



# CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE AGENDA & REPORTS

for the meeting

Tuesday, 3 October 2023  
at 6.30 pm

in the Colonel Light Room, Adelaide Town Hall

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Members – The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith  
Councillor Noon (Chair)  
Councillor Martin (Deputy Chair)  
Councillors Abrahamzadeh, Couros, Davis, Elliott, Giles, Hou, Li, 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**

On Leave -

Councillor Giles

Apology –

Councillor Li

**3. Confirmation of Minutes - 5/9/2023, 21/9/2023 & 26/9/2023**

That the Minutes of the meeting of the City Planning, Development and Business Affairs held on 5 September 2023 and the Minutes of the Special meetings of the City Planning, Development and Business Affairs held on 21 September 2023 and 26 September 2023, be taken as read and be confirmed as an accurate record of proceedings.

View public 5 September 2023 Minutes [here](#) , 21 September 2023 [here](#) and 26 September 2023 [here](#).

**4. Declaration of Conflict of Interest**

**5. Deputations**

**6. Workshops**

6.1 Economic Development Strategy Framework 4 - 17

**7. Reports for Recommendation to Council**

7.1 Rescind Redundant Land Management Agreement - 188-196 Grenfell Street, Adelaide. 18 - 58

7.2 Rescind Redundant Land Management Agreement - 192 Wakefield Street, Adelaide. 59 - 97

7.3 Heritage Incentives Scheme Allocation over \$50,000 98 - 106

7.4	Community Land Management Plan (CLMP) Amendment for the Infrastructure at 75-79 Halifax Street	107 - 110
7.5	Adelaide Park Lands Community Land Management Plan	111 - 384
<b>8.</b>	<b>Reports for Noting</b> Nil	
<b>9.</b>	<b>Exclusion of the Public</b> In accordance with sections 90(2), (3) and (7) of the <i>Local Government Act 1999</i> (SA) the City Planning, Development and Business Affairs will consider whether to discuss in confidence the reports contained within section 10 of this Agenda.	385 - 387
<b>10.</b>	<b>Confidential Reports for Recommendation to Council</b>	
10.1	Hilton Leasing Matter [s 90(3) ((b), (d))]	388 - 427
<b>11.</b>	<b>Closure</b>	

## Economic Development Strategy Framework

Strategic Alignment - Strong Economies

Public

**Tuesday, 3 October 2023**  
**City Community Services and Culture Committee**

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

**Approving Officer:**  
Ilia Houridis, Director City  
Shaping

## PURPOSE OF WORKSHOP

The purpose of this report is to present a draft framework and seek Council's feedback to inform the preparation of an Economic Development Strategy (the Strategy).

Understanding the economic context is important for Council in developing its strategic response. The global economic impact of COVID-19 had a significant effect on capital cities and particularly the hospitality and retail sectors. The increase in work from home and consequential decrease in office based work continues to impact vacancy rates and foot traffic in capital cities globally.

The global climate crisis and the national housing crisis are other key factors impacting the economy and the strategic context that needs to be considered in establishing the Strategy.

To provide a more economically resilient future the draft Strategy seeks to diversify beyond Adelaide's traditional strengths in the knowledge economy. It considers CoA's economic role in areas such as sustainability, jobs and population growth and the experiences of those visiting, working, living in the city.

The process and timing for preparing the draft Strategy aligns with the processes and timing for development of Council's Strategic Plan 2024-2028.

The timing of the Economic Development Strategy will enable it to inform Council's 2024/25 annual business plan and budget process and preparation of a strategic plan and business plan by the Adelaide Economic Development Agency (AEDA).

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## KEY QUESTIONS

- Does the draft Strategy respond to Council's priorities? What are the gaps?
- Are there any specific targets or measures Council wants to see?

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- END OF REPORT -

# Strong Economies

## Economic Development Strategy Framework

Park Lands, Policy & Sustainability  
Laura Hodgson, Principal Economic Advisor  
David Bills, Manager Low Carbon & Circular Economy

Attachment A



CITY OF ADELAIDE

# Economic Development Strategy Framework

## Key Messages

- Council's Economic Development Strategy will set the over-arching policy and strategic directions for economic development, aligned with Council's Strategic Plan.
- The Economic Development Strategy sets the strategic framework for local economic development for the City of Adelaide (CoA). It provides strategic direction to the economic development functions of Council and its subsidiaries, the Adelaide Economic Development Agency (AEDA) and Adelaide Central Market Authority (ACMA).
- Framework has been developed alongside the draft Strategic Plan, City Plan and Housing Strategy.
- The KPMG and Deloitte Reviews of AEDA, each identified the need for an economic development policy or strategy.

# Economic Development Strategy Framework

## Key Questions



### KEY QUESTION

Does the draft Framework respond to Council's priorities?

What are the gaps?

### KEY QUESTION

Are there any specific targets or measures Council wants to see?

# Economic Development Strategy Framework

## Implications

Page 8

Implication	Comment
Policy	The CEO gave an undertaking to review the strategic policy framework (Council 10 May 2022). In August 2022 development of an Economic Development Policy was identified as a priority. Council's Economic Development Strategy will set the over-arching policy and strategic directions for economic development, aligned with Council's Strategic Plan.
Consultation	City of Adelaide has been in discussion with the State Government regarding the release of the South Australian Economic Statement. The draft Economic Development Framework is based on research and stakeholder engagement across the City of Adelaide and the Adelaide Economic Development Agency.
Budget Considerations	The 2023/24 budget includes an allocation of \$40,000 towards development of an Economic Policy.
Risk / Legal / Legislative	The Economic Development Strategy will reflect the Council's role as a capital city under the <i>City of Adelaide Act 1998 (SA)</i> and for local economic development under the <i>Local Government Act 1999 (SA)</i> .
Opportunities	The Economic Development Strategy sets the strategic framework for local economic development for the City of Adelaide. It provides strategic direction to the economic development functions of Council and its subsidiary, the Adelaide Economic Development Agency.



# Economic Development Strategy Framework

## Targeted Research & Engagement

### State Government

- The [South Australian Economic Statement](#) with the themes of 'Smart, Sustainable and Inclusive' was released in March 2023
- Greater Adelaide Regional Plan Discussion Paper

### Targeted Research

- An Economic Profile was completed in June 2023 by SGS Economics and Planning in consultation with CoA and AEDA.'
- Housing Research – a CoA Housing Audit and Need Analysis was completed in September 2023.
- City Plan Studio Sessions – targeted stakeholder engagement on the City Plan held in September 2023 included dedicated forums on Magnet City and New Urban Form.
- Night Time Economy – a partnership with the University of Melbourne's Melbourne Centre for Cities Night Shift Project Team commenced May 2023.

### Internal Engagement

- The draft framework has been developed through workshops across CoA, ACMA and AEDA in August and September 2023

# Economic Development Strategy Framework

## Goals and Spheres of Influence

### Goal 1

Grow and sustain our institutions, businesses and talent through innovation, more jobs and visitor attractions.

### Goal 2

Grow an economy based on sustainability and climate resilience.

### Goal 3

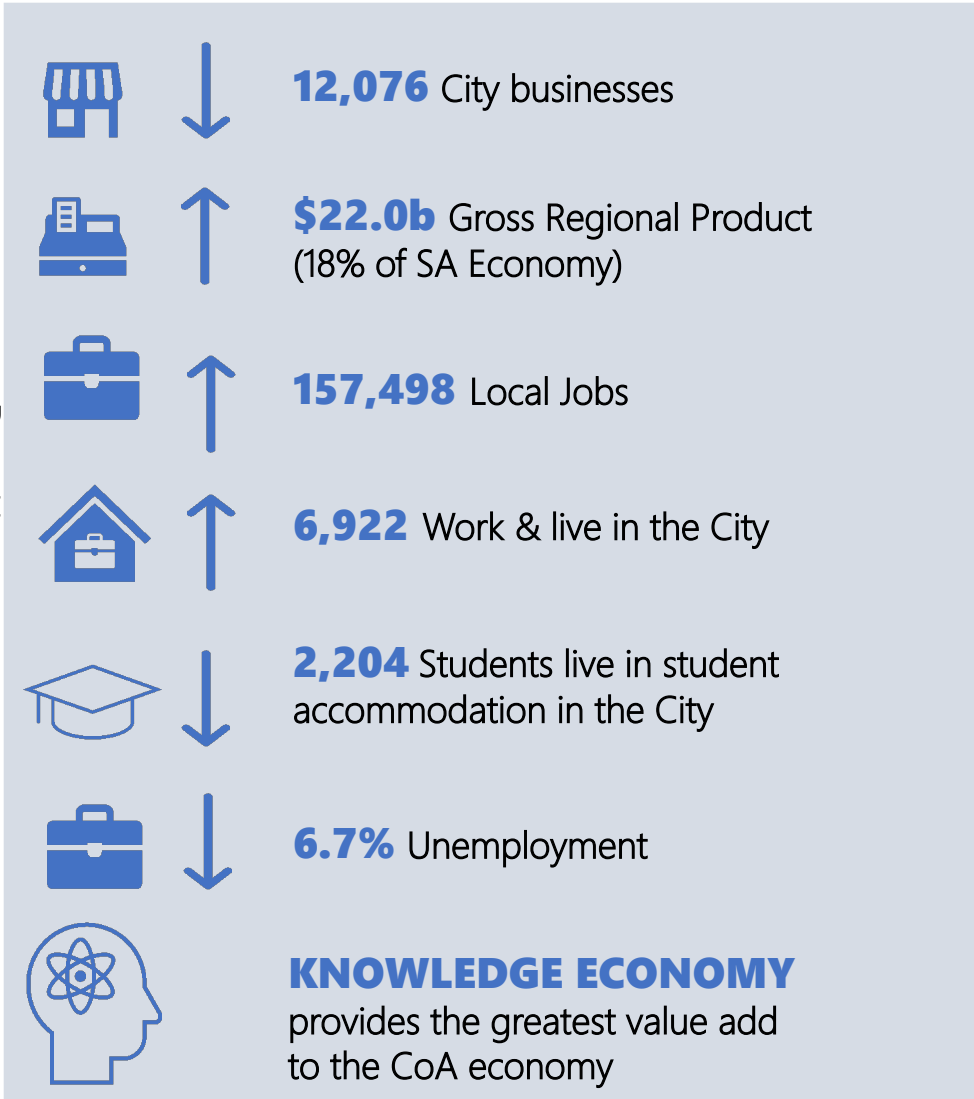
Grow experiences in the city for visitors, city workers, students and residents.



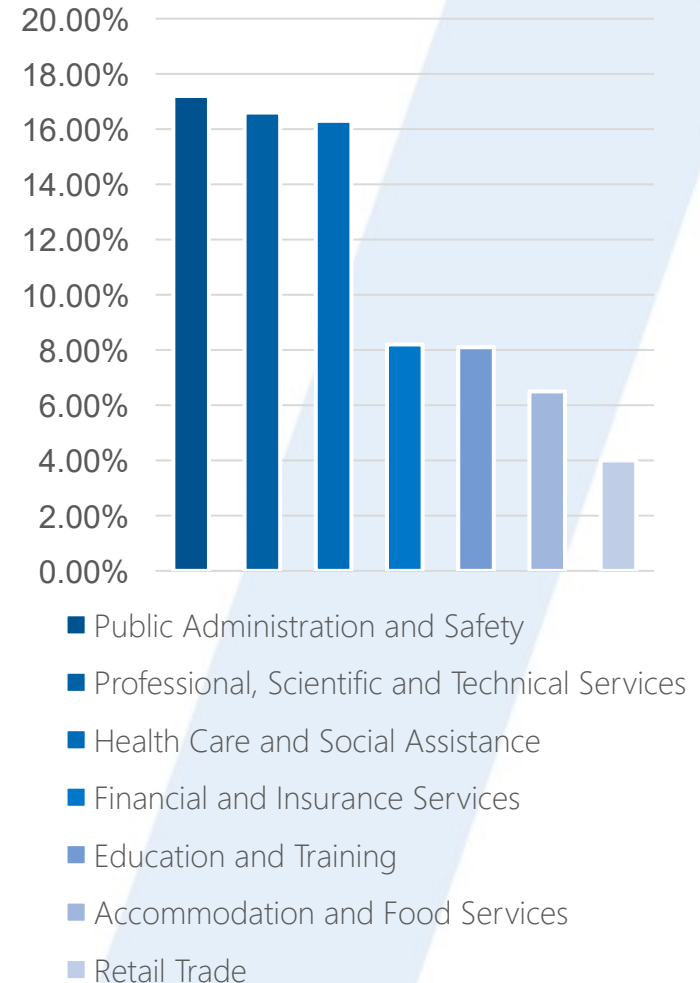
# Economic Development Strategy Framework

## City of Adelaide's Economy

Page 11



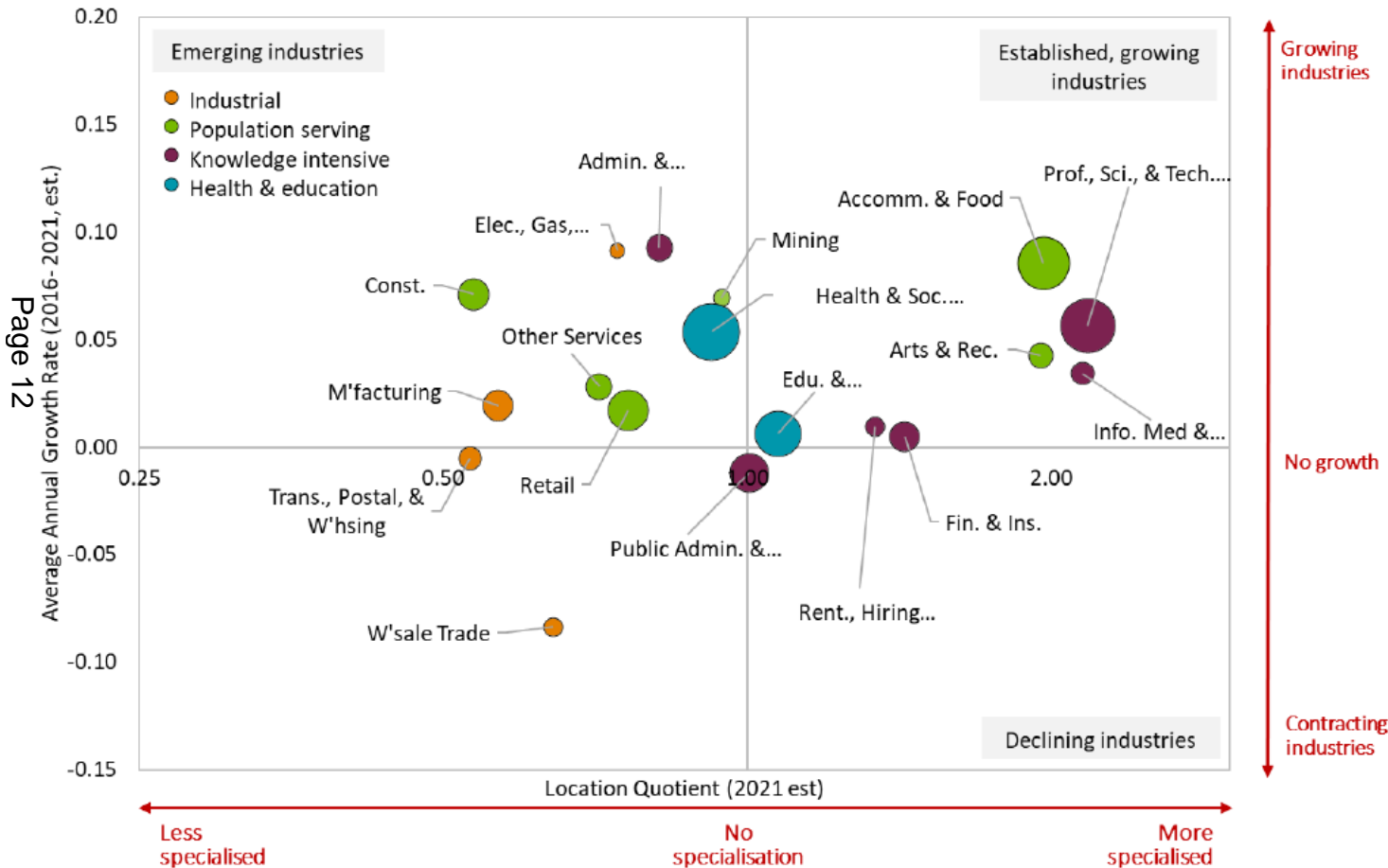
### Employment by Industry



# Economic Development Strategy Framework

## Growing and Declining Industries

### Location Quotient Analysis, CoA Compared to South Australia, 2021



#### Key Emerging & Growing Industries:

- Administrative & Support Services
- Health Care & Social Assistance
- Retail

#### Key Established & Growing Industries:

- Accommodation & Food
- Professional, Scientific & Technical Services
- Information Media & Telecommunications
- Arts & Recreation Services



### A Central Business District



### A Central Residential District



### A Central Experience District



**321,500** daily visitors



**26,120** City Residents  
ABS Estimated Resident Population 2022



**50,000** City Residents  
By 2036 growth target (BAU growth 42,236 2036)



### Mondays & Fridays

Estimated higher levels of working from home  
**Fridays**  
The day most economic activity measured

## Opportunities

### Precincts & Clusters

- Cultural Boulevard and Lot Fourteen
- BioMed City
- Research & Education Clusters
- Central Market District
- Retail Dining & Entertainment Strip
- North Adelaide



**13 Festivals** through Festival City Adelaide



**\$36.5m GSP** or 250 FTE from Adelaide Festival 2022



**35% growth in delegates**  
predicted by Business Events Adelaide in 2023



**32%** of expenditure occurs in the City's Night Time Economy

### CIRCULAR ECONOMY OPPORTUNITY



**7.3 tonnes**  
food wasted annually in  
Australia



**\$6-7 potential  
return**  
on every \$1 spent mitigating  
food waste



**4.34%**  
of CoA kerbside waste is  
textiles



**43% of recycling  
diverted from  
waste at events**  
GISA estimate this could  
be 86%

### TRANSPORT



**\$1.67** generated  
from every km cycled in  
Australia



**2.6%** of City  
Workers cycle to work



**16%** increase in  
congestion in Greater  
Adelaide



**9,000 ticketed  
car parks**  
tension between finance,  
cars, parking &  
environment

### GREEN CITY



**760 HECTARES  
OF PARK  
LANDS**  
29 parks & 6 squares



**26.9%** canopy cover  
2022



**760 HECTARES  
OF PARK  
LANDS**  
The value and impact of  
the Park Lands includes  
assets that are yet to be  
adequately measured

Following Council feedback on the draft Economic Development Strategy, the next steps include:

- Development of specific and measurable targets for each goal area and preparation of the draft Economic Development Strategy.
- Draft Economic Development Strategy presented to the City Planning, Development and Business Affairs Committee on 7 November 2023 seeking approval to undertake community and external consultation.
- Targeted and community consultation between November 2023 and February 2024, including consultation with the AEDA Board in February 2024.
- Report to the City Planning, Development and Business Affairs Committee in March 2024 to present the consultation findings.
- Presentation of the Draft Economic Development Strategy to the City Planning, Development and Business Affairs Committee in April or May 2024 for decision.

# Economic Development Strategy Framework

## Goals and Spheres of Influence

### Goal 1

Grow and sustain our institutions, businesses and talent through innovation, more jobs and visitor attractions.

### Goal 2

Grow an economy based on sustainability and climate resilience.

### Goal 3

Grow experiences in the city for visitors, city workers, students and residents.





# Economic Development Strategy Framework

## Key Questions

### KEY QUESTION

Does the draft Framework respond to Council's priorities?

What are the gaps?

### KEY QUESTION

Are there any specific targets or measures Council wants to see?

## Rescind Redundant Land Management Agreement - 188-196 Grenfell Street, Adelaide

Strategic Alignment - Strong Economies

Public

Tuesday, 3 October 2023

City Planning, Development and Business Affairs Committee

**Program Contact:**

Steve Zaluski, Associate Director  
Regulatory Services

**Approving Officer:**

Ilia Houridis, Director City  
Shaping

## EXECUTIVE SUMMARY

Council has received a request for the rescission of a redundant Land Management Agreement (LMA) associated with a site at 188-196 Grenfell Street, Adelaide.

Created in 1991, the purpose of the LMA was to facilitate the transfer of plot ratio from one site to another. However, the proposed development that had the benefit of the additional floor area at 188 Grenfell Street did not proceed and the approval has since lapsed.

The current owner has requested Council rescind the LMA so the encumbrance can be removed from the Certificate of Title.

The report recommends approving the request and rescinding the LMA, in line with the process set out in clause 8 of the LMA.

Should Council authorise the rescission of the LMA, this will be wholly at the applicant's cost.

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## RECOMMENDATION

The following recommendation will be presented to Council on 10 October 2023 for consideration

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

THAT COUNCIL

1. Approves the rescission of the Land Management Agreement as per Attachment A to Item 7.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 3 October 2023.
2. Authorises the Administration to undertake the necessary steps to assist the applicant in rescinding the Land Management Agreement at the applicant's cost.

## IMPLICATIONS AND FINANCIALS

City of Adelaide 2020-2024 Strategic Plan	<a href="#">Strategic Alignment – Strong Economies</a> 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	Not as a result of this report
23/24 Budget Allocation	Not as a result of this report
Proposed 24/25 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	Not as a result of this report
23/24 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report

## DISCUSSION

1. Council entered into a LMA with Lawhill Pty Ltd on 19 February 1991 and the current owner of the site has requested Council rescind the LMA (Link 1 view [here](#)).
2. The agreement was entered into under Section 39d of the *City of Adelaide Development Control Act 1976* (SA). This Act was replaced by the *Development Act 1993* (SA) which has also been repealed and replaced by the *Planning, Development and Infrastructure Act 2016* (SA). The agreement relates to a combined site of 188 Grenfell Street and 196 Grenfell Street, Adelaide. These parcels were under the same ownership in 1991.
3. The legislation at the time the LMA was created allowed sites which could not be developed to their full potential to sell floor area to another site, to allow the other site to develop over and above what may be allowed under relevant policy guidelines.
4. The owner at the time sought to develop the combined site by:
  - 4.1. Retaining the substantial whole of the outer structure of the Crown and Anchor Hotel at 196 Grenfell Street
  - 4.2. Demolishing remaining buildings on the combined site
  - 4.3. Constructing a five storey office building with basement car park on the land to the west of the Crown and Anchor Hotel with access from Union Street, approved by Council in October 1990 (P3430B).
5. The proposal did not comply with the basic plot ratio requirement of 2.0 that applied under the City of Adelaide Plan 1986-1991. By combining 188 Grenfell Street (recipient site) and 196 Grenfell Street (donor site) (Link 2 view [here](#)), a transfer of 968m<sup>2</sup> of floor area from the donor site occurred to the recipient site which achieved a 0.75 bonus for a maximum plot ratio of 2.75.
6. The agreement also sought to divide the site, however a land division application was never lodged.
7. The agreement endorsed the allowance of a greater floor area for the development site surrounding the Crown and Anchor Hotel.
8. The provisions in the City of Adelaide Plan 1986-1991 relating to transferable floor area were removed on 24 June 2006 by the General and Park Lands Planning Amendment Review (PAR). No express transition was provided by that PAR.
9. The proposed development of the combined site did not eventuate, the owner was deregistered on 24 June 1993 and the development application subsequently lapsed.
10. Clause 8 of the LMA states:
  - 10.1. *In the event of the lapse of any approval under the City of Adelaide Development Control Act 1976 in respect of development of the combined site substantially in accordance with the proposals referred to in recital B, then the Corporation will upon the written request of the Owner agree to rescind this Deed.*
11. As the approval lapsed and Council committed to agreeing to the rescission of the LMA under such circumstances, it is considered appropriate for Council to grant consent to a rescission.
12. The purpose of this report is to seek a decision from Council to allow the rescission of the LMA on the land at 188-196 Grenfell Street, Adelaide.
13. Should Council authorise the rescission of the LMA, this will be wholly at the applicant's cost.
14. There is no impact of rescinding this LMA considering the development never proceeded. The impact of not rescinding this LMA is an encumbrance remaining registered against the Certificate of Title.

