of the City of Adelaide

A4.4 Purpose for which the land is held

In addition to the overall purpose for which the Adelaide Park Lands are held (as outlined in Section 5), the land is held for the purpose of:

- Protecting the Key Biodiversity Area in this park
- Providing facilities, furniture and amenities ancillary to park uses
- Providing a section of the Park Lands Trail.

A4.5 Objectives, targets and measures for managing the land

The overarching objectives, targets and measures for the Adelaide Park Lands (Section 10) apply to Reservoir Park / Kangatilla (Park 4).

There are no park-specific objectives, targets and measures.

A4.6 Management proposals

- Support proposals that are consistent with the purpose for which the land is held.

A4.7 Restrictions on public use and movement

- There are no restrictions to access.

ANNEXURE 5 – BRAGG PARK / NGAMPA YARTA (PARK 5)

A5.1 Identification of the land

| Name of park | Certificate of Title Register Book Volume / Folio Number |
|------------------------------------|--|
| Bragg Park / Ngampa Yarta (Park 5) | CR 6102/713 (See the Community Land Register) |

A5.2 Park context

Bragg Park / Ngampa Yarta (Park 5) is named after former Lefevre Terrace residents, William Henry Bragg and his son William Lawrence Bragg, joint recipients of the 1915 Nobel Prize for physics.

The park incorporates a section of the Park Lands Trail and the North Adelaide Dog Park comprised of two sections catering for small and larger dogs.



Figure 7. Map of Bragg Park / Ngampa Yarta (Park 5)

A5.3 Owner and Custodian

- Owner: The Crown in the right of the State
- Custodian: The Corporation of the City of Adelaide

A5.4 Purpose for which the land is held

In addition to the overall purpose for which the Adelaide Park Lands are held (as outlined in Section 5), the land is held for the purpose of:

- Providing an enclosed dog park
- Protecting the Key Biodiversity Area in this park
- Providing facilities, furniture and amenities ancillary to park uses
- Providing a section of the Park Lands Trail.

A5.5 Objectives, targets and measures for managing the land

The following objectives, targets and measures apply to Bragg Park / Ngampa Yarta (Park 5):

| Objectives | Targets | Measures |
|---|---|---|
| To provide a fenced area for the exercising of dogs that is safe and secure | The dog park is maintained to a safe and secure standard, with regard to the Asset Management Plan for Park Lands & Open Space and the Asset Management Plan for Urban Elements | Meet the required community and technical levels of service in the Asset Management Plan for Park Lands & Open Space and the Asset Management Plan for Urban Elements as measured by inspections, condition audits of the fencing and associated dog park infrastructure, customer satisfaction surveys and customer request data |

In addition, the overarching objectives, targets and measures for the Adelaide Park Lands (Section 10) also apply to Bragg Park / Ngampa Yarta (Park 5).

A5.6 Management proposals

- Support proposals that are consistent with the purpose for which the land is held.

A5.7 Restrictions on public use and movement

- There are no restrictions to access.

ANNEXURE 6 – LEFEVRE PARK / NANTU WAMA (PARK 6)

A6.1 Identification of the land

| Name of park | Certificate of Title Register Book Volume / Folio Number |
|------------------------------------|--|
| Lefevre Park / Nantu Wama (Park 6) | CR 6102/713 (See the Community Land Register) |

A6.2 Park context

Lefevre Park / Nantu Wama (Park 6) is the last remaining park to accommodate horse depasturing in the Adelaide Park Lands. Almost all the Adelaide Park Lands has historically been used for the depasturing of livestock.

The park incorporates a Key Biodiversity Area and provides a range of formal and informal recreational facilities, including sporting fields, tennis courts, changerooms, storage shed, a community oval and the Glover North Playspace. **The park features a section of the Park Lands Trail.**



Figure 8. Map of Lefevre Park / Nantu Wama (Park 6)

A6.3 Owner and Custodian

- Owner: The Crown in the right of the State
- Custodian: The Corporation of the City of Adelaide

A6.4 Purpose for which the land is held

In addition to the overall purpose for which the Adelaide Park Lands are held (as outlined in Section 5), the land is held for the purpose of:

- Providing horse depasturing
- Providing for informal recreation, including a playspace
- Providing sporting fields and tennis courts
- Protecting the Key Biodiversity Area in this park
- Providing facilities, furniture and amenities ancillary to park uses
- Providing a section of the Park Lands Trail.

A6.5 Objectives, targets and measures for managing the land

The following objectives, targets and measures apply to Lefevre Park / Nantu Wama (Park 6):

| Objectives | Targets | Measures |
|--|---|--|
| To provide a fenced area for horse depasturing and related activities that have minimal impact on the land | The depasturing area is fenced to a safe and secure standard | Meet the required community and technical levels of service in the Asset Management Plan for Urban Elements as measured by inspections, condition audits of the fencing, customer satisfaction surveys and customer request data |
| | The number of depasturing licences issued have minimal impact on the land | The number of licences issued is reviewed annually and licence conditions imposed to support minimising impact on the land |

In addition, the overarching objectives, targets and measures for the Adelaide Park Lands (Section 10) also apply to Lefevre Park / Nantu Wama (Park 6).

A6.6 Management proposals

- Improve community access through the park.
- Ongoing review of the suitability of horse depasturing over time.
- Support proposals that are consistent with the purpose for which the land is held.

A6.7 Restrictions on public use and movement

- The presence of horses does not limit public access, which is permitted to all areas of the paddocks.
- Restrictions apply during programmed sporting times for the clubroom leaseholder in the sporting fields/courts/licence areas.

ANNEXURE 7 – THE OLIVE GROVES / KUNTINGGA (PARK 7) & THE OLIVE GROVES / PARNGUTILLA (PARK 8)

A7.1 Identification of the land

| Name of park | Certificate of Title Register Book Volume / Folio Number |
|---|--|
| The Olive Groves / Kuntingga (Park 7) | CR 6102/713 |
| The Olive Groves / Parngutilla (Park 8) | CR 6102/713 (See the Community Land Register) |

A7.2 Park context

The Olive Groves / Kuntingga (Park 7) and The Olive Groves / Parngutilla (Park 8) are similar in that both parks are surrounded by major roads and house groves of State Heritage Listed olive trees. These two parks have been used continuously for the cultivation of olives since the 1860s and are the oldest olive plantations in the Adelaide Park Lands.

[Requests for olive harvesting](#) are considered **by Council and permits issued on a case-by-case basis**.



Figure 9. Map of The Olive Groves / Kuntingga (Park 7) and The Olive Groves / Parngutilla (Park 8)

A7.3 Owner and Custodian

- Owner: The Crown in the right of the State
- Custodian: The Corporation of the City of Adelaide

A7.4 Purpose for which the land is held

In addition to the overall purpose for which the Adelaide Park Lands are held (as outlined in Section 5), the lands are held for the purpose of:

- Protecting and managing the State Heritage Listed olive groves
- Providing facilities, furniture and amenities ancillary to park uses.

A7.5 Objectives, targets and measures for managing the land

The following objectives, targets and measures apply to The Olive Groves / Kuntingga (Park 7) and The Olive Groves / Parngutilla (Park 8):

| Objectives | Targets | Measures |
|--|--|---|
| To protect and conserve the State Heritage Listed olive groves | The olive groves in both parks are managed with regard to the State Heritage Listing , Cultural Landscape Assessment and Asset Management Plan for Park Lands & Open Space | Meet the required community and technical levels of service in the Asset Management Plan for Park Lands & Open Space , as measured by inspections, condition audits for trees, customer satisfaction surveys and customer request data; and having regard to the State Heritage Listing and Cultural Landscape Assessment |

In addition, the overarching objectives, targets and measures for the Adelaide Park Lands (Section 10) also apply to The Olive Groves / Kuntingga (Park 7) and The Olive Groves / Parngutilla (Park 8).

A7.6 Management proposals

- Support proposals that are consistent with the purpose for which the land is held.

A7.7 Restrictions on public use and movement

- There are no restrictions to access.

ANNEXURE 8 – BUNDEY’S PADDOCK / TIDLANGGA (PARK 9)

A8.1 Identification of the land

| Name of park | Certificate of Title Register Book Volume / Folio Number |
|---------------------------------------|--|
| Bundey’s Paddock / Tidlangga (Park 9) | CR 6102/712 (See the Community Land Register) |

A8.2 Park context

Bundey’s Paddock / Tidlangga (Park 9) incorporates a sports field, changerooms, storage building, community courts, the Tidlangga Playspace and a pocket orchard. **The park features a section of the Park Lands Trail.**



Figure 10. Map of Bundey’s Paddock / Tidlangga (Park 9)

A8.3 Owner and Custodian

- Owner: The Crown in the right of the State
- Custodian: The Corporation of the City of Adelaide

A8.4 Purpose for which the land is held

In addition to the overall purpose for which the Adelaide Park Lands are held (as outlined in Section 5), the land is held for the purpose of:

- Providing for informal recreation, including a playspace and pocket orchard
- Providing sporting fields and community courts
- Providing facilities, furniture and amenities ancillary to park uses
- **Providing a section of the Park Lands Trail.**

A8.5 Objectives, targets and measures for managing the land

These overarching objectives, targets and measures for the Adelaide Park Lands (Section 10) apply to Bunday's Paddock / Tidlangga (Park 9).

A8.6 Management proposals

- Support the proposals and concept as endorsed by [Council for the community sports building and landscaping](#) (refer page 12 in linked document) for the park, consistent for the purpose for which the land is held.

A8.7 Restrictions on public use and movement

- Restrictions apply during programmed sporting times for the clubroom leaseholder in the sporting fields/licence areas.

ANNEXURE 9 – BULLRUSH PARK / WARNPANGGA (PARK 10)

A9.1 Identification of the land

| Name of park | Certificate of Title Register Book Volume / Folio Number |
|--------------------------------------|---|
| Bullrush Park / Warnpangga (Park 10) | CR 6144/507, CR 6102/712 (See the Community Land Register) |

A9.2 Park context

Bullrush Park / Warnpangga (Park 10) is used predominantly for sports and sporting groups associated with the University of Adelaide. The park features a 2.2 kilometre running track (the ‘Uni Loop’), an archery field, clubrooms, storage sheds and two grandstands. The 1930s Grandstand in the eastern end of the park was restored in the early 2000s. The CoA’s nursery is situated in the south of the park.



Figure 11. Map of Bullrush Park / Warnpangga (Park 10)

A9.3 Owner and Custodian

- Owner: The Crown in the right of the State
- Custodian: The Corporation of the City of Adelaide

A9.4 Purpose for which the land is held

In addition to the overall purpose for which the Adelaide Park Lands are held (as outlined in Section 5), the land is held for the purpose of:

COMMUNITY LAND MANAGEMENT PLAN FOR THE ADELAIDE PARK LANDS

- Providing for informal recreation, including a fitness loop and outdoor exercise equipment
- Providing sporting fields and an archery field
- Providing a nursery that facilitates CoA's horticulture, landscaping and Park Lands maintenance operations
- Providing facilities, furniture and amenities ancillary to park uses.

A9.5 Objectives, targets and measures for managing the land

The following objectives, targets and measures apply to Bullrush Park / Warnpangga (Park 10):

| Objectives | Targets | Measures |
|---|---|---|
| To provide a Council Nursery that is safe and well maintained | The Nursery (and associated Greenwaste facility), its buildings and equipment are managed with regard to the Asset Management Plan for Buildings and other relevant operating guidelines to ensure that they are safe and well maintained | Meet the required technical levels of service in the Asset Management Plan for Buildings , as measured by annual condition inspections and planned maintenance programs; and other levels of service as required by the relevant plant and fleet operating guidelines |

In addition, the overarching objectives, targets and measures for the Adelaide Park Lands (Section 10) also apply to Bullrush Park / Warnpangga (Park 10).

A9.6 Management proposals

- Support proposals that are consistent with the purpose for which the land is held.

A9.7 Restrictions on public use and movement

- The nursery is operated by the CoA. Monitored public access is allowed [during operating hours](#).
- Restrictions apply during programmed sporting times for the clubroom leaseholder in the sporting fields/licence areas.

ANNEXURE 10 – MISTLETOE PARK / TAINMUNTILLA (PARK 11)

A10.1 Identification of the land

| Name of park | Certificate of Title Register Book Volume / Folio Number |
|---|--|
| Mistletoe Park / Tainmuntilla (Park 11) | CR 6144/507, CR 6102/712, CR 5754/510 (See the Community Land Register) |

A10.2 Park context

Located behind the Adelaide Zoo and Botanic Park, Mistletoe Park / Tainmuntilla (Park 11) offers linear trails surrounded by remnant vegetation, public art and incorporates a Key Biodiversity Area. **A section of the Park Lands Trail runs through the park.**



Figure 12. Map of Mistletoe Park / Tainmuntilla (Park 11)

A10.3 Owner and Custodian

- Owner: The Crown in the right of the State
- Custodian: The Corporation of the City of Adelaide

A10.4 Purpose for which the land is held

In addition to the overall purpose for which the Adelaide Park Lands are held (as outlined in Section 5), the land is held for the purpose of:

- Providing for informal recreation
- Protecting the Key Biodiversity Area in this park.
- Providing facilities, furniture and amenities ancillary to park uses
- **Providing a section of the Park Lands Trail.**

A10.5 Objectives, targets and measures for managing the land

The overarching objectives, targets and measures for the Adelaide Park Lands (Section 10) apply to Mistletoe Park / Tainmuntilla (Park 11).

A10.6 Management proposals

- Support proposals that are consistent with the purpose for which the land is held.

A10.7 Restrictions on public use and movement

- There are no restrictions to access.

ANNEXURE 11 – FROME PARK / NELLIE RAMINYEMMERIN

A11.1 Identification of the land

| Name of park | Certificate of Title Register Book Volume / Folio Number |
|-----------------------------------|--|
| Frome Park / Nellie Raminyemmerin | CT 5696/850 (See the Community Land Register) |

A11.2 Park context

Frome Park / Nellie Raminyemmerin is adjoined by the State managed Adelaide Botanic Garden, Lot Fourteen, Botanic Park and Adelaide Botanic High School.

A straight axial view (shown in Figure 13) connects the Barr Smith Library of the University of Adelaide to the Adelaide Botanic Garden, aligning with the original design as intended by South Australian architect Walter Bagot.

There is a known burial site in the park that is significant to the Kaurna people. It is protected under the [Aboriginal Heritage Act 1988](#).

The State Government is currently expanding the Adelaide Botanic High School immediately south of the existing as shown in Figure 13.

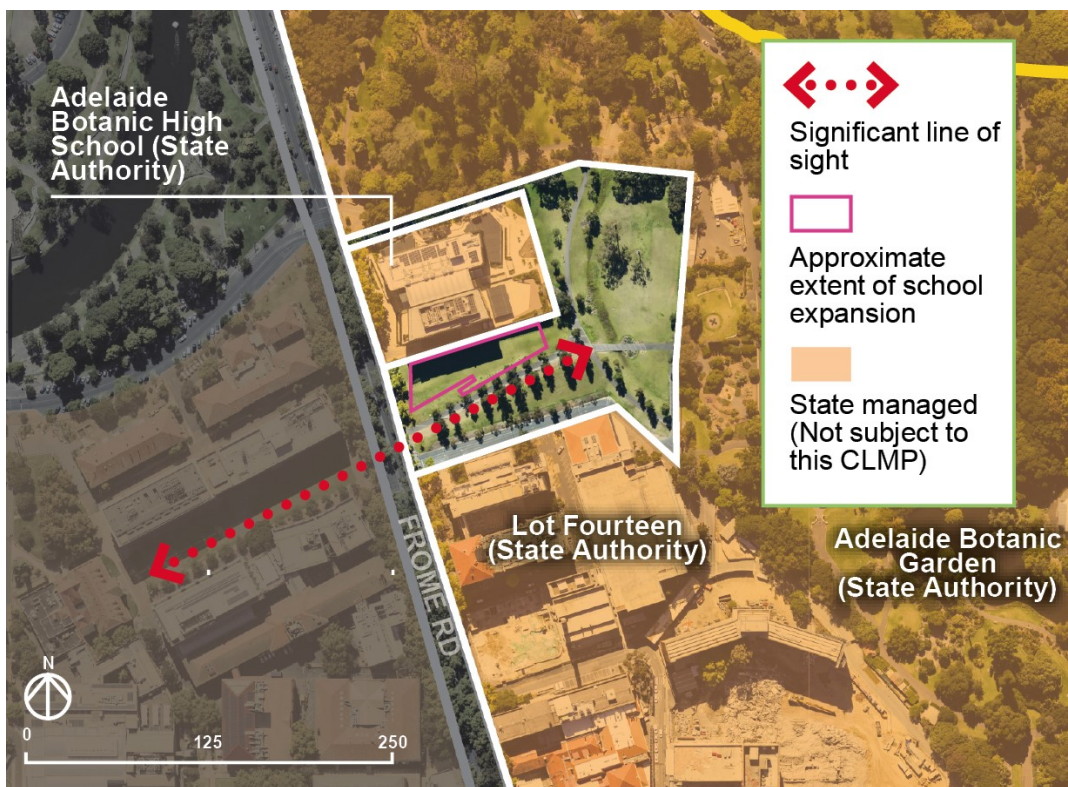


Figure 13. Map of Frome Park / Nellie Raminyemmerin

A11.3 Owner and Custodian

- Owner: The Corporation of the City of Adelaide
- Custodian: The Corporation of the City of Adelaide

A11.4 Purpose for which the land is held

In addition to the overall purpose for which the Adelaide Park Lands are held (as outlined in Section 5), the land is held for the purposes of:

- Providing for general and informal recreation for community enjoyment, landscaped in a manner compatible with the adjacent Botanic Gardens and Botanic Park as set out in the Deed of Land Grant when the land was returned to Council by the State Government in 1990
- Providing a venue for temporary events
- Providing facilities, furniture and amenities ancillary to park uses.