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## DATA AND SUPPORTING INFORMATION

**Link 1** – Request for partial rescission of LMA

**Link 2** – Donor and Recipient Site Location Map

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# ATTACHMENTS

**Attachment A** - Copy of LMA and associated documentation

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- END OF REPORT -



## Certificate of Title - Volume 5962 Folio 461

Parent Title(s) CT 5229/316

Creating Dealing(s) VE 10272517

Title Issued 19/04/2006 Edition 1 Edition Issued 19/04/2006

### Estate Type

FEE SIMPLE

### Registered Proprietor

188 GRENFELL ST. PTY. LTD. (ACN: 110 920 431)  
OF 147 CURRIE STREET ADELAIDE SA 5000

### Description of Land

ALLOTMENT 5 DEPOSITED PLAN 38968  
IN THE AREA NAMED ADELAIDE  
HUNDRED OF ADELAIDE

### Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED B FOR EAVES AND GUTTERS (RE 7012251)

SUBJECT TO EASEMENT(S) WITH LIMITATIONS OVER THE LAND MARKED C (RE 7012251)

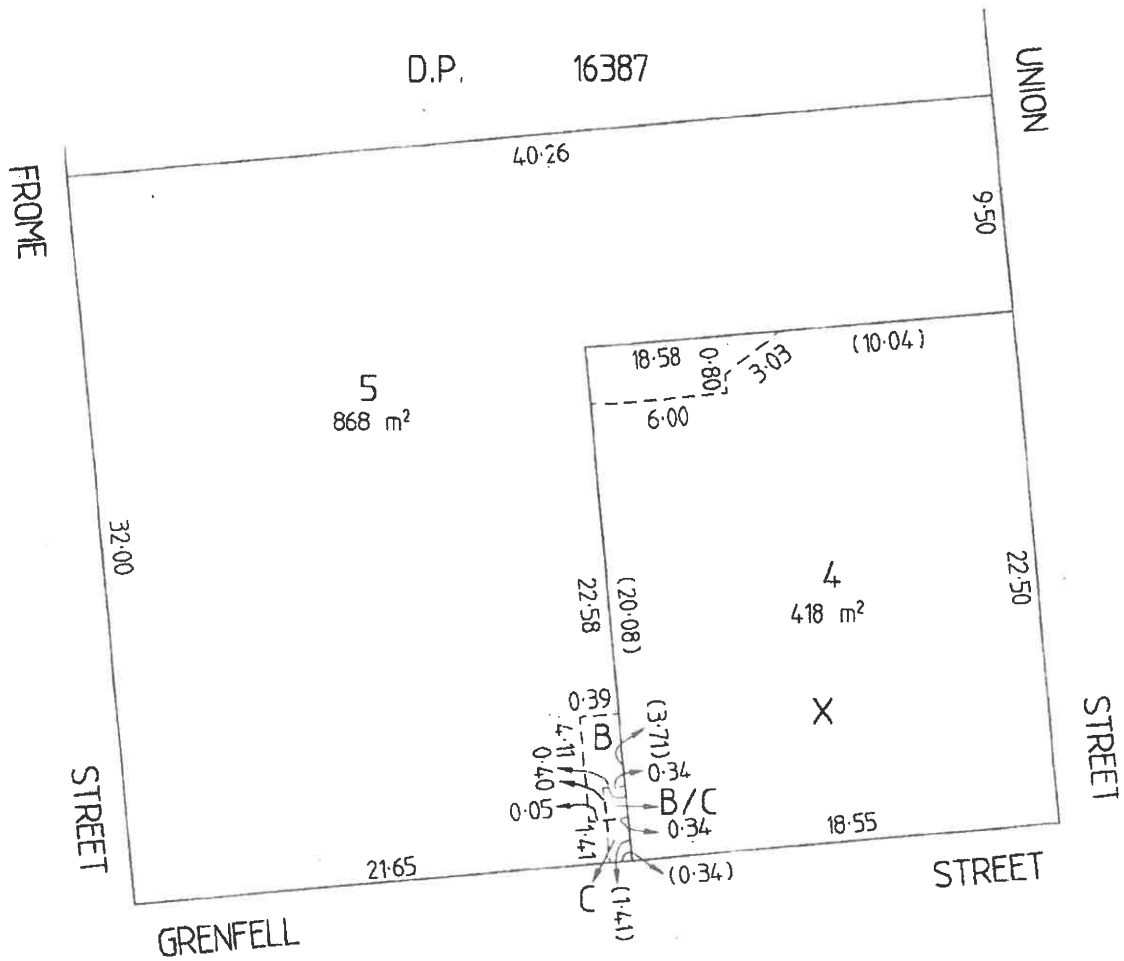
### Schedule of Dealings

Dealing Number	Description
7071458	APPLICATION PURASUANT TO SECTION 39(D) OF THE CITY OF ADELAIDE DEVELOPMENT CONTROL ACT, 1976
10213590	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD. (SINGLE COPY ONLY)

### Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL

HEIGHT LIMITATIONS APPLY





The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



## Certificate of Title - Volume 6121 Folio 144

Parent Title(s) CT 5229/315  
Creating Dealing(s) DDA 12018672  
Title Issued 16/10/2013 Edition 5 Edition Issued 03/01/2017

### Estate Type

FEE SIMPLE

### Registered Proprietor

196 GRENFELL ST. PTY. LTD. (ACN: 613 680 827)  
OF 49 ANGAS STREET ADELAIDE SA 5000

### Description of Land

ALLOTMENT 4 DEPOSITED PLAN 38968  
IN THE AREA NAMED ADELAIDE  
HUNDRED OF ADELAIDE

### Easements

TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED B FOR EAVES AND GUTTERS APPURTENANT ONLY TO THE LAND MARKED X (RE 7012251)

TOGETHER WITH EASEMENT(S) WITH LIMITATIONS OVER THE LAND MARKED C APPURTENANT ONLY TO THE LAND MARKED X (RE 7012251)

### Schedule of Dealings

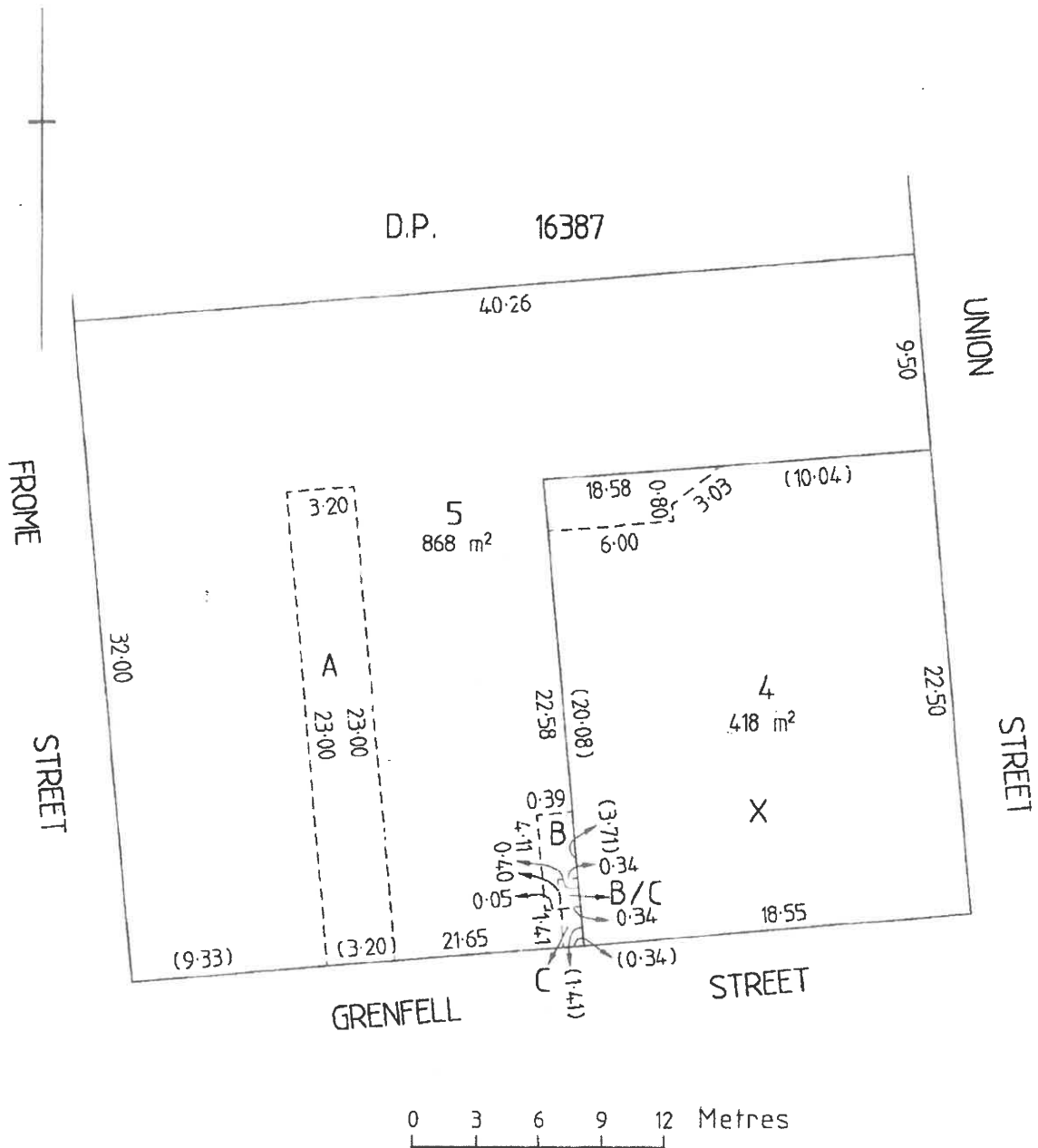
Dealing Number	Description
12628309	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)

### Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



HIEGHT LIMITATIONS APPLY





**ASIC**

Australian Securities & Investments Commission

**Australian Company**

LAWHILL PTY. LTD.

ACN 008 265 478

Extracted from ASIC's database at AEST 16:42:50 on 18/05/2023

### Company Summary

Name: LAWHILL PTY. LTD.

ACN: 008 265 478

Previous State Number: C0100348E

Previous State of Registration: South Australia

Registration Date: 03/08/1989

Next Review Date:

Status: Deregistered

Date Deregistered: 24/06/1993

Type: Australian Proprietary Company, Limited By Shares

Locality of Registered Office:

Regulator: Australian Securities & Investments Commission

Further information relating to this organisation may be purchased from ASIC.

PREFIX

AIG.

7071458



REGISTRAR-GENERAL'S OFFICE

SOUTH AUSTRALIA

FORM APPROVED BY THE REGISTRAR-GENERAL

CERTIFIED CORRECT FOR THE PURPOSES OF THE REAL PROPERTY ACT, 1886, AS AMENDED

(SIGNED)

T. DiAgostino

Solicitor/Licensed Land Broker

SERIES NO.

TO BE COMPLETED BY AGENT

T. DiAGOSTINO

13 MAR 1991	TIME	11:15.
FEES		\$
R.G.O.		44
POSTAGE		
ADVERTISING		
NEW C.T. TO ISSUE		

OFFICE NOTES:

CAT 4286 TC → NEAT 4376  
 725 272/3 issued.  
 CAT 4363 391/2 TC → NEAT 4376 issued.  
 272

RTD

~~17/01/95~~

BELOW THIS LINE FOR OFFICE USE ONLY

EXAMINATION

CORRECTION		PASSED
O.D.R. No.		EXAMINER TO INITIAL
REFERRED	RETURNED	[Signature]
		LOTS No.

00\*4+

REGISTERED ON 7.5 1791 AT 1.50 AM/PM  
 BY ENTRY OF A MEMORIAL OF THIS INSTRUMENT IN THE  
 REGISTER BOOK VOL. 4376 FOLIO 272 & 273

Handwritten notes and stamps



BELOW THIS LINE FOR AGENT USE ONLY

Lodged by:

Address: CORRS  
 AUSTRALIAN SOLICITORS  
 91 KING WILLIAM STREET  
 ADELAIDE S.A. 5000

CORR

Correction to

CORRS

CORR

TITLES, CROWN LEASES, DECLARATIONS ETC. LODGED WITH THIS INSTRUMENT (TO BE FILLED IN BY PERSON LODGING)

- Pick up Authority for CTS
- 1. 4286/725, 4363/391, 4363/392
  - 2. Received items
  - 3. No.
  - 4. Assessor
  - 5.

PLEASE ISSUE NEW CERTIFICATES OF TITLE AS FOLLOWS

- 1. ....
- 2. ....
- 3. ....
- 4. ....
- 5. ....

ITEM(S) DELIVERED—POSTED

IN ACCORDANCE WITH DELIVERY INSTRUCTIONS

DELIVERY INSTRUCTIONS: PLEASE DELIVER THE FOLLOWING ITEM(S) TO THE UNDERMENTIONED AGENT(S)

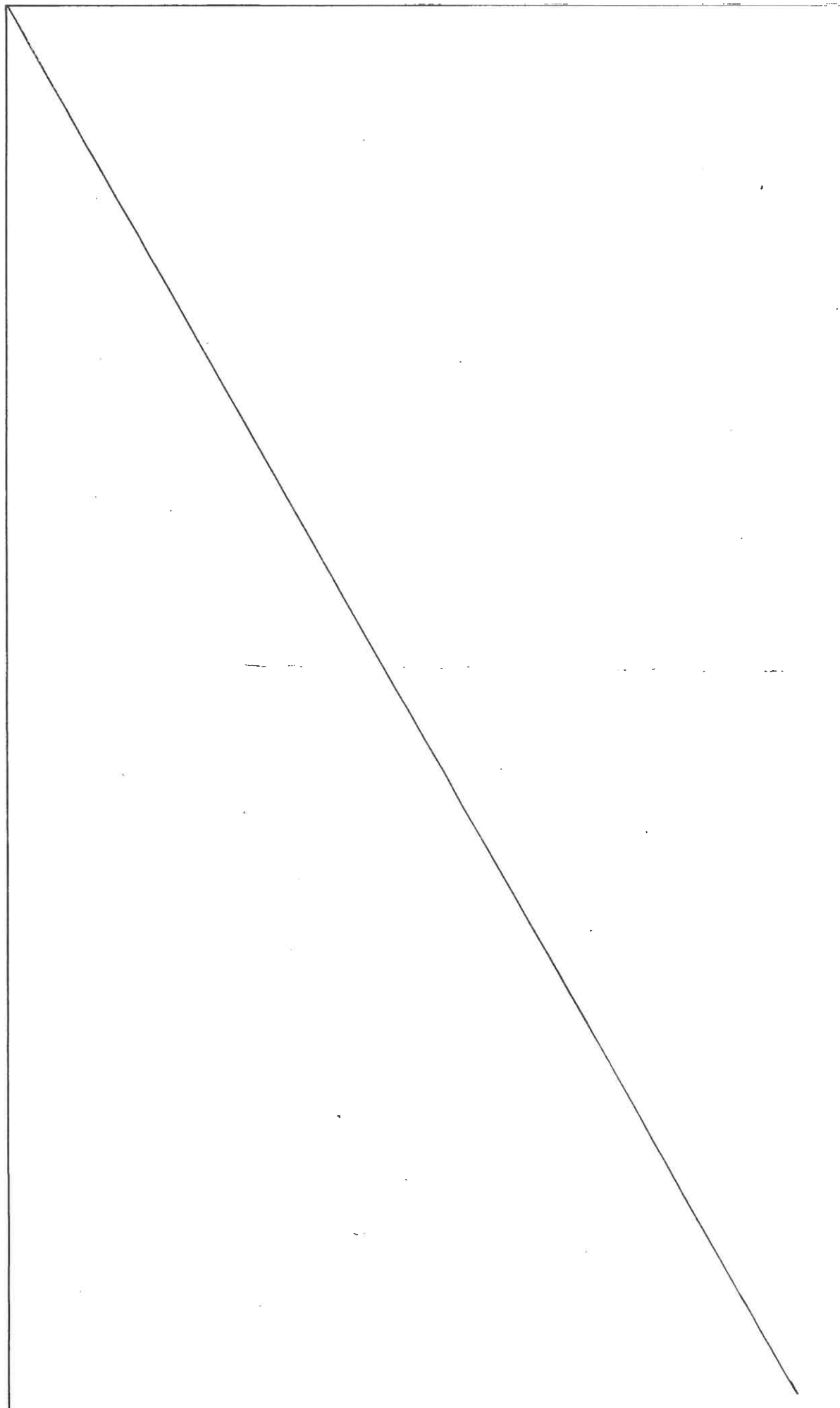
ITEM	AGENT RGO BOX NO	DELIVERY DATE	*POSTAGE DATE	INITIALS	ITEM: CT CL REF.	AGENT'S NAME	AGENT/RGO BOX NO.	POSTAL ADDRESS*
1					4286/725	THSE		
2					4363/391			
3					4363/392			
4								
5								

\*FILL OUT POSTAGE DATE ONLY IF ITEMS ARE RETURNED BY CERTIFIED MAIL

\*FILL OUT POSTAL ADDRESS ONLY IF ITEMS ARE TO BE RETURNED BY CERTIFIED MAIL

AGENT'S INITIALS

TH



Insert type of document here

BLANK INSTRUMENT FORM (see footnote)

THE CORPORATION OF THE CITY OF ADELAIDE of Town Hall, Adelaide 5000 (hereinafter referred to as the "Corporation") HEREBY APPLIES pursuant to Section 39d(4) of the City of Adelaide Development Control Act, 1976 to register the fact that the deed attached hereto dated the 19<sup>th</sup> day of February 1991 made between LAWHILL PTY LTD of 4th Floor, 60 Hindmarsh Square, Adelaide 5000 of the one part and the Corporation of the other part being an agreement within the meaning of Section 39d(1) of the said Act for the development, preservation or conservation of the whole of the land comprised in Certificates of Title Register Book Volume 4286 Folio 725 and Volume 4363 Folios 391 and 392 has come into force in respect of the said land.

Now C/T 4376/272 & 273

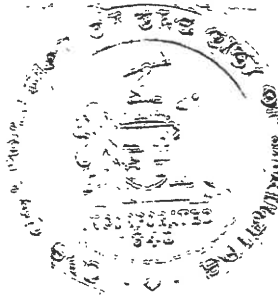
01314391 COMMISSIONER OF STAMPS S.A. STAMP DUTY ADJUDGED NOT CHARGEABLE 20/02/91 10:53

DATED this 19<sup>th</sup> day of February 1991.

THE COMMON SEAL of THE CORPORATION OF THE CITY OF ADELAIDE was hereunto affixed the 19<sup>th</sup> day of February 1991

Lord Mayor

Chief Executive Officer



THE COMMON SEAL of LAWHILL PTY LTD is affixed in accordance with its articles association in the presence of:



Director

ANDREW NICHOLAS EMMETT Name of Director (print)

Secretary

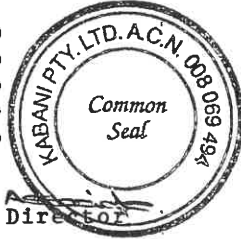
DISABENT ANNE EMMETT Name of Secretary (print)

TD:JNS:0610c:100191

NOTE: This form may be used only when the Box Type form is not suitable. It may be completed in narrative style.

KABANI PTY LTD as Mortgagee under and pursuant to Mortgage No. 6946459 hereby consents to the within application.

THE COMMON SEAL of KABANI PTY LTD is affixed in accordance with its articles of association in the presence of:



*[Handwritten signature of Francis Rhys Horwood]*

Director

FRANCIS RHYSD HORWOOD

Name of Director (print)

*[Handwritten signature of Peter James Erskine]*

Secretary

PETER JAMES ERSKINE

Name of Secretary (print)



DATE 19 February 1991

**THE CORPORATION OF THE CITY OF ADELAIDE**

and

**LAWHILL PTY LTD**

---

**DEED**

---

**CORRS AUSTRALIAN SOLICITORS**

Level 17  
State Bank Centre  
91 King William Street  
Adelaide South Australia 5000  
**AUSTRALIA**  
Telephone (08) 233 2600  
Facsimile (08) 233 2666  
Telex AA88241  
DX 361 Adelaide

Ref: WLR:JNS  
CORP6030-066  
0699c

44  
THIS DEED is made on 19 February 1991

BETWEEN

THE CORPORATION OF THE CITY OF ADELAIDE  
of Town Hall, Adelaide in the State of  
South Australia ("The Corporation")

AND

LAWHILL PTY LTD  
of 4th Floor, 60 Hindmarsh Square  
Adelaide in the said State ("the Owner").

RECITALS

01314391

COMMISSIONER OF STAMPS  
S.A. STAMP DUTY  
20/02/91 227017 10:52  
\$4.00  
ADJUDGED DULY STAMPED

- A. The Owner is the registered proprietor of the land comprised in Certificates of Title Register Books Volume 4286 Folio 725, Volume 4363 Folio 391 and Volume 4363 Folio 392 (hereinafter referred to as "the combined site").
- B. The Owner wishes to develop the combined site by:
- (a) retaining the substantial whole of the outer structure of the Crown and Anchor Hotel building (with the exception of the toilets on the western side of the building and the chimney on the northern side of the building both of which the Owner wishes to demolish);
  - (b) demolishing the remaining buildings on the site; and
  - (c) constructing a five storey office building with basement carpark,
- in accordance with the plans lodged by the Emmett group of companies (of which the Owner is a member) with The Corporation and designated P3430B by its Department of Planning and Development, copies of which are annexed to this Deed and marked "Annexure A".
- C. The Owner also wishes to re-subdivide the combined site by creating a separate site for the Crown and Anchor Hotel building (hereinafter referred to as "the Crown and Anchor site") and to ensure that the Crown and Anchor site is not further developed or re-developed so as to increase the floor area on that site beyond an area equivalent to the floor area of the existing Crown and Anchor Hotel building referred to in recital D. The proposed Crown and Anchor site is designated "allotment 2" on the plan of sub-division annexed to this Deed and marked "Annexure B".
- D. The Corporation and the Owner have calculated the floor area of the Crown and Anchor Hotel building (excepting the toilets and chimney referred to in recital B and excepting the floor of the basement and the balcony) as being 548 square metres, of which 345 square metres is located on the ground floor and 203 square metres is located on the first floor.
- E. In the event that the combined site is developed in accordance with the proposals referred to in recital B, The Corporation and the Owner have calculated that the plot ratio of the combined site would be 2.75.



- F. In the event that the combined site were to be developed in the manner referred to in recital B, The Corporation would wish to ensure:
- (a) that the substantial whole of the outer structure of the Crown and Anchor Hotel building is retained; and
  - (b) that the plot ratio of the combined site referred to in recital E would not be exceeded.

**THIS DEED WITNESSES**

**1. INTERPRETATION**

**1.1 Definitions**

In this deed unless the context otherwise requires:

"floor area" bears the same meaning as set out as at the date of this Deed in the definition of that expression in the Principles.

"plot ratio" bears the same meaning as set out as at the date of this Deed in the definition of that expression in the Principles.

"the Principles" means the Principles of Development Control as defined in and approved by the City of Adelaide Development Control Act, 1976.

**1.2 Construction**

In this document, unless the context otherwise requires:

- (a) words importing the singular include the plural and vice versa;
- (b) words importing any gender includes the other genders;
- (c) a reference to persons includes corporations and bodies politic;
- (d) references to a person includes the legal personal representatives, successors and assigns of that person;
- (e) a reference to a statute, ordinance, code or other law includes regulations and other statutory instruments under it and consolidations, amendments, re-enactments or replacements of any of them (whether of the same or any other legislative authority having jurisdiction);
- (f) references to this or any other document includes the document as varied or replaced and notwithstanding any change in the identity of the parties;
- (g) an obligation of two or more parties shall bind them jointly and severally;
- (h) if a word or phrase is defined cognate words and phrases have corresponding definitions;
- (i) references to a person which has ceased to exist or has been reconstituted, amalgamated, reconstructed or merged, or the functions of which have become exercisable by any other person or body in its place, shall be taken to refer to the person or body established or constituted in its place or by which its functions have become exercisable.

- (j) an obligation incurred in favour of two or more parties shall be enforceable by them jointly or severally; and
- (k) references to this document include its schedules and annexures.

### 1.3 Headings

Headings shall be ignored in construing this document.

## 2. UNDERTAKINGS OF THE OWNER

In the events that all necessary consents or approvals are granted for the combined site to be developed substantially in accordance with the proposals referred to in recital B, and that the proposals referred to in recital B are proceeded with to the stage of commencement of the pouring of the footings for the proposed five storey office building referred to in recital B, then in that case and not otherwise the Owner will undertake and hereby undertakes:

- 2.1 that it will retain the substantial whole of the outer structure of the Crown and Anchor Hotel building save and except only those parts of such outer structure on its western side marked "toilets" and on its northern side marked "chimney" on Annexure A;
- 2.2 that it will not undertake or permit any works as a result of which the total floor area of all buildings on the Crown and Anchor site exceeds 548 square metres provided that in calculating such total floor area the floor of the basement of the Crown and Anchor Hotel building and the balcony shall not be regarded as floor area and shall be excluded; and
- 2.3 that it will not undertake or seek to undertake any development or re-development of the combined site or any portion of it in any manner whatsoever that would result in the total floor area of all buildings on the combined site exceeding a plot ratio for the combined site (calculated as one site) of 2.75 provided that in calculating such plot ratio the floor of the basement of the Crown and Anchor Hotel building and the balcony shall not be regarded as floor area and shall be excluded.

## 3. DEVELOPMENT OF THE CROWN AND ANCHOR

Subject to sub-paragraphs 2.2 and 2.3, nothing in this Deed is intended to impose on the Owner any constraint in causing or permitting internal works to be undertaken in respect of the Crown and Anchor Hotel building.

## 4. DISPOSAL OF COMBINED SITE

The Owner hereby covenants that it will not sell, transfer or otherwise dispose of the whole of the combined site as one parcel unless it shall first procure from the purchaser or transferee thereof a binding undertaking to enter into a deed on the same terms and on the same conditions as are herein contained.

## 5. DISPOSAL OF PORTION OF COMBINED SITE

The Owner hereby covenants that it will not sell, transfer or otherwise dispose of any allotment or allotments being part of the combined site unless it shall first

procure from the purchaser or transferee thereof a binding undertaking to enter into a deed containing such of the terms and conditions of this deed as apply or refer to such part.

## 6. DISCHARGE OF OWNER'S OBLIGATIONS

- 6.1 Upon the purchaser or transferee of the whole of the combined site entering into a deed contemplated by paragraph 4 of this deed, the Owner shall thereupon be immediately discharged and released from its obligations hereunder.
- 6.2 In the event of the Owner disposing of the combined site part by part:
- (a) upon the purchaser or transferee of each such part having entered into a deed contemplated by paragraph 5 of this deed, the Owner shall thereupon be immediately discharged and released from its obligations hereunder applicable to such part; and
  - (b) upon all of the purchasers or transferees of such parts which together make up the whole of the combined site having each entered into deeds contemplated by paragraph 5 of this deed, the Owner shall thereupon be discharged and released from all of its obligations hereunder.
- 6.3 If at the time of any sale, transfer or disposition referred to in paragraphs 4 and 5 this deed has been registered and memorials thereof entered on the Certificates of Title to the combined site, then the Owner shall not be obliged to procure the binding undertakings referred to in such paragraphs, and upon completion of any such sale, transfer or disposition the Owner shall be discharged and released from its obligations hereunder applicable to the portion of the combined site sold, transferred or disposed of, or in the case of sale, transfer or disposal of the whole of the combined site, all of its obligations hereunder.

## 7. REGISTRATION

- 7.1 In the event that an approval under the City of Adelaide Development Control Act, 1976 is granted by The Corporation in respect of development of the combined site substantially in accordance with the proposals referred to in recital B, The Corporation may apply to the Registrar-General to register this Deed and to enter memorials thereof on the Certificates of Title to the combined site, and in the event of The Corporation making such an application to the Registrar-General then the Owner will consent and hereby consents to such registration and entry.
- 7.2 If The Corporation makes application to the Registrar-General in accordance with sub-paragraph 7.1 of this Deed then the Owner will whenever requested by The Corporation deliver up or cause to be delivered up to The Corporation the duplicates of the Certificates of Title of the combined site for the purpose only of entering such memorials thereon and thereafter returning such Certificates to the party or parties entitled thereto.

## 8. RESCISSION

In the event of the lapse of any approval under the City of Adelaide Development Control Act 1976 in respect of development of the combined site substantially in accordance with the proposals referred to in recital B, then The Corporation will upon the written request of the Owner agree to rescind this Deed.

9. CONSENTS

The Owner warrants that no party has a legal interest in the combined site or any part thereof save and except the parties whose consents to this Deed are annexed hereto and marked "Annexure C".

10. COSTS

All costs and fees (including legal fees) of and incidental to the negotiation, preparation, stamping and registration of this Deed and memorials thereof and all stamp duty thereon shall be paid by the Owner.

EXECUTED by the parties as a Deed.