The piece of land to be transferred to the State Government will be used for educational purposes. Once transferred the land will no longer be subject to this CLMP.

A11.5 Objectives, targets and measures for managing the land

The overarching objectives, targets and measures for the Adelaide Park Lands (Section 10) apply to Frome Park / Nellie Raminyemmerin.

A11.6 Management proposals

- Support proposals that are consistent with the purpose for which the land is held including contemplation of:
 - Reducing pedestrian and vehicular conflict
 - Pedestrian and cyclist movement
 - Maintaining the axial central path and avenue of trees
 - Encouraging integration with surrounding uses such as the Botanic High School and Lot Fourteen.

A11.7 Restrictions on public use and movement

- There are no restrictions to access.

ANNEXURE 12 – RED GUM PARK / KARRAWIRRA (PARK 12)

A12.1 Identification of the land

| Name of park | Certificate of Title Register Book Volume / Folio Number |
|-------------------------------------|--|
| Red Gum Park / Karrawirra (Park 12) | CR 6144/507, CR 6142/421, CR 6102/717, CR 5737/419, CR 5754/511 (See the Community Land Register) |

A12.2 Park context

Red Gum Park / Karrawirra (Park 12) offers a diverse mix of uses and landscapes, including manicured memorial gardens, open sporting fields and paths along the river. As one of the most central parks to the city centre, it is picturesque and popular for both formal and casual recreation.

The park features a restaurant, café, rowing sheds, clubrooms and a State Heritage Listed Grandstand.

COMMUNITY LAND MANAGEMENT PLAN FOR THE ADELAIDE PARK LANDS



Figure 14. Map of Red Gum Park / Karrawirra (Park 12)

A12.3 Owner and Custodian

- Owner: The Crown in the right of the State
- Custodian: The Corporation of the City of Adelaide

A12.4 Purpose for which the land is held

In addition to the overall purpose for which the Adelaide Park Lands are held (as outlined in Section 5), the land is held for the purpose of:

- Providing for informal recreation, trail, ornamental gardens and memorial gardens
- Providing sporting fields and rowing sheds
- Providing commercial hospitality offerings
- Providing facilities, furniture and amenities ancillary to park uses.

A12.5 Objectives, targets and measures for managing the land

The overarching objectives, targets and measures for the Adelaide Park Lands (Section 10) apply to Red Gum Park / Karrawirra (Park 12).

A12.6 Management proposals

- Support proposals that are consistent with the purpose for which the land is held.

A12.7 Restrictions on public use and movement

- Restrictions apply during programmed sporting times for the clubrooms' leaseholders in the sporting fields/licence areas.
- Access to the restaurants is restricted to its opening hours.

ANNEXURE 13 – RUNDLE PARK / KADLITPINA (PARK 13)

A13.1 Identification of the land

| Name of park | Certificate of Title Register Book Volume / Folio Number |
|------------------------------------|--|
| Rundle Park / Kadlitpina (Park 13) | CR 6170/712 (See the Community Land Register) |

A13.2 Park context

Rundle Park / Kadlitpina (Park 13) is a popular venue for festivals and events. The park features tree avenues and several heritage elements including the War Horse Memorial and Light Horse Memorial (recognised as Local Heritage Places) and the Valve House. **A section of the Park Lands Trail runs through the park.**



Figure 15. Map of Rundle Park / Kadlitpina (Park 13)

A13.3 Owner and Custodian

- Owner: The Crown in the right of the State
- Custodian: The Corporation of the City of Adelaide

A13.4 Purpose for which the land is held

In addition to the overall purpose for which the Adelaide Park Lands are held (as outlined in Section 5), the land is held for the purpose of:

- Providing for informal recreation, including a petanque piste

- Providing a venue for temporary events
- Providing facilities, furniture and amenities ancillary to park uses
- Providing a section of the Park Lands Trail.

A13.5 Objectives, targets and measures for managing the land

The overarching objectives, targets and measures for the Adelaide Park Lands (Section 10) apply to Rundle Park / Kadlitpina (Park 13).

A13.6 Management proposals

- Support proposals that are consistent with the purpose for which the land is held
- Support the rehabilitation of the Botanic Creek watercourse.

A13.7 Restrictions on public use and movement

- A portion of the south-eastern corner of the park cannot be used for events or vehicle access due to it being an emergency access area for the O-Bahn busway tunnel (State managed).

ANNEXURE 14 – RYMILL PARK / MURLAWIRRAPURKA (PARK 14)

A14.1 Identification of the land

| Name of park | Certificate of Title Register Book Volume / Folio Number |
|---|---|
| Rymill Park / Murlawirrapurka (Park 14) | CR 6170/714, CR 6120/715 (See the Community Land Register) |

A14.2 Park context

Rymill Park / Murlawirrapurka (Park 14) provides a range of facilities for informal recreation and events. The 1960s gardenesque landscape, which is popular for family picnics, also contains a lake, kiosk, a bowling club and Quentin Kenihan Inclusive Playspace. **A section of the Park Lands Trail runs through the park.**

The O-Bahn busway tunnel (State managed) is accessed on the western side of the park.



Figure 16. Map of Rymill Park / Murlawirrapurka (Park 14)

A14.3 Owner and Custodian

- Owner: The Crown in the right of the State
- Custodian: The Corporation of the City of Adelaide

A14.4 Purpose for which the land is held

In addition to the overall purpose for which the Adelaide Park Lands are held (as outlined in Section 5), the land is held for the purpose of:

- Providing for informal recreation, including a lake feature, island, fountain, ornamental gardens and a playspace

- Providing a venue for temporary events
- Providing a kiosk and the Adelaide Bowling Club
- Providing quiet spaces for contemplation and reflection
- Providing facilities, furniture and amenities ancillary to park uses
- Providing a section of the Park Lands Trail

A14.5 Objectives, targets and measures for managing the land

The overarching objectives, targets and measures for the Adelaide Park Lands (Section 10) apply to Rymill Park / Murlawirrapurka (Park 14).

A14.6 Management proposals

- Support the upgrade, renewal and maintenance of park features and infrastructure (including kiosk and lake), consistent with the purpose for which the land is held and the [Rymill Park / Murlawirrapurka \(Park 14\) Master Plan](#) as endorsed by Council.

A14.7 Restrictions on public use and movement

- Access to the Adelaide Bowling Club is restricted to its opening hours.

ANNEXURE 15 – KING RODNEY PARK / ITYAMAI-ITPINA (PARK 15)

A15.1 Identification of the land

| Name of park | Certificate of Title Register Book Volume / Folio Number |
|---|--|
| King Rodney Park / Ityamai-itpina (Park 15) | CR 6132/226 (See the Community Land Register) |

A15.2 Park context

King Rodney Park / Ityamai-itpina (Park 15) is predominantly a recreational and sporting landscape. It provides a range of formal and informal facilities, including the Glover East Playspace, disc golf, an activity hub which incorporates community courts and a skate park. A clubroom, changeroom and shed support the various sporting activities. **A section of the Park Lands Trail also runs through the park.**

The park also features a historic olive grove dating from the 1870s. [Requests for olive harvesting](#) are considered by Council and permits issued on a case-by-case basis.

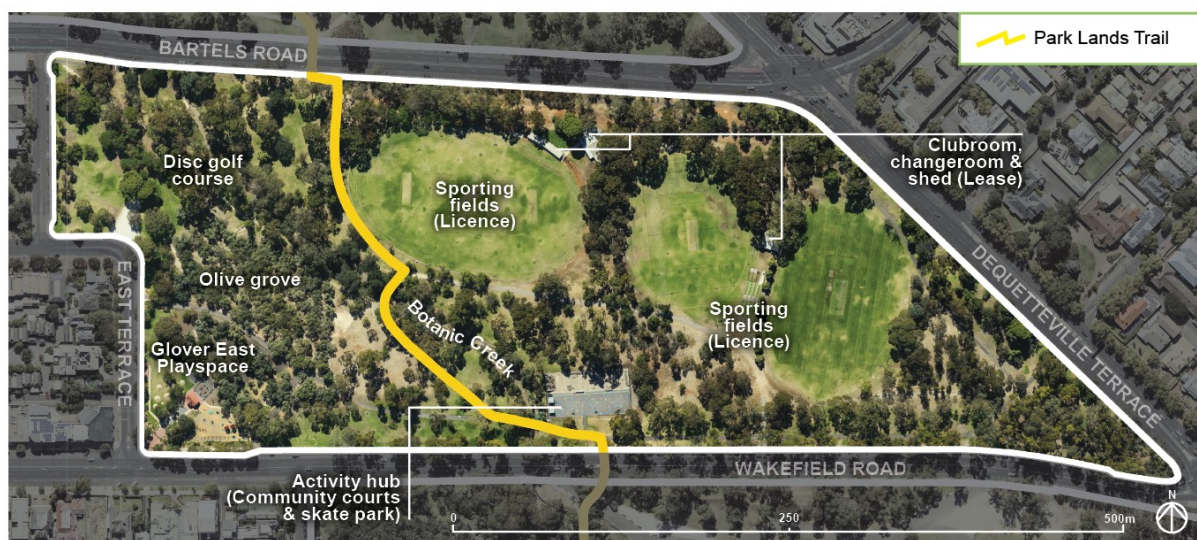


Figure 17. Map of King Rodney Park / Ityamai-itpina (Park 15)

A15.3 Owner and Custodian

- Owner: The Crown in the right of the State
- Custodian: The Corporation of the City of Adelaide

A15.4 Purpose for which the land is held

In addition to the overall purpose for which the Adelaide Park Lands are held (as outlined in Section 5), the land is held for the purpose of:

- Providing for informal recreation, including disc golf facilities, a playspace and an activity hub that incorporates community courts and a skate park
- Providing sporting fields
- Providing facilities, furniture and amenities ancillary to park uses

- Providing a section of the Park Lands Trail.

A15.5 Objectives, targets and measures for managing the land

The overarching objectives, targets and measures for the Adelaide Park Lands (Section 10) apply to King Rodney Park / Ityamai-itpina (Park 15).

A15.6 Management proposals

- Support proposals that are consistent with the purpose for which the land is held.

A15.7 Restrictions on public use and movement

- Restrictions apply during programmed sporting times for the clubroom leaseholder in the sporting fields/licence areas.

ANNEXURE 16 – VICTORIA PARK / PAKAPAKANTHI (PARK 16)

A16.1 Identification of the land

| Name of park | Certificate of Title Register Book Volume / Folio Number |
|--|--|
| Victoria Park / Pakapakanthi (Park 16) | CR 6170/715 (See the Community Land Register) |

A16.2 Park context

Victoria Park / Pakapakanthi (Park 16) provides for a diverse range of formal and informal activities, including the hosting of major events. It is popular for informal recreation such as cycling, jogging, dog walking and [operating model aircraft and drones](#). A section of the Park Lands Trail runs along the western side of the park.

A prominent feature is the restored Grandstand and surrounding buildings of the former racecourse which are listed as State Heritage Places. The park is the site of the first Arbor Day plantings in Australia in 1889. These trees are identified on the National Trust of South Australia’s Register of Significant Trees.

The southern section of the park features significant remnant vegetation protected under a Key Biodiversity Area and joint management agreement between Council and the State Government.

A new wetland in the southern section of the park forms part of the wider Brown Hill Keswick Creek stormwater catchment area and assists in mitigating flooding events in the Park Lands and surrounding suburbs.

The park hosted major motor sport events from 1985 – 2020. The *South Australian Motor Sport Act 1984* (MS Act) provides broad powers to enable the staging of up to two motor sport events per year. Motor sport racing was re-introduced in 2022.



Figure 18. Map of Victoria Park / Pakapakanthi (Park 16)

A16.3 Owner and Custodian

- Owner: The Crown in the right of the State
- Custodian: The Corporation of the City of Adelaide

A16.4 Purpose for which the land is held

In addition to the overall purpose for which the Adelaide Park Lands are held (as outlined in Section 5), the land is held for the purpose of:

- Providing for informal recreation, including the Criterium Track, Motor Sport Track, fitness trail and [areas for Remotely Piloted Aircrafts](#)
- Providing sporting fields
- Providing facilities for commercial operations (hospitality), such as the Grandstand, Adelaide Racing Club Office / Bookmakers Building and kiosk
- Providing a venue for temporary events
- Providing a wetland and ancillary amenities for the management of stormwater
- Protecting the Key Biodiversity Area in this park
- Providing facilities, furniture and amenities ancillary to park uses
- Providing a section of the Park Lands Trail

A16.5 Objectives, targets and measures for managing the land

The following objectives, targets and measures apply to Victoria Park / Pakapakanthi (Park 16):

| Objectives | Targets | Measures |
|--|--|---|
| To provide an area in which Remotely Piloted Aircraft (RPAs) may be flown safely | A safe area for the flying of RPAs is provided, in accord with Civil Aviation Safety Authority (CASA) requirements | Appropriate signage is in place and is maintained to meet the required community and technical levels of service in the Asset Management Plan for Urban Elements as measured by inspections, condition audits of the signs, customer satisfaction surveys and customer request data |

In addition, the overarching objectives, targets and measures for the Adelaide Park Lands (Section 10) also apply to Victoria Park / Pakapakanthi (Park 16).

A16.6 Management proposals

- Investigate landscape improvements for the park to create a cooler, more hospitable environment.
- The wetland is managed in accordance with an agreement with the Brown Hill Keswick Creek Stormwater Management Authority
- The remnant vegetation within the Key Biodiversity Area is cared for under a Management Agreement with the State Government.

- Council is preparing a Master Plan for Victoria Park/ Pakapakanthi (Park 16).

A16.7 Restrictions on public use and movement

- Restrictions on public use and movement may be subject to restrictions imposed by the *South Australian Motor Sport Act 1984* and associated motor sport events as well as other major events.
- Restrictions apply during programmed sporting times for the sporting fields.
- Access to the commercial operation is restricted to their opening hours.

ANNEXURE 17 – CARRIAGEWAY PARK / TUTHANGGA (PARK 17)

A17.1 Identification of the land

| Name of park | Certificate of Title Register Book Volume / Folio Number |
|--|--|
| Carriageway Park / Tuthangga (Park 17) | CR 6102/717 (See the Community Land Register) |

A17.2 Park context

Carriageway Park / Tuthangga (Park 17) offers naturalistic landscapes to the north and sporting fields to the south.

The park features croquet greens, clubroom buildings and a changeroom to support various sporting activities. **A section of the Park Lands Trail runs through the park.**

The Key Biodiversity Area in the park was the site of the first Kaurna Kardla Parranthi – the Kaurna Cultural Burn – where traditional fire management practices were reintroduced into the Park Lands as a strong demonstration of Council’s commitment to reconciliation.

A line of English Elms cuts diagonally through the park, forming the Elm Carriageway. This historic avenue of elms, planted in the 1870s, formed a carriageway connecting the city to the south-eastern suburbs.

Also in this park is an earth-covered mound, the former Glenelg Reservoir, which used to supply water to the city and beyond. The reservoir was discontinued in 1982.