THE COMMON SEAL of THE CORPORATION OF THE CITY OF ADELAIDE was hereunto affixed on the 8th day of February 1991

*[Handwritten initials]*

*[Handwritten signature]*

Lord Mayor  
Acting  
Chief Executive Officer



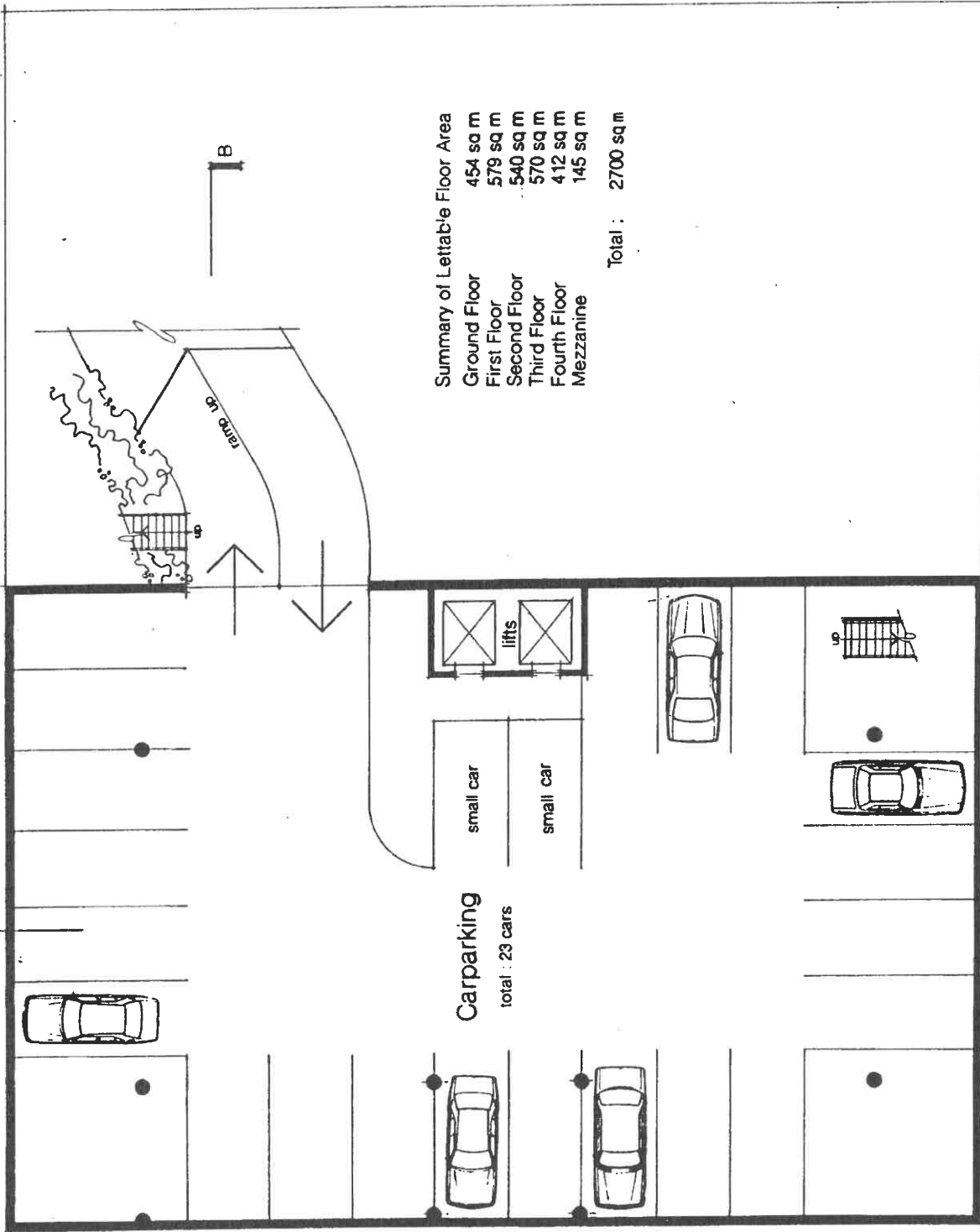
THE COMMON SEAL of LAWHILL PTY LTD is affixed in accordance with its articles of association in the presence of:

*[Handwritten signature]*  
\_\_\_\_\_  
Andrew Nicholas Emmett  
*[Handwritten signature]*  
\_\_\_\_\_  
William Lawrence Hartwig

Director  
Name of Director (print)  
Secretary  
Name of Secretary (print)



ANNEXURE A



Summary of Lettable Floor Area	
Ground Floor	454 sq m
First Floor	579 sq m
Second Floor	540 sq m
Third Floor	570 sq m
Fourth Floor	412 sq m
Mezzanine	145 sq m
<b>Total :</b>	<b>2700 sq m</b>

Basement Plan  
Scale 1:100

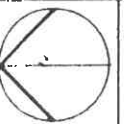
CROWN & ANCHOR  
OFFICE BUILDING

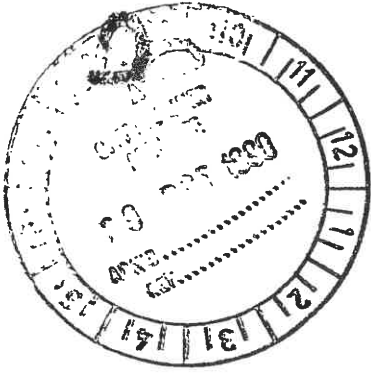
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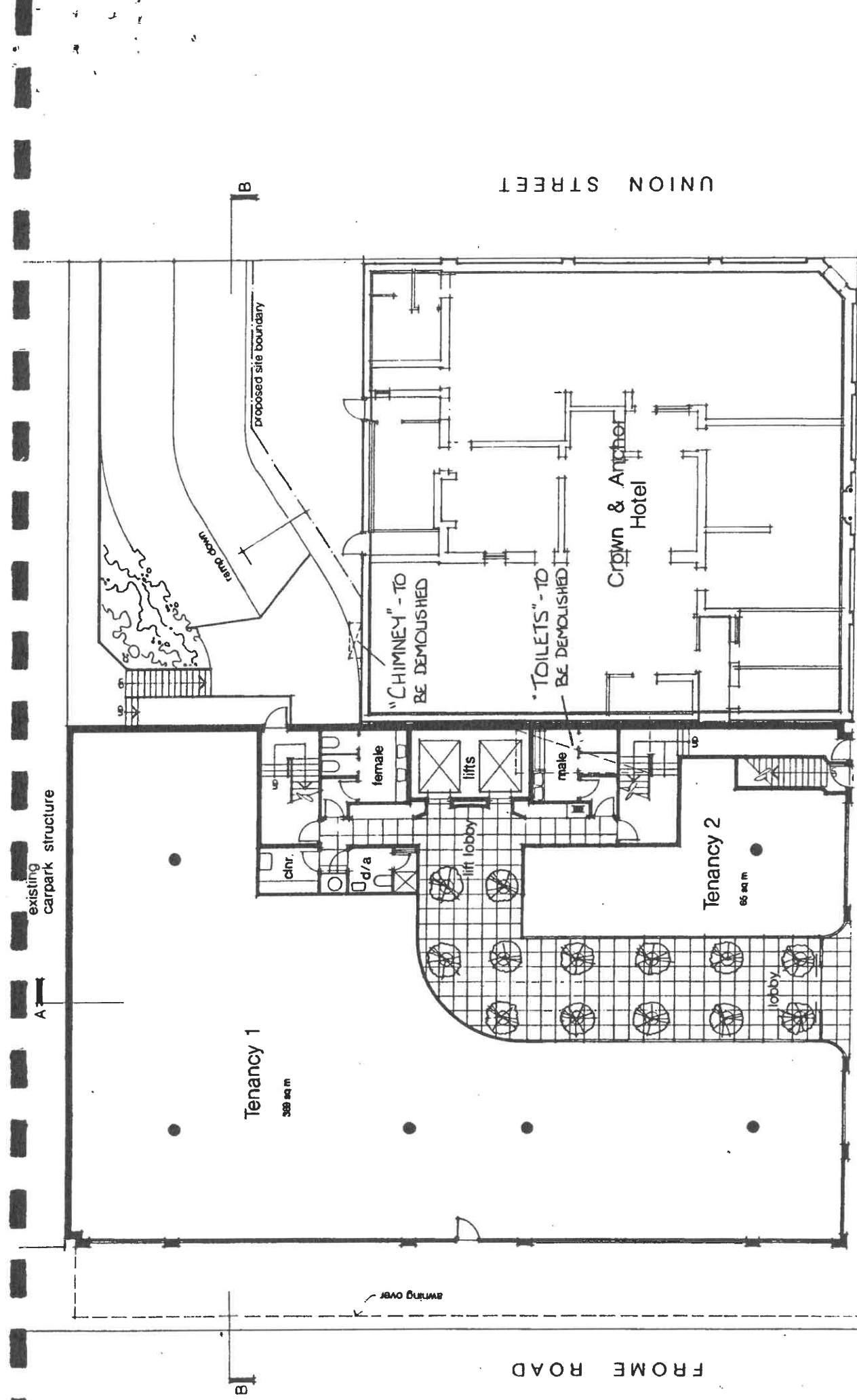
Matthews Architects  
Architecture and Interior Design

June 1990

Drq. No. 899078/Sk1d







P330B

Matthews Architects  
Architecture and Interior Design

June 1990

Drq No. B89078/SK2 d

**CROWN & ANCHOR  
OFFICE BUILDING**

**Ground Floor Plan**  
Scale 1:100

A

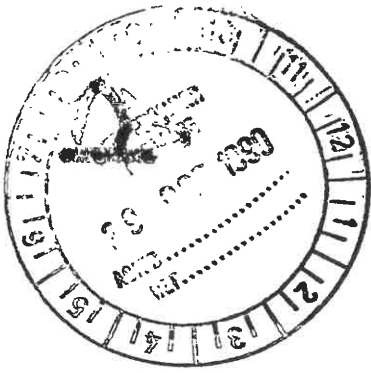
Taxi Drop-off

awning over

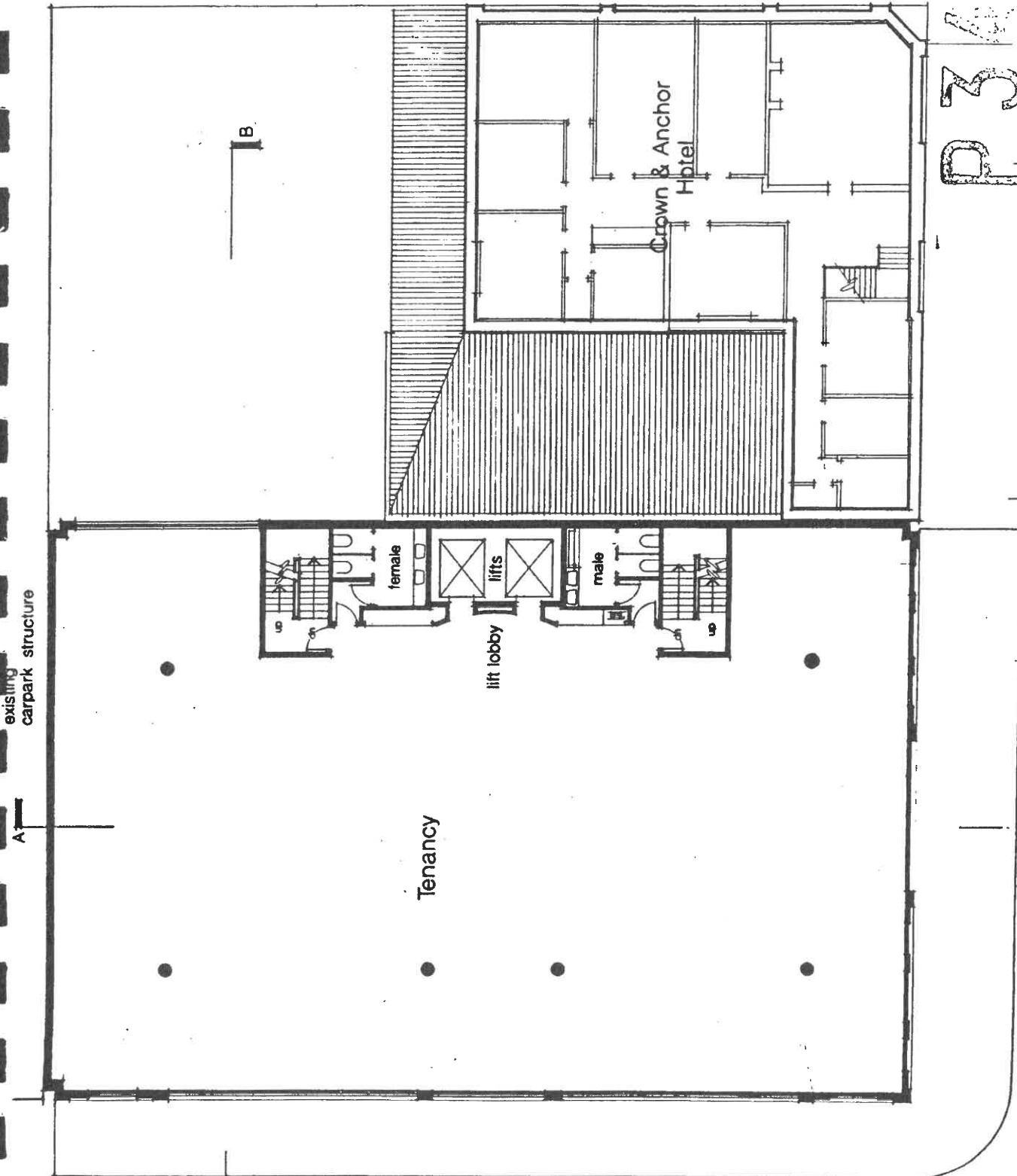
GRENELL STREET

UNION STREET

FROME ROAD







P3430B

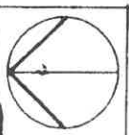
**CROWN & ANCHOR  
OFFICE BUILDING**

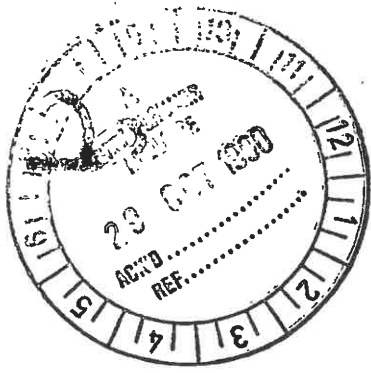
**First Floor Plan**  
Scale 1:100

*Matthews Architects*  
Architecture and Interior Design

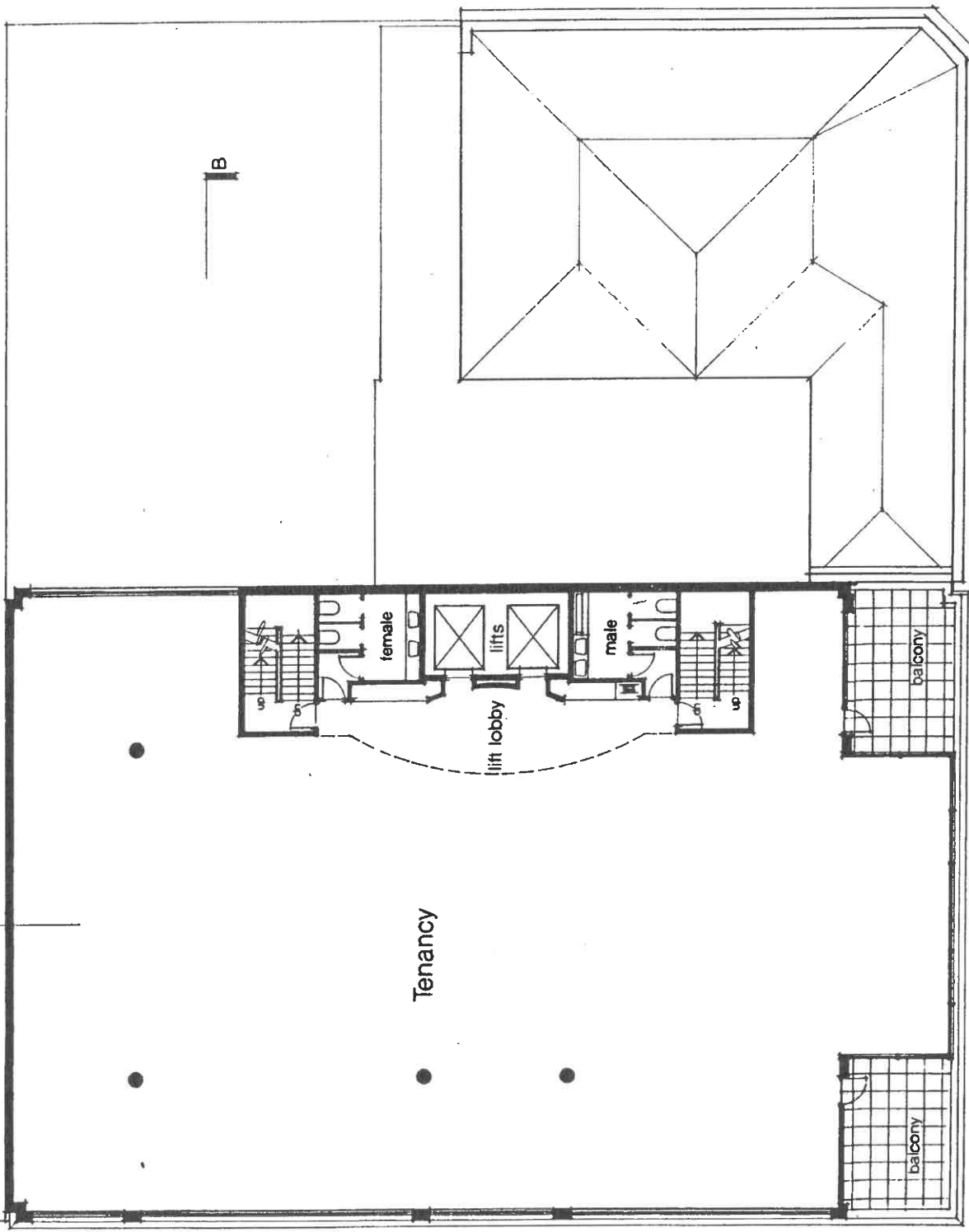
June 1990

Drig. No. 899078/Sk3 d





Existing  
carpark structure

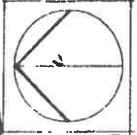


**Second Floor Plan**  
Scale 1:100

**CROWN & ANCHOR  
OFFICE BUILDING**

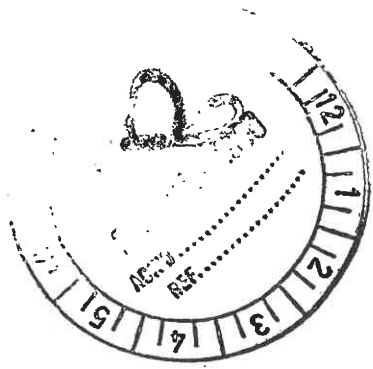
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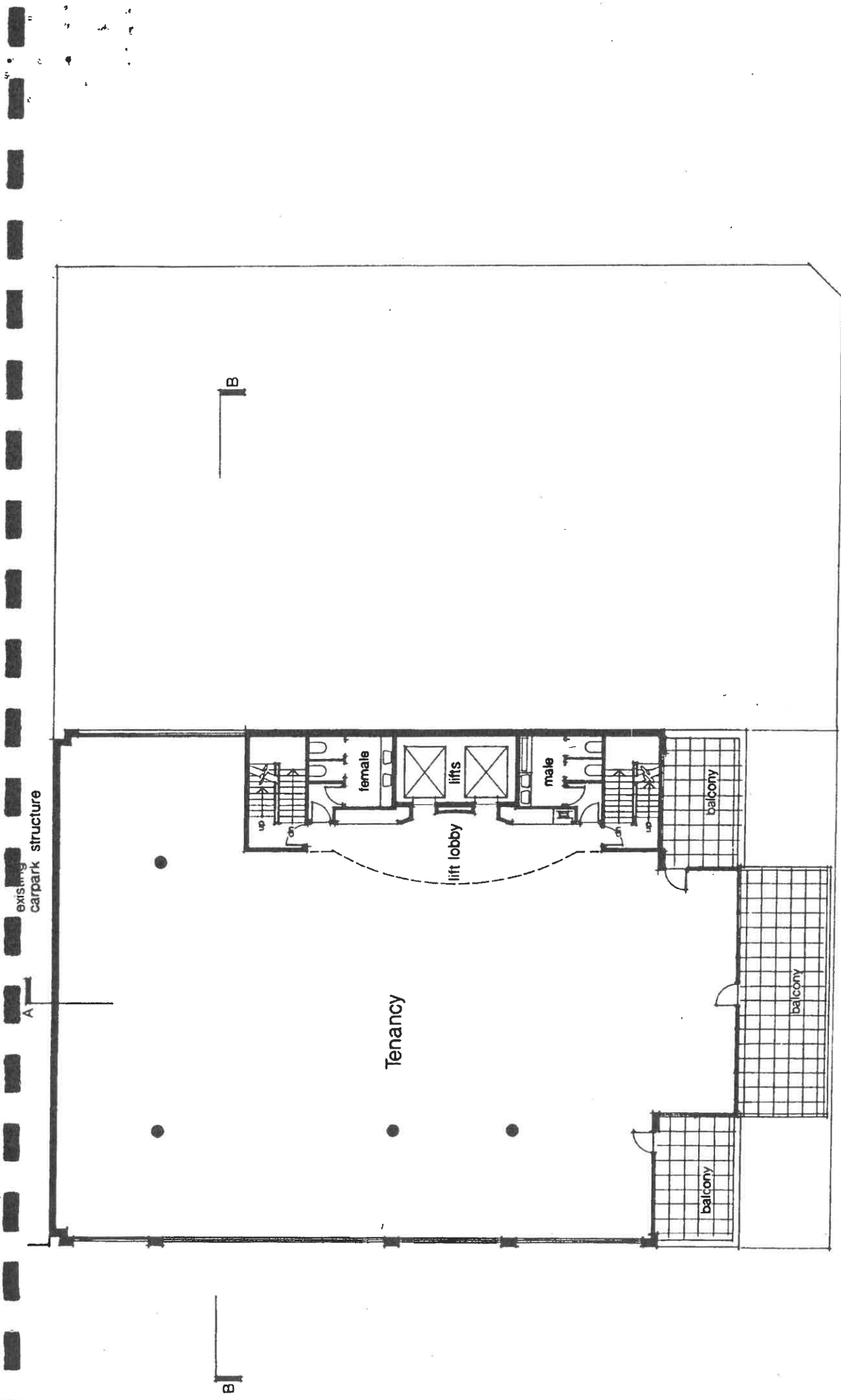
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Architecture and Interior Design



June 1990

Drp. No. 889078/Sk4d



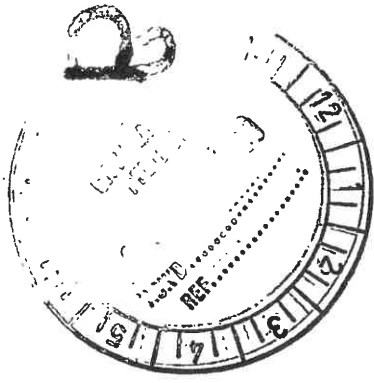


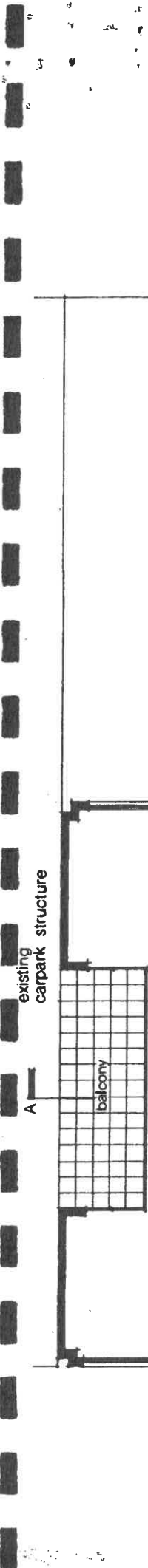
**CROWN & ANCHOR  
OFFICE BUILDING**

**Third Floor Plan**  
Scale 1:100

**P3A70B**  
**Matthews Architects**  
*Architecture and Interior Design*

June 1990  
 Drg. No. 899078/Sk5 of





existing  
carpark structure

A

balcony

Tenancy

lift lobby

female

lifts

male

balcony

B

B

Fourth Floor Plan  
Scale 1:100

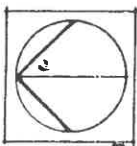
CROWN & ANCHOR  
OFFICE BUILDING

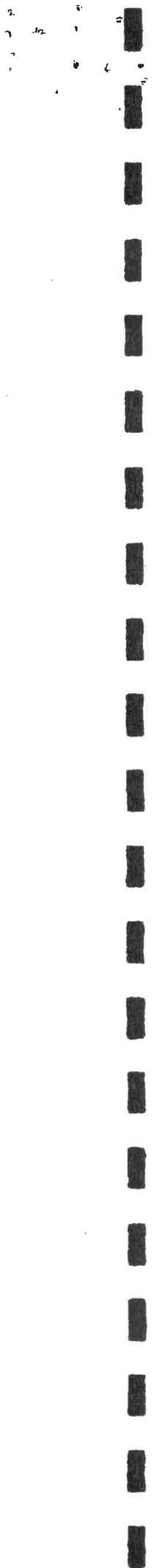
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Matthews Architects  
Architecture and Interior Design

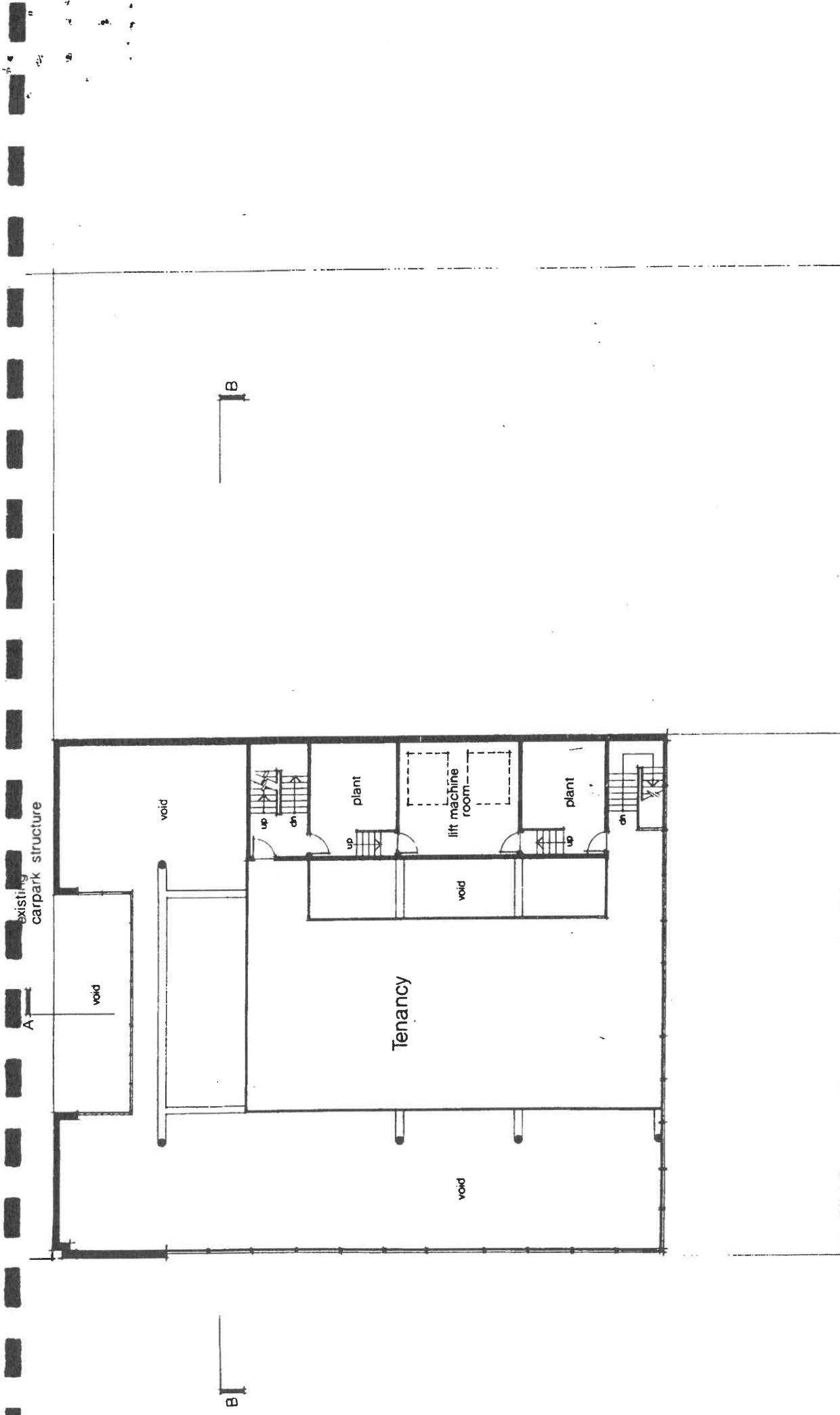
June 1990

Dwg. No. 899078/S46.d









Mezzanine Floor Plan  
 Scale 1:100

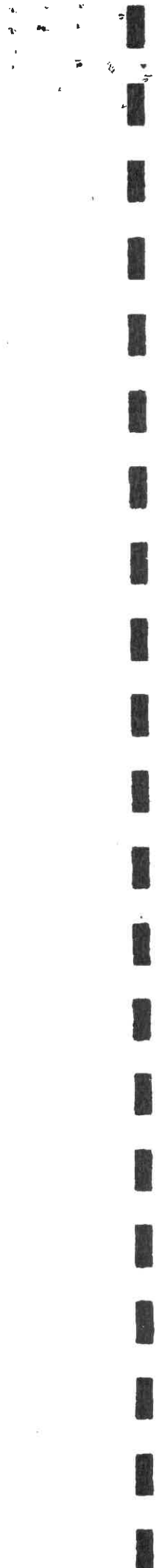
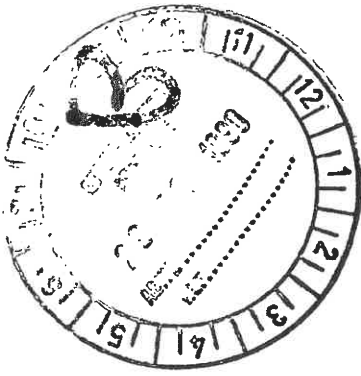
CROWN & ANCHOR  
 OFFICE BUILDING

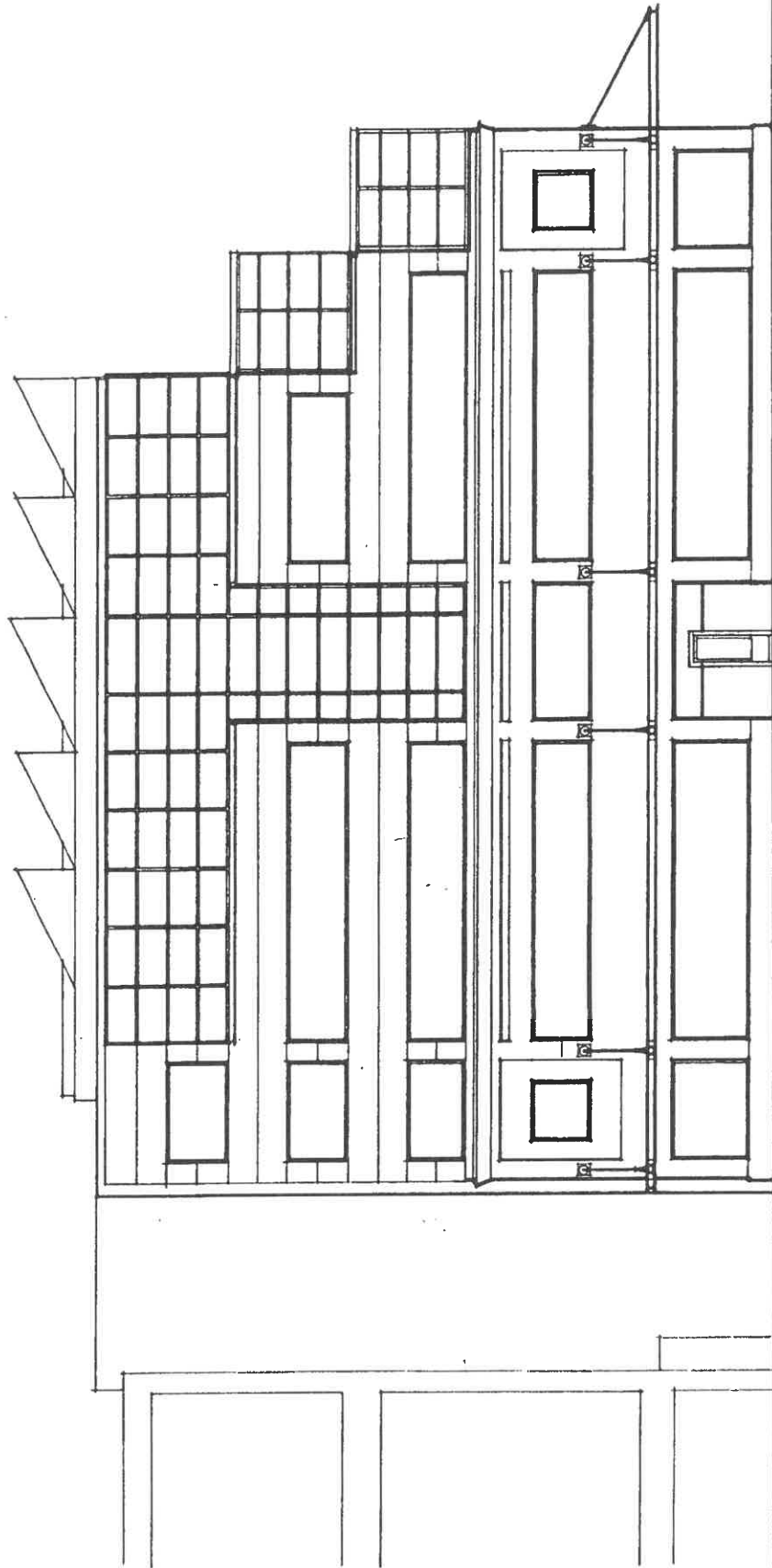
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Mulheims Architects  
 Architecture and Interior Design

June 1990

Drg.No. 899078/Sk7 di





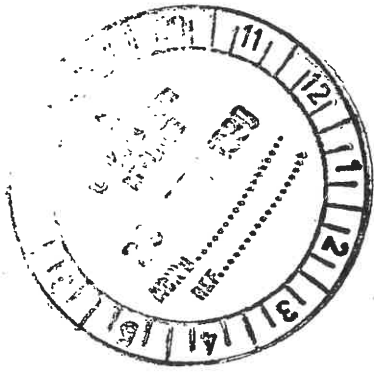
West Elevation  
Frome Road  
Scale 1:100

CROWN & ANCHOR  
OFFICE BUILDING

P 3 1 3 0  
Matthews Architects  
Architecture and Interior Design

June 1990

Drwg. No. 899078/SK8 d





South Elevation  
Greentell Street  
Scale 1:100

CROWN & ANCHOR  
OFFICE BUILDING

P

3

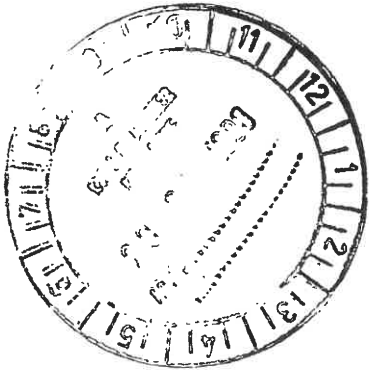
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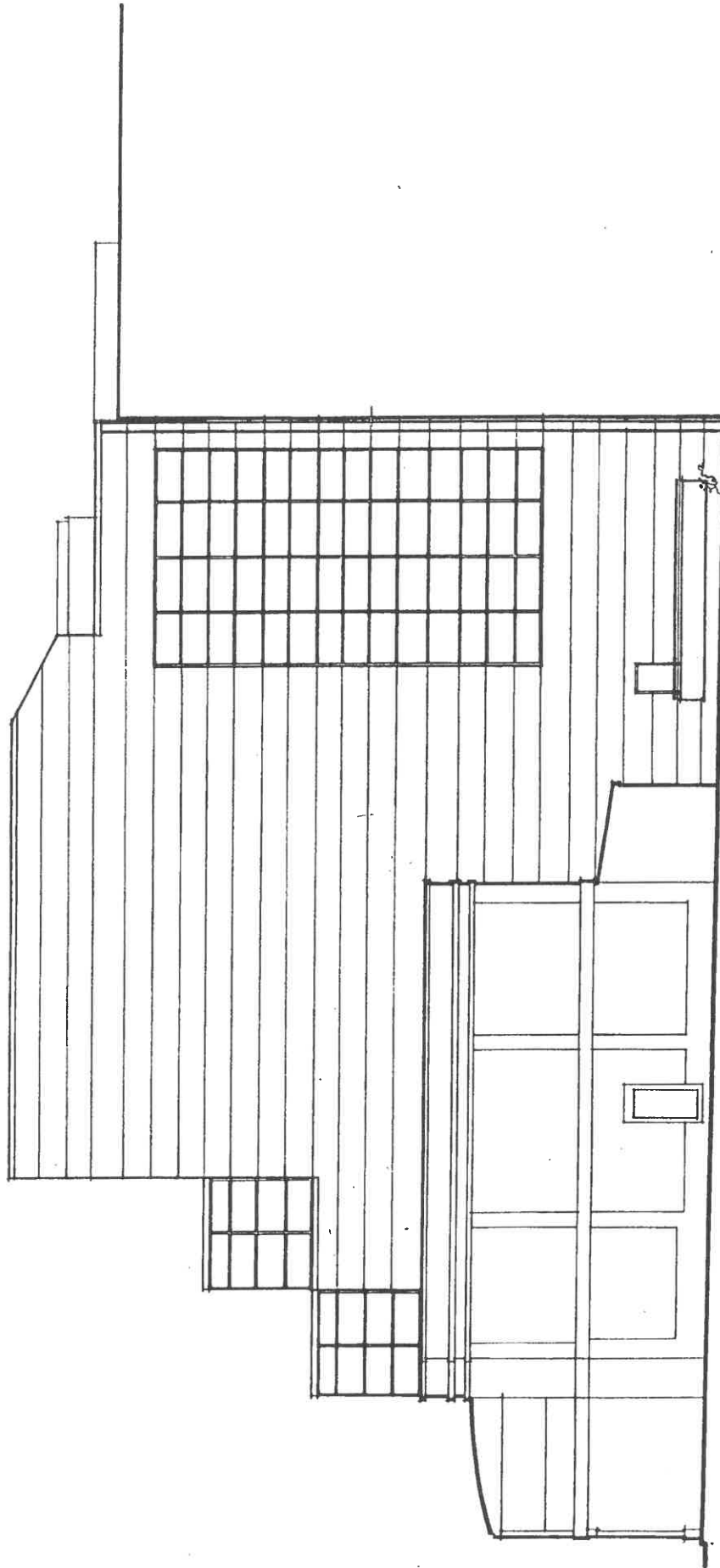
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*Matthews Architects*  
*Architecture and Interior Design*

June 1990

Drq. No. 899078/Sk9 d





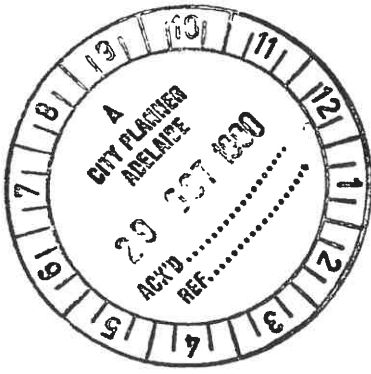
East Elevation  
Union Street  
Scale 1:100

CROWN & ANCHOR  
OFFICE BUILDING

**P3 Architects**  
Matheson Architects  
Architecture and Interior Design

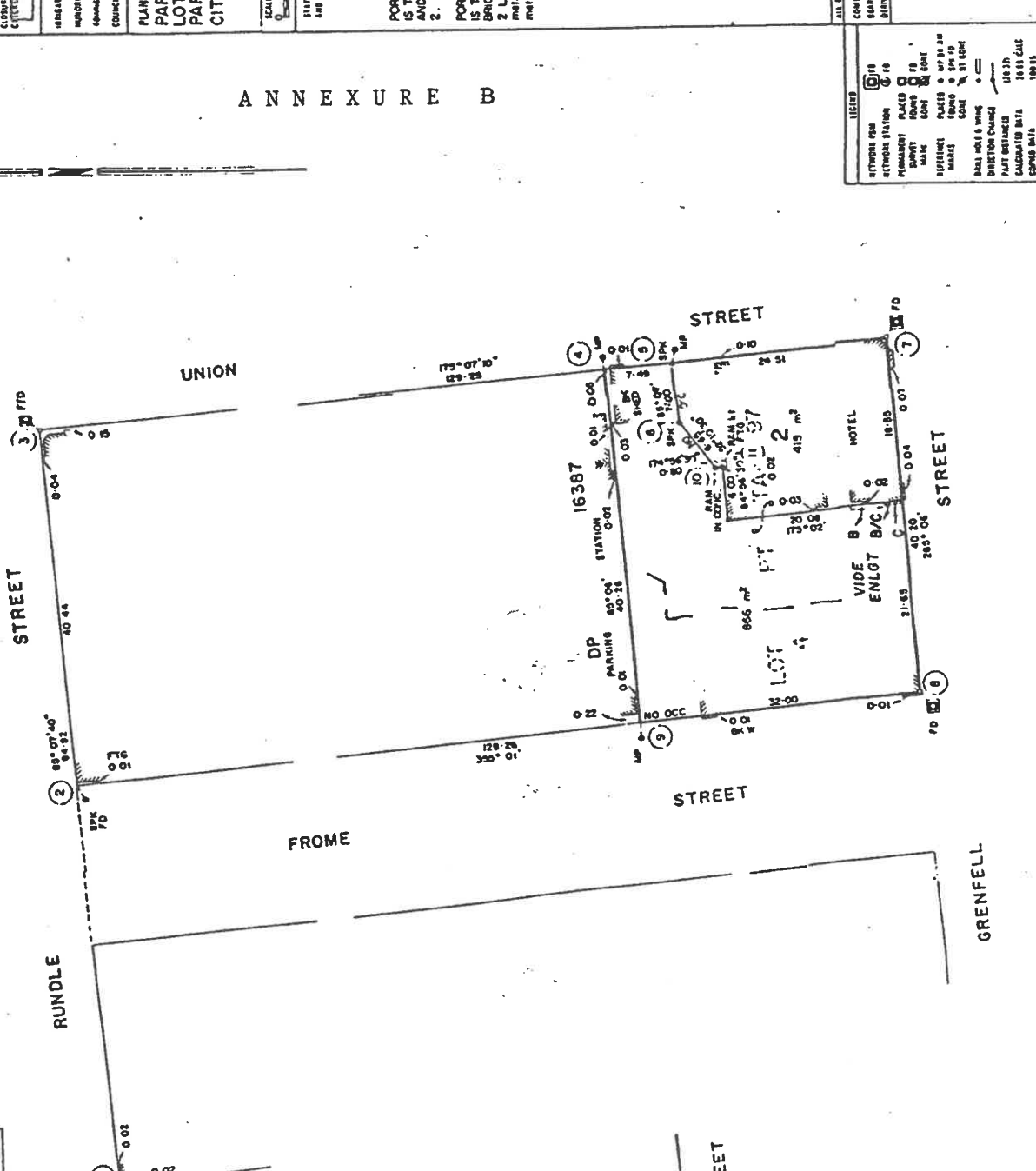
June 1990

Drq. No. 899078/Sk10 d





From	To	PK No.	Ending	Nothing
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28	SP FD	086		6 132 740.99
29	SP FD	086		6 132 748.31
30	SP FD	086	6628/13843	281 422.54
31	SP FD	086		6 132 748.31
32	SP FD	086		6 132 748.31
33	SP FD	086		6 132 748.31
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48	SP FD	086		6 132 748.31
49	SP FD	086		6 132 748.31
50	SP FD	086		6 132 748.31



ANNEXURE B

APPROVED FOR BUILDING	113	REG. NO. 10000000000000000000
APPROVED FOR PLANNING	113	REG. NO. 10000000000000000000
APPROVED FOR ZONING	113	REG. NO. 10000000000000000000
APPROVED FOR ENVIRONMENTAL	113	REG. NO. 10000000000000000000
APPROVED FOR HERITAGE	113	REG. NO. 10000000000000000000
APPROVED FOR OTHER	113	REG. NO. 10000000000000000000
APPROVED FOR ALL	113	REG. NO. 10000000000000000000

PLAN OF DIVISION  
 PART TA 97 and  
 LOT 4 in DP 16387 of  
 PART TA 97  
 CITY OF ADELAIDE



STATEMENT CONCERNING EASEMENTS, ENCUMBRANCES AND ADJOINING LANDS

PORTION OF ALLOTMENT 1 MARKED B HERON IS TO BE SUBJECT TO AN EASEMENT FOR LEAVES AND OUTTERS APPURTENANT TO ALLOTMENT 2.

PORTION OF ALLOTMENT 1 MARKED C HERON IS TO BE SUBJECT TO AN EASEMENT FOR BRICK CAPPING APPURTENANT TO ALLOTMENT 2 LIMITED TO A UPPER HEIGHT OF 33.40 METRES AND A LOWER HEIGHT OF 33.00 METRES AND

DATE OF ISSUE  
 18 OCT 1990  
 F.Y.F.E. SURVEYORS PTY LTD.

ALL DISTANCES AND SQUARE MEASUREMENTS  
 GIVEN UNLESS OTHERWISE SPECIFIED  
 ARE IN METRES  
 18 OCT 1990  
 F.Y.F.E. SURVEYORS PTY LTD.

STATION	10000000000000000000
PLANNING	10000000000000000000
ENVIRONMENTAL	10000000000000000000
HERITAGE	10000000000000000000
OTHER	10000000000000000000
ALL	10000000000000000000

F.Y.F.E. SURVEYORS PTY LTD  
 1111 BENTON ROAD, ROSE PARK SA 5067  
 Tel: 34955 Tel. Fax: 364 0924 Ref: 5939

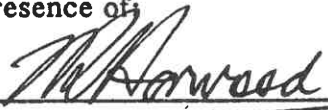
ANNEXURE C

CONSENTS OF PERSONS HAVING A LEGAL INTEREST IN THE LAND

(Section 39d(3) of the City of Adelaide Development Control Act, 1976)

KABANI PTY LTD as mortgagee under and pursuant to Mortgage No. 6946459 hereby consents to the within deed.

THE COMMON SEAL of KABANI  
PTY LTD was hereunto affixed  
in the presence of )  
)  
)



FRANCIS RHYS HORWOOD

  
Director

Name of Director (print)



PETER JAMES ERSKINE

Secretary

Name of Secretary (print)



## Rescind Redundant Land Management Agreement - 192 Wakefield Street, Adelaide

Strategic Alignment - Strong Economies

Public

Tuesday, 3 October 2023

City Planning, Development and Business Affairs Committee

**Program Contact:**

Steve Zaluski, Associate Director  
Regulatory Services

**Approving Officer:**

Ilia Houridis, Director City  
Shaping

## EXECUTIVE SUMMARY

Council has received a request for a partial rescission of a redundant Land Management Agreement (LMA) associated with a site at 192 Wakefield Street, Adelaide.

The LMA was entered into with associated parties on 21 March 1989 under the since repealed *City of Adelaide Development Control Act 1976* (SA).

The purpose of the LMA was to facilitate the transfer of plot ratio from one site to another, however the development that had the benefit of the additional floor area on the site at 192 Wakefield Street did not proceed and the approval has since lapsed.

The current owner has requested Council rescind the LMA so the encumbrance can be removed from the Certificate of Title.

Should Council authorise the partial rescission of the LMA it will be wholly at the applicant's cost.

## RECOMMENDATION

The following recommendation will be presented to Council on 10 October 2023 for consideration

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

THAT COUNCIL

1. Approves the rescission of the Land Management Agreement as per Attachment A to Item 7.2 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 3 October 2023.
2. Authorises the Administration to undertake the necessary steps to assist the applicant rescinding the Land Management Agreement at the applicant's cost.

## IMPLICATIONS AND FINANCIALS

City of Adelaide 2020-2024 Strategic Plan	<a href="#">Strategic Alignment – Strong Economies</a> 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	Not as a result of this report
23/24 Budget Allocation	Not as a result of this report
Proposed 24/25 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	Not as a result of this report
23/24 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report

## DISCUSSION

1. Council entered into a Land Management Agreement on 21 March 1989 with two other parties as follows:
    - 1.1. Solarc Nominees Pty Ltd, the owner of the 'donor site' being Observatory House, a conservation site at 84-86 Flinders Street, Adelaide.
    - 1.2. Castle Grey Pty Ltd, the owner of the 'recipient site' a site located at 191-199 Frome Street, 109 Ifould Street and 192-198 Wakefield Street, Adelaide.
  2. The donor and recipient sites are shown on a location map (Link 1 view [here](#)).
  3. The current owner of 192 Wakefield Street has requested Council rescind the LMA so the encumbrance can be removed from the Certificate of Title (Link 2 view [here](#)).
  4. The LMA was made under the since repealed *City of Adelaide Development Control Act 1976 (SA)*. This Act was replaced by the *Development Act 1993 (SA)* which has also been repealed and replaced by the *Planning, Development and Infrastructure Act 2016 (SA)*.
  5. The legislation at the time of the LMA allowed sites which could not be developed to their full potential to sell floor area to another site to allow the other site to be developed over and above what would normally be allowed for by relevant policy guidelines.
  6. Castle Grey Pty Ltd, as an owner of the recipient site, intended to construct a three storey office building and undercover parking on this site.
  7. The proposal did not comply with the basic plot ratio of 1.7 under the City of Adelaide Plan 1986-1991. Consequently, Castle Grey Pty Ltd purchased the transfer of 334m<sup>2</sup> of floor area from the owner of the donor site to achieve a 0.3 bonus for a maximum plot ratio of 2.0.
  8. Council permitted the transfer of the floor area via an LMA which was registered on the relevant Certificates of Title of both sites.
  9. The LMA had the effect of endorsing and permitting the transfer of floor area and imposed obligations on the owner of the donor site (Observatory House). This included painting and maintaining the site, with Council 'step in rights' if this did not occur. There was also an obligation the site could not be divided, sold or leased without the written consent of Council.
  10. Provisions relating to transferable floor area were removed from planning policy on 24 June 2006 by the General and Park Lands Planning Amendment Review (PAR). No transition was provided by that PAR.
  11. In 1989, Observatory House was on the Register of the City of Adelaide Heritage Items, kept pursuant to the *City of Adelaide Development Control Act 1976 (SA)*. It has since been listed as a State Heritage Place in Part 11 of the Planning and Design Code which represents current policy controls under the *Planning, Development and Infrastructure Act 2016 (SA)*.
  12. The proposed development on the recipient site never proceeded.
  13. There has not been a request to rescind the LMA for the donor site. Were that to occur it would release the owner of that land from the obligations in favour of the Council in respect of the building's maintenance, preservation and conservation. However, given Observatory House is now a State Heritage Place, the *Heritage Places Act 1993 (SA)* provides adequate protection and control.
  14. Administration has sought legal advice regarding the partial rescission which confirmed the present LMA can be partially rescinded (rescinded in respect of the site that received the transferable floor area) without any material legal consequence for Council.
  15. Considering changes in legislation resulting in Observatory House now being protected by a State Heritage listing and restrictions on development of the recipient site no longer realised without plot ratio constraints, the request for the partial rescission of the LMA is considered reasonable.
  16. The purpose of this report is to seek a decision from Council to allow the rescission of the LMA as it relates to land located at 192-198 Wakefield Street.
  17. Should Council authorise the partial rescission of the LMA it will be wholly at the applicant's cost.
  18. There is no impact of rescinding this LMA considering the development never proceeded. The impact of not rescinding this LMA is an encumbrance remaining registered against the Certificate of Title.
-

## DATA AND SUPPORTING INFORMATION

**Link 1** – Donor and Recipient Site Location Map

**Link 2** – Request for partial rescission of LMA

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## ATTACHMENTS

**Attachment A** – Copy of LMA and associated documents

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- END OF REPORT -

**REGISTRAR-GENERAL'S  
OFFICE**  
Attachment A  
SOUTH AUSTRALIA

FORM APPROVED BY THE REGISTRAR-GENERAL

CERTIFIED CORRECT FOR THE PURPOSES OF THE REAL PROPERTY ACT, 1886

(SIGNED) *D.J. Beer*  
**D.J. BEER**

Solicitor/~~Licensed Land Broker~~

1 MAR 1989	TIME	14:50
FEEES		\$
R.G.O.		38
POSTAGE		
ADVERTISING		
NEW C.T. TO ISSUE		

OFFICE NOTES:

PREFIX

**A | G**

**6710789**



SERIES NO.

TO BE COMPLETED BY AGENT

BELOW THIS LINE FOR OFFICE USE ONLY

EXAMINATION

CORRECTION		PASSED
O.D.R. No.		EXAMINER TO INITIAL
REFERRED	RETURNED	
		<i>Bl.</i>

00'82

REGISTERED ON 9.5.1989 AT 15:00  
BY ENTRY OF A MEMORIAL OF THIS INSTRUMENT IN THE  
REGISTER BOOK. VOL. ↓ FOLIO  
as within

*T. Lawrence pro*  REGISTRAR-GENERAL

BELOW THIS LINE FOR AGENT USE ONLY

Lodged by: MOLLISON LITCHFIELD MOLT  
Address: INDUSTRY HOUSE  
12 PERDE STREET  
MELBANE SA 5000  
Correction to MOLLISON LITCHFIELD MOLT

TITLES, CROWN LEASES, DECLARATIONS ETC. LODGED WITH THIS INSTRUMENT (TO BE FILLED IN BY PERSON LODGING)

- |                            |                                       |
|----------------------------|---------------------------------------|
| 1. <u>CIT V 4136 F 246</u> | } Received<br>item<br>No.<br>Assessor |
| 2. <u>CIT V 4099 F 805</u> |                                       |
| 3. <u>CIT V 2929 F 8</u>   |                                       |
| 4. ....                    |                                       |
| 5. ....                    |                                       |

PLEASE ISSUE NEW CERTIFICATES OF TITLE AS FOLLOWS

1. ....
2. ....
3. ....
4. ....
5. ....