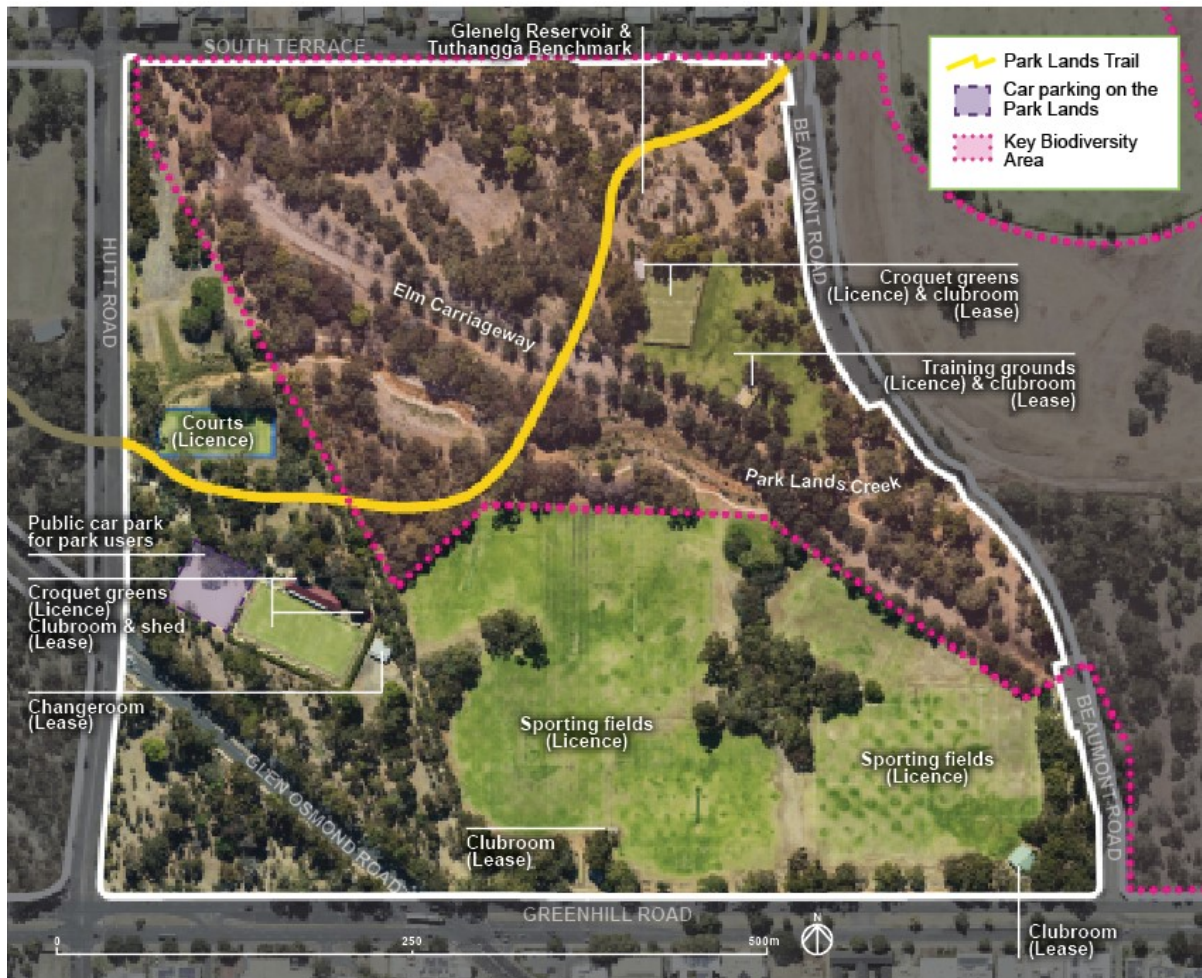


Figure 19. Map of Carriageway Park / Tuthangga (Park 17)

A17.3 Owner and Custodian

- Owner: The Crown in the right of the State
- Custodian: The Corporation of the City of Adelaide

A17.4 Purpose for which the land is held

In addition to the overall purpose for which the Adelaide Park Lands are held (as outlined in Section 5), the land is held for the purpose of:

- Providing for informal recreation, including the Elm Carriageway
- Providing sporting fields, courts, training grounds and croquet greens
- Protecting the Key Biodiversity Area in this park
- Providing facilities, furniture and amenities ancillary to park uses
- **Providing a section of the Park Lands Trail.**

A17.5 Objectives, targets and measures for managing the land

The overarching objectives, targets and measures for the Adelaide Park Lands (Section 10) apply to Carriageway Park / Tuthangga (Park 17).

A17.6 Management proposals

- Support proposals that are consistent with the purpose for which the land is held.

A17.7 Restrictions on public use and movement

- Restrictions apply during programmed sporting times for the clubroom leaseholder in the sporting fields/licence areas.

ANNEXURE 18 – PEPPERMINT PARK / WITA WIRRA (PARK 18)

A18.1 Identification of the land

| Name of park | Certificate of Title Register Book Volume / Folio Number |
|--|--|
| Peppermint Park / Wita Wirra (Park 18) | CR 6102/717 (See the Community Land Register) |

A18.2 Park context

A relatively small park, Peppermint Park / Wita Wirra (Park 18) houses several beautiful ornamental gardens, including the Adelaide Himeji Garden and Osmond Garden. The Adelaide Himeji Garden is designed as a traditional Japanese garden, to commemorate CoA's sister city relationship with the Japanese city of Himeji. The park also features a sporting field and associated clubroom. **A section of the Park Lands Trail runs through the southern corner of the park.**



Figure 20. Map of Peppermint Park / Wita Wirra (Park 18)

A18.3 Owner and Custodian

- Owner: The Crown in the right of the State
- Custodian: The Corporation of the City of Adelaide

A18.4 Purpose for which the land is held

In addition to the overall purpose for which the Adelaide Park Lands are held (as outlined in Section 5), the land is held for the purpose of providing:

- Providing for informal recreation, in the form of the Adelaide Himeji Garden and Osmond Gardens
- Providing sporting fields
- Providing facilities, furniture and amenities ancillary to park uses
- Providing a section of the Park Lands Trail.

A18.5 Objectives, targets and measures for managing the land

The overarching objectives, targets and measures for the Adelaide Park Lands (Section 10) apply to Peppermint Park / Wita Wirra (Park 18).

A18.6 Management proposals

- Support proposals that are consistent with the purpose for which the land is held.

A18.7 Restrictions on public use and movement

- Access to the Adelaide Himeji Garden is restricted to its [seasonal opening hours](#).
- Restrictions apply during programmed sporting times for the clubroom leaseholder in the sporting fields/licence areas.

ANNEXURE 19 – PELZER PARK / PITYARILLA (PARK 19)

A19.1 Identification of the land

| Name of park | Certificate of Title Register Book Volume / Folio Number |
|------------------------------------|--|
| Pelzer Park / Pityarilla (Park 19) | CR 6102/717 (See the Community Land Register) |

A19.2 Park context

Pelzer Park / Pityarilla (Park 19) contains one of the most popular activity hubs in the Adelaide Park Lands, including the Kaurna Yarning Circle, Marshmallow and Oxbow Playspaces and the Pityarilla Dog Park. It features community courts, sporting fields and associated clubrooms. Ponder Avenue, running along the southern side of Glen Osmond Road, was constructed in 1901 as the first cycling track in the Park Lands. **A section of the Park Lands Trail runs through the centre of the park.**



Figure 21. Map of Pelzer Park / Pityarilla (Park 19)

A19.3 Owner and Custodian

- Owner: The Crown in the right of the State
- Custodian: The Corporation of the City of Adelaide

A19.4 Purpose for which the land is held

In addition to the overall purpose for which the Adelaide Park Lands are held (as outlined in Section 5), the land is held for the purpose of:

- Providing for informal recreation, including two playspaces and a fenced dog park
- Providing sporting fields and community courts
- Providing facilities, furniture and amenities ancillary to park uses
- Providing a section of the Park Lands Trail.

A19.5 Objectives, targets and measures for managing the land

The following objectives, targets and measures apply to Pelzer Park / Pityarilla (Park 19):

| Objectives | Targets | Measures |
|---|---|---|
| To provide a fenced area for the exercising of dogs that is safe and secure | The dog park is maintained to a safe and secure standard, with regard to the Asset Management Plan for Park Lands & Open Space and the Asset Management Plan for Urban Elements | Meet the required community and technical levels of service in the Asset Management Plan for Park Lands & Open Space and the Asset Management Plan for Urban Elements as measured by inspections, condition audits of the fencing and associated dog park infrastructure, customer satisfaction surveys and customer request data |

In addition, the overarching objectives, targets and measures for the Adelaide Park Lands (Section 10) also apply to Pelzer Park / Pityarilla (Park 19).

A19.6 Management proposals

- Support proposals that are consistent with the purpose for which the land is held.

A19.7 Restrictions on public use and movement

- Restrictions apply during programmed sporting times for the clubroom leaseholder in the sporting fields/licence areas.

ANNEXURE 20 – BLUE GUM PARK / KURANGGA (PARK 20)

A20.1 Identification of the land

| Name of park | Certificate of Title Register Book Volume / Folio Number |
|------------------------------------|--|
| Blue Gum Park / Kurangga (Park 20) | CR 6102/717 (See the Community Land Register) |

A20.2 Park context

Blue Gum Park / Kurangga (Park 20) is predominantly a recreational and sporting landscape, that provides for a range of sporting activities including hockey, athletics, tennis, petanque and bicycle motorcross (BMX). A number of clubrooms and sheds support these various sporting pursuits. A section of the Park Lands Trail also runs through the park.

The Glover South Playspace and TreeClimb, a commercial (recreation and hospitality) facility are further attractors to the park.

The park is the site of the new Brown Hill Keswick Creek realignment for the improvement of drainage and flood mitigation.



Figure 22. Map of Blue Gum Park / Kurangga (Park 20)

A20.3 Owner and Custodian

- Owner: The Crown in the right of the State
- Custodian: The Corporation of the City of Adelaide

A20.4 Purpose for which the land is held

In addition to the overall purpose for which the Adelaide Park Lands are held (as outlined in Section 5), the land is held for the purpose of:

- Providing for informal recreation, including a playspace and a community BMX facility
- Providing sporting fields, courts, petanque piste and ancillary facilities
- Providing a TreeClimb facility
- Providing for creek realignment infrastructure for the management of stormwater
- Providing facilities, furniture and amenities ancillary to park uses
- Providing a section of the Park Lands Trail.

A20.5 Objectives, targets and measures for managing the land

The following objectives, targets and measures apply to Blue Gum Park / Kurangga (Park 20):

| Objectives | Targets | Measures |
|---|--|--|
| To provide a Bicycle Motorcross (BMX) facility that is safe and fit for purpose | The BMX facility is safe and fit for purpose | Meet the required community and technical levels of service in the Asset Management Plan for Urban Elements as measured by inspections, condition audits of the jumps, customer satisfaction surveys and customer request data |
| To support a commercial recreational tree climb facility that provides community benefit, supports use of the Park Lands, and is safe and fit for purpose | The commercial outdoor recreational tree climb is safe and fit for purpose | Routine daily inspections and annual monitoring of the health of the relevant trees to maintain safety of the facility, in accordance with the lease agreement |

In addition, the overarching objectives, targets and measures for the Adelaide Park Lands (Section 10) also apply to Blue Gum Park / Kurangga (Park 20).

A20.6 Management proposals

- Support the upgrade of the BMX facility with regard to the City Dirt Master Plan as endorsed by Council, consistent with the purpose for which the land is held.
- Support landscape improvements which better accommodate increased foot traffic around facilities.

A20.7 Restrictions on public use and movement

- Restrictions apply during programmed sporting times for the clubroom leaseholder in the sporting fields/courts/licence areas.

ANNEXURE 21 – VEALE PARK / WALYU YARTA (PARK 21)

A21.1 Identification of the land

| Name of park | Certificate of Title Register Book Volume / Folio Number |
|------------------------------------|--|
| Veale Park / Walyu Yarta (Park 21) | CR 6102/717 (See the Community Land Register) |

A21.2 Park context

Veale Park / Walyu Yarta (Park 21) is a diverse landscape that offers a range of activities and uses. These include formal gardens, a commercial function centre / restaurant, a community garden and sporting fields and courts. Two clubrooms support the sporting activities. Remotely piloted aircraft (RPAs) are also able to be flown in the park [under permit](#). **The Park Lands Trail runs along the northern boundary of the park.**

A large section of the park is a Key Biodiversity Area.

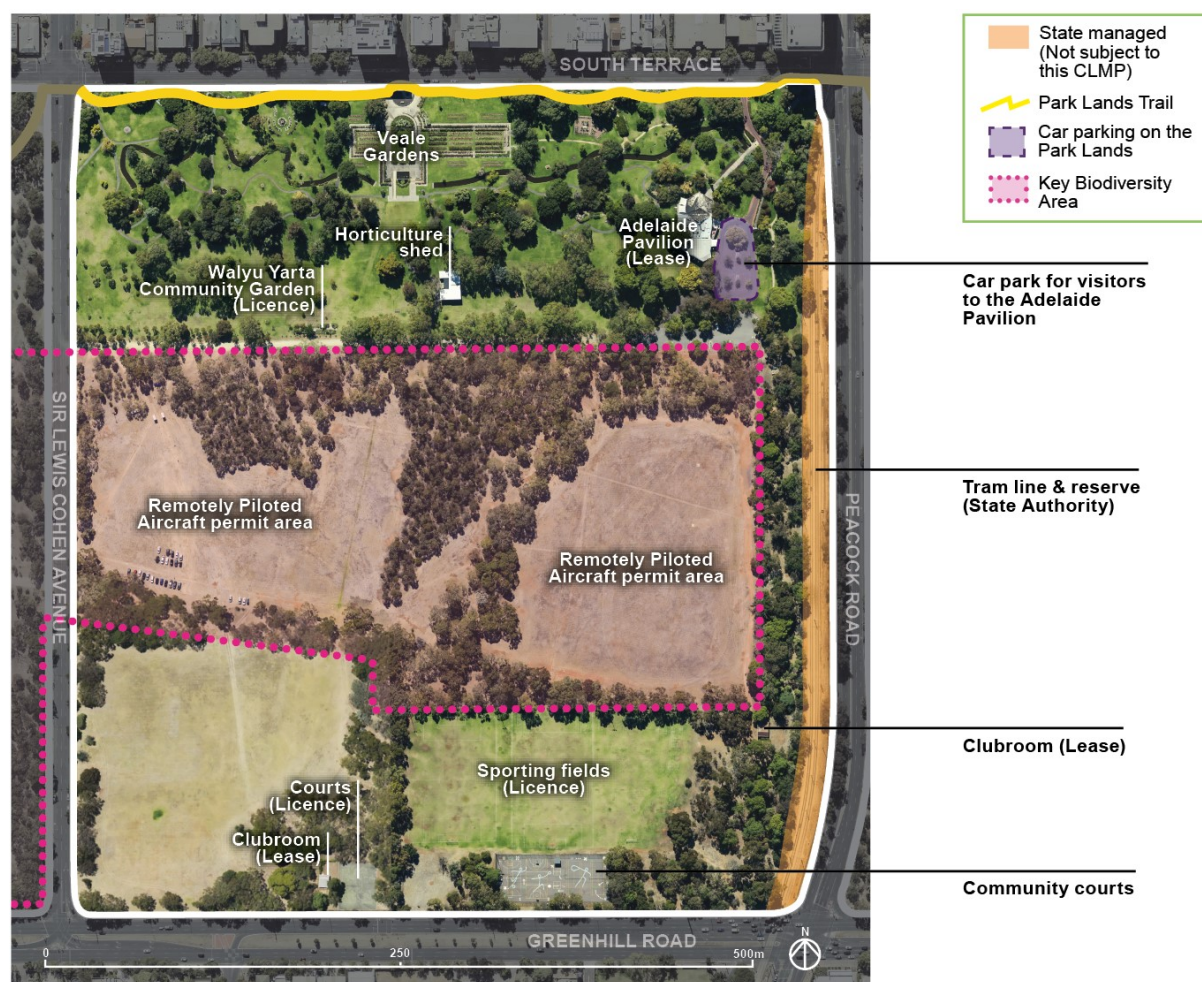


Figure 23. Map of Veale Park / Walyu Yarta (Park 21)

A21.3 Owner and Custodian

- Owner: The Crown in the right of the State

- Custodian: The Corporation of the City of Adelaide

A21.4 Purpose for which the land is held

In addition to the overall purpose for which the Adelaide Park Lands are held (as outlined in Section 5), the land is held for the purpose of:

- Providing for informal recreation, in the form of the Veale Gardens
- Providing areas for the flying of remotely piloted aircraft ([including model aircraft, radio-controlled planes and drones, under permit](#))
- Providing sporting fields, courts and a community garden
- Providing commercial (hospitality) facilities
- Providing a venue for temporary events
- Protecting the Key Biodiversity Area in this park
- Providing facilities, furniture and amenities ancillary to park uses
- Providing a section of the Park Lands Trail.

A21.5 Objectives, targets and measures for managing the land

The following objectives, targets and measures apply to Veale Park / Walyu Yarta (Park 21):

| Objectives | Targets | Measures |
|--|--|--|
| To provide an area in which Remotely Piloted Aircraft (RPAs) may be flown safely | A safe area for the flying of RPAs is provided, in accord with Civil Aviation Safety Authority (CASA) requirements | Appropriate signage is in place and is maintained to meets the required community and technical levels of service in the Asset Management Plan for Urban Elements as measured by inspections, condition audits of the signs, customer satisfaction surveys and customer request data |
| | | Groups using the area do so under permit and are registered with CASA to operate RPAs in the areas designated |

In addition, the overarching objectives, targets and measures for the Adelaide Park Lands (Section 10) also apply to Veale Park / Walyu Yarta (Park 21).

A21.6 Management proposals

- Support proposals that are consistent with the purpose for which the land is held.

A21.7 Restrictions on public use and movement

- Operators of remotely piloted aircraft must adhere to [CASA regulations](#).

COMMUNITY LAND MANAGEMENT PLAN FOR THE ADELAIDE PARK LANDS

- Restrictions apply during programmed sporting times for the clubroom leaseholder in the sporting fields/licence areas.
- Access to the restaurant is restricted to its opening hours.

ANNEXURE 22 – GOLDEN WATTLE PARK / MIRNU WIRRA (PARK 21W)

A22.1 Identification of the land

| Name of park | Certificate of Title Register Book Volume / Folio Number |
|---|--|
| Golden Wattle Park / Mirnu Wirra (Park 21W) | CR 6102/717 (See the Community Land Register) |

A22.2 Park context

A pedestrian avenue of Sugar Gums, **part of the Park Lands Trail**, runs diagonally across Golden Wattle Park / Mirnu Wirra (Park 21W) separating the gardens and sporting fields from the Key Biodiversity Area. The Princess Elizabeth Playspace, developed in 1927, includes the original red brick shelter which is listed on the State Heritage Register. A clubroom and storeroom support use of the sporting fields.