ITEM(S) DELIVERED—POSTED  
IN ACCORDANCE WITH DELIVERY INSTRUCTIONS

DELIVERY INSTRUCTIONS: PLEASE DELIVER THE FOLLOWING ITEM(S)  
TO THE UNDERMENTIONED AGENT(S)

ITEM	AGENT/RGO BOX No.	DELIVERY DATE	*POSTAGE DATE	INITIALS	ITEM: CT:CL REF.	AGENT'S NAME	AGENT/RGO BOX NO.	POSTAL ADDRESS*
1					<u>CT 4136/246</u>	<u>WBSA WBSA</u>		
2					<u>CT 4099/805</u>	<u>SBSA</u>		
<u>3</u>					<u>CT 2929/8</u>	<u>SBSA</u>		
4								
5								

\*FILL OUT POSTAGE DATE ONLY IF ITEMS ARE RETURNED BY CERTIFIED MAIL

\*FILL OUT POSTAL ADDRESS ONLY IF ITEMS ARE TO BE RETURNED BY CERTIFIED MAIL

AGENT'S INITIALS

*DB*





NIELD Co.

THE COMMON SEAL of )  
CASTLE GREY PTY. LTD. )  
was hereunto affixed by )  
authority of the directors and )  
in the presence of: )



..... *Manuel Pijis* ..... Director

..... *[Signature]* ..... Director/Secretary

NOW in consideration of the mutual agreement of the parties and in further consideration of the sum of Ten Cents (10 cents) paid by the purchaser to the vendor (the receipt of which sum is hereby acknowledged)

IT IS AGREED to vary the terms of the Agreement in the following manner:-

1. The recitals hereto are confirmed.
2. The amount of the T.F.A. recited in the Agreement is changed from 327.7 square metres to an amount of 334 square metres.
3. The consideration for the 334 metres T.F.A. shall be ONE HUNDRED THOUSAND TWO HUNDRED DOLLARS (\$100,200.00).
4. For the purposes of Clause 4.1 and Clause 9 of the Agreement the dates therein are varied to the 6th day of February 1989.

SUBJECT only to the variations to the Agreement herein contained, the Agreement shall remain in full force and effect and shall be read and construed and be enforceable as if the terms of this Supplementary Agreement were inserted therein by way of addition or substitution (as the case may be) and in all other respects the parties confirm the terms of the Agreement.

IN WITNESS whereof the parties hereto have set their respective hands and seals on the day and in the year herein first appearing.

THE COMMON SEAL of )  
SOLARC NOMINEES PTY. LTD. )  
 was hereunto affixed by )  
 authority of the directors and )  
 in the presence of: )



..... *Peter B...* ..... Director  
 ..... *[Signature]* ..... Director/Secretary

*202 P*

SUPPLEMENTARY AGREEMENT dated the *27<sup>th</sup>* day of *January* 1989

BETWEEN:

SOLARC NOMINEES PTY. LTD. of 84 Flinders Street Adelaide South Australia 5000 ("the Transferor")

*of the one part*  
*01256755*

AND:

CASTLE GREY PTY. LTD. of C/ Peat Marwick, Pirie Street Adelaide South Australia 5000 ("the Transferee")

COMMISSIONER OF STAMPS  
S.A. STAMP DUTY  
ORIGINAL DAILY STAMPED  
12/1/89  
of the other part

WHEREAS:

- A. The parties entered into an agreement dated the 12th day of December 1988 ("the Agreement") for the sale of 327.7 square metres of transferable floor area ("the T.F.A.") from the Transferor's land being that piece of land comprised in Certificate of Title Register Book Volume 4136 Folio 246 ("the Donor Site") to be for the use of the Transferee upon the land comprised in Certificate of Title Register Book Volume 4099 Folio 805 and Volume 2929 Folio 8 ("the Recipient Site");
- B. The Agreement VIDE Clause 4.1 and Clause 9 is subject in all respects to the Adelaide City Council ("the Council") agreeing prior to the 31st day of December 1988 to permit the Transferor to transfer the T.F.A. from the Donor Site to the Recipient Site;
- C. The amount of transferable floor area has now been re-calculated and an amount of 334 square metres of transferable floor area is now available for transfer by the Transferor from the Donor Site and the Transferee still requires a minimum of 334 square metres of transferable floor area to complete its building upon the Recipient Site;
- D. It is the desire of the parties to vary the terms of the Agreement.

"B"

Consents of persons having a legal interest in the conservation and recipient sites (section 39d(3) of the City of Adelaide Development Control Act, 1976).

IN WITNESS whereof the parties hereto have executed these presents in the manner hereinafter appearing on the day and the year hereinbefore written.

SIGNED SEALED AND DELIVERED )  
 )  
Signing by (include full name of )  
Clause donor) in the presence of: )  
for person )

.....

THE COMMON SEAL of (include )  
 )  
full name of recipient) was )  
 )  
hereunto affixed in )  
 )  
accordance with its )  
 )  
Memorandum and Articles )  
 )  
of Association and in the )  
 )  
presence of: )

Signing  
Clause  
for  
Company

.....  
Director

.....  
Secretary

THE COMMON SEAL of )  
 )  
THE CORPORATION OF THE CITY )  
 )  
OF ADELAIDE was hereunto )  
 )  
affixed on the day of )  
 )  
1988 )

.....  
Lord Mayor

.....  
City Manager

1004M

## 13. In this Deed:-

- (a) "conservation site" bears the same meaning as set out in the definition of that expression in the Principles of Development Control as defined in and approved by the City of Adelaide Development Control Act, 1976.
- (b) "recipient site" means the land to which the floor area specified in the agreement marked "A" is to be transferred under the provisions of the Principles of Development Control as defined in and approved by the City of Adelaide Development Control Act, 1976;
- (c) a reference to a party shall include that party's executors administrators and assigns and where a party is a body corporate, its successors and assigns;
- (d) words importing the singular or plural number include the plural or singular number respectively;
- (e) words importing the masculine feminine or neuter gender include all other genders;
- (f) a reference to a person includes a natural person and a corporate entity;
- (g) where two or more persons are designated herein as "the donor" or as "the recipient" the covenants on their parts respectively herein shall bind them and every two or greater number of them jointly and each of them severally;
- (h) a reference to any Act shall include such Act as amended from time to time and any enactment to like effect in substitution therefore;

for a term exceeding six years or in respect of which a right or option of renewal or extension exists under which such lease licence or agreement may operate for a total period exceeding six years,

without prior agreement of the council provided always that such agreement shall not be unreasonably or capriciously withheld.

11. (a) All stamp duty and registration fees payable on this deed and memorials thereof shall be paid by the recipient.
  - (b) All the Council's costs and fees (including legal fees) incidental to the preparation stamping and registration of this deed and memorials thereof shall be paid by the recipient.
  - (c) Subject to sub-clauses (a) and (b) of clause 11 hereof Solarc Nominees Pty. Ltd. and Trikon Corporation Pty. Ltd. shall bear their own costs.
12. Any notice which any party hereto is required or may desire to give to any other party hereto shall without prejudice to any other means of giving such notice be deemed to have been fully given or served if it is in writing and signed for or on behalf of the party giving notice and either delivered by hand or sent by certified post to such other party to the address set forth in this deed or to the last known address of such party. Such notice shall be deemed to have been given at the time of such delivery, or upon the date five (5) days after such posting.



7. The donor and the recipient each warrant that no party has a legal interest in the conservation site or the recipient site respectively or any part thereof save and except the parties whose consents to these presents are annexed hereto and marked with the letter "B"
8. The recipient nominates as the recipient site the land comprised and described in Certificate/s of Title Register Book Volume                      Folio/s                      situate at and known as
9. The donor and the recipient each hereby grant their unconditional consent to an application, to be made by the Council, to register this agreement by way of Deed and to enter memorials thereof on the Certificates of Title of the conservation site and the recipient site respectively and the donor and the recipient will whenever requested by the Council deliver up or cause to be delivered up to the Council the duplicates of such Certificates of Title for the purpose only of entering such memorials thereon.
10. The donor hereby covenants that he will not:-
  - (a) divide any allotment comprising the whole or part of the conservation site;
  - (b) sell transfer or convey part only of the conservation site;
  - (c) grant a lease or licence or make an agreement for a lease or licence by virtue of which a person becomes or may become entitled to possession or occupation of part only of the conservation site

dispute or difference and at the expiration of seven (7) days from the date of receipt of such notice by the Council, the donor or the recipient as the case may be such dispute or difference (unless otherwise settled) shall be and is hereby referred to an arbitrator nominated by the Chairman of the Institute of Arbitrators Australia S.A. Chapter in accordance and subject to the Institute of Arbitrators Australia Rules for the conduct of Commercial Arbitrations.

5. If the Arbitrator is unable to make an award within three (3) months of the completion of the hearing or any extended period agreed in writing between the parties then another Arbitrator shall be nominated in the manner prescribed in paragraph 4 hereof and shall enter upon the reference in lieu of the first Arbitrator.
6. No provision of this deed shall be construed or interpreted nor any act, matter or thing done hereunder (including a reference to arbitration and/or the making of an award under clauses 4 and 5) whether before or after the determination or abandonment or breach hereof so as to prevent, derogate from, prejudice, delay or effect in any manner whatsoever any rights, powers, remedies and proceedings available to the Council to enforce or seek to enforce in accordance with the provisions of the City of Adelaide Development Control Act 1976 any consent or approval (including the conditions attached to or relating thereto) granted or to be granted in respect of the conservation site.

3. In the event that the donor does not comply with the obligations provided for in clause 2 hereof, the Council may, without prejudice to any other rights or remedies which it may have, give to the donor reasonable notice in writing specifying the works to be carried out by the donor and requiring him within the time referred to in such notice to carry out and complete, within the time stipulated, such works as are necessary in order for the obligations referred to in clause 2 hereof to be complied with. In the event that the donor does not comply with such notice within the time therein stipulated, the Council shall be at liberty to cause to be carried out on the conservation site the works referred to in the said notice and to recover the costs of so doing, as a debt from the donor. The donor shall permit the Council or its servants agents or contractors to enter into possession of the conservation site for the purposes of doing such work.
4. In the event of any dispute or difference arising between the parties hereto at any time hereafter in respect of any act matter or thing to be done hereunder whether before or after the determination or abandonment or breach of this deed or as to its construction or interpretation or as to any other act matter or thing arising out of or in any way relating to this deed then either party may give the other notice in writing by security or certified post of such

Council approved the transfer of floor area specified in the agreement marked "A" subject to a condition that the donor and the recipient enter into an agreement with the Council pursuant to and in accordance with section 39d of the City of Adelaide Development Control Act, 1976 upon terms and conditions hereinafter provided.

- E. The donor and the recipient wish to enter into an agreement by way of deed pursuant to section 39d of the said Act.

NOW THIS DEED WITNESSETH as follows:-

1. The donor shall give written notice to the Council of:
  - (a) any damage to or destruction of the item;
  - (b) any activity whether on the conservation site or otherwise that is likely, in the donor's opinion, to result in damage to or destruction of the item or any part thereof;
  - (c) any proposed change in the ownership of the item;as soon as practicable after first becoming aware of the matter to which the notice relates.
2. The donor covenants that he will do such acts and things and undertake such works as may from time to time be reasonably necessary to preserve or conserve the item including but without limiting the generality of the foregoing such repairs painting maintenance and like works for the purpose of keeping the item water tight and saving it from decay or desuetude and the ravages of the elements.

DRAFT DEED FOR CONSIDERATION OF THE COUNCIL

THIS DEED is made the \_\_\_\_\_ day of \_\_\_\_\_ 1988

BETWEEN:

of \_\_\_\_\_ in the State of South Australia  
(hereinafter referred to as "the donor") of the first  
part  
of \_\_\_\_\_ in the said State (hereinafter  
referred to as "the recipient") of the second part and THE  
CORPORATION OF THE CITY OF ADELAIDE of Town Hall, Adelaide  
in the said State (hereinafter referred to as "the Council")  
of the third part

WHEREAS:

- A. The donor is the registered proprietor of the whole of  
the land comprised and described in Certificate/s of  
Title Register Book Volume \_\_\_\_\_ Folio/s
- B. The land referred to in Recital A comprises/includes a  
conservation site which site together with certain  
improvements thereon comprise ITEM NO. \_\_\_\_\_  
(hereinafter referred to as "the item") on the Register  
of City of Adelaide Heritage Items being the Schedule  
to the City of Adelaide Development Control  
Regulations, 1987 and are defined and described therein  
as (here quote the description of the item from the  
Register).
- C. By Memorandum of Agreement made the \_\_\_\_\_ day of \_\_\_\_\_  
19 \_\_\_\_\_ (a copy of which is annexed hereto and marked with  
the letter "A") the donor agreed to sell and the  
recipient agreed to purchase floor area as provided  
therein on the terms and conditions therein contained.
- D. By resolution made the \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_ the

DATED \_\_\_\_\_

BETWEEN:

SOLARC NOMINEES PTY LTD

"the Transferor"

- and -

CASTLE GREY PTY LTD

"the Transferee"

DEED OF AGREEMENT

HUME TAYLOR & CO

Barristers & Solicitors  
84 Flinders Street  
Adelaide S.A. 5000  
Telephone: (08) 2233199

THE COMMON SEAL of  
CASTLE GREY PTY LTD  
was hereunto affixed by  
authority of the directors and  
in the presence of:



.....  
Director

.....  
Secretary

(Ref:solarc.D)

interest on the purchase price (or on so much thereof as shall from time to time remain unpaid) at the rate of 20% per annum computed from settlement date or the date appointed for payment, as the case may be, until either the date of completion of payment or the date of determination of this agreement (whichever occurs first) and such payment of interest shall be in addition and without prejudice to any other rights or legal remedies the Transferor may have by reason of any such default.

IN WITNESS whereof the parties have hereunto set their hands and seals the day and year first before written.

THE COMMON SEAL of )  
 )  
SOLARC NOMINEES PTY LTD )  
 )  
was hereunto affixed by )  
 )  
authority of the directors and )  
 )  
in the presence of: )



*[Handwritten Signature]*  
.....  
Director  
*[Handwritten Signature]*  
.....  
Director



6. In relation to the preparation of this Agreement and also effecting the transfer of the transferable floor area from the donor site to the recipient site the parties hereto shall bear their own legal costs.
7. All stamp duty payable on this Agreement and payable on the transfer of the transferable floor area from the donor site to the recipient site shall be payable by the Transferee.
8. All other costs including any costs of the Council incidental to this Agreement and incidental to giving effect to this Agreement shall be borne equally by the parties hereto.
9. In the event that the Council does not for any reason whatsoever grant its consent to the transfer of the transferable floor area from the donor site to the recipient site by the 31st day December 1988 this Agreement may be determined at any time thereafter by either party serving upon the other party notice in writing and all moneys paid under this Agreement shall be repaid to the Transferee and all rights and liabilities under this Agreement shall cease.
10. The Transferee shall forthwith upon the execution of this Agreement pay to the Transferor a deposit of \$2,000.00 which sum shall be credited in favour of the Transferee against the consideration payable at settlement.
11. If for any reason whatever, except the neglect or default of the Transferor, the purchase is not completed on settlement date, or the purchase price or any part thereof is not paid upon the date appointed for payment, the Transferee shall pay

of the said permission record that fact by registering the said transfer in its Register of Development Rights such transfer to take effect as provided in Principle 17(3) of the Principles made pursuant to the City of Adelaide Development Control Act (as amended);

- 4.3. That, in accordance with Principle 17(10) of the said Principles unless Principle 17(10) is amended so that the agreement referred to in Principle 17(10) is no longer required, the Council enter into an agreement with the Transferor and the Transferee pursuant to and in accordance with Section 39(d) of the City of Adelaide Development Control Act (as amended) containing the terms and conditions as are set out in the pro forma agreement annexed hereto.
- 4.4. That the Transferor and the Transferee respectively consent (which consent shall not be unreasonably or capriciously withheld) to the inclusion in the agreement of all the terms and conditions which the Council requires to be contained in the agreement referred to in sub-clause 4.3 of clause 4 hereof.
5. Settlement hereunder shall take place on the 7th day of February 1989 or at the same time that the memorial referred to in Principle 17(3) is produced for registration at the Lands Titles Office Adelaide. Subject to clause 10 hereof the balance of the consideration shall be paid at settlement.

donor site to the recipient site of 327.7 square metres of the transferable floor area on the donor site to ensure, in whole or in part, that the building does not contravene the plot ratio requirements applying to the recipient site ("the transferable floor area") in consideration of the payment by the Transferee to the Transferor of the sum of NINETY EIGHT THOUSAND THREE HUNDRED AND TEN DOLLARS (\$98,310.00).

NOW THIS AGREEMENT WITNESSES AS FOLLOWS:

1. The above recitals are true and correct in every material particular and are deemed by the parties to form part of this Agreement.
2. The Transferor and the Transferee hereby respectively covenant agree and declare that they will do all such acts and things and execute all such documents as may be necessary to give effect to the terms and conditions of this Agreement.
3. The Transferor hereby covenants agrees and declares that within seven (7) days of the parties executing this Agreement it will make due application to the Council for the transfer of the transferable floor area from the donor site to the recipient site.
4. This Agreement is subject in all respects to the following conditions:-
  - 4.1. That the Council agreeing prior to the 31st day of December 1988 to permit the Transferor to transfer the transferable floor area from the donor site to the recipient site;
  - 4.2. That the Council shall concurrently with the granting

Full Consideration \$100,200

"A"

\$2838

THIS AGREEMENT is made this 12<sup>th</sup> day of December 1988  
BETWEEN: SOLARC NOMINEES PTY LTD of 84 Flinders Street Adelaide  
5000 in the State of South Australia ("the Transferor") of the  
one part

AND CASTLE GREY PTY LTD whose registered office is care of Peat  
Marwick Hungerfords of 97 Pirie Street Adelaide 5000 in the said  
State ("the Transferee") of the other part

01236755  
COMMISSIONER OF STAMPS  
S.A. STAMP DUTY  
31/03/89 244619 12:38  
\$2,838.00

RECITALS

Whereas:-

ADJUDGED DULY STAMPED

- A. The Transferee intends to construct a three storey office building with undercover carparking ("the building") on that piece of land comprised and described in Certificates of Title Register Book Volume 4099 Folio 805 and Volume 2929 Folio 8 ("the recipient site").
- B. The Building does not comply with the plot ratio requirements of the recipient site as determined in accordance with the City of Adelaide Development Control Act (as amended) and the Principles made thereunder.
- C. The Transferor is the registered proprietor of that piece of land comprised and described in Certificate of Title Register Book Volume 4136 Folio 246 ("the donor site").
- D. Subject to the consent of the Adelaide City Council ("the Council"), the Transferor is permitted to transfer floor area from the donor site to the recipient site so that the building does comply with the plot ratio requirements applying to the recipient site.
- E. The Transferor has agreed to effect the transfer from the

DATED

1989

B E T W E E N:

SOLARC NOMINEES PTY. LTD.

of the first part

- and -

CASTLE GREY PTY. LTD.

of the second part

- and -

THE CORPORATION OF THE CITY OF  
ADELAIDE

of the third part

D E E D

MOLLISON LITCHFIELD  
Industry House  
12 Pirie Street  
ADELAIDE S.A. 5000

Telephone: 233 2600

WLR:1150M

"B"

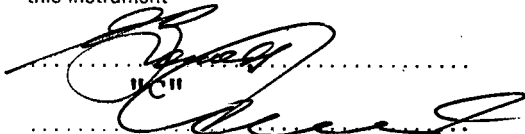
Consents of persons having a legal interest in the conservation site (section 39d(3) of the City of Adelaide Development Control Act, 1976).

x Westpac  
Signed for and on behalf of (Clause 7(a)) )  
WESTPAC BANKING CORPORATION )  
by )  
WALTER JOHN BOWERS ACTING )  
and )  
BRIAN MILTON ANNELLS STATE MANAGER )  
its Attorneys in the presence of )  
..... )

WESTPAC BANKING CORPORATION  
by its Attorneys  
  
who respectively state that they  
have no notice of the revocation  
of the Power of Attorney under the  
authority of which they have executed  
this instrument

Name:  
Address:  
Occupation:  
Of Witness

A Justice of the Peace in and for  
the State of South Australia


  
"C"  
Power of Attorney No. 5002532

Consents of persons having a legal interest in the conservation site (section 39(3) of the City of Adelaide Development Control Act, 1976).

APPEARED before me at ADELAIDE the  
16th day of MARCH 1989  
KENNETH BRIAN SPARTON  
Bank Officer of 97 King William Street Adelaide  
the party executing the within instrument as  
Attorney for STATE BANK OF SOUTH AUSTRALIA  
being a person well known to me and did freely  
and voluntarily sign the same.

STATE BANK OF SOUTH AUSTRALIA  
By its Attorney who certifies that he is the  
SUPERVISOR SECURITIES ADMINISTRATION  
of the said Bank and that he has no notice of  
any revocation of the said Power of Attorney.

  
-----  
A Justice of the Peace in and for the State  
of South Australia

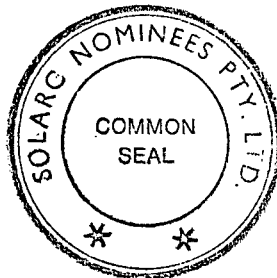
  
-----  
Power of Attorney No. 6527734.



- (e) words importing the singular or plural number include the plural or singular number respectively;
- (f) words importing the masculine feminine or neuter gender include all other genders;
- (g) a reference to a person includes a natural person and a corporate entity;
- (h) where two or more persons are designated herein as "the donor" or as "the recipient" the covenants on their parts respectively herein shall bind them and every two or greater number of them jointly and each of them severally;
- (i) a reference to any Act shall include such Act as amended from time to time and any enactment to like effect in substitution therefore;

IN WITNESS whereof the parties hereto have executed these presents in the manner hereinafter appearing on the day and the year hereinbefore written.

THE COMMON SEAL of SOLARC  
NOMINEES PTY. LTD. was  
 hereunto affixed in  
 accordance with its  
 Memorandum and Articles  
 of Association and in the  
 presence of:



.....  
 Director  
 .....  
 Secretary



12. Any notice which any party hereto is required or may desire to give to any other party hereto shall without prejudice to any other means of giving such notice be deemed to have been fully given or served if it is in writing and signed for or on behalf of the party giving notice and either delivered by hand or sent by certified post to such other party to the address set forth in this deed or to the last known address of such party. Such notice shall be deemed to have been given at the time of such delivery, or upon the date five (5) days after such posting.

13. In this deed:-

- (a) "Allotment" bears the same meaning as set out in the definition of that word in the Principles of Development Control as defined in and approved by the City of Adelaide Development Control Act, 1976;
- (b) "conservation site" bears the same meaning as set out in the definition of that expression in the said Principles of Development Control;
- (c) "recipient site" means the land to which the floor area specified in the agreement marked "A" is to be transferred under the provisions of the said Principles of Development Control;
- (d) a reference to a party or a person shall include that party's or that person's executors administrators and assigns and where a party or a person is a body corporate, its successors and assigns;

Title of the conservation site and the recipient site respectively and the donor and the recipient will whenever requested by the Council deliver up or cause to be delivered up to the Council the duplicates of such Certificates of Title for the purpose only of entering such memorials thereon.

10. The donor hereby covenants that he will not:-

- (a) divide any allotment comprising the whole or part of the conservation site;
- (b) sell transfer or convey part only of the conservation site;
- (c) grant a lease or licence or make an agreement for a lease or licence by virtue of which a person becomes or may become entitled to possession or occupation of part only of the conservation site for a term exceeding six years or in respect of which a right or option of renewal or extension exists under which such lease licence or agreement may operate for a total period exceeding six years,

without the prior agreement of the Council provided always that such agreement shall not be unreasonably or capriciously withheld.

11. All costs and fees (including legal fees) of and incidental to the preparation stamping and registration of this deed and memorials thereof and all stamp duty thereon shall be paid by the recipient.

affect in any manner whatsoever any rights, powers, remedies and proceedings available to the Council to enforce or seek to enforce in accordance with the provisions of the City of Adelaide Development Control Act 1976 any consent or approval (including the conditions attached to or relating thereto) granted or to be granted in respect of the conservation site.

7. (a) The donor warrants that no person other than the donor has a legal interest in the conservation site or any part thereof save and except the persons whose consents to these presents are annexed hereto and marked with the letter "B";  
(b) The recipient warrants that no person other than the recipient has a legal interest in the recipient site or any part thereof save and except the persons whose consents to these presents are annexed hereto and marked with the letter "C".
8. The recipient nominates as the recipient site the land comprised and described in Certificates of Title Register Book Volume 4099 Folio 805 and Volume 2929 Folio 8 situate at and known as 191 to 199 Frome Street, 109 Ifould Street and 192 to 198 Wakefield Street.
9. The donor and the recipient each hereby grant their unconditional consent to an application, to be made by the Council, to register this agreement by way of Deed and to enter memorials thereof on the Certificates of

whether before or after the determination or abandonment or breach of this deed or as to its construction or interpretation or as to any other act matter or thing arising out of or in any way relating to this deed then either party may give the other notice in writing by security or certified post of such dispute or difference and at the expiration of seven (7) days from the date of receipt of such notice by the Council, the donor or the recipient as the case may be such dispute or difference (unless otherwise settled) shall be and is hereby referred to an arbitrator nominated by the Chairman of the Institute of Arbitrators Australia S.A. Chapter in accordance and subject to the Institute of Arbitrators Australia Rules for the conduct of Commercial Arbitrations.

5. If the Arbitrator is unable to make an award within three (3) months of the completion of the hearing or any extended period agreed in writing between the parties then another Arbitrator shall be nominated in the manner prescribed in paragraph 4 hereof and shall enter upon the reference in lieu of the first Arbitrator.
6. No provision of this deed shall be construed or interpreted nor any act, matter or thing done hereunder (including a reference to arbitration and/or the making of an award under clauses 4 and 5) whether before or after the determination or abandonment or breach hereof so as to prevent, derogate from, prejudice, delay or

time be reasonably necessary to preserve or conserve the item including but without limiting the generality of the foregoing repairs painting maintenance and like works for the purpose of keeping the item water tight and saving it from decay or desuetude and the ravages of the elements.

3. In the event that the donor does not comply with the obligations provided for in clause 2 hereof, the Council may, without prejudice to any other rights or remedies which it may have, give to the donor reasonable notice in writing specifying the works to be carried out by the donor and requiring him within the time referred to in such notice to carry out and complete, within the time stipulated, such works as are necessary in order for the obligations referred to in clause 2 hereof to be complied with. In the event that the donor does not comply with such notice within the time therein stipulated, the Council shall be at liberty to cause to be carried out on the conservation site the works referred to in the said notice and to recover the costs of so doing, as a debt from the donor. The donor shall permit the Council or its servants agents or contractors to enter into possession of the conservation site for the purposes of doing such work.
4. In the event of any dispute or difference arising between the parties hereto at any time hereafter in respect of any act matter or thing to be done hereunder

annexed hereto and marked with the letter "A") the donor agreed to sell and the recipient agreed to purchase 334 square metres of floor area as provided therein on the terms and conditions therein contained.

- D. By resolution made the 6th day of February 1989 the Council approved the transfer of floor area specified in the agreement as varied by the supplementary agreement each marked "A" subject to a condition that the donor and the recipient enter into an agreement with the Council pursuant to and in accordance with section 39d of the City of Adelaide Development Control Act, 1976 upon terms and conditions hereinafter provided.
- E. The donor and the recipient wish to enter into an agreement by way of deed pursuant to section 39d of the said Act.

NOW THIS DEED WITNESSETH as follows:-

1. The donor shall give written notice to the Council of:
  - (a) any damage to or destruction of the item;
  - (b) any activity whether on the conservation site or otherwise that is likely, in the donor's opinion, to result in damage to or destruction of the item or any part thereof;
  - (c) any proposed change in the ownership of the item;as soon as practicable after first becoming aware of the matter to which the notice relates.
2. The donor covenants that he will do such acts and things and undertake such works as may from time to

# 2838  
~~2838~~

THIS DEED is made the 21<sup>st</sup> day of MARCH 1989

\$4  
T

BETWEEN: SOLARC NOMINEES PTY. LTD. of 84 Flinders Street,  
Adelaide in the State of South Australia

01236755

(hereinafter referred to as "the donor") of the  
first part

COMMISSIONER OF STAMPS  
S.A. STAMP DUTY  
31/03/89 244619 12:37  
\$4.00  
STAMPED

CASTLE GREY PTY. LTD. of care of Peat Marwick  
Hungerfords of 97 Pirie Street, Adelaide in the

said State (hereinafter referred to as "the  
recipient") of the second part

AND THE CORPORATION OF THE CITY OF ADELAIDE of Town  
Hall, Adelaide in the said State (hereinafter  
referred to as "the Council") of the third part

WHEREAS:

- A. The donor is the registered proprietor of the whole of the land comprised and described in Certificate of Title Register Book Volume 4136 Folio 246.
- B. The land referred to in Recital A comprises a conservation site which site together with certain improvements thereon comprise ITEM NO. 120 (hereinafter referred to as "the item") on the Register of City of Adelaide Heritage Items being the Schedule to the City of Adelaide Development Control Regulations, 1987 and are defined and described therein as "Observatory House; 84-86 Flinders Street; C.T. 4136/246".
- C. By Memorandum of Agreement made the 12th day of December 1988 as varied by supplementary agreement made the 27<sup>th</sup> day of January 1989 (copies of which are

BLANK INSTRUMENT FORM (see footnote)

*H/T/Sadler*

A

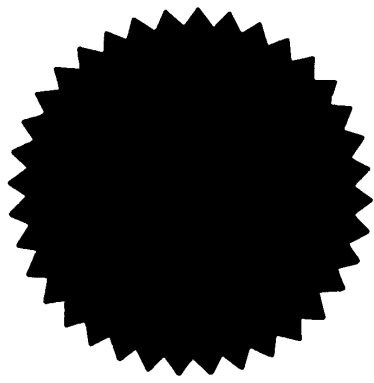
THE CORPORATION OF THE CITY OF ADELAIDE of Town Hall, Adelaide 5000 (hereinafter referred to as the "Corporation") HEREBY APPLIES pursuant to Section 39d(4) of the City of Adelaide Development Control Act, 1976 to register the fact that the Deed attached hereto dated the 21<sup>st</sup> day of MARCH 1989 and made between SOLARC NOMINEES PTY. LTD. of 84 Flinders Street, Adelaide 5000 of the first part, CASTLE GREY PTY. LTD. of 97 Pirie Street, Adelaide 5000 of the second part and the Corporation of the third part being an agreement within the meaning of Section 39d(1) of the said Act for the development, preservation or conservation of first, the whole of the land comprised in Certificate of Title Register Book Volume 4136 Folio 246 as the donor land under the said Deed and secondly, the whole of the land comprised in Certificates of Title Register Book Volume 4099 Folio 805 and Volume 2929 Folio 8 as the recipient land under the Deed has come into force in respect of each of the said parcels of land.

01236755

DATED this 21<sup>st</sup> day of MARCH

COMMISSIONER OF STAMPS  
S.A. STATE CITY  
AD. JENSEN  
31/03/89 12:40

THE COMMON SEAL of THE )  
CORPORATION OF THE CITY )  
OF ADELAIDE was hereunto )  
affixed the 21<sup>st</sup> day of )  
MARCH 1989. )



*[Signature]*  
.....  
Lord Mayor  
*[Signature]*  
.....  
Chief Executive Officer



THE COMMON SEAL of )  
CASTLE GREY PTY. LTD. )

was hereunto affixed by )  
authority of the Board )  
of Directors and in the )  
presence of: )

*Manuel Mijic* )  
..... )  
Director )

*[Signature]* )  
..... )  
Secretary )



THE COMMON SEAL of )  
SOLARC NOMINEES PTY LTD )

was hereunto affixed )  
by authority of the )  
Board of Directors and )  
in the presence of: )

*[Signature]* )  
..... )  
Director )

*[Signature]* )  
..... )  
Secretary )



## Heritage Incentives Scheme Allocation over \$50,000

Strategic Alignment - Dynamic City Culture

HIS/27/2023 & HIS/34/2023

Public

Tuesday, 3 October 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

This report seeks Council approval for two separate funding allocations under Council's Heritage Incentive Scheme for heritage conservation and improvement projects at:

1. State Heritage Place - 'Botanic Chambers', 304 North Terrace, Adelaide – the proposed works comprise decorative render repairs and reinstatement, stonework repointing, partial conservation of the balcony, timber joinery repairs and conservation to the front fence.
2. State Heritage Place - 'Cottage Homes', 51-60 Kingston Terrace, North Adelaide – the proposed works comprise repointing of brick chimneys and upper-level masonry, replacement of roof and gutters and minor conservation of timberwork.

The Heritage Incentives Scheme (HIS) Operating Guidelines require proposed funding allocations of more than \$50,000 to be approved by Council.

The Heritage Incentive Scheme budget for 2023/2024 is \$1.162 million. There is \$983,045 remaining for allocation this financial year. Should Council support these recommendations, the budget available for allocation for the remainder of the 2023/24 financial year will be \$753,188.

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## RECOMMENDATION

The following recommendation will be presented to Council on 10 October 2023 for consideration

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

THAT COUNCIL

1. Approves an allocation of \$113,932 for conservation works to 'Botanic Chambers', 304 North Terrace, Adelaide in accordance with the Heritage Incentives Scheme Operating Guidelines as contained in Attachment A to Item 7.3 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 3 October 2023.
  2. Approves an allocation of \$115,925 for conservation works to 'Cottage Homes', 51-60 Kingston Terrace, North Adelaide in accordance with the Heritage Incentives Scheme Operating Guidelines as contained in Attachment B to Item 7.3 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 3 October 2023.
-

## IMPLICATIONS AND FINANCIALS

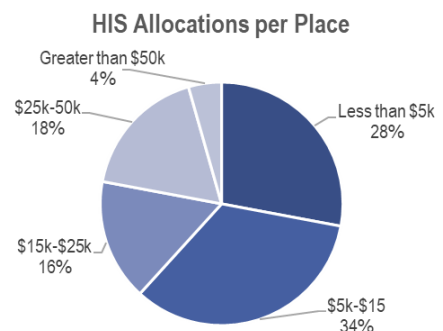
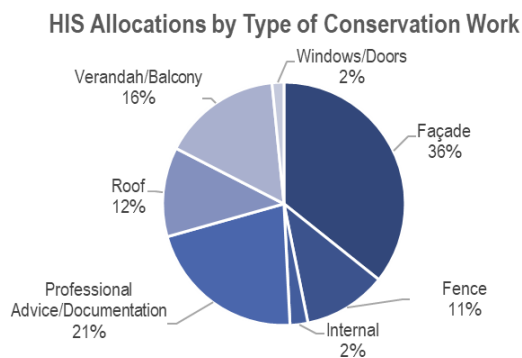
City of Adelaide 2020-2024 Strategic Plan	<b>Strategic Alignment – Dynamic City Culture</b> 3.3 Encourage smart, creative, adaptive reuse of heritage assets, including through incentives and promotion
Policy	Heritage Incentives Scheme allocations greater than \$50,000 are in accordance with Council’s Built Heritage Management Policy and HIS Operating Guidelines.
Consultation	Not as a result of this report
Resource	Not as a result of this report
Risk / Legal / Legislative	Financial risk to Council is managed by allocations being reimbursed to owners upon satisfactory completion of conservation and improvement works.
Opportunities	Leveraging other initiatives of Council to further enhance the liveability of the city.
23/24 Budget Allocation	The Heritage Incentive Scheme budget is \$1.162 million in 2023/2024, with \$178,955 allocated to date. The recommended (two) allocations, totalling \$229,857, are within the allocated budget and would take total allocations for 2023/2024 to \$408,812.
Proposed 24/25 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	Not as a result of this report
23/24 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Ongoing maintenance costs are a matter for the property owner.
Other Funding Sources	The property owners will contribute the cost of the works as follows: 1. ‘Botanic Chambers’, private investment of \$141,796 2. ‘Cottage Homes’, private investment of \$147,775.

# DISCUSSION

1. The City of Adelaide has one of the most substantial heritage grant schemes in Australia, the Heritage Incentive Scheme (HIS).
2. The HIS is an important element in preserving, improving and enhancing the heritage fabric of the City of Adelaide, enabling many of the City’s iconic and important heritage buildings to be preserved and retained for productive ongoing use.
3. The [Heritage Incentives Scheme \(HIS\) Operating Guidelines](#) (Link 1) require Council to decide funding allocations of more than \$50,000.
4. The HIS Operating Guidelines funding criteria is:
  - 4.1. Professional Advice and Documentation – funding of up to \$10,000 or 75% of the total documentation and professional cost, whichever is the lesser amount.
  - 4.2. Minor Conservation Works – for conservation works up to \$50,000 in cost, a grant of up to \$25,000 or 50% of the total project cost, whichever is the lesser amount, is available.
  - 4.3. Major Conservation Works – for conservation works over \$50,000 in cost, a grant is available based on the following incremental scale:
    - 4.3.1. 50% subsidy for works up to \$200,000 (maximum grant of \$100,000)
    - 4.3.2. 25% subsidy for works above \$200,000 (up to maximum grant of \$250,000).

## Historical Funding Allocations

5. From 2010 to current, the average HIS allocation has been \$10,396 per project with 1446 projects supported by the scheme. Of these;
  - 5.1. 30 projects (2%) have had allocations over \$50,000 with an average of \$93,243 funded by Council.
  - 5.2. The largest allocation was \$300,000 in 2013 for conservation works to Elder Hall.
  - 5.3. 1416 projects (98%) have had allocations of \$50,000 or below with an average allocation of \$8,641.
6. In 2022/2023 the highest demand for HIS funding was for smaller projects such as salt damp treatment or masonry conservation. 62% of projects received allocations under \$15,000. Projects over \$50,000 made up only 4% of allocations. These larger projects are typically complex and involve multiple trades under the supervision of a managing contractor/architect.
7. A summary of allocations in 2022/23 is provide below, further detail is available in the Heritage Achievements Annual Summary 2022-2023 (Link 2 view [here](#)).



## Conservation works to ‘Botanic Chambers’ 304 North Terrace, Adelaide (Proposed Allocation: \$113,932)

8. The Botanic Hotel and Chambers - c1878 – was erected first as a ‘family hotel & restaurant’ with houses and shops to East Terrace and terrace houses to North Terrace. Designed by Michael McMullen and built by J. Barry in 1876-77 for Richard Vaughan. Vaughan founded the East End Market Company and played a pivotal role in the development of the nearby produce market, and with it the east end of the city.
9. Botanic Chambers is highly visible from North Terrace. The terrace house is listed as a State Heritage Place.
10. The proposed works comprise decorative render repairs and reinstatement, stonework repointing, partial conservation of the balcony, timber joinery repairs and conservation to the front fence. Development Approval for conservation works was granted on 16 November 2022.

11. The facade masonry, render and fence will continue to deteriorate unless essential conservation works are undertaken.
12. HIS funding of \$7,938 was granted for the documentation of the proposed conservation works. Previous HIS funding of \$10,000 was allocated in 2011 for salt damp treatment.
13. The total cost of HIS eligible works (incl GST) is \$255,728. An allocation of \$113,932 is recommended (\$200,000 @ 50%, \$55,728 @ 25%)
14. **Attachment A** provides further information about the project, and an assessment of the proposal against the HIS Operating Guidelines.

#### **Conservation works to 'Cottage Homes' 51-60 Kingston Terrace (Proposed Allocation: \$115,925)**

15. What became Cottage Homes Incorporated was initiated by Anglican Archdeacon Charles Marryat in 1871. The organisation's purpose was to fund cottages for the aged poor. Sited on an acre of land, 10 row houses were built along Kingston Terrace (the Lady Ayers Homes) and 10 along Stanley St (the Dean Marryat Homes). They are reminiscent of English alms-houses and are uncommon in South Australia.
16. The cottages are highly visible from Kingston Terrace. The 4 rows comprising the Cottage Homes, including the Lady Ayers Homes, are listed as a State Heritage Place.
17. All four rows of cottages require extensive conservation works. This row of 7 cottages is the initial priority. The roof and masonry will continue to deteriorate unless essential conservation works are undertaken. Development Approval for conservation works was granted on 8 September 2022.
18. HIS funding of \$10,000 was granted for the documentation of the proposed conservation works. Previous HIS funding of \$22,000 was allocated in 2016 for professional fees and assistance with stormwater management for the two rows of cottages fronting Kingston Terrace.
19. The total cost of HIS eligible works (incl GST) for 7 cottages is \$263,700. An allocation of \$115,925 is recommended (\$200,000 @ 50%, \$63,000 @ 25%)
20. **Attachment B** provides further information about the project, and an assessment of the proposal against the HIS Operating Guidelines.

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## DATA AND SUPPORTING INFORMATION

**Link 1** – Heritage Incentives Scheme Operating Guidelines

**Link 2** – Heritage Achievements Annual Summary 2022-2023

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## ATTACHMENTS

**Attachment A** – HIS Assessment of Application: HIS/27/2023 - 'Botanic Chambers', 304 North Terrace, Adelaide

**Attachment B** – HIS Assessment of Application: HIS/34/2023 - 'Cottage Homes', 51-60 Kingston Terrace, North Adelaide

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- END OF REPORT -

**Attachment A – Assessment for HIS allocation**

<b>Property Details</b>	304 North Terrace, ADELAIDE
<b>Project Category</b>	Major conservation works



**Botanic Chambers, North Terrace - 304 North Terrace is second from right**



**Existing condition**



**The Botanic Hotel and Chambers - c1878**

Erected first as a 'family hotel & restaurant' with houses and shops to East Terrace and terrace houses to North Terrace.

Designed by Michael McMullen and built by J. Barry in 1876-77 for Richard Vaughan.

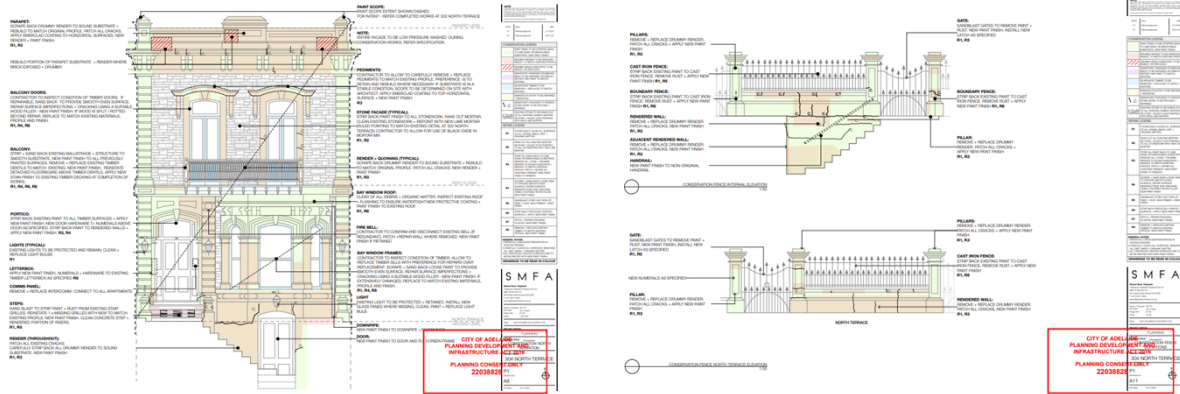
Vaughan founded the East End Market Company and played a pivotal role in the development of the nearby produce market, and with it the east end of the city.

Source SLSA B 9178

## Project Description

The proposed works comprise decorative render repairs and reinstatement, stonework repointing, partial conservation of the balcony, timber joinery repairs and conservation to the front fence.

## Façade & Fence Conservation



### Assessment Criteria

### Score

### Comments

Needs of the place

3/3

The facade masonry, render and fence will continue to deteriorate unless essential conservation works are undertaken.

Visual contribution to public realm

3/3

Botanic Chambers is highly visible from North Terrace.

Heritage value of the place

3/3

This terrace house is listed as a State Heritage Place.

Level of past HIS financial assistance

2/3

\$10,000 HIS funding was allocated in 2011 for salt damp treatment.  
No major funding for conservation works has been provided apart from a HIS grant of \$7938 for the documentation of these current conservation works.

**Total Score**

**11/12**

**Total Cost of HIS eligible works (incl GST)**

**\$255,728**

**Proposed HIS Allocation**

50% of cost of work up to \$200,000  
25% portions over \$200,000 (e.g. \$55,728)

**\$100,000**

**\$13,932**

**Total Allocation**

**\$113,932**

## Attachment B – Assessment for HIS allocation

Property Details	51 – 60 Kingston Terrace, NORTH ADELAIDE
Project Category	Major conservation works



Lady Ayers Homes, 51 – 60 Kingston Terrace



Source SLSA B 19973 &amp; B 32818 - December 1971



Source SLSA B 19975 – June 1970

**The Lady Ayers Homes**

What became Cottage Homes Incorporated was initiated by Anglican Archdeacon Charles Marryat in 1871.

The organisation's purpose was to fund cottages for the aged poor. Sited on an acre of land, 10 row houses were built along Kingston Tce (the Lady Ayers Homes) and 10 along Stanley St (the Dean Marryat Homes). They are reminiscent of English almshouses and are uncommon in South Australia.



## Project Description

The proposed works comprise repointing of brick chimneys and upper-level masonry, replacement of roof and gutters and minor conservation of timberwork.

## Roof & Façade Conservation



Assessment Criteria	Score	Comments
Needs of the place	3/3	All four rows of cottages require extensive conservation works. This row of cottages is the initial priority. The roof and masonry will continue to deteriorate unless essential conservation works are undertaken.
Visual contribution to public realm	3/3	The cottages are highly visible from Kingston Terrace.
Heritage value of the place	3/3	The 4 rows comprising the Cottage Homes, including the Lady Ayers Homes, are listed as a State Heritage Place.
Level of past HIS financial assistance	2/3	\$22k HIS funding was granted in 2016 for professional fees and assistance with stormwater management for the two rows of cottages fronting Kingston Tce.  No major funding for conservation works has been provided apart from a HIS grant of \$10k for the documentation of these current conservation works.

<b>Total Score</b>	<b>11/12</b>	
<b>Total Cost of HIS eligible works (incl GST) for 7 cottages</b>		\$263,700
<b>Proposed HIS Allocation for 7 cottages</b>	\$200,000 at 50%	\$100,000
	\$63,700 at 25%	\$15,925
	<b>Total</b>	<b>\$115,925</b>

## Encroachment of infrastructure Halifax Street

Strategic Alignment - Thriving Communities

Public

**Tuesday, 3 October 2023**  
**City Planning, Development and Business Affairs**

**Program Contact:**

Mike Philippou, Associate  
Director Strategic Property &  
Commercial

**Approving Officer:**

Tom McCready, Director City  
Services

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## EXECUTIVE SUMMARY

This report provides notification to Council of the Administration's intended removal of an encroachment on Council's reserve that is classified as Community Land at 8 Catherine Helen Spence Street.

The encroachment is an enclosed structure, built from galvanised sheeting for storage purposes for The Greek on Halifax restaurant located at 75-79 Halifax Street, Adelaide.

The current Community Land Management Plan (CLMP) for the reserve does not make provision for a commercial use.

Alternatively, Council can resolve to support 'in principle' the commercial use of community land for storage. If this is the decision of Council, then this will be subject to public consultation of an amended CLMP, with the results of the public consultation presented to Council at a future date. Following this, a lease over this portion of the land can be negotiated with the commercial operator.

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## RECOMMENDATION

The following recommendation will be presented to Council on Tuesday, 10 October 2023 for consideration

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

THAT COUNCIL

1. Notes that the Administration will take steps to remove the encroachment under Section 200 of the *Local Government Act 1999 (SA)* that is located on a portion of the Community Land parcel Allotment 21 in Deposited Plan 55398 in Certificate of Title Volume 5861 Folio 864.

## IMPLICATIONS AND FINANCIALS

City of Adelaide 2020-2024 Strategic Plan	<b>Strategic Alignment – Thriving Communities</b> Thriving Communities by increasing community use of and access to the Adelaide Park Lands and other community open space areas.
Policy	Community Consultation Policy prescribes public consultation for the amendment to a Community Land Management Plan under Section 197 of the <i>Local Government Act 1999 (SA)</i> .
Consultation	Administration must consult with the public on the Draft Community Land Management Plan.
Resource	This activity can be managed within existing resources.
Risk / Legal / Legislative	The <i>Local Government Act 1999 (SA)</i> governs the way this matter should be managed under Sections 197(1)(a)-197(1)(b) and 197(3).
Opportunities	Not as a result of this report.
23/24 Budget Allocation	Not as a result of this report.
Proposed 24/25 Budget Allocation	Not as a result of this report.
Life of Project, Service, Initiative or (Expectancy of) Asset	Not as a result of this report.
23/24 Budget Reconsideration (if applicable)	Not as a result of this report.
Ongoing Costs (eg maintenance cost)	Not as a result of this report.
Other Funding Sources	Not as a result of this report.

## DISCUSSION

1. The community land parcel is identified as Allotment 21 in Deposited Plan 55398, Certificate of Title Volume 5861 Folio 864 owned by the Corporation of the City of Adelaide and is classified as Community Land at 8 Catherine Helen Spence Street.
2. A Council must prepare and adopt a management plan for all its Community Land (Section 196 of the *Local Government Act 1999 (SA)*). All local government land (except roads) that is owned by a Council or under care, control and management is classified as Community Land. A Council can resolve to exclude land from Community Land classification.
3. The current adopted Community Land Management Plan (CLMP) can be seen in at Link 1 view [here](#).

### Structure on Community Land parcel

4. The Greek on Halifax at 75-79 Halifax Street storage structure encroaches on the adjacent Community Land parcel referred to above.
5. Council inspected the encroachment during 2020. Please see Link 2 view [here](#).
6. COVID-19 shutdowns followed, and restaurants were struggling to remain open within the City. No enforcement action was taken during COVID-19 shutdowns.
7. The structure was built during 2015 with galvanised sheeting. The dimension of the structure is approximately 9.4 metres long and 2.2 metres wide and is utilised as a storeroom storing bins and surplus furniture.
8. Council currently does not allow permanent third-party structures on Community Land (non-Parklands). The only commercial activity allowed is outdoor dining.
9. The Administration is not in support of the encroachment on the Community Land.
10. The Administration will commence the encroachment removal process pursuant to Section 200 of the *Local Government Act 1999 (SA)* by contacting the owners and issue a Formal Notice to remove the infrastructure within six months.

### Alternative direction

11. If Council supports in principle the commercial use of the Community Land for storage, the Administration will then proceed with the following actions:
  - 11.1 Amend the CLMP to include the commercial (storage) use on portion of Allotment 21.
  - 11.2 Conduct public consultation on the amendment to the CLMP.
  - 11.3 The Public Consultation results will be presented to Council with a request to adopt the amended plan if appropriate.
  - 11.4 The parties will enter into a commercial lease agreement to facilitate the exclusive use of the area for storage if the amendment of the CLMP is supported by Council for a term less than 5 years.

### Amendments to Community Land Management Plans

12. The *Local Government Act (1999) SA*, Section 198(1) allows Council to amend or revoke the management plan by adopting a proposal for its amendment or revocation.
13. However, any amendments of a CLMP that has “significant impact” on the interests of the community require public consultation (Section 198(3) of the *Local Government Act 1999 (SA)*).
14. Minor amendments to the draft CLMP will not require public consultation if the amendment has no impact or no significant impact on the interests of the community.

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## DATA AND SUPPORTING INFORMATION

**Link 1** - Adopted Community Land Management Plan (ACC2010/161935)

**Link 2** - Encroachment (ACC2023/95598)

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# ATTACHMENTS

Nil

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END OF REPORT

## Adelaide Park Lands Community Land Management Plan

Strategic Alignment - Enabling Priorities

Public

**Tuesday, 3 October 2023**  
**City Planning, Development and Business Affairs Committee**

**Program Contact:**  
Associate Director Park Lands,  
Policy & Sustainability

**Approving Officer:**  
Ilia Houridis, Director City  
Shaping

### EXECUTIVE SUMMARY

The purpose of this report is to seek approval of the consolidated Community Land Management Plan for the Adelaide Park Lands (CLMP) (**Attachment B** - Consolidated Community Land Management Plan for the Adelaide Park Lands, September 2023) which includes community feedback provided during consultation.

On [12 September 2023](#) Council decided to invite respondents to the consultation on the draft consolidated CLMP, to make a deputation to the City Planning, Development and Business Affairs (CPBDA) Committee in respect of their submission and authorised the Chair of that Committee to convene a meeting of the Committee for such purpose. Four deputations were heard at a special meeting of the CPBDA Committee on Tuesday 26 September 2023.

With further guidance from the Council on 5 September 2023, the Administration has undertaken a further review of the consultation feedback on draft CLMP.

In particular, drawing on the community feedback and the deputations, further detail has been included within the body of the CLMP (rather than relying on embedded links) to complement the legislative requirements for the CLMP and policy positions for the Adelaide Park Lands. These changes are highlighted in yellow (previous changes are highlighted in green) in the **Attachments A and B**.

We thank all consultation respondents for their submissions and the deputees for their additional feedback on the draft CLMP and other matters for future consideration including:

- reviewing existing or exploring new funding pathways to provide avenues for further investment in the Adelaide Park Lands;
- collection of data to assist decision making; and
- adoption of an implementation plan to inform future budget proposals.

These matters are being addressed as part of the Adelaide Park Lands Management Strategy update which is well progressed and includes the content that relates to the strategic goals and priorities for the Park Lands including:

- an investment framework with pathways for works under the themes of asset renewal, environment and natural systems, community sport, tourism and heritage, and public infrastructure.
- exploration of philanthropic contribution models is an identified opportunity to provide an avenue for private investment tailored to improved open space and community outcomes.
- specific investment opportunities are explored for each pipeline project.

The legislative requirements of the *Local Government Act 1999* have been considered by Council's legal advisors as part of this further review.