The name 'Golden Wattle' relates to the historic planting of wattle trees, the first of which was established on the eastern edge of the park in 1915 to commemorate the landing of Australian troops at Gallipoli.

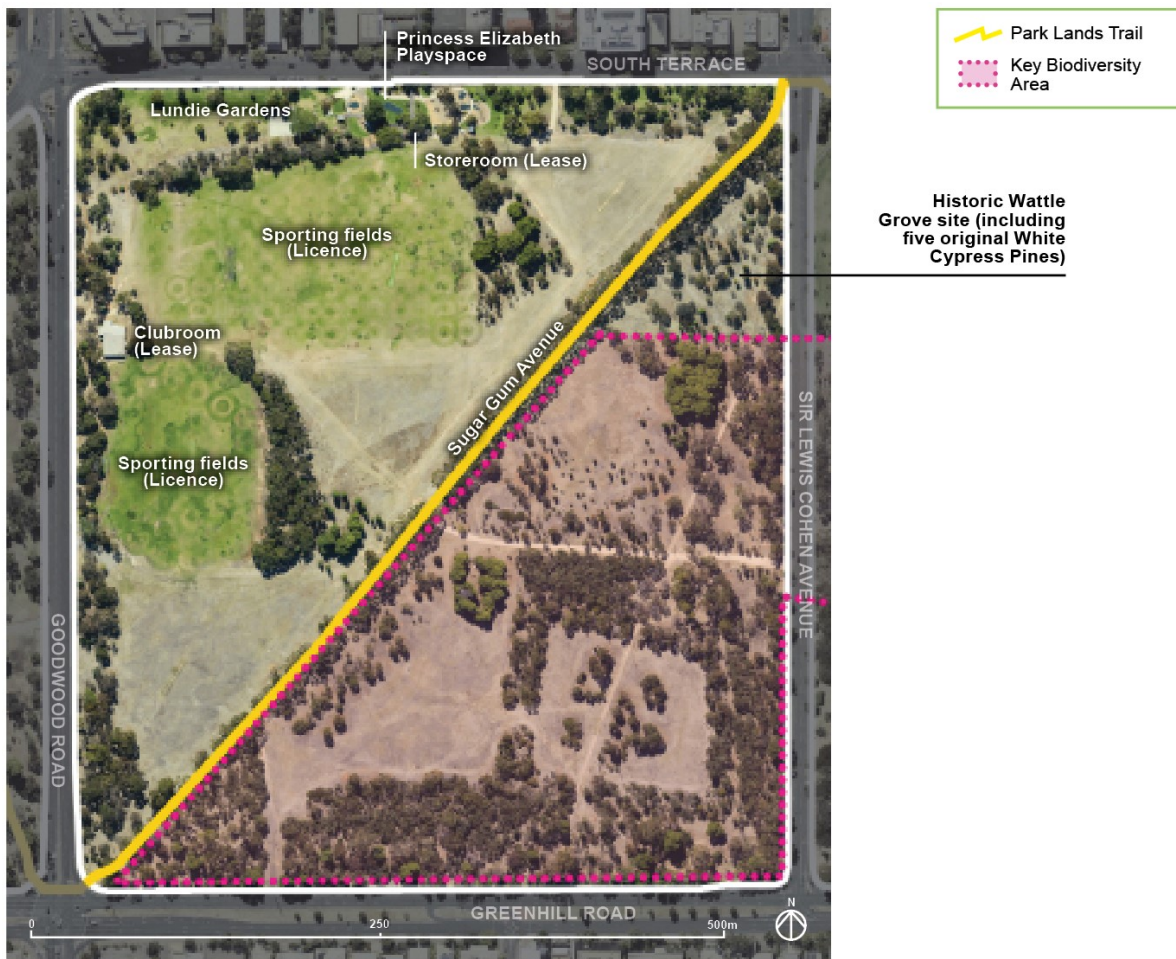


Figure 24. Map of Golden Wattle Park / Mirnu Wirra (Park 21W)

A22.3 Owner and Custodian

- Owner: The Crown in the right of the State
- Custodian: The Corporation of the City of Adelaide

A22.4 Purpose for which the land is held

In addition to the overall purpose for which the Adelaide Park Lands are held (as outlined in Section 5), the land is held for the purpose of:

- Providing for informal recreation, in the form of the Lundie Gardens and a playspace
- Providing sporting fields
- Protecting the Key Biodiversity Area in this park
- Providing facilities, furniture and amenities ancillary to park uses
- Providing a section of the Park Lands Trail.

A22.5 Objectives, targets and measures for managing the land

The overarching objectives, targets and measures for the Adelaide Park Lands (Section 10) apply to Golden Wattle Park / Mirnu Wirra (Park 21W).

A22.6 Management proposals

- Support the proposals in the [Golden Wattle Park / Mirnu Wirra \(Park 21W\) Concept Plan](#) as endorsed by Council, consistent with the purpose for which the land is held.

A22.7 Restrictions on public use and movement

- Restrictions apply during programmed sporting times for the clubroom leaseholder in the sporting fields/licence areas.

ANNEXURE 23 – JOSIE AGIUS PARK / WIKAPARNTU WIRRA (PARK 22)

A23.1 Identification of the land

| Name of park | Certificate of Title Register Book Volume / Folio Number |
|---|--|
| Josie Agius Park / Wikaparntu Wirra (Park 22) | CR 6102/704 (See the Community Land Register) |

A23.2 Park context

Josie Agius Park / Wikaparntu Wirra (Park 22) is the key netball facility within the Adelaide Park Lands, incorporating a clubroom and more than 20 netball courts. The park is named after Josie Agius (1934 - 2015) one of South Australia's first Aboriginal health workers and a strong supporter of netball.

Temporary car parking is provided during the Royal Adelaide Show for visitors under a Deed of Agreement with the Royal Agricultural and Horticultural Society of South Australia.

The Park Lands Trail runs through the centre of the park.

Areas of remnant vegetation are located along the northern and southern edges of the park.

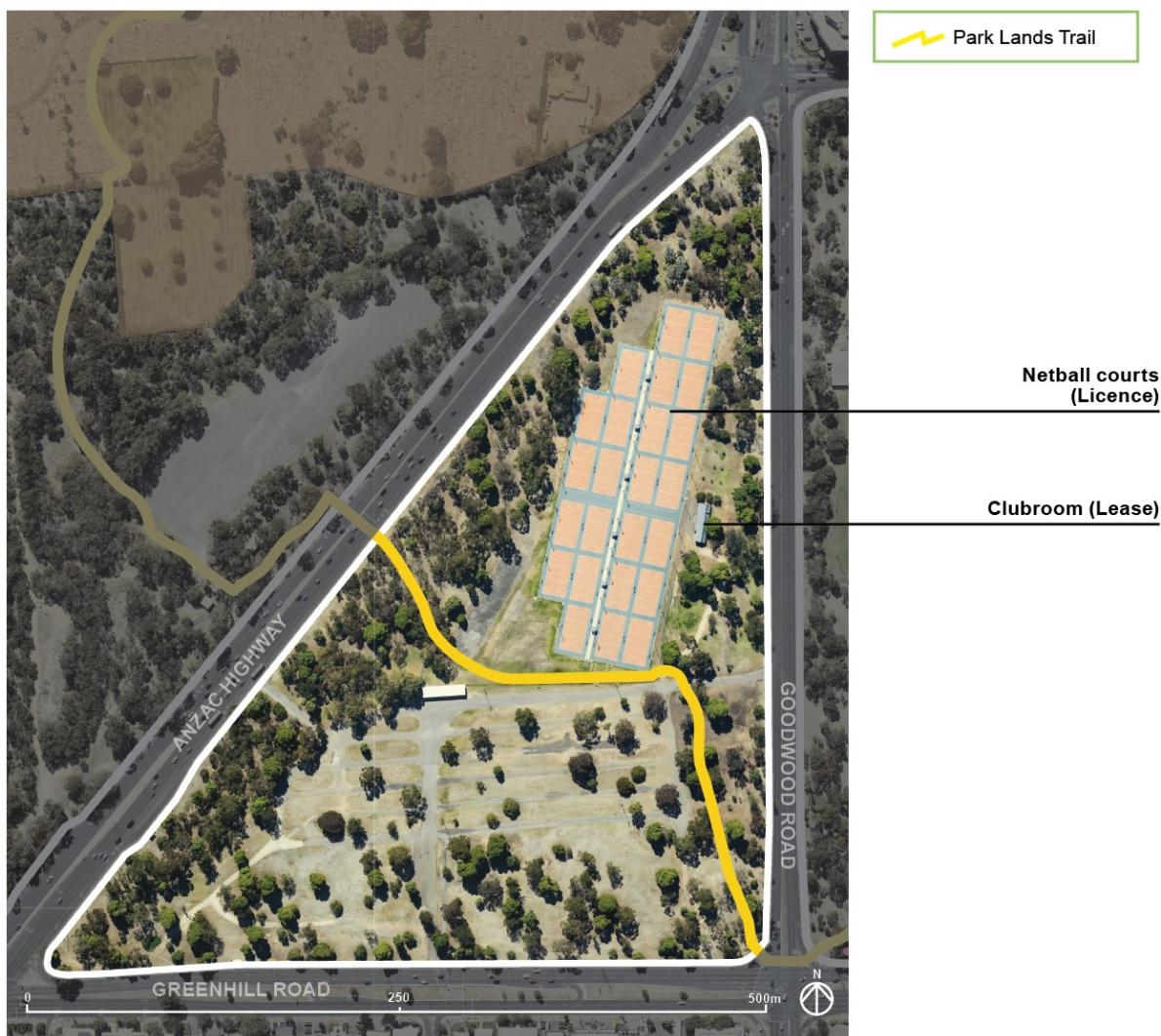


Figure 25. Map of Josie Agius Park / Wikaparntu Wirra (Park 22)

A23.3 Owner and Custodian

- Owner: The Crown in the right of the State
- Custodian: The Corporation of the City of Adelaide

A23.4 Purpose for which the land is held

In addition to the overall purpose for which the Adelaide Park Lands are held (as outlined in Section 5), the land is held for the purpose of:

- Providing netball courts
- Providing facilities, furniture and amenities ancillary to park uses
- Providing a section of the Park Lands Trail.

A23.5 Objectives, targets and measures for managing the land

The overarching objectives, targets and measures for the Adelaide Park Lands (Section 10) apply to Josie Agius Park / Wikaparntu Wirra (Park 22).

A23.6 Management proposals

- Support proposals that are consistent with the purpose for which the land is held.

A23.7 Restrictions on public use and movement

- Restrictions apply during programmed sporting times for the clubroom leaseholder in the sporting fields/licence areas.
- Restrictions may apply when the Royal Adelaide Show is in operation and the area is being used for vehicle parking as per the Deed of Agreement.

ANNEXURE 24 – GS KINGSTON PARK / WIRRARNINTHI (PARK 23)

A24.1 Identification of the land

| Name of park | Certificate of Title Register Book Volume / Folio Number |
|--|---|
| GS Kingston Park / Wirrarninithi (Park 23) | CR 6102/717, CR 5754/517, CR 6102/722, CR 5766/798 & CR 5667/595 (See the Community Land Register) |

A24.2 Park context

GS Kingston Park / Wirrarninithi (Park 23) features a biodiversity area, incorporating a wetland/ **stormwater retention basin**, the Wirrarninithi Interpretive Trail and associated public art. The park also features a sporting field, a clubroom, the West Terrace Playspace, Edwards Park and Kingston Gardens which includes a rotunda.

The Park Lands Trail runs through the centre of the park.

COMMUNITY LAND MANAGEMENT PLAN FOR THE ADELAIDE PARK LANDS

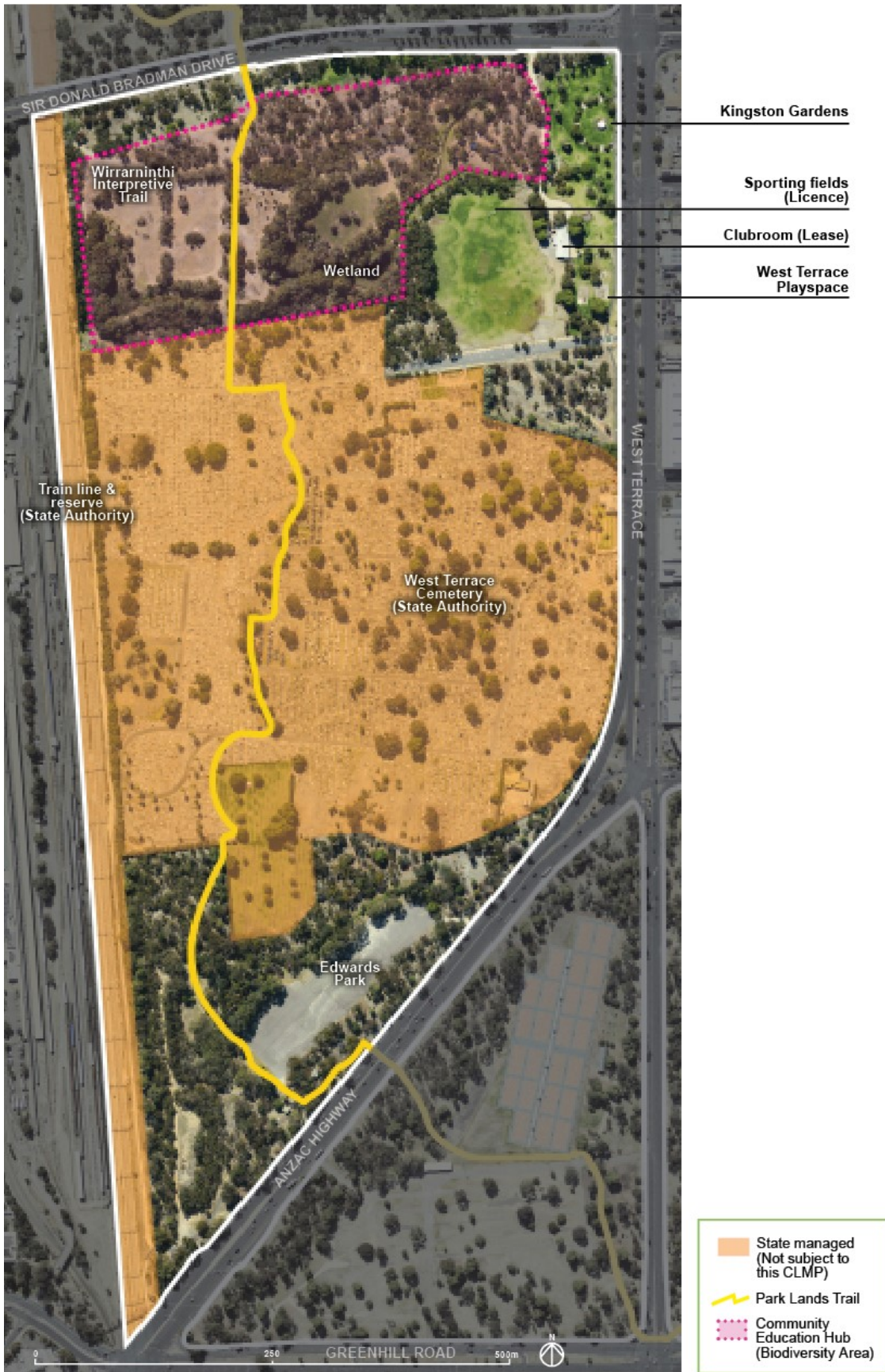


Figure 26. Map of GS Kingston Park / Wirrarninithi (Park 23)

A24.3 Owner and Custodian

- Owner: The Crown in the right of the State
- Custodian: The Corporation of the City of Adelaide

A24.4 Purpose for which the land is held

In addition to the overall purpose for which the Adelaide Park Lands are held (as outlined in Section 5), the land is held for the purpose of:

- Providing for informal recreation, including Kingston Gardens and a playspace
- Providing sporting fields
- Protecting and managing the Wirrarninthe Community Education Hub biodiversity area in this park
- Providing facilities, furniture and amenities ancillary to park uses
- Providing a section of the Park Lands Trail.

A24.5 Objectives, targets and measures for managing the land

The overarching objectives, targets and measures for the Adelaide Park Lands (Section 10) apply to GS Kingston Park / Wirrarninthe (Park 23).

A24.6 Management proposals

- Support proposals that are consistent with the purpose for which the land is held.

A24.7 Restrictions on public use and movement

- Restrictions apply during programmed sporting times for the clubroom leaseholder in the sporting fields/licence areas.

ANNEXURE 25 – ELLIS PARK / TAMPWARDLI (PARK 24)

A25.1 Identification of the land

| Name of park | Certificate of Title Register Book Volume / Folio Number |
|------------------------------------|---|
| Ellis Park / Tampawardli (Park 24) | CR 6102/722, CT 6102/724 & CR 5754/509 (See the Community Land Register) |

A25.2 Park context

Ellis Park / Tampawardli (Park 24) is predominantly used for sport and recreation purposes. The park features clubrooms and a number of sporting fields, courts and ancillary facilities, most of which are leased and licensed to Adelaide High School situated in the north-east corner of the park.

The Park Lands Trail runs close to the western boundary of the park.

The weather station site is leased to the Bureau of Meteorology.

A detention basin located to the west of the park assists in managing stormwater. There are revegetation and remnant vegetation areas in the park.

The park contains the original site of Emigration Square, which housed early settlers in the 1830s and features the remnants of an early brick well.

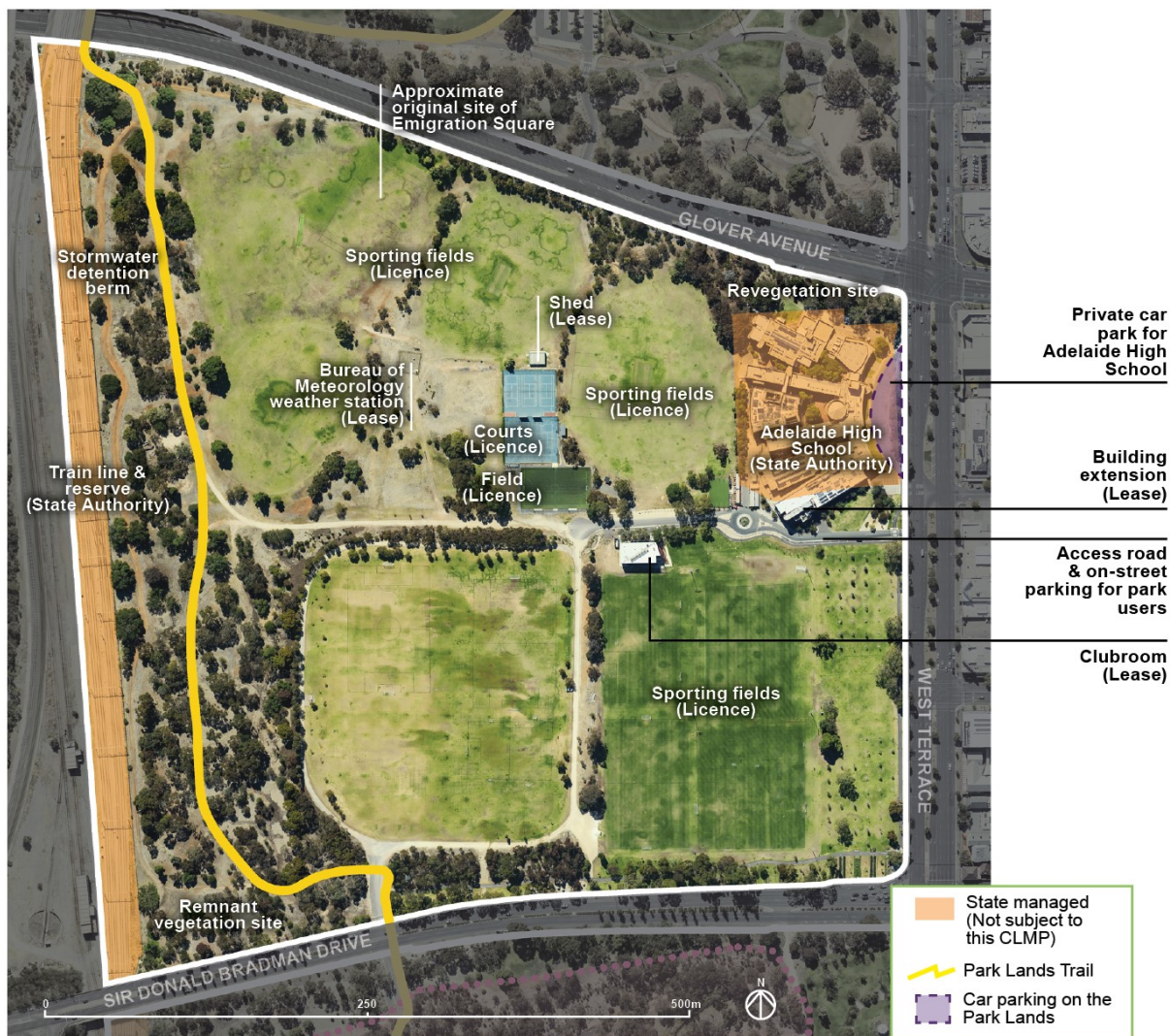


Figure 27. Map of Ellis Park / Tampawardli (Park 24)

A25.3 Owner and Custodian

- Owner: The Crown in the right of the State
- Owner: The Corporation of the City of Adelaide
- Custodian: The Corporation of the City of Adelaide

A25.4 Purpose for which the land is held

In addition to the overall purpose for which the Adelaide Park Lands are held (as outlined in Section 5), the land is held for the purpose of:

- Providing sporting fields and courts
- Providing a venue for temporary events
- Providing a site for the Bureau of Meteorology weather station
- Providing facilities, furniture and amenities ancillary to park uses
- Providing a section of the Park Lands Trail.

A25.5 Objectives, targets and measures for managing the land

The overarching objectives, targets and measures for the Adelaide Park Lands (Section 10) apply to Ellis Park / Tampawardli (Park 24).

A25.6 Management proposals

- Support proposals that are consistent with the purpose for which the land is held.

A25.7 Restrictions on public use and movement

- Restrictions apply during programmed sporting times for the clubroom leaseholder in the sporting fields/licence areas.

ANNEXURE 26 – GLADYS ELPHICK PARK / NARNUNGA (PARK 25)

A26.1 Identification of the land

| Name of park | Certificate of Title Register Book Volume / Folio Number |
|---|--|
| Gladys Elphick Park / Narnungga (Park 25) | CR 6112/852, CR 6112/377, CR 6112/475 & CR 6112/854 (See the Community Land Register) |

A26.2 Park context

Gladys Elphick Park / Narnungga (Park 25) offers a range of sporting and recreation activities and ancillary facilities, including sporting fields and a sports pavilion / changeroom. The City Skate Park is a feature of the eastern section of the park while the Park Lands Trail winds through the western section.



Figure 28. Map of Gladys Elphick Park / Narnungga (Park 25)

A26.3 Owner and Custodian

- Owner: The Crown in the right of the State
- Custodian: The Corporation of the City of Adelaide

A26.4 Purpose for which the land is held

In addition to the overall purpose for which the Adelaide Park Lands are held (as outlined in Section 5), the land is held for the purpose of:

- Providing a community skate park
- Providing sporting fields
- Providing a venue for temporary events
- Providing facilities, furniture and amenities ancillary to park uses
- Providing a section of the Park Lands Trail.

A26.5 Objectives, targets and measures for managing the land

The following objectives, targets and measures apply to Gladys Elphick Park / Narnungga (Park 25):

| Objectives | Targets | Measures |
|--|---|--|
| To provide a skate facility that is safe and fit for purpose | The skate facility is safe and fit for purpose in accordance with the City Skate Park Design Report | Meet the required community and technical levels of service in the Asset Management Plan for Urban Elements as measured by inspections, condition audits of the skate park facilities, customer satisfaction surveys and customer request data |

In addition, the overarching objectives, targets and measures for the Adelaide Park Lands (Section 10) also apply to Gladys Elphick Park / Narnungga (Park 25).

A26.6 Management proposals

- Support the proposal by the leaseholder to [create terracing to the eastern mound](#) for viewing purposes as [endorsed by Council](#) in principle, consistent with the purpose for which the land is held.

A26.7 Restrictions on public use and movement

- Restrictions apply during programmed sporting times for the clubroom leaseholder in the sporting fields/licence areas.

ANNEXURE 27 – TARNTANYA WAMA (PARK 26)

NOTE: The following section relates only to Elder Park, Barr Smith Walk and Pinky Flat within Tarntanya Wama.

Council adopted the [CLMP for the Adelaide Oval Precinct](#) in April 2021 and agreed to the CLMP with the Minister for Infrastructure and Transport. This area’s CLMP is treated separately as it is governed by the *Adelaide Oval Redevelopment and Management Act 2011*.

A27.1 Identification of the land

| Name of park | Certificate of Title Register Book Volume / Folio Number |
|-----------------|--|
| Elder Park | CR 6102/717 |
| Barr Smith Walk | CR 6102/717, CR 5754/512, CR 5220/421 & CR 5220/422 |
| Pinky Flat | CR 6144/507 (See the Community Land Register) |

A27.2 Park context

Elder Park, Barr Smith Walk and Pinky Flat form part of the wider Tarntanya Wama (Park 26).

Elder Park is an iconic riverside park situated between the city and North Adelaide. Its most recognisable feature, the State Heritage Listed rotunda, was donated by philanthropist Sir Thomas Elder in 1882. Originally known as Rotunda Park, the park was renamed Elder Park in 1907 in recognition of his generosity.

Both Elder Park and Pinky Flat are popular event spaces that regularly host major community events and gatherings. These areas, along with Barr Smith Walk also provide the launching point for a number of licensed water-based activities such as rowing, kayak tours, paddle boats and other boating experiences. Associated facilities, such as the rowing sheds, support these activities.

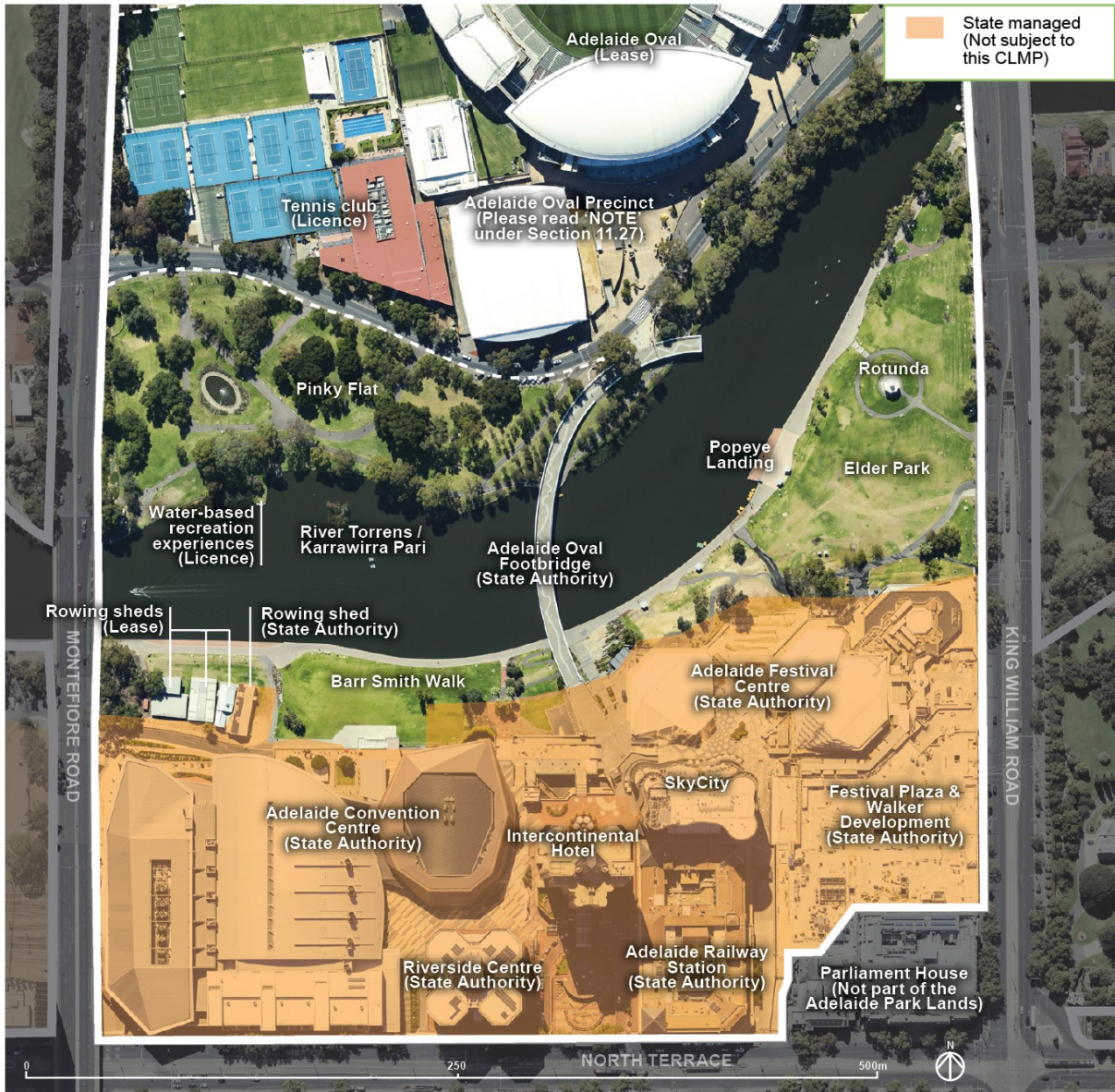


Figure 29. Map of Elder Park, Pinky Flat and Barr Smith Walk

A27.3 Owner and Custodian

- Owner: The Crown in the right of the State
- Custodian: The Corporation of the City of Adelaide

A27.4 Purpose for which the land is held

In addition to the overall purpose for which the Adelaide Park Lands are held (as outlined in Section 5), the land is held for the purpose of:

- Providing for informal recreation, including the linear trail
- Providing water-based recreational activities and related infrastructure, including rowing sheds, rowing/kayak/paddle boat experiences, boat landings, decking and pontoons
- Providing a venue for temporary events

- Providing facilities, furniture and amenities ancillary to park uses.

A27.5 Objectives, targets and measures for managing the land

The overarching objectives, targets and measures for the Adelaide Park Lands (Section 10) apply to Elder Park, Pinky Flat and Barr Smith Walk.

A27.6 Management proposals

- Support proposals that are consistent with the purpose for which the land is held.

A27.7 Restrictions on public use and movement

- There are no restrictions to access.

ANNEXURE 28 – BONYTHON PARK / TULYA WARDLI (PARK 27)

NOTE: Park 27 is comprised of Bonython Park / Tulya Wardli, Kate Cocks Park and Helen Mayo Park, each of which is addressed individually.

A28.1 Identification of the land

| Name of park | Certificate of Title Register Book Volume / Folio Number |
|--|--|
| Bonython Park / Tulya Wardli (Park 27) | CR 6112/852 (See the Community Land Register) |

A28.2 Park context

Bonython Park / Tulya Wardli (Park 27) is a popular venue for large events including concerts and circuses, family picnics and other social gatherings. The area offers a range of informal recreational facilities including a playspace, model boat pond and a kiosk.

A Key Biodiversity Area is located along the river edge **together with the Park Lands Trail which winds through the park.**

The agistment of police horses within the 1860s Olive Grove is provided under a lease agreement with SAPOL. The presence of police horses within Bonython Park is an historic arrangement, dating back to the time the Police Barracks were constructed in 1917 to accommodate the South Australia Mounted Police. SAPOL has used the Olive Grove for agistment purposes since at least the 1970s, leading to the Police Greys becoming a well known attraction for Bonython Park visitors.

The park also incorporates the Road Safety Centre which is leased to SAPOL. This features a mock roadway designed to provide young riders with the opportunity to practise their bicycle and road safety skills.

The (State managed) Police Barracks are situated on the southern edge of the park (and not subject to this CLMP).

The State Government has introduced legislation to enable the Police Minister to relocate the horses and redevelop the new Women’s and Children’s Hospital (nWCH) on the existing Police Barracks site as shown in Figure 30. Wholesale change in this area is anticipated.