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# RECOMMENDATION

The following recommendation will be presented to Council on 10 October 2023 for consideration

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

THAT COUNCIL

1. Receives the Consultation Summary Report on the draft consolidated Community Land Management Plan for the Adelaide Park Lands contained in Attachment A to Item 7.5 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 3 October 2023.
  2. Notes the refinements to the draft consolidated Community Land Management Plan (including to Section 5 (Overall Purpose For Which The Adelaide Park Lands Are Held) and removal of the word “ancillary” where it relates to public facilities, furniture and amenities’) in response to the feedback detailed in the Consultation Summary Report presented in Attachment A to Item 7.5 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 3 October 2023.
  3. Adopts the consolidated Community Land Management Plan for the Adelaide Park Lands under the care, control and management of the City of Adelaide presented in Attachment B to Item 7.5 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 3 October 2023.
  4. Notes that public notice of the adoption of the consolidated Community Land Management Plan for the Adelaide Park Lands will be published in the Government Gazette.
  5. Notes the draft mid-point review of the APLMS will be presented to Council by December 2023.
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## IMPLICATIONS AND FINANCIALS

<p>City of Adelaide 2020-2024 Strategic Plan</p>	<p><b>Strategic Alignment – Enabling Priorities</b> Review Council services to balance efficiencies with meeting community expectations (5.6)</p>
<p>Policy</p>	<p>The Community Land Management Plan (CLMP) for the Adelaide Park Lands will supersede all pre-existing CLMPs for the Adelaide Park Lands except for the CLMP for the Adelaide Oval Precinct, part of Tarntanya Wama (Park 26), which will remain as a standalone CLMP.</p>
<p>Consultation</p>	<p>Council (including Committees) considered a draft consolidated CLMP for the Adelaide Park Lands via meetings and workshops on:</p> <ul style="list-style-type: none"> <li>• 21 June 2022, The Committee – Strategic Discussion Forum (workshop)</li> <li>• 2 August 2022, The Committee – Strategic Discussion Forum (report)</li> <li>• 9 August 2022, Council (report)</li> <li>• 4 April 2023, City Planning, Development and Business Affairs Committee (report)</li> <li>• 11 April 2023, Council (report)</li> <li>• 5 September 2023, City Planning, Development and Business Affairs Committee (report)</li> <li>• 12 September 2023, Council (report)</li> <li>• 3 October, City Planning, Development and Business Affairs Committee (report).</li> </ul> <p>Kadaltilla considered the draft CLMP for the Adelaide Park Lands at its meetings on:</p> <ul style="list-style-type: none"> <li>• 28 July 2022 (report)</li> <li>• 23 February 2023 (report).</li> <li>• 24 August 2023 (report).</li> </ul> <p>Council approved the draft consolidated CLMP for the Adelaide Park Lands for consultation on 11 April 2023</p> <p>Consultation was undertaken for 21 days between 7 July 2023 to 31 July 2023 in accordance with the statutory requirements of the <a href="#">Local Government Act 1999 (SA)</a> (Section 197); <a href="#">Adelaide Park Lands Act 2005 (SA)</a> (Section 19); and the consultation steps in Table 1 of the <a href="#">Council's Community Consultation Policy</a> adopted by Council on 16 July 2019.</p> <p>The consultation has included engagement with:</p> <ul style="list-style-type: none"> <li>• Kaurna Yerta Aboriginal Corporation</li> <li>• Kadaltilla / Adelaide Park Lands Authority</li> <li>• The Hon. Nick Champion, Minister for Planning</li> <li>• State Government authorities and adjoining Councils</li> <li>• Community</li> </ul> <p>At its meeting on 12 September 2023, Council resolved to invite respondents to the consultation draft of the CLMP to make a deputation to Council on their submission.</p> <p>Deputations were heard at Council's City Planning, Development and Business Affairs Committee meeting on the 26 September 2023.</p>
<p>Resource</p>	<p>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.</p>
<p>Risk / Legal / Legislative</p>	<p>A CLMP for the Adelaide Park Lands must meet the statutory requirements under section 196 and section 197 of the <i>Local Government Act 1999 (SA)</i> and section 19 of the <i>Adelaide Park Lands Act 2005 (SA)</i>.</p> <p>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</p>

	potential to result in inconsistency with the Adelaide Park Lands Management Strategy and other Council documents.
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.
23/24 Budget Allocation	Not as a result of this report
Proposed 24/25 Budget Allocation	The CLMP for the Adelaide Park Lands must be comprehensively reviewed at least once in every five years
Life of Project, Service, Initiative or (Expectancy of) Asset	Not as a result of this report
23/24 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report

# DISCUSSION

## Background

1. On 5 September 2023 the City Planning, Development and Business Affairs (CPDBA) Committee considered [report item 5.2 Adelaide Park Lands Community Land Management Plan](#), which presented the community consultation summary report and asked Council to adopt the draft consolidated CLMP.
2. The CPDBA Committee recommended to Council that decision on the CLMP should be deferred for further consideration of feedback received through consultation.
3. On 12 September 2023 Council decided to invite respondents to the consultation on the draft CLMP, to make a deputation to the CPBDA Committee on their submission and authorised the Chair of that Committee to convene a special meeting for that purpose. Four deputations were heard at a Special CPBDA Committee meeting on Tuesday 26 September 2023.
4. Drawing on feedback from the community respondents, reinforced through their deputations, further detail is incorporated within the body of the draft CLMP and the Consultation Summary Report (the most recent changes are highlighted to yellow in the **Attachment 2**).

## Adelaide Park Lands legislative and planning framework

5. Community respondents to the consultation highlighted concerns with the removal of information in the draft CLMP when compared to the existing CLMP and stated that they believed that by doing so the draft CLMP is not providing adequate protection for the Adelaide Park Lands.
6. Figure 1 below, taken from the General Provisions of the existing (2013) CLMP, provides a visual illustration of the Adelaide Park Lands legislative and planning framework.

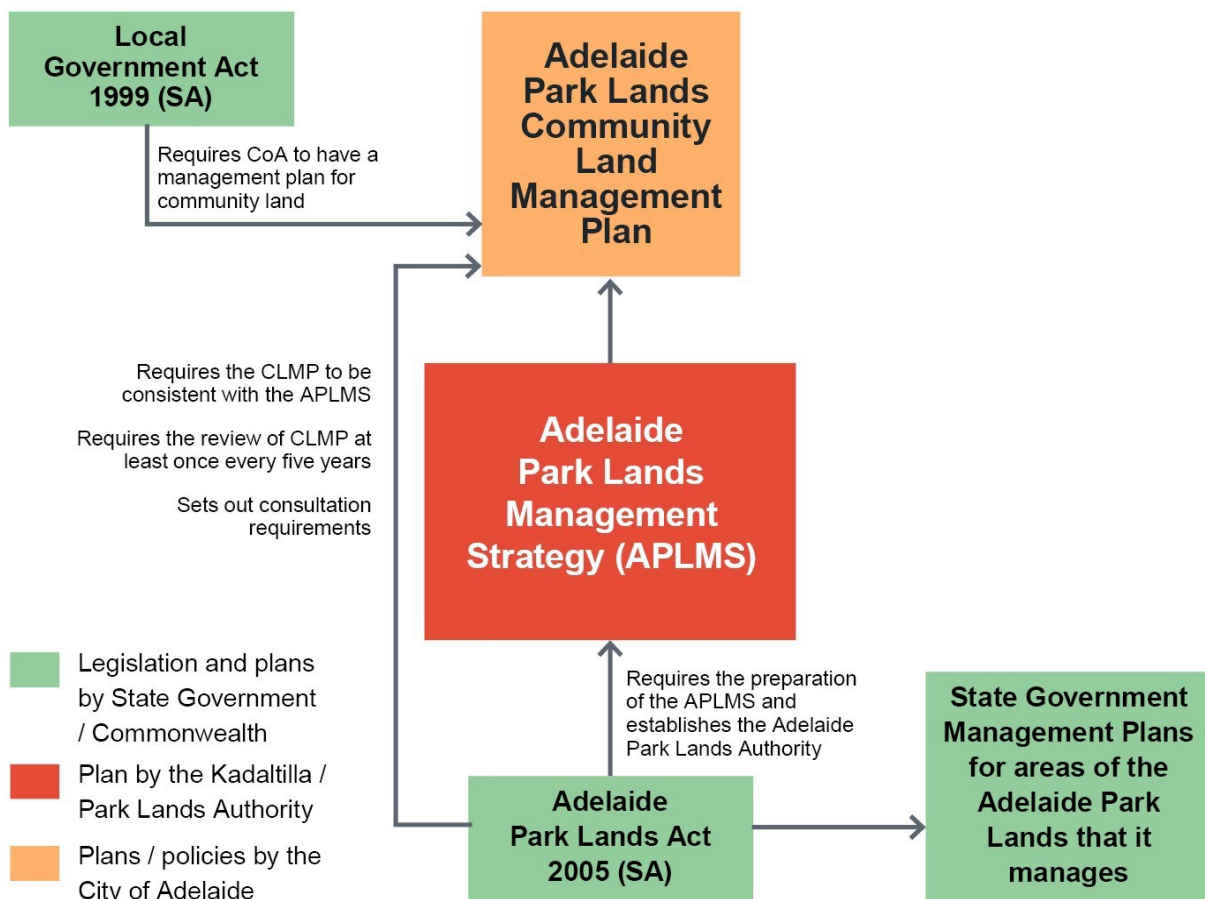


Figure 1 - Adelaide Park Lands legislative and planning framework

7. The following legislation and policy frameworks are the key instruments for the protection of the Adelaide Park Lands:
  - 7.1. *Local Government Act 1999* - Adelaide City Council must prepare and adopt a management plan for the Adelaide Park Lands. A single management plan may apply to one or more separate holdings of community land. The Community Land Management Plan must provide the following:

- 7.1.1. Identify the land to which it applies;
- 7.1.2. State the purpose for which the land is held;
- 7.1.3. State council's objectives, policies and proposals for management of the Adelaide Park Lands;
- 7.1.4. State performance targets and measures and how the council proposes to measure its performance against its objectives and performance targets;
- 7.1.5. In the case of the management plan for the Adelaide Park Lands —
  - 7.1.5.1. provide information on any arrangements or restrictions on public use of any part of the park lands, or on movement through the park lands; and
  - 7.1.5.2. provide specific information on the council's policies for the granting of leases or licences over any part of the Park Lands.
- 7.2. *Adelaide Park Lands Act 2005* – Section 4 sets out the Statutory Principles for the Adelaide Park Lands and the operation for this Act.
  - 7.2.1. *Adelaide Park Lands Act* requires preparation of the Adelaide Park Lands Management Strategy (APLMS).
- 7.3. Planning and Design Code (Adelaide Park Lands Zone) – sets out the planning policy for development within the Adelaide Parks Lands. The zone covers the Adelaide Park Lands and includes an Aquatic Centre subzone for part of Denise Norton Park / Pardipardinyalla (Park 2).
- 7.4. National Heritage Listing - the Adelaide Park Lands and City Layout have been determined by the Australian Heritage Council as having outstanding value to the nation and are protected by the *Environment Protection and Biodiversity Conservation Act 1999* (Commonwealth) which is the Australian Government's key environmental and heritage protection legislation and establishes the National Heritage List. This means that approval must be obtained before taking any action that may have a significant impact on the National Heritage Values.
- 7.5. The *Environment Protection and Biodiversity Conservation Act 1999* 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 Federal Minister for the Environment and Water.
- 8. Notwithstanding the above instruments for protection of the Adelaide Park Lands, the State Government has introduced legislation such as the *New Women's and Children's Act 2023* to allow for development within the Adelaide Park Lands. The CLMP is subordinate to such legislative instruments.

**The difference between the Adelaide Park Lands Management Strategy and the CLMP**

- 9. The Adelaide Park Lands Management Strategy (APLMS) is an aspirational document which identifies what Kadaltilla / Adelaide Park Lands Authority, Council and the State Government are seeking to achieve at a strategic level.
- 10. Under the *Local Government Act 1999 (SA)* all Councils are required to develop management plans for community land which they either own or which is under their care and control. These Community Land Management Plans, commonly referred to as CLMPs, show the way in which the land is to be used, taking into account a diverse range of recreation, conservation and other issues like sports grounds and areas of cultural significance.
- 11. These two documents must work together such that the CLMP must be consistent with the APLMS.
- 12. The *Local Government Act 1999* stipulates that in the event of an inconsistency between the provisions of an official plan or policy under another Act and the provisions of a management plan under the *Local Government Act 1999*, the provisions of the official plan or policy prevail to the extent of the inconsistency.
- 13. Table 1 below provides a visual comparison of the content (using the relevant headings) within the existing CLMP and draft CLMP using the example of Wellington Square.
- 14. The table also includes a column to identify content that a management plan must have under section 196(3) of the *Local Government Act 1999*.

Table 1 –Comparison of CLMP’s relating to Wellington Square and requirements of the *Local Government Act 1999*

Wellington Square	Existing CLMP	New CLMP	Requirement of LG Act 1999	Captured in Related Document
Introduction		These elements are summarised and combined in the new CLMP in ‘Park Context’		APLMS
Background				
Desired Future Character Statement				
Park Context				
Owner / Custodian				
Identification Of the Land				
Purpose For Which the Land Is Held by the Council				
Objectives, Policies and Proposals For Management				
Performance Targets, Measures				
Restrictions On Public Use and Movement				
Policies For Granting Leasing and Licencing				
Management Directions				APLMS
Challenges / Opportunities				APLMS
Kaurna Significance				
Kaurna Naming				
European Significance				
Heritage Listing				APLMS / Planning & Design Code / Heritage Management Plan (HMP) / Heritage Places of Adelaide website
Landscape				APLMS / Cultural Landscape Assessment
Recreation				APLMS
Natural Systems				APLMS
Relevant Links				

15. The comparison indicates that while there are several differences, both CLMPs share similarities and / or provide the same information in a different format i.e. the Park Context sections within the draft CLMP summarises and combines the Introduction, Background and Desired Future Character Statement from the existing CLMP.

16. The comparison also highlights that the content removed from the draft CLMP is not required to be provided within a management plan under the *Local Government Act 1999*.
17. The comparison further highlights that the existing CLMP (as it relates to Wellington Square) does not meet all the requirements of the *Local Government Act 1999* with respect to:
  - 17.1. identifying the purpose for which the land is held by the council;
  - 17.2. stating Objectives, Targets and Measures for managing the land;
  - 17.3. stating performance targets and how the council proposes to measure its performance against its objectives and performance targets;
  - 17.4. identifying restrictions on public use and movement.

### **Consultation Summary**

18. Under the *Adelaide Park Lands Act 2005*, Council must consult certain parties including the Minister for Planning, Kadaltilla / Adelaide Park Lands Authority, State agencies and adjoining Councils, before it releases for public consultation a CLMP for the Adelaide Park Lands.
19. At its meeting on 23 February 2023, Kadaltilla supported the consolidated draft CLMP for the Adelaide Park Lands, inclusive of additional amendments, for the purposes of undertaking statutory consultation.
20. At its meeting on 11 April 2023, Council approved undertaking statutory consultation on the draft CLMP for the Adelaide Park Lands.
21. On 4 July 2023, the Minister for Planning provided written endorsement of the consolidated draft CLMP for the purposes of undertaking statutory consultation subject to additional refinements. The refinements requested by the Minister for Planning were consolidated within the draft CLMP prior to the commencement of community consultation on 7 July 2023.
22. Consultation on the consolidated draft CLMP was undertaken in accordance with the section 197(1) of the *Local Government Act 1999* and section 19(2) of *Adelaide Park Lands Act 2005*, including consultation with:
  - 22.1. Kadaltilla / Adelaide Park Lands Authority
  - 22.2. Minister for Planning
  - 22.3. Kurna Yerta Aboriginal Corporation (KYAC)
  - 22.4. State Government Agencies and adjoining Councils
  - 22.5. Community.
23. Seven submissions were received from State agencies, authorities and adjoining Councils, including:
  - 23.1. Department for Infrastructure and Transport
  - 23.2. Department for Environment and Water
  - 23.3. SA Water
  - 23.4. University of Adelaide
  - 23.5. Central Adelaide Local Health Network
  - 23.6. City of Prospect
  - 23.7. City of Charles Sturt.
24. Public consultation was undertaken for 21 days from 7 July 2023 to 31 July 2023.
  - 24.1. A total of 15 community submissions were received, 10 submissions were received through Council's Your Say website and five submissions were received as email correspondence which included attached submissions.
  - 24.2. One late submission was received on 6 August 2023 from an individual community member who had already made a submission on 31 July 2023. This late submission has been considered by Administration.

### **Key Feedback Themes**

25. Three predominant themes were identified through consultation feedback:
  - 25.1. Valuable community and environmental asset - the Park Lands provide valuable open space and environmental landscapes to the city, community and adjoining council areas and should be preserved from major developments.

- 25.2. Enhancement and protection of environmental landscapes - the community want the Park Lands enhanced with green space and biodiversity that is protected from development, commercialisation and privatisation.
- 25.3. Protection of cultural and heritage values - State Agencies and Local Government outlined the need for greater identification and protection of culturally and historically significant landscapes and built form.
- 26. The three themes highlight the importance and value of community land and specifically the Park Lands to the city, communities and South Australia.
- 27. A full summary of the feedback is provided in **Attachment A** - Community Land Management Plan Consultation Summary Report.
- 28. In addition to the written submissions, four respondents to the community consultation provided deputations at the Special (Reconvened) Meeting of the City Planning, Development and Business Affairs Committee on 26 September 2023, [report item 3.1 Adelaide Park Lands Community Land Management Plan - Deputations](#).
- 29. In summary, the deputees raised the following points:
  - 29.1. The Adelaide Park Lands Act 2005 requires the APLMS and CLMP to be consistent.
  - 29.2. The Adelaide Park Lands Act 2005 does not deliver the required contemporary structure for Council and State Government to cooperatively manage the Adelaide Park Lands.
  - 29.3. The current CLMP does not require reinvention only requires a refresh and repolish to meet the requirements of the Adelaide Park Lands Act 2005 and Local Government Act 1999.
  - 29.4. Concern that if Council approves the draft CLMP with detail removed will make the Park Lands more vulnerable.
  - 29.5. The Park 2 proposition is not consistent with the Adelaide Park Lands Management Strategy.
  - 29.6. The growing program of events reduces access for other users.
  - 29.7. The word 'ancillary' to the Park could be interpreted to include anything e.g. Adelaide Oval Hotel is 'ancillary' to Adelaide Oval Precinct in Park 26.
  - 29.8. There is a lack of line of sight from the Act and other plans being developed e.g. the Victoria Park Master Plan.
  - 29.9. Neither the APLMS or CLMP comprise an implementation plan or budget.
- 30. The matters raised by the deputees is summarised within Appendix C of **Attachment A** - Community Land Management Plan Consultation Summary Report.
- 31. Other matters we heard which fall outside of the remit of both the draft CLMP and APLMS include:
  - 31.1. The *Adelaide Park Lands Act 2005* does not deliver the required contemporary structure to cooperatively manage the Adelaide Park Lands.
  - 31.2. The State Government is proposing a compound area greater than the maximum one hectare limit under the current CLMP.

### **Consolidated and Amended Draft CLMP**

- 32. Following the feedback provided in both the written submissions and deputations and in response, we have undertaken a comprehensive review of the draft CLMP. As a result of the review, the draft CLMP now provides further detail with respect to the following:
  - 32.1. An enhanced Introduction acknowledging the iconic status of the Adelaide Park Lands and their significant social and cultural value to the people of South Australia (p. 1).
  - 32.2. Additional context for the introduction, Kaurua and cultural heritage significance, purpose for the Adelaide Park Lands and National Heritage Listing (p. 5)
  - 32.3. An overall purpose of the Adelaide Park Lands statement has been included in Section 5 (5.1) of the draft CLMP (p. 6)
  - 32.4. In addition to the overall purpose statement, each Annexure includes an updated statement (consistent with the Objective) on the 'Purpose for which the land is held' (e.g. p. 23)
  - 32.5. Updated illustration of the Management Framework for the Adelaide Park Lands provided in Section 6 (p. 7)

- 32.6. Further detail provided in Section 7 - Key Legislation, under the headings Adelaide Park Lands Act 2005, National Heritage Listing under the Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth) and Planning, Development and Infrastructure Act 2016 (SA) and Planning and Design Code (SA) (p. 8-10)
- 32.7. Further detail provided within the Objectives, Targets and Measures table relating to Cultural Activities; Biodiversity; Heritage and Landscapes; Sporting buildings and facilities (leases and licences); Park Lands maintenance buildings and small scale business use buildings (p. 15-20)
- 32.8. Inclusion of further detail (taken from Desired Future Character Statements in current (2013) CLMPs) within the 'A2.2 Park Context' section of each Annexure (e.g. p.22)
- 32.9. Identification of the source of aerial imagery.
33. In relation to para 29.7 above, the term 'ancillary' is used to describe uses within a facility that are secondary to the main activity / use i.e the existing Adelaide Aquatic Centre is primarily an indoor aquatics and recreation facility and within the facility there are additional but 'ancillary' uses such as a café; swim shop; and offices that are complimentary and support the public's use and enjoyment of the facility.
34. *In response to the feedback, the term 'ancillary to park uses' has now been removed and replaced with 'Providing public facilities, furniture and amenities to support the purpose for which the land is held under X1.4.*
35. The types of public facilities, furniture and amenities that are intended is further outlined in Section 10 (p 18) under the Category of 'Public facilities, furniture and amenities' and include public toilets, dog parks, playspaces, courts, pitches, fields, skate park infrastructure, lighting, benches, shelters, bike racks, BBQs, drinking fountains, signage, exercise equipment, fencing, car parking.
36. Additional feedback we heard from the deputies that is not addressed in the draft CLMP and will be addressed within the revised APLMS includes:
- 36.1. Funding pathways
- 36.2. Ensuring there is clear line of sight between the CLMP and APLMS
- 36.3. A lack of data to assist decision making
- 36.4. An implementation plan to inform future budget proposals.
37. The draft APLMS is well progressed and includes an investment framework with pathways for works under the themes of asset renewal, environment and natural systems, community sport, tourism and heritage, and public infrastructure.
38. Exploration of philanthropic contribution models is an identified opportunity to provide an avenue for private investment tailored to improved open space and community outcomes. Learning from successful international models is a recommendation from the best practice parks review undertaken during the APLMS review.
39. Specific investment opportunities are explored for each pipeline project.
40. The improvements to the draft CLMP listed above are provided (and marked) in **Attachment B** - Consolidated Community Land Management Plan for the Adelaide Park Lands (October 2023).
41. If adopted, the consolidated CLMP will replace the existing CLMPs with the exception of the Adelaide Oval Precinct, part of Tarntanya Wama (Park 26) which will remain as a standalone CLMP as it is governed by the *Adelaide Oval Redevelopment and Management Act 2011*.
42. In accordance with section 198 (1) of the *Local Government Act 1999*, except for the CLMP for the Adelaide Oval Precinct, part of Tarntanya Wama (Park 26) the following Adelaide Park Lands Community Land Management Plans will be revoked by the adoption of the draft CLMP.
- 42.1. **General Provisions** - Adelaide Park Lands Community Land Management Plan (November 2021)
- 42.2. **Chapter 1** - Framework
- 42.3. **Chapter 2** - Tuthangga (Park 17), Wita Wirra (Park 18), Pityarilla (Park 19)
- 42.4. **Chapter 3** - Kurangga (Park 20)
- 42.5. **Chapter 4** - Walyu Yarta (Park 21)
- 42.6. **Chapter 5** - Mirnu Wirra (Park 21 West), Wikaparntu Wirra (Park 22), Wirrarninthi (Park 23)
- 42.7. **Chapter 6** - Tampawardli (Park 24), Narnungga (Park 25)
- 42.8. **Chapter 7** - Bonython Park/ Tulya Wardli (Park 27)



- 42.9. **Chapter 8** - Pirltawardli (Park 1)
- 42.10. **Chapter 9** - (Pardipardinyilla (Park 2), Kantarilla (Park 3), Kangatilla (Park 4) and Ngampa Yarta (Park 5))
- 42.11. **Chapter 10** - Nantu Wama (Park 6), Kuntingga (Park 7), Parngutilla (Park 8)
- 42.12. **Chapter 11** - Tidlangga (Park 9), Warnpangga (Park 10), Tainmuntilla (Park 11 – Part of)
- 42.13. **Chapter 12** - Palmer Gardens/Pangki Pangki, (Park 28), Brougham Gardens/Tantutitingga (Park 29), Karrawirra (Park 12)
- 42.14. **Chapter 13** - Tarndanya Womma (Park 26) (excluding Adelaide Oval Precinct CLMP)
- 42.15. **Chapter 14** - Rundle Park / Kadlitpina (Park 13), Rymill Park / Murlawirrapurka (Park 14), Ityamaitpina (Park 15)
- 42.16. **Chapter 15** - Victoria Park/Pakapakanthi (Park 16)
- 42.17. **Chapter 16** - Victoria Square/Tarntanyangga
- 42.18. **Chapter 17** - Wellington Square/Kudnartu, Light Square/Wauwi, Whitmore Square/Iparrityii, Hurtle Square/Tangkaira, Hindmarsh Square/Mukata
43. In accordance with section 198(4) of the *Local Government Act 1999*, if Council approves the draft CLMP for the Adelaide Park Lands it is required to give public notice in the Government Gazette.

### Next Steps

44. If Council adopts the consolidated CLMP for the Adelaide Park Lands, the following steps will be undertaken:
- 44.1. Provide public notice of its adoption in the Government Gazette
- 44.2. Advise respondents to the consultation process of Council's decision
- 44.3. Publication of the CLMP for the Adelaide Park Lands on the City of Adelaide website
- 44.4. The CLMP for the Adelaide Park Lands works alongside the [Community Land Register](#) which will be updated to reflect the consolidated plan. The Register includes details of lease and licences in the Park Lands and is publicly available online.
- 44.5. Feedback on the draft CLMP that is of a strategic nature will be considered as part of the current mid-point review of the Adelaide Park Lands Management Strategy, which will be presented to Council by December 2023.

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## DATA AND SUPPORTING INFORMATION

**Link 1** – [Council Minutes – Tuesday 12 September 2023](#)

**Link 2** – [Local Government Act 1999 \(SA\)](#)

**Link 3** – [Adelaide Park Lands Act 2005 \(SA\)](#)

**Link 4** – [Council's Community Consultation Policy](#)

**Link 5** – [City Planning, Development and Business Affairs Committee Agenda Item 5.2, Tuesday 5 September 2023](#)

**Link 6** – [City Planning, Development and Business Affairs Committee Agenda Item 3.1, Tuesday 26 September 2023](#).

**Link 7** - [Community Land Register](#)

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## ATTACHMENTS

**Attachment A** – Community Land Management Plan Consultation Summary Report (October 2023)

**Attachment B** – Consolidated Community Land Management Plan for the Adelaide Park Lands (October 2023)

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- END OF REPORT -

# CITY OF ADELAIDE DRAFT COMMUNITY LAND MANAGEMENT PLAN FOR ADELAIDE PARK LANDS

Consultation Summary Report

October 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:** Jared Wilson  
**Title:** Team Leader, Park Lands Planning  
**Program:** Park Lands, Policy and Sustainability  
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### Record Details

**HPRM Reference:**

**HPRM Container:**

### Version History

Version	Revision Date	Revised By	Revision Description
1	9/08/2023	TR	Draft
2	27/09/2023	TR	Amendments based on Committee feedback and Deputations

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## Executive Summary

This report summarises the submissions and findings from consultation on the City of Adelaide’s (Council) Draft Community Land Management Plan (CLMP) for the Adelaide Park Lands (Park Lands).