COMMUNITY LAND MANAGEMENT PLAN FOR THE ADELAIDE PARK LANDS

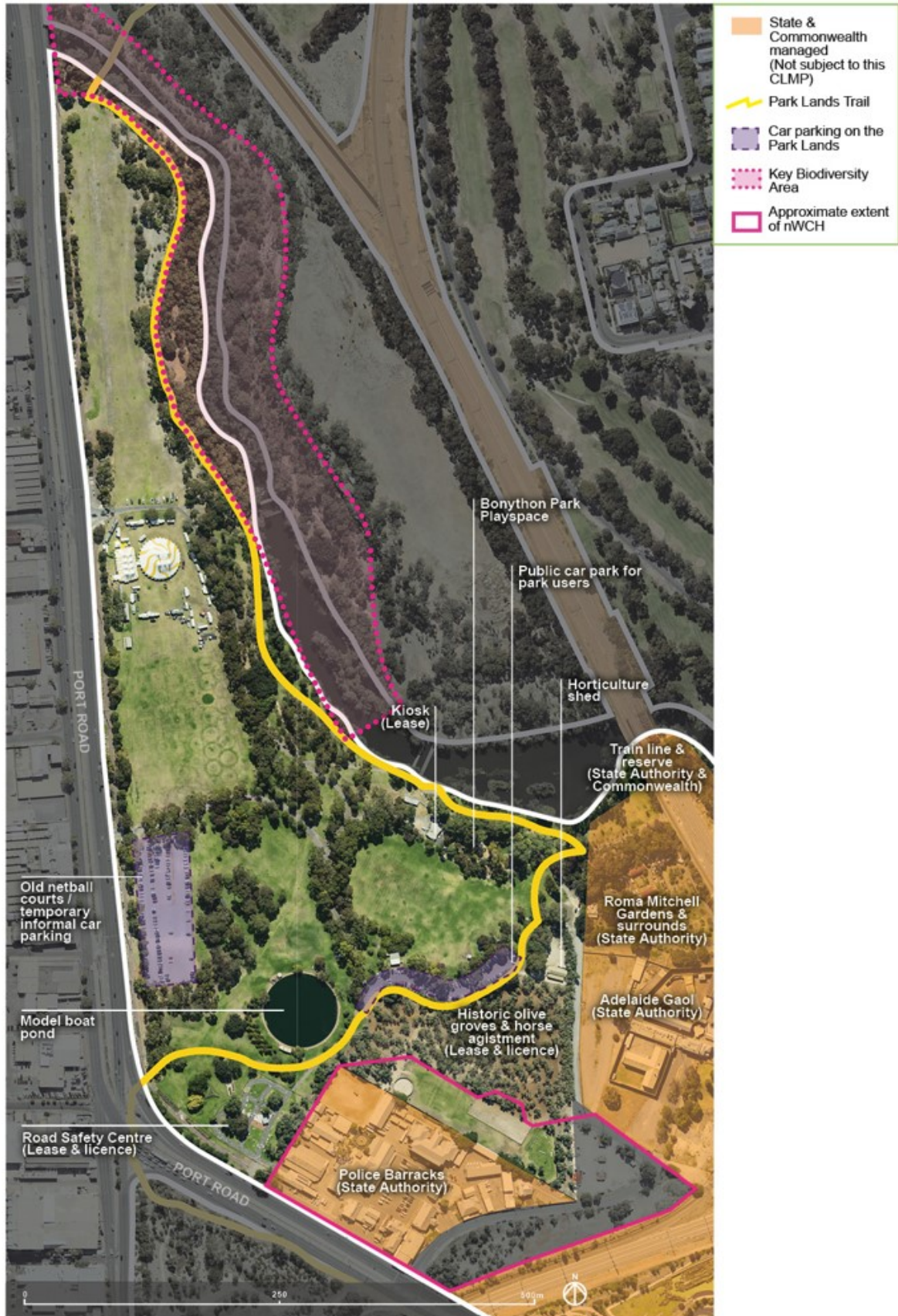


Figure 30. Map of Bonython Park / Tulya Wardli (Park 27)

A28.3 Owner and Custodian

- Owner: The Crown in the right of the State
- Custodian: The Corporation of the City of Adelaide

A28.4 Purpose for which the land is held

In addition to the overall purpose for which the Adelaide Park Lands are held (as outlined in Section 5), the land is held for the purpose of:

- Providing informal recreation, including a playspace, model boat pond, kiosk and [SAPOL Road Safety Centre](#)
- Providing a venue for temporary events
- Protecting the historic olive grove within a horse agistment area
- Protecting the Key Biodiversity Area in this park
- Providing facilities, furniture and amenities ancillary to park uses
- Providing a section of the Park Lands Trail.

A28.5 Objectives, targets and measures for managing the land

The following objectives, targets and measures apply to Bonython Park / Tulya Wardli (Park 27):

| Objectives | Targets | Measures |
|--|--|---|
| To provide a safe fenced area for horse agistment and related activities with consideration of their impact to the historic olive grove and land | The agistment area is fenced to a safe and secure standard | Perimeter fence secures the horses and prevents unmonitored community access, to be carried out as per the lease held by SAPOL. |
| | The horse agistment and related activities have consideration of the historic olive grove and land | The trees in the Olive Groves are maintained in a healthy state as per the lease held by SAPOL. |

In addition, the overarching objectives, targets and measures for the Adelaide Park Lands (Section 10) also apply to Bonython Park / Tulya Wardli (Park 27).

A28.6 Management proposals

- Support the preservation of the olive groves and trees in Bonython Park as [endorsed by Council](#) (refer page 10 in linked document), consistent with their historic significance.
- Support the repurposing of the former netball courts into a beach volleyball facility [as noted by Council](#), or other Park Lands purpose, consistent with the purpose for which the land is held.
- Acknowledge the State Government intends to development a new Women's and Children's Hospital.

A28.7 Restrictions on public use and movement

- Public access to the Olive Groves adjacent the Police Barracks (leased to SAPOL) is prohibited unless permitted by SAPOL.
- Access to the Road Safety Centre (leased to SAPOL) may be restricted when it is booked for training sessions.

ANNEXURE 29 – KATE COCKS PARK

A29.1 Identification of the land

| Name of park | Certificate of Title Register Book Volume / Folio Number |
|-----------------|--|
| Kate Cocks Park | CR 6112/852 (See the Community Land Register) |

A29.2 Park context

Located between the Police Barracks, train reserve and (former) Adelaide Gaol, Kate Cocks Park is a small park that forms part of the wider Park 27.

The State Government has introduced legislation to enable the redevelopment of the new Women’s and Children’s Hospital (nWCH) on a site that incorporates all of this park.

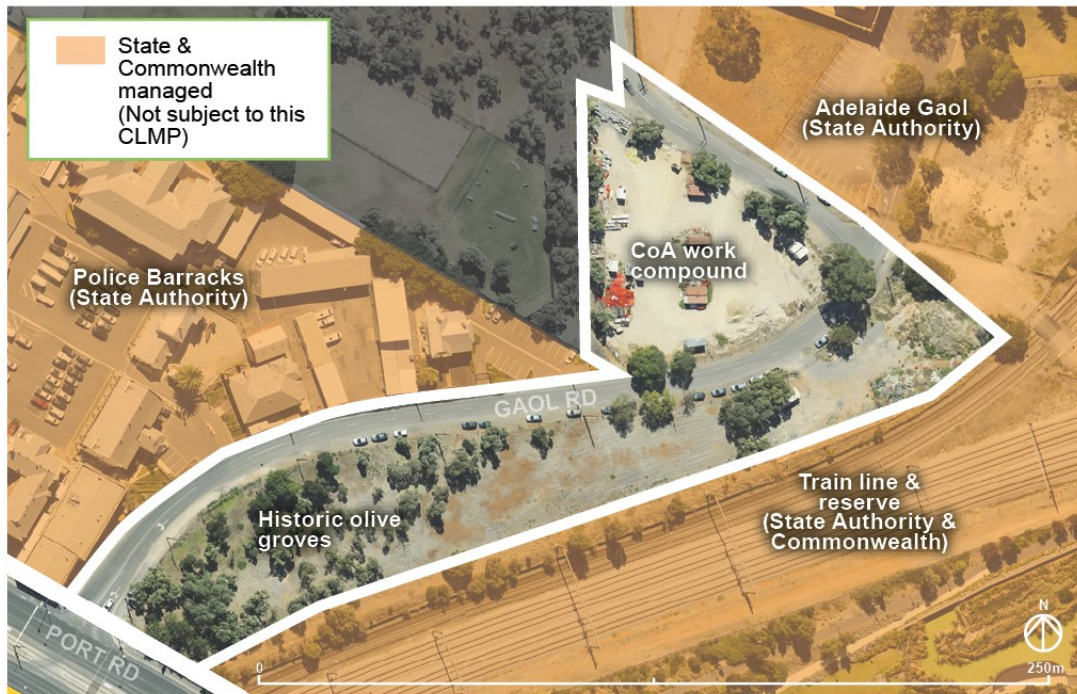


Figure 31. Map of Kate Cocks Park

A29.3 Owner and Custodian

- Owner: The Crown in the right of the State
- Custodian: The Corporation of the City of Adelaide

A29.4 Purpose for which the land is held

In addition to the overall purpose for which the Adelaide Park Lands are held (as outlined in Section 5), the land is held for the purpose of:

- Providing green, open space for outdoor recreation
- Providing facilities, furniture and amenities ancillary to park uses

A29.5 Objectives, targets and measures for managing the land

The overarching objectives, targets and measures for the Adelaide Park Lands (Section 10) apply to Kate Cocks Park.

A29.6 Management proposals

- Support proposals to improve the landscape of Kate Cocks Park consistent with the purpose for which the park is held
- Acknowledge the State Government intends to development a new Women's and Children's Hospital. Relocation of the CoA work compound.

A29.7 Restrictions on public use and movement

- There are no restrictions to access.

ANNEXURE 30 – HELEN MAYO PARK

A30.1 Identification of the land

| Name of park | Certificate of Title Register Book Volume / Folio Number |
|-----------------|--|
| Helen Mayo Park | CR 5754/514, CR 6102/699, CR 6102/700, CR 5765/293, CR 6102/701 (See the Community Land Register) |

A30.2 Park context

Bordered by the River Torrens / Karrawirra Pari, the rail lines and Montefiore Road, Helen Mayo Park forms part of the wider Park 27.

The park incorporates two rowing sheds and ancillary facilities. This area (shown in Figure 32) is currently under the care, control and management of the State Government, and will be returned to the CoA.

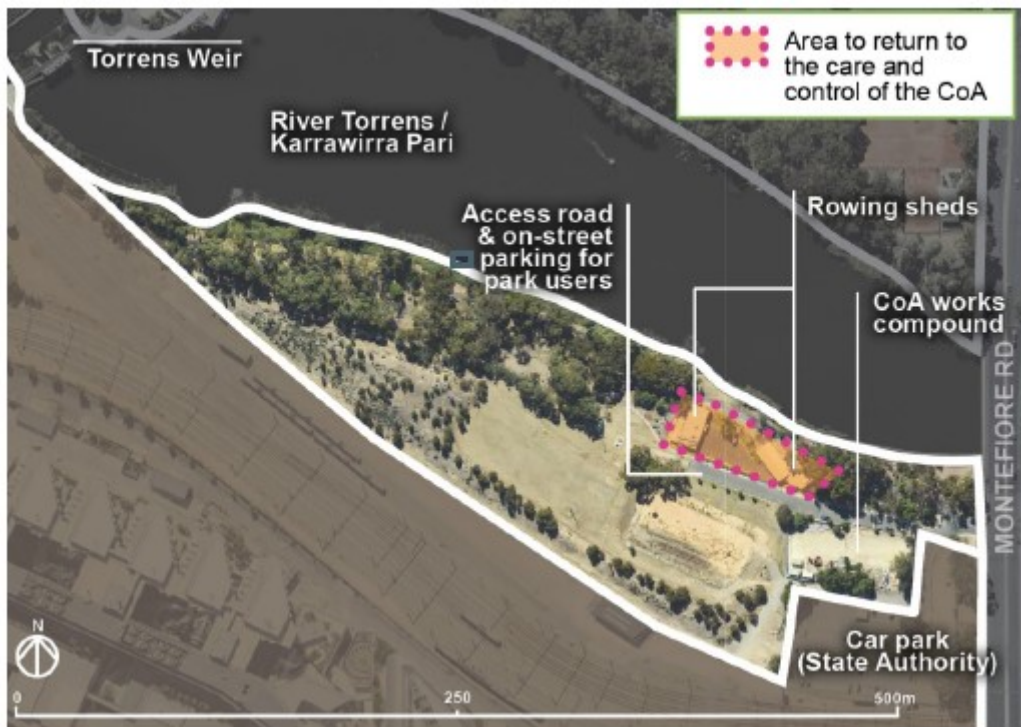


Figure 32. Map of Helen Mayo Park

A30.3 Owner and Custodian

- Owner: The Crown in the right of the State
- Custodian: The Corporation of the City of Adelaide

A30.4 Purpose for which the land is held

In addition to the overall purpose for which the Adelaide Park Lands are held (as outlined in Section 5), the land is held for the purpose of:

- Providing green, open space for outdoor recreation
- Providing facilities, furniture and amenities ancillary to park uses.

A30.5 Objectives, targets and measures for managing the land

The overarching objectives, targets and measures for the Adelaide Park Lands (Section 10) apply to Helen Mayo Park.

A30.6 Management proposals

- Support proposals that are consistent with the purpose for which the land is held
- Support the remediation of any on-site contamination
- Support the master planning and redevelopment of Helen Mayo Park.

A30.7 Restrictions on public use and movement

- There are no restrictions to access.

ANNEXURE 31 – JOHN E BROWN PARK (PARK 27A)

A31.1 Identification of the land

| Name of park | Certificate of Title Register Book Volume / Folio Number |
|------------------------------|--|
| John E Brown Park (Park 27A) | CR 6144/507 (See the Community Land Register) |

A31.2 Park context

Named after a famed forest conservator from the 1880s, John E Brown Park (Park 27A) is a large open park that provides connections to Bowden and the western suburbs.

The park was used for equestrian events during the early 2000s.

The Bunyip Trail, a joint initiative of the CoA and the Children’s University Adelaide, is a popular feature of the park. This short ‘loop’ trail invites discovery of the natural environment through storytelling and hands-on activities along the path.

The park includes the Deceased Workers Memorial Forest which was established in 2003 as a way of remembering those who died at their workplace. The Park Lands Trail crosses the northern end of the park.

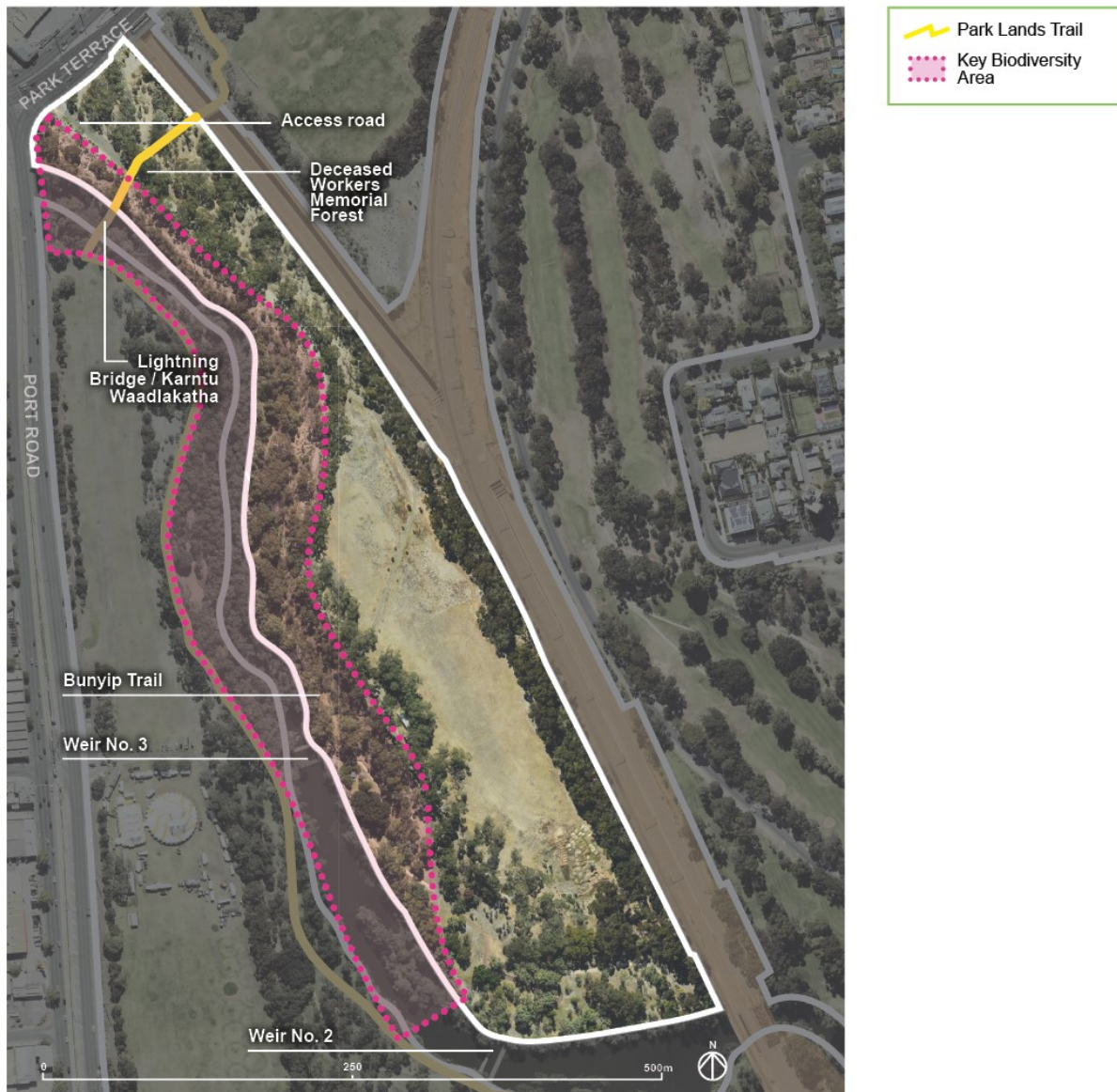


Figure 33. Map of John E Brown Park (Park 27A)

A31.3 Owner and Custodian

- Owner: The Crown in the right of the State
- Custodian: The Corporation of the City of Adelaide

A31.4 Purpose for which the land is held

In addition to the overall purpose for which the Adelaide Park Lands are held (as outlined in Section 5), the land is held for the purpose of:

- Providing for informal recreation, including the educational Bunyip Trail
- Providing green, open space for outdoor recreation
- Protecting the Key Biodiversity Area in this park
- Providing facilities, furniture and amenities ancillary to park uses
- Providing a section of the Park Lands Trail.

A31.5 Objectives, targets and measures for managing the land

The overarching objectives, targets and measures for the Adelaide Park Lands (Section 10) apply to John E Brown Park (Park 27A).

A31.6 Management proposals

- Support proposals that are consistent with the purpose for which the land is held.

A31.7 Restrictions on public use and movement

- There are no restrictions to access.

ANNEXURE 32 – MARY LEE PARK (PARK 27B)

A32.1 Identification of the land

| Name of park | Certificate of Title Register Book Volume / Folio Number |
|--------------------------|--|
| Mary Lee Park (Park 27B) | CR 6144/507, CR 6102/709, CR 6102/711 (See the Community Land Register) |

A32.2 Park context

Mary Lee Park (Park 27B), located opposite Bowden, offers a range of recreation facilities including sporting fields, a clubhouse, community courts, skate park, and a playspace. The Park Terrace Community Garden is situated at the northern end of the park. **The Park Lands Trail also crosses the park.**



Figure 34. Map of Mary Lee Park (Park 27B)

A32.3 Owner and Custodian

- Owner: The Crown in the right of the State

- Custodian: The Corporation of the City of Adelaide

A32.4 Purpose for which the land is held

In addition to the overall purpose for which the Adelaide Park Lands are held (as outlined in Section 5), the land is held for the purpose of:

- Providing for informal recreation, including community courts, a skate park, a playspace and a community garden
- Providing sporting fields
- Providing facilities, furniture and amenities ancillary to park uses
- Providing a section of the Park Lands Trail

A32.5 Objectives, targets and measures for managing the land

The overarching objectives, targets and measures for the Adelaide Park Lands (Section 10) apply to Mary Lee Park (Park 27B).

A32.6 Management proposals

- Fencing will be provided for the Park Terrace Community Garden
- Renewal of the existing clubrooms.

A32.7 Restrictions on public use and movement

- Public access to the fenced community garden may be limited.
- Restrictions apply during programmed sporting times for the clubroom leaseholder in the sporting fields/licence areas.

ANNEXURE 33 – PALMER GARDENS / PANGKI PANGKI (PARK 28) & BROUGHAM GARDENS / TANTUTITINGGA (PARK 29)

A33.1 Identification of the land

| Name of park | Certificate of Title Register Book Volume / Folio Number |
|--|---|
| Palmer Gardens / Pangki Pangki (Park 28) | CR 6144/507 |
| Brougham Gardens / Tantutitingga (Park 29) | CR 6144/507, CR 5744/254 & CR 5896/254 (See the Community Land Register) |

A33.2 Park context

Palmer Gardens / Pangki Pangki (Park 28) and Brougham Gardens / Tantutitingga (Park 29) provide the community with informal recreation open space. Both gardens retain the cross-axial pathways of the original 1870s spatial layout. Brougham Gardens includes a floral clock adjacent to King William Road.



Figure 35. Map of Palmer Gardens / Pangki Pangki (Park 28) and Brougham Gardens / Tantutitingga (Park 29)

A33.3 Owner and Custodian

- Owner: The Crown in the right of the State
- Custodian: The Corporation of the City of Adelaide

A33.4 Purpose for which the land is held

In addition to the overall purpose for which the Adelaide Park Lands are held (as outlined in Section 5), the land is held for the purpose of:

- Providing green, open space for outdoor recreation
- Providing facilities, furniture and amenities ancillary to park uses.

A33.5 Objectives, targets and measures for managing the land

The overarching objectives, targets and measures for the Adelaide Park Lands (Section 10) apply to Palmer Gardens / Pangki Pangki (Park 28) and Brougham Gardens / Tantutitingga (Park 29).

A33.6 Management proposals

- Support proposals that are consistent with the purpose for which the land is held.

A33.7 Restrictions on public use and movement

- There are no restrictions to access.

ANNEXURE 34 – VICTORIA SQUARE / TARNTANYANGGA

A34.1 Identification of the land

| Name of park | Certificate of Title Register Book Volume / Folio Number |
|---------------------------------|--|
| Victoria Square / Tarntanyangga | CR 6152/730 (See the Community Land Register) |

A34.2 Park context

Victoria Square / Tarntanyangga is the principal square and symbolic centre of the city. It has both Kaurna and non-Kaurna cultural significance, as represented by Reconciliation Plaza, a number of State Heritage listed places (including a statue of Queen Victoria) and the two flag poles displaying both the Australian and Aboriginal flags. The Three Rivers Fountain is located at the southern end of the square. Victoria Square is a popular space for events and informal recreation.

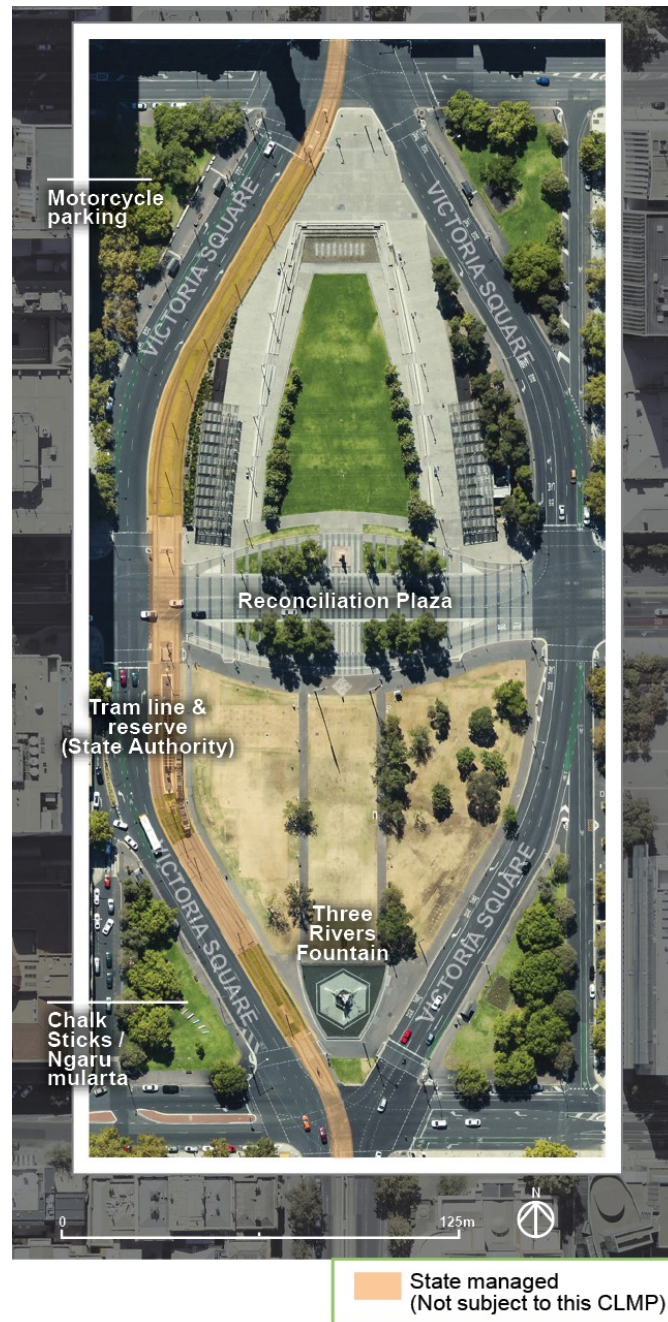


Figure 36. Map of Victoria Square / Tamtanyangga

A34.3 Owner and Custodian

- Owner: The Crown in the right of the State
- Custodian: The Corporation of the City of Adelaide

A34.4 Purpose for which the land is held

In addition to the overall purpose for which the Adelaide Park Lands are held (as outlined in Section 5), the land is held for the purpose of:

- Providing green, open space for outdoor recreation and **temporary** events
- Providing a symbolic civic space

- Providing facilities, furniture and amenities ancillary to park uses.

A34.5 Objectives, targets and measures for managing the land

The overarching objectives, targets and measures for the Adelaide Park Lands (Section 10) apply to Victoria Square / Tarntanyangga.

A34.6 Management proposals

- Support proposals that are consistent with the purpose for which the land is held.

A34.7 Restrictions on public use and movement

- There are no restrictions to access.

ANNEXURE 35 – HINDMARSH SQUARE / MUKATA

A35.1 Identification of the land

| Name of park | Certificate of Title Register Book Volume / Folio Number |
|---------------------------|--|
| Hindmarsh Square / Mukata | CR 6102/706 (See the Community Land Register) |

A35.2 Park context

Hindmarsh Square / Mukata, incorporating a sculpture park in the north-west corner, provides opportunities for passive and informal recreation. Being close to Rundle Mall and the central business area, it is also one of the most well-used city squares.



Figure 37. Map of Hindmarsh Square / Mukata

A35.3 Owner and Custodian

- Owner: The Crown in the right of the State
- Custodian: The Corporation of the City of Adelaide

A35.4 Purpose for which the land is held

In addition to the overall purpose for which the Adelaide Park Lands are held (as outlined in Section 5), the land is held for the purpose of:

- Providing for informal recreation, including a sculpture park
- Providing green, open space for outdoor recreation
- Providing facilities, furniture and amenities ancillary to park uses
- Providing a venue for temporary events

A35.5 Objectives, targets and measures for managing the land

The overarching objectives, targets and measures for the Adelaide Park Lands (Section 10) apply to Hindmarsh Square / Mukata.

A35.6 Management proposals

- Support proposals that are consistent with the purpose for which the land is held.

A35.7 Restrictions on public use and movement

- There are no restrictions to access.

ANNEXURE 36 – LIGHT SQUARE / WAUWI

A36.1 Identification of the land

| Name of park | Certificate of Title Register Book Volume / Folio Number |
|----------------------|--|
| Light Square / Wauwi | CR 6102/705 (See the Community Land Register) |

A36.2 Park context

Light Square / Wauwi contains features of historical and cultural significance including the State Heritage Listed grave and monument to Colonel William Light, a statue of Catherine Helen Spence and the rainbow colours of the Pride Walk.



Figure 38. Map of Light Square / Wauwi

A36.3 Owner and Custodian

- Owner: The Crown in the right of the State
- Custodian: The Corporation of the City of Adelaide

A36.4 Purpose for which the land is held

In addition to the overall purpose for which the Adelaide Park Lands are held (as outlined in Section 5), the land is held for the purpose of:

- Providing green, open space for outdoor recreation
- Providing facilities, furniture and amenities ancillary to park uses
- Providing a venue for temporary events

A36.5 Objectives, targets and measures for managing the land

The overarching objectives, targets and measures for the Adelaide Park Lands (Section 10) apply to Light Square / Wauwi.

A36.6 Management proposals

- Support proposals that are consistent with the purpose for which the land is held.

A36.7 Restrictions on public use and movement

- There are no restrictions to access.

ANNEXURE 37 – HURTLE SQUARE / TANGKAIRA

A37.1 Identification of the land

| Name of park | Certificate of Title Register Book Volume / Folio Number |
|---------------------------|--|
| Hurtle Square / Tangkaira | CR 6137/492 (See the Community Land Register) |

A37.2 Park context

Hurtle Square / Tangkaira, in the south-eastern corner of the city, features the 'Forest of Dreams' artwork which encircles the Halifax / Pulteney Street intersection.



Figure 39. Map of Hurtle Square / Tangkaira

A37.3 Owner and Custodian

- Owner: The Crown in the right of the State
- Custodian: The Corporation of the City of Adelaide

A37.4 Purpose for which the land is held

In addition to the overall purpose for which the Adelaide Park Lands are held (as outlined in Section 5), the land is held for the purpose of:

- Providing green, open space for outdoor recreation
- Providing facilities, furniture and amenities ancillary to park uses.

A37.5 Objectives, targets and measures for managing the land

The overarching objectives, targets and measures for the Adelaide Park Lands (Section 10) apply to Hurtle Square / Tangkaira.

A37.6 Management proposals

- Support proposals that are consistent with the purpose for which the land is held
- Providing a venue for temporary events

A37.7 Restrictions on public use and movement

- There are no restrictions to access.

ANNEXURE 38 – WHITMORE SQUARE / IPARRITYI

A38.1 Identification of the land

| Name of park | Certificate of Title Register Book Volume / Folio Number |
|-----------------------------|--|
| Whitmore Square / Iparrityi | CR 6102/702 (See the Community Land Register) |

A38.2 Park context

Whitmore Square / Iparrityi features the 'Voyagers' public art commemorating Afghan cameleers of the 1860's, a large Moreton Bay fig tree, a community court and table tennis facilities.



Figure 40. Map of Light Square / Iparrityi

A38.3 Owner and Custodian

- Owner: The Crown in the right of the State
- Custodian: The Corporation of the City of Adelaide

A38.4 Purpose for which the land is held

In addition to the overall purpose for which the Adelaide Park Lands are held (as outlined in Section 5), the land is held for the purpose of:

- Providing for informal recreation, including community courts and table tennis facilities
- Providing green, open space for outdoor recreation
- Providing facilities, furniture and amenities ancillary to park uses
- Providing a venue for temporary events

A38.5 Objectives, targets and measures for managing the land

The overarching objectives, targets and measures for the Adelaide Park Lands (Section 10) apply to Whitmore Square / Iparrityi.

A38.6 Management proposals

- Support the implementation of the endorsed [Whitmore Square / Iparrityi Master Plan](#).

A38.7 Restrictions on public use and movement

- There are no restrictions to access.

ANNEXURE 39 – WELLINGTON SQUARE / KUDNARTU

A39.1 Identification of the land

| Name of park | Certificate of Title Register Book Volume / Folio Number |
|------------------------------|--|
| Wellington Square / Kudnartu | CR 6112/852 (See the Community Land Register) |

A39.2 Park context

Wellington Square / Kudnartu is the only square located within North Adelaide. Its layout has altered little since it was established, with the same path pattern and style of Victorian tree plantings. The square itself remains intact as intended by Colonel William Light.



Figure 41. Map of Wellington Square / Kudnartu

A39.3 Owner and Custodian

- Owner: The Crown in the right of the State
- Custodian: The Corporation of the City of Adelaide

A39.4 Purpose for which the land is held

In addition to the overall purpose for which the Adelaide Park Lands are held (as outlined in Section 5), the land is held for the purpose of:

- Providing green, open space for outdoor recreation
- Providing facilities, furniture and amenities ancillary to park uses.

A39.5 Objectives, targets and measures for managing the land

The overarching objectives, targets and measures for the Adelaide Park Lands (Section 10) apply to Wellington Square / Kudnartu.

A39.6 Management proposals

- Support proposals that are consistent with the purpose for which the land is held
- Providing a venue for temporary events

A39.7 Restrictions on public use and movement

- There are no restrictions to access.

ANNEXURE 40 – RIVER TORRENS / KARRAWIRRA PARI

The River Torrens / Karrawirra Pari is designated as part of the Adelaide Park Lands and is therefore required to be addressed in a Community Land Management Plan.

A40.1 Identification of the land

| Name | Certificate of Title Register Book Volume / Folio Number |
|---------------------------------|--|
| River Torrens / Karrawirra Pari | CR 6112/473, CR 5807/962, CR 5807/963, CR 5807/964, CR 5807/965, CR 5807/966 (See the Community Land Register) |

A40.2 Park context

The River Torrens / Karrawirra Pari (the River) is the home of many water-based activities and a key part of the identity of the City of Adelaide. The Torrens Lake is that section of the River between the main weir and the Albert Bridge (Frome Road). Recreational activities on the lake include Popeye, rowing and paddle-boat hire.

The River has ecological values and supports native fish populations, aquatic and aerial mammals (rakali, grey-headed flying-foxes), reptiles (turtles, skinks and snakes) and a wide diversity of birds and insects. It supports native vegetation in the water body itself and along its banks.



Figure 42. Map of the River Torrens / Karrawirra Pari

A40.3 Owner and Custodian

- Owner: The Crown in the right of the State
- Custodian: The Corporation of the City of Adelaide

A40.4 Purpose for which the land is held

In addition to the overall purpose for which the Adelaide Park Lands are held (as outlined in Section 5), the land is held for the purpose of:

COMMUNITY LAND MANAGEMENT PLAN FOR THE ADELAIDE PARK LANDS

- Providing a resource for aquatic-based, boating recreation
- Providing ecological habitat for native fauna and flora
- Providing facilities, furniture and amenities ancillary to use of the River
- Providing a section of the River Torrens Linear Trail.

A40.5 Objectives, targets and measures for managing the land

The overarching objectives, targets and measures for the Adelaide Park Lands (Section 10) apply to the River Torrens / Karrawirra Pari.

A40.6 Management proposals

- Support proposals that are consistent with the purpose for which the land is held.

A40.7 Restrictions on public use and movement

- Swimming in the river is prohibited as per CoA's By-Law for Local Government Land.

APPENDIX A – PRINCIPLES FROM THE ADELAIDE PARK LANDS ACT 2005 (SA)

[*Adelaide Park Lands Act 2005*](#) (SA) establishes the following statutory principles for the operation of the Act and the management of the Adelaide Park Lands:

- a) The land comprising the Adelaide Park Lands should, as far as is reasonably appropriate, correspond to the general intentions of Colonel William Light in establishing the first Plan of Adelaide in 1837.
- b) The Adelaide Park Lands should be held for the public benefit of the people of South Australia and should be generally available to them for their use and enjoyment (recognising that certain uses of the Park Lands may restrict or prevent access to particular parts of the Park Lands).
- c) The Adelaide Park Lands reflect and support a diverse range of environmental, cultural, recreational and social values and activities that should be protected and enhanced.
- d) The Adelaide Park Lands provide a defining feature to the City of Adelaide and contribute to the economic and social well-being of the City in a manner that should be recognised and enhanced.
- e) The contribution that the Adelaide Park Lands make to the natural heritage of the Adelaide Plains should be recognised, and consideration given to the extent to which initiatives involving the Park Lands can improve the biodiversity and sustainability of the Adelaide Plains.
- f) The State Government, State agencies and authorities, and the Adelaide City Council, should actively seek to co-operate and collaborate with each other in order to protect and enhance the Adelaide Park Lands.
- g) The interests of the South Australian community in ensuring the preservation of the Adelaide Park Lands are to be recognised, and activities that may affect the Park Lands should be consistent with maintaining or enhancing the environmental, cultural, recreational and social heritage status of the Park Lands for the benefit of the State.

APPENDIX B – NATIONAL HERITAGE LIST OFFICIAL VALUES

The Adelaide Park Lands and City Layout was inscribed on the National Heritage List on 7 November 2008. Detail on the listing is available here: http://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;place_id=105758.

The official values against the six criteria are below. Figure A1 provides a map of the listed place.

Criterion A: Events, Processes

The Adelaide Park Lands and City Layout is the physical expression of the 1837 Adelaide Plan designed and laid out by Colonel William Light. It has endured as a recognisable historical layout for over 170 years retaining the key elements of the plan; encompassing the layout of the two major city areas separated by the Torrens River, the encircling Park Lands, the six town squares, and the grid pattern of major and minor roads. It is substantially intact and reflects Light's design intentions with high integrity.

The Adelaide Park Lands and City Layout is of outstanding importance because it signifies a turning point in the settlement of Australia. It was the first place in Australia to be planned and developed by free settlers, not as a penal settlement or military outpost. The colony of South Australia was established by incorporation as a commercial venture supported by the British Government, based on Edward Wakefield's theory of systematic colonisation. To be commercially successful, there needed to be contained settlement to avoid speculative land sales and this settlement needed to be designed and planned to attract free settlers and to provide them with security of land tenure. The city layout with its grid plan expedited the process of land survey enabling both rapid settlement of land and certainty of title. The wide streets, public squares and generous open spaces provided amenity and the surrounding park lands ensured a defined town boundary while still allowing for public institutional domains. These elements are discernible today.

The Adelaide Park Lands is also significant for the longevity of its protection and conservation. The Adelaide Municipal Corporation Act (1840) established the city council as the 'conservators' of the city and park lands. The establishment of the Park Lands Preservation Society in 1903, along with successive community organisations marks a continuing pattern in community support for safeguarding the significance of the Park Lands for the Adelaide community.

The Adelaide Plan was highly influential as a model for planning other towns in Australia and overseas. It is acknowledged by town planners and historians as a major influence on the Garden City Planning movement, one of the most important urban planning initiatives.

Criterion B: Rarity

The Adelaide Park Lands and City Layout is rare as the most complete example of nineteenth century colonial planning where planning and survey were undertaken prior to settlement. The historical layout as conceived in the 1837 Adelaide Plan remains clearly legible today. The place is also the only Australian capital city to be completely enclosed by park lands and is the most extensive and substantially intact nineteenth century park lands in Australia.

Criterion D: Principal characteristics of a class of places

The Adelaide Park Lands and City Layout is an exemplar of a nineteenth century planned urban centre. It demonstrates the principal characteristics of a nineteenth century city including a defined boundary, streets in a grid pattern, wide streets, public squares, spacious

rectangular blocks and expansive public open space for commons and public domains. The expression of these features with their generous open space reflects the early theories and ideas of the Garden City movement of an urban area set in publicly accessible open space with plantings, gardens, designed areas and open bushland.

Criterion F: Creative or technical achievement

Adelaide Park Lands and City Layout is regarded throughout Australia and the world as a masterwork of urban design. Elements of the Adelaide Plan that contribute to the design excellence are the use of the encircling park lands to define the boundary of the development of the city and to provide for health, public access, sport, recreation and public institutional domains, thereby meeting both economic and social requirements. Designing the city layout to respond to the topography was highly innovative for its time with the northern sections of the city located and angled to take advantage of the rising ground while retaining the Torrens River as a feature within the Park Lands. The judicious siting and wide streets maximised views and vistas through the city and Park Lands and from some locations to the Adelaide Hills. The plan features a hierarchy of road widths with a wide dimension to principal routes and terraces and alternating narrow and wide streets in the east-west direction. Light's planning innovation is supported by substantial historical documentation.

The formal organisation, delineation and dedication of the Park Lands space was a pioneering technical achievement of William Light in the Adelaide Plan.

The overall landscape planting design implemented by several successive landscape designers/managers incorporated designed vistas, formal avenues, plantations, gardens, use of specimen trees, botanically important living plant collections particularly at the Adelaide Botanic Garden and the strategic placement of buildings and statuary in their settings.

The creativity of the city and parkland design is clearly legible in the contemporary landscape viewed from the air or from the Adelaide Hills. The civic design of Adelaide was used as a model for founding many other towns in Australia and New Zealand and it is cited in later seminal Garden City planning texts including *Garden Cities of Tomorrow* by Ebenezer Howard.

Criterion G: Social value

The Adelaide Park Lands has outstanding social value to South Australians who see it as fundamental to the character and ambience of the city. The Park Lands with their recreation areas, sports grounds, gardens and public facilities provide venues for individual and group activities and events, meetings and passive and active recreation. The Park Lands also have significant social value due to the range of important civic, public, and cultural assets and institutions within it.

The present Adelaide Parklands Preservation Society is the latest in a long history of community groups dedicated to protecting the Adelaide Park Lands. These have included the Park Lands Defence Association (1869-87), the Park Lands Preservation League (1903, 1948) and the National Trust of South Australia. The longevity of the involvement of community groups in campaigning for the protection and safeguarding of the Park Lands is exceptional.

Criterion H: Significant people

Colonel William Light is most famously associated with the plan of Adelaide. He bore the ultimate responsibility, as recorded in his surviving publications and letters.

APPENDIX C – LIKELIHOOD OF IMPACT OF WORKS ON THE NATIONAL HERITAGE VALUES

The following are examples of actions that should be self-assessed in terms of their impacts on the National Heritage values of the Park Lands, and that may require referral¹:

- Significant infrastructure, such as rail, tram, helipad
- Change of land use and associated landscape character
- Major road alignment or widening and new roads, including elevated roads
- Permanent road closures
- New buildings and additions to existing buildings (greater than 30m²)
- New bridges or footbridges
- Car parks
- Any new development within the squares, including buildings, structures, fences and plazas
- Extensive landscaping, including additional hard surfaces, or new or enlarged areas of biodiversity management
- Utilities infrastructure, including above ground pipelines and telephone towers
- Any development described in an approved master plan
- Public artworks, monuments, statues and plaques
- Land division
- Temporary structures for events
- Major changes to the River Torrens basin or other major riparian works
- Any encroachment in the street grid
- Solid fencing
- Large loss of open green space
- Land use adjacent to the Park Lands that may impact on views and vistas (e.g. building height limits).

¹ List provided in: 'Adelaide Park Lands and City Layout: Issues and Opportunity Analysis for the National Heritage Listing' by dash architects (December 2018, page 35)

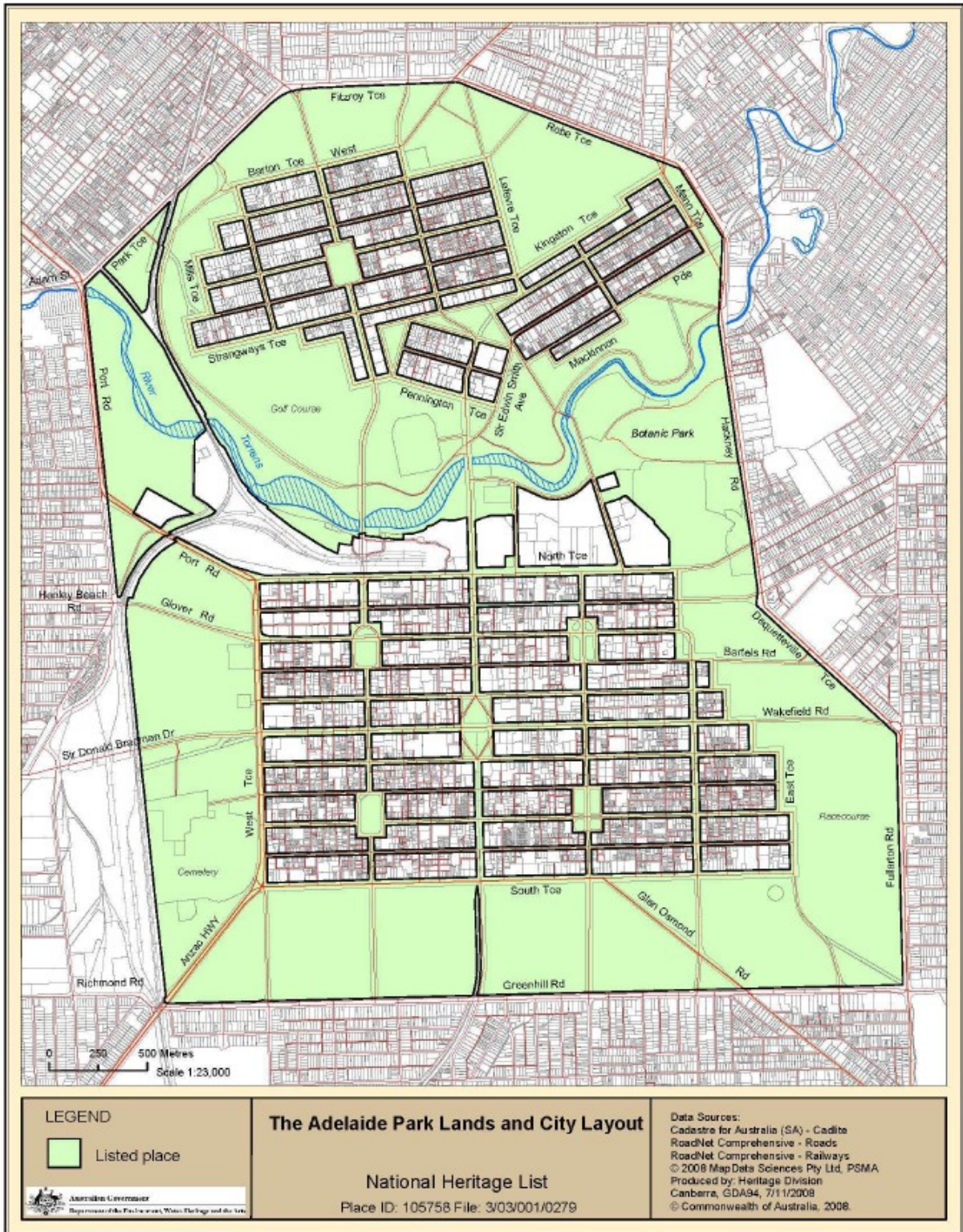


Figure A1

National Heritage Listing boundary (prepared by the Department of Environment and Water 2018)

Exclusion of the Public

Tuesday, 4 April 2023
**City Planning,
Development and Business
Affairs Committee**

Program Contact:
Alana Martin, Manager
Governance 8203 7092

2018/04291
Public

Approving Officer:
Clare Mockler, Chief
Executive Officer

EXECUTIVE SUMMARY

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

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

For the following Chief Executive Officer Reports seeking consideration in confidence

- 8.1** Former Bus Station Site – Expression of Interest Process [section 90(3) (b) & (d) of the Act]
- 8.2** Commercial Offer – Telecommunications Smart Hub [section 90(3) (b) & (h) of the Act]

The Order to Exclude for Items 8.1 and 8.2:

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

ORDER TO EXCLUDE FOR ITEM 8.1

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE:

1. Having taken into account the relevant consideration contained in section 90(3) (b) & (d) and section 90(2) & (7) of the *Local Government Act 1999 (SA)*, this meeting of the City Planning, Development and Business Affairs Committee dated 4 April 2023 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 8.1 [Former Bus Station Site – Expression of Interest Process] listed on the Agenda in a meeting open to the public would on balance be contrary to the public interest.

Grounds and Basis

This Item is confidential as it contains certain confidential information (not being a trade secret) the disclosure of which could reasonably be expected to confer a commercial advantage on a person which whom the Council is conducting business, prejudice the commercial position of the Council and prejudice the commercial position of the person who supplied the information and confer a commercial advantage to a third party.

The disclosure of information in this report could reasonably prejudice the commercial position of the Council with respect to its commercial dealings with the land as well as prejudice the commercial position of parties who have supplied intellectual property and commercial in confidence information.

Public Interest

The Committee is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the disclosure of this information in this report, including certain financial information and further direction, may prejudice Council's future commercial dealings regarding its strategic land holding. In addition, information within this report contains the intellectual property and commercial in confidence information of parties who have supplied information which if released could negatively impact Council. On this basis, the disclosure of such information may severely prejudice the City of Adelaide's ability to influence the proposal for the benefit of the City of Adelaide and community in this matter.

2. Pursuant to section 90(2) of the *Local Government Act 1999 (SA)* (the Act), this meeting of the City Planning, Development and Business Affairs Committee dated 4 April 2023 orders that the public (with the exception of members of Corporation staff and any person permitted to remain) be excluded from this meeting to enable this meeting to receive, discuss or consider in confidence Item 8.1 [Former Bus Station Site – Expression of Interest Process] listed in the Agenda, on the grounds that such item of business, contains information and matters of a kind referred to in section 90(3) (b) & (d) of the Act.

ORDER TO EXCLUDE FOR ITEM 8.2

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE:

1. Having taken into account the relevant consideration contained in section 90(3) (b) & (h) and section 90(2) & (7) of the *Local Government Act 1999 (SA)*, this meeting of the City Planning, Development and Business Affairs Committee dated 4 April 2023 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 8.2 [Commercial Offer – Telecommunications Smart Hub] listed on the Agenda in a meeting open to the public would on balance be contrary to the public interest.

Grounds and Basis

This item contains certain information of a confidential nature (not being a trade secret) the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the Council is conducting business, prejudice the commercial position of the Council and prejudice the commercial position of the person who supplied the information.

Council has also sought legal opinion on the matter and the advice provided requested that the matter should be considered in confidence due potential litigation associated with Council's decision in respect of the matter.

Public Interest

The Committee is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the disclosure of this information within this update pertains to non-binding commercial negotiations for the Council. The release of such information may severely prejudice the Council's ability to influence a proposal for the benefit of the Council and the community in this matter

2. Pursuant to section 90(2) of the *Local Government Act 1999 (SA)* (the Act), this meeting of the City Planning, Development and Business Affairs Committee dated 4 April 2023 orders that the public (with the exception of members of Corporation staff and any person permitted to remain) be excluded from this meeting to enable this meeting to receive, discuss or consider in confidence Item 8.2 [Commercial Offer – Telecommunications Smart Hub] listed in the Agenda, on the grounds that such item of business, contains information and matters of a kind referred to in section 90(3) (b) & (h) of the Act.

DISCUSSION

1. Section 90(1) of the *Local Government Act 1999 (SA)* (the Act) directs that a meeting of Council must be conducted in a place open to the public.
2. Section 90(2) of the Act, states that a Council may order that the public be excluded from attendance at a meeting if Council considers it to be necessary and appropriate to act in a meeting closed to the public to receive, discuss or consider in confidence any information or matter listed in section 90(3) of the Act.
3. Section 90(3) of the Act prescribes the information and matters that a Council may order that the public be excluded from.
4. Section 90(4) of the Act, advises that in considering whether an order should be made to exclude the public under section 90(2) of the Act, it is irrelevant that discussion of a matter in public may -
 - (a) *cause embarrassment to the council or council committee concerned, or to members or employees of the council; or*
 - (b) *cause a loss of confidence in the council or council committee; or*
 - (c) *involve discussion of a matter that is controversial within the council area; or*
 - (d) *make the council susceptible to adverse criticism.*
5. Section 90(7) of the Act requires that an order to exclude the public:
 - 5.1 Identify the information and matters (grounds) from section 90(3) of the Act utilised to request consideration in confidence.
 - 5.2 Identify the basis – how the information falls within the grounds identified and why it is necessary and appropriate to act in a meeting closed to the public.
 - 5.3 In addition identify for the following grounds – section 90(3) (b), (d) or (j) of the Act - how information open to the public would be contrary to the public interest.
6. Section 83(5) of the Act has been utilised to identify in the Agenda and on the Report for the meeting, that the following reports are submitted seeking consideration in confidence.
 - 6.1 Information contained in Item 8.1 – Former Bus Station Site – Expression of Interest Process
 - 6.1.1 Is subject to an Existing Confidentiality Order dated 7/3/2023.
 - 6.1.2 The grounds utilised to request consideration in confidence is section 90(3) (b) & (d) of the Act
 - (b) information the disclosure of which –
 - (i) could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or prejudice the commercial position of the council; and
 - (ii) would, on balance, be contrary to the public interest.
 - (d) commercial information of a confidential nature (not being a trade secret) the disclosure of which –
 - (i) could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and
 - (ii) would, on balance, be contrary to the public interest.
 - 6.2 Information contained in Item 8.2 – Commercial Offer – Telecommunications Smart Hub
 - 6.1.1 Is not subject to an Existing Confidentiality Order.
 - 6.1.2 The grounds utilised to request consideration in confidence is section 90(3) (b) & (h) of the Act
 - (b) information the disclosure of which –
 - (i) could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or prejudice the commercial position of the council; and
 - (ii) would, on balance, be contrary to the public interest.
 - (h) legal advice.

ATTACHMENTS

Nil

- END OF REPORT -

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