Consultation on the Draft CLMP commenced on **7 July 2023** and concluded on **31 July 2023**.

This report outlines the engagement process Council undertook to consult with stakeholders and the community and to meet statutory consultation requirements under the *Local Government Act 1999* (LG Act) and *Adelaide Park Lands Act 2005* (APL Act).

The consultation findings have outlined general support from the State and Local Government stakeholders for the Draft CLMP for the Park Lands with minor refinements suggested.

The feedback from the community outlined a strong desire for the Park Lands to be publicly accessible, with less built form and development and an increase of open spaces focused on the natural environment and biodiversity.

Community feedback also outlined that commercialisation, privatisation and use of the Park Lands for major development should be stopped.

Community feedback noted Council has changed its approach to the Draft CLMP – as the existing CLMP’s contain information that exceeds the requirements of the LG Act and APL Act. Council has responded to these concerns in Appendix A and Appendix B with refinements also being proposed to address improvements.

Respondents to the consultation process were invited to make a deputation to a Special Meeting of the City Planning, Development and Business Affairs Committee on Thursday 21 September 2023, which was adjourned to Tuesday 26 September 2023, to be heard in relation to their submission. Key points from the deputations are summarised in Appendix C.

Feedback has assisted Council in the development of the Draft CLMP and provided Council with insights into how stakeholders believe the Park Lands should be used and managed.

## Background

Under the LG Act, the City of Adelaide’s, “community land” is all local government land (except roads) that is under the care, control and management of Council, including the Park Lands.

Council is required under Section 196 of the LG Act and Section 19 of the APL Act to prepare and adopt a management plan for its community land, the Park Lands.

CLMP’s are plans created by Council, in consultation with other land managers and the community, to provide guidance and direction with respect to the care, management and use of the Park Lands for the enjoyment and benefit of residents and visitors to the City of Adelaide.

The CLMP is not an aspirational strategy that plans for the future, this is the role of the Adelaide Park Lands Management Strategy.

Council’s existing CLMP’s were predominantly adopted in 2013 and consisted of individual chapters for each park within the Park Lands. As part of the Council’s statutory requirements of reviewing its CLMP’s, Council has made the decision to consolidate its CLMP’s into a single CLMP.

## Consultation Objectives

The LG Act and the APL Act outline the statutory requirements of the CLMP including the consultation requirements.

### *Local Government Act 1999*

Section 197 of the LG Act requires Councils to undertake the following before adopting a management plan for community land, it must—

- (a) make copies of the proposed plan available for inspection or purchase at the council's principal office; and
- (b) follow the relevant steps set out in its public consultation policy.

### *Adelaide Park Lands Act 2005*

Section 19 of the APL Act outlines the statutory requirements of the CLMP including the consultation requirements. The Council must, before it releases its proposed management plan, or a proposed amendment to its management plan, for public consultation consult on a draft of its proposal with—

- (a) the Minister for Planning; and
- (b) the Authority (Kadaltilla / Adelaide Park Lands Authority); and
- (c) any State authority or adjoining council that has a direct interest in the matter.

### *City of Adelaide Consultation Policy*

Council must also follow the steps outlined in its Community Consultation Policy. The policy requires Council to;

- Provide public notice of the options for consideration.
- Provide information on Council's corporate website.
- 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.
- Notice published in a local newspaper circulating in the Council.
- Provide a minimum of 21 days for people to make submissions to Council (unless stated).
- Receipt of submissions by Council.
- Submissions to be considered by Council in decision-making.
- Inform public of outcome.

## Engagement Approach

To ensure stakeholders and the community were informed about Council's consultation on the CLMP and that the process was transparent, accessible and targeted, a range of communication tools and techniques were used to promote the Draft CLMP and seek feedback.

The engagement methods used are outlined below.

## Consultation with Kurna Yerta Aboriginal Corporation

As the traditional owners of the Adelaide Plains, Council's consults with Kurna Yerta Aboriginal Corporation (KYAC) in relation to the use and management of the Park Lands.

Administration met with KYAC on 28 June 2023 and reviewed:

- The purpose of Community Land Management Plans and their legislative requirements
- The content of the draft CLMP
- The relationship with other Council strategic documents including Adelaide Park Lands Management Strategy and Reconciliation Action Plan
- Specific review of sections of the CLMP referring to cultural significance and cultural practices
  - 4.3: Kurna cultural significance (p4)
  - 4.4: Cultural heritage significance (p4)
  - 8.4.3: Aboriginal cultural uses (p9)

KYAC supported consultation on the Draft CLMP and requested a further workshop with additional Board Members to improve the content listed above and ensure Native Title Determination descriptions are replicated for clarity.

Correspondence was sent to South Australian Native Title Services on 10 July 2023 inviting KYAC to a workshop on the Draft CLMP.

Workshopping of the content is subject to availability of KYAC Board Members and changes to the above listed sections, if required, are expected to be incorporated into the CLMP under CEO delegation.

## Stakeholder Consultation

Consultation on the Draft CLMP was undertaken in two three parts and has been undertaken in accordance with the LG Act and APL Act;

### Part 1 - State Agencies and Local Government

Administration sought endorsement of the Draft CLMP from Kadaltilla / Adelaide Park Lands Authority and the Minister for Planning prior to the Draft CLMP being released for community consultation.

Council wrote to the following stakeholders seeking feedback and advising of the Council's intention to undertake community consultation on its Draft CLMP.

- Kadaltilla / Adelaide Park Lands Authority
- The Hon, Nick Champion, Minister for Planning
- State Government authorities
- Adjoining Councils.

Consultation closed 31 July 2023.

### Part 2 - Community Consultation

Community consultation on the Draft CLMP was undertaken from 7 July to 31 July 2023 through the following engagement approach;

- South Australian Government Gazette – Thursday 6 July 2023
- Public Notice in the Advertiser Newspaper - Thursday 6 July 2023
- Your Say public consultation page - 7 July 2023 to 31 July 2023

- A consultation package was made available through YourSay which included;
  - Explanatory information
  - Frequently Asked Questions
  - Link to relevant legislation
  - Link to current CLMP documents
  - Draft CLMP
  - Link to other related projects including the Adelaide Aquatic Centre Redevelopment: Construction Licence and Lease Agreement (Denise Norton Park / Pardipardinyilla (Park 2))
  - Administration contact details for further information
  - Submission form
  - Multiple options to provide feedback.
- Hard copies of the Draft CLMP were available at a number Council's Administration buildings
- Email notification to targeted community groups
- Notification of consultation posted on Council's social media platforms and website.

### **Part 3 – Additional Consultation**

Respondents to the consultation process were invited to make a deputation to a Special Meeting of the City Planning, Development and Business Affairs Committee to be heard in relation to their submission.

Four respondents to the consultation made deputations and key points are summarised in Appendix C.

## **Who We Heard From**

### **Part 1 – Kurna Representatives/State Agencies/Local Government**

- Kurna Yerta Aboriginal Corporation (KYAC) Board Members
- Nick Champion MP Minister for Planning
- Kadaltilla / Adelaide Park Lands Authority

### **2 Adjoining Councils**

- City of Prospect
- City of Charles Sturt

### **5 State Agencies / Authority**

- Department for Infrastructure and Transport
- Department for Environment and Water
- SA Water
- University of Adelaide
- Central Adelaide Local Health Network



## Part 2 - Community Consultation

### YourSay Summary

- **404 'Aware' visitors:** these are unique website visitors, which could be individuals or individuals visiting on behalf of organisations, totalling 508 visits to the Your Say Adelaide page (which means some visitors visited the page more than once).
- **223 'Informed' visitors:** these are website visitors that explored the available consultation materials more closely by browsing through the consultation information available
- **199 Draft CLMP document downloads:** via the YourSay page.
- **10 'Engaged' visitors:** people who submitted feedback through the online form.

### Community submissions outside of YourSay

- **5 submissions:** were received outside of the YourSay feedback form as email correspondence which included attached submissions.
- **1 late submission:** was received on the 6 August 2023 from an individual community member who had already made a submission on 31 July 2023. This late submission has been included in Appendix B.

## Part 3 – Additional Consultation

- **Deputations:** Four community respondents accepted the invitation to be heard at the Special Meeting of the City Planning, Development and Business Affairs Committee.
- The key points raised are summarised in Appendix C.

## What We Heard

Feedback on the consolidated Draft CLMP has been received from KYAC, Kadaltilla / Adelaide Park Lands Authority, State and adjoining Councils and the community.

Stakeholder feedback has been summarised in Appendix A.

### Part 1 - State Agencies and Local Government

In general, the feedback provided from the State Agencies and adjoining Councils provided support for the Draft CLMP. Stakeholders suggested refinements regarding the Draft CLMP content and the ongoing management of the Park Lands and how they believe the land should be managed into the future.

Feedback broadly focused on the Park Lands responding to State Government developments, including the new Adelaide Aquatic Centre and the need for cultural and heritage values to be continually recognised, maintained and enhanced in the Park Lands.

The theme of enhancement and protection was also highlighted in feedback from adjacent councils who value the Park Lands for their residents from an environmental, sport and recreation perspective.

#### Key Points from Responses

- General support for the Draft CLMP from State Government and adjoining Councils.
- Local and State Heritages places should be identified in mapping and in text.
- Stronger wording requested regarding the 'enhancement and protection' of the environment and biodiversity areas in the Park Lands.

## Part 2 - Community Consultation

Feedback from the community provided a strong response that the Park Lands should be protected and enhanced for the benefit of the communities that it serves and that the Draft CLMP does not provide adequate protection against future or proposed major developments (noting development is assessed against the South Australia Government's state-wide Planning and Design Code).

The community responses indicate a strong desire for the Park Lands to be publicly accessible, with less build form and development and more open spaces focused on the natural environment and biodiversity. Feedback outlined that the commercialisation, privatisation and major developments should be minimised or stopped all together in the Park Lands.

Strong community feedback against development of the Park Lands by the State Government was received, including the New Aquatic Centre in Park 2 and the New Women's and Children's Hospital in Park 27.

Concern was raised that the Council has changed its approach to the Draft CLMP with less detailed content – as previous versions of the CLMP contained information beyond the requirements of the LG Act and APL Act. Concern was raised that the removal of this detail will compromise the protection of the Park Lands. Community responses included concern about policy ambiguity and sought better clarity of policy in the CLMP.

Some feedback provided on the Draft CLMP included aspirations for the enhancement of the Park Lands, whilst this feedback is helpful for the future planning of the Park Lands, these aspirations are more closely aligned to Adelaide Park Lands Management Strategy (APLMS) which sets future aspirational targets and objectives for the Park Lands. The APLMS is currently under review, with consultation on this document to occur in 2023.

### Key Points from Responses

- The Draft CLMP does not provide the same level of information on protection for the Park Lands from major development as previous versions.
- The Draft CLMP introduces increased ambiguity which does not support the protection of the Park Lands.
- The objectives and purpose in which the Park Lands are held should reflect the environmental and open space nature of the Park Lands and the reinstatement of land as Park Lands rather than being built on.

## Part 3 – Additional Consultation

### Key Points from Deputations:

- The *Adelaide Park Lands Act 2005* requires the APLMS and CLMP to be consistent.
- The *Adelaide Park Lands Act 2005* does not deliver the required contemporary structure for Council and State Government to cooperatively manage the Adelaide Park Lands.
- The current CLMP does not require reinvention only requires a refresh and repolish to meet the requirements of the *Adelaide Park Lands Act 2005* and *Local Government Act 1999*.
- Concern that if Council approves the draft CLMP with detail removed will make the Park Lands more vulnerable.
- The Park 2 proposition is not consistent with the Adelaide Park Lands Management Strategy.
- The growing program of events reduces access for other users.

- The word 'ancillary' to the Park could be interpreted to include anything e.g. Adelaide Oval Hotel is 'ancillary' to the sporting arena.
- There is a lack of line of sight from the Act and other plans being developed e.g. the Victoria Park Master Plan
- Neither the APLMS or CLMP comprise an implementation plan or budget.

A full summary of the matters raised by the deputees is provided within Appendix C.

## Key Feedback Themes

Three predominant themes have been identified through consultation feedback, including;

### Valuable community and environmental asset

- The Park Lands provide valuable open space and environmental landscapes to the city, community and adjoining council areas and should be preserved from major developments.

### Enhancement and protection of environmental landscapes

- The community want the Park Lands enhanced with green space and biodiversity that is protected from development, commercialisation and privatisation.

### Protection of cultural and heritage values

- State Agencies and Local Government outlined the need for greater identification and protection of culturally and historically significant landscapes and built form.

The three themes highlight the importance and value of community land and specifically the Park Lands to the city, communities and South Australia.

The themes will help Council in its ongoing management of the Park Lands and contribute to future strategic planning to ensure that the Park Lands are enhanced and protected for future generations.

## New Adelaide Aquatic Centre Lease Consultation

Consultation on the Draft CLMP occurred at the same time as consultation on the Adelaide Aquatic Centre Redevelopment: Construction Licence and Lease Agreement (Denise Norton Park / Pardipardinyilla (Park 2)).

A number of submissions to the CLMP Consultation raised concerns about the granting of a lease to the State Government for the development of the new Adelaide Aquatic Centre in Denise Norton Park / Pardipardinyilla (Park 2).

Council has undertaken separate community consultation on this matter and feedback will be managed separately to the Draft CLMP.

## Administration Response

Administration has reviewed the feedback from Stage 1 and 2 of the consultation in detail with a summary and comment provided in Appendix A and Appendix B.

Administration also heard from four deputees at a Special City Planning, Development and Business Committee meeting held on 26 September 2023.

Administration notes the community's concerns regarding the consolidation of information in the Draft CLMP, want for protection of the Park Lands and desire for policy clarity.

The consolidation of the previous chapters of the CLMP into a single CLMP for the Park Lands is consistent with section 196(2) of the LG Act. This approach will provide Council with a management plan that reduces duplication (and potential inconsistency) between the CLMP and other official documents of Council.

The Draft CLMP provides extensive links to information contained in other documents rather than including extracts from these documents in the Draft CLMP. The approach reduces the overall length of the Draft CLMP, avoids inconsistency between documents when new versions are updated and supports compliance with the CLMP.

The community consultation findings highlight the communities' concerns over the draft CLMP not providing adequate protection of the Adelaide Park Lands.

As outlined in the revised Draft CLMP and in response to community concerns, the following legislation and policy frameworks are the key instruments for the protection of the Adelaide Park Lands.

- *Adelaide Park Lands Act 2005* – sets out the Statutory Principles for the Adelaide Park Lands and the operation for this Act.
- Planning and Design Code (Adelaide Park Lands Zone) – sets out the legislative planning framework and regulations for development within the Adelaide Parks Lands. The zone covers all of the Adelaide Park Lands and includes an Aquatic Centre subzone for part of Denise Norton Park / Pardipardinyalla (Park 2).
- National Heritage Listing - The Adelaide Park Lands and City Layout have been determined by the Australian Heritage Council as having outstanding value to the nation and are protected by the *Environment Protection and Biodiversity Conservation Act 1999* which is the Australian Government's key environmental and heritage protection legislation and establishes the National Heritage List. This means that approval must be obtained before taking any action that may have a significant impact on the National Heritage Values.

~~The overarching protection of the Park Lands from major development is reliant on the APL Act and Adelaide Park Lands Zone in the Planning and Design Code, the CLMP is a management plan.~~

The CLMP sets out Council's approach to using and managing community land on behalf of the community it is not a future strategic planning document, which is the role of the Adelaide Park Lands Management Strategy.

Refinements to the Draft CLMP are proposed in response to consultation feedback to improve effectiveness and clarity of the CLMP.

## Implementation of Draft CLMP

Pending adoption by Council, the consolidated CLMP will supersede all previous CLMP's for the Park Lands except the Adelaide Oval Precinct CLMP.

The CLMP will be available on Council's website along with Council's Community Land Register and details of the lease/licenses for the Park Lands.

## Appendix A - Consultation Summary Tables

The following sections provide detailed summary and key points that were received in submissions through Part 1 (Stakeholders) and Part 2 (Community) consultation on the Draft CLMP.

An Administrative response has been included to inform if any refinements be considered to respond to the consultation feedback.

### Part 1 - State Government Agencies / Adjoining Councils\* Stakeholders

\*Adjoining Councils – City of Unley, City of West Torrens, City of Charles Sturt, City of Prospect, Town of Walkerville, City of Norwood, Payneham and St Peters and City of Burnside.

Stakeholder	Comments	Administration Comment	Administration Recommendation
<b>Kaurna Yerta Aboriginal Corporation (KYAC)</b>	KYAC supported the consultation strategy for the CLMP and received a presentation on the CLMP on 28 June 2023. A formal letter was sent on 10 July 2023.	Administration is in ongoing discussions with KYAC regarding management of cultural significance, heritage significance and cultural uses.	Pending any further feedback.
<b>Kadaltilla / Adelaide Park Lands Authority</b>	The CLMP needs to be more aspirational in the introductory statements.	<p>In response, further supplementary introductory statements about the Adelaide Park Lands have been included within the introduction to the CLMP.</p> <p><del>The CLMP includes the following introductory statement on page 1 (now proposed to be further amended to include the words “visitors and future generations”):</del></p> <p><del><i>The Adelaide Park Lands are for all South Australians, visitors and future generations.</i></del></p>	<p>In response, further supplementary introductory statements about the Adelaide Park Lands have been made in the introduction to the CLMP to reflect community consultation feedback.</p> <p>Yes</p>

		<p><i>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.</i></p> <p><i>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.</i></p> <p><i>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.</i></p>	
	<p>Amend 8.4.1: Business Purposes to include “small scale commercial” to be clear this is only for “ancillary uses”.</p>	<p>Section 8.4.1 reads:</p> <p><i>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</i></p>	<p>In response, further detail has been included within Section 10: Overarching Objectives, Targets and Measures For The Adelaide Park Lands, to reflect only small scale business uses (community use) of the Adelaide Park Lands are anticipated. Yes</p>

		<p><i>provides community benefit and supports outdoor recreational use of the Park Lands.</i></p> <p>This wording is consistent with that of Objective 3: “Commercial Activities” in section 10 which provides the ‘Overarching Objectives, Targets And Measures for Adelaide Park Lands’.</p>	
	<p>The reference to vehicle access and parking in section 8.4.3 appeared to be an incorrect placement of text. It was suggested that this information be included under 8.5: ‘Adelaide Event Guidelines.’</p>	<p>The reference to vehicle access and structures is not an incorrect placement of text.</p> <p>This section addresses the range, type and duration of cultural uses which may be quite different to an ‘event’. For example, uses which may require people staying overnight as was the case with the Cultural Burn in Park 17.</p> <p>In these situations, vehicle access is restricted to that required to undertake the activity.</p>	<p>The draft CLMP reflects the commitment in the Adelaide Park Lands Management Strategy to actively manage and reduce car parking in the Park Lands.</p> <p>Yes</p>
	<p>Add a reference to the wetland / stormwater site in the GS Kingston Park / Wirrarninithi (Park 23) annexure.</p>	<p>The wetland is mentioned in both the text and the aerial map for Park 23.</p> <p>‘Stormwater retention basin’ was added to the text:  <i>GS Kingston Park / Wirrarninithi (Park 23) features a biodiversity area, incorporating a wetland/ <u>stormwater retention basin</u>, the Wirrarninithi</i></p>	<p>In response, further detail has been included within the GS Kingston Park / Wirrarninithi (Park 23) Annexure to reference the stormwater detention basin.</p> <p>Yes</p>

		<i>Interpretive Trail and associated public art.</i>	
	7.3: National Heritage Listing - The comment was made that this section provides only a partial description of the criteria met by the Adelaide Park Lands and City Layout in order to achieve National Heritage Listing. It was suggested that to provide a more comprehensive outline of the criteria OR delete the partial description, allowing Appendix B (which lists the six criteria in full) to tell the full story.	<p>The partial description has been deleted.</p> <p><i>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). <del>The Adelaide Park Lands and City Layout is listed because it is a significant example of early colonial planning and has retained key elements of its historical layout, including two major city areas separated by the River Torrens / Karrawirra Pari, the encircling Park Lands, six town squares and gardens, and a grid pattern of roads.</del></i></p>	<p>In response, a summary of the National Heritage List values has been inserted in section 7.3, the full list of values and criteria continue to be listed in Appendix B.</p> <p>Yes</p>
	Change references to events to 'temporary events.'	All references to events in individual parks have been amended to 'temporary events' where relevant.	<p>In response, the draft CLMP now lists events as 'temporary' as per the recommendation.</p> <p>Yes</p>
	Delete Figure 5 in the Denise Norton Park / Pardipardinyilla (Park 2) annexure as it relates to the proposed site of the new Aquatic Centre.	Figure 5 has been deleted and the figure numbering updated in the rest of the document.	<p>In response, the draft CLMP now reflects the recommendation.</p> <p>Yes</p>
	Update aerial images (the example	Annexure maps have been updated	In response, the aerial images for the



	given was Victoria Park which showed an unfinished and dry wetland)	with the latest aerial images including: <ul style="list-style-type: none"> <li>• Park 16 - completed wetland</li> <li>• Park 4 - carbon offset planting site</li> <li>• Park 14 - all access playground</li> <li>• Park 20 - creek works in conjunction with the wetlands</li> <li>• Whitmore Square - new edge path</li> </ul>	suggested parks have been updated and are current to the CoA's aerial imagery. Yes
	Consider inclusion of reference to ODASA Good Design Guidelines	The following statement has been added to the end of Section 8.5: 'Adelaide Park Lands Building Design Guidelines': <i>Additional design resources are available via the <u>Office for Design and Architecture SA (ODASA)</u></i>	In response, the draft CLMP has been refined to include the suggested inclusion of the ODASA Good Design Principles. Yes
	At its meeting on 23 February 2023 Kadaltilla supported the amended consolidated draft CLMP, inclusive of some additional minor changes (as listed above) for the purposes of undertaking consultation.	Noted	This is a statement in support of the draft CLMP (subject to the listed amendments) which were made prior to consultation Yes
<b>Minister for Planning</b>	<b>Annexure 27 – Tarntanya Wama (Park 26), Figure 29:</b> Extend the aerial photograph north to illustrate the whole of Park 26 and clarify the boundary of the land subject to this CLMP and the boundary of the land subject to the Adelaide Oval Precinct CLMP.	Refinement to map made to include full extent of Adelaide Oval Precinct CLMP prior to community consultation	In response, the aerial photos has been amended in Annexure 27 as suggested. Yes
	<b>Norton Park / Pardipardinyilla (Park 2).</b>	Noted	These are opening statements about the draft CLMP and do not request

	<ul style="list-style-type: none"> <li>• In addition, the Minister considered the CLMP in respect of the proposed redevelopment of the Adelaide Aquatic Centre.</li> <li>• The State has committed to build a new Adelaide Aquatic Centre on Denise Norton Park / Pardipardinyilla (Park 2).</li> <li>• The upgrade is referred to in the Adelaide Park Lands Management Strategy 2015-2025 (the Strategy) and the Planning and Design Code (the Code) as amended in respect of Denise Norton Park / Pardipardinyilla (Park 2).</li> <li>• The Code, in particular, includes a number of policies and protections to ensure a no net loss of park lands and includes built form setbacks to Barton Terrace (50 metres from the kerb), an identified 'return to Park Lands area', a 'biodiversity area for protection', and avenue of trees for protection. To ensure consistency with the Strategy and the Code, the introduction of some amendments to the CLMP are required.</li> </ul>		<p>changes. No</p>
	<p><b>Annexure 2:</b> Figure 4: This should include a qualifying statement to note that although the map is current at the date of publication, the layout of the facilities as depicted in the map is anticipated</p>	<p>In response, an amendment was made prior to community consultation as follows; <i>Map is current at the date of publication and layout is anticipated to</i></p>	<p>In response, the suggested amendment to Figure 4 was made prior to community consultation. Yes</p>

	<p>to change due to the redevelopment of the Adelaide Aquatic Centre.</p>	<p><i>change under Management Proposal in A2.6</i></p>	
	<p><b>Items A2.4 and A2.5:</b>                  These items currently refer only to 'indoor' aquatic facilities. They should be updated to refer to 'indoor and outdoor' aquatic facilities given the new centre is proposed to include an outdoor pool and other outdoor aquatic facilities.</p>	<p>In response, A2.4 was amended prior to consultation to include both 'indoor and outdoor' aquatic facilities.</p>	<p>In response, the suggested amendment was made prior to community consultation.                  Yes</p>
	<p><b>Item A2.6:</b></p> <ul style="list-style-type: none"> <li>This item should include support for all works and activities associated with the proposed redevelopment including but not limited to, demolition of the existing centre, construction of a new centre (potentially in a different part of Park 2), landscaping and other works to car parks sporting fields, pathways and other areas and facilities within the park.</li> <li>The statement currently included in the CLMP regarding the State Government's intention to change the care, control and management arrangements in relation to this site should be broadened to provide flexibility around the grant of access and rights to the State to construct, own and operate the new Aquatic Centre.</li> </ul>	<p>In response, A2.6 was amended prior to consultation to reflect suggestion:  <i>Support State Government commitment to the relocation and development of a new aquatic facility (incorporating upgraded landscaping and other works to surrounding areas) within the park, including by authorising:</i></p> <ul style="list-style-type: none"> <li><i>the grant of any licence(s) over all areas necessary to facilitate construction activities (including decommissioning of the existing aquatic centre and commissioning of a new facility); and</i></li> <li><i>the grant of a form of long term lease to or entry into other form of long term arrangement with the State Government to facilitate the State Government's ownership, management and operation of the new facility;</i></li> </ul>	<p>In response, the suggested amendment was made prior to community consultation.                  Yes</p>

	<ul style="list-style-type: none"> <li>Without limiting other options available, this section should expressly authorise the City of Adelaide (the Council) under section 202(3) of the Local Government Act 1999 to grant leases and licences in relation to the proposed redevelopment and the ongoing operation of the centre. This section should also clearly state that the limitations on the grant of temporary licences by the Council (as described in item 8.4.5 of the CLMP) do not apply to the grant of a licence from the Council to the State for the purposes of undertaking the Adelaide Aquatic Centre redevelopment.</li> </ul>	<p><i>Support other facilities and commercial activities complementing the provision of aquatic activities, fitness and allied health uses and ancillary use that are consistent with the purposes for which the land is held;</i></p> <p><i>Encourage a master plan of the site to promote the integration of uses and spaces.</i></p>	
	<p>Subject to the above suggestions being adequately addressed, the Minister for Planning provided endorsement to proceed to public consultation on the CLMP for the Adelaide Park Lands.</p>	<p>Noted</p>	<p>This comment supports the draft CLMP (subject to amendments which were made prior to community consultation).</p> <p><del>No.</del></p>
<p><b>University of Adelaide</b></p>	<p>We have reviewed the CLMP as a state authority with a direct interest in the matter. As noted in the CLMP this plan does not include land under the care, control and management of the Crown or a State Authority and as such much of the land on which the University is located is not subject to</p>	<p>Noted</p>	<p>This is an opening statement and does not request changes to the draft CLMP.</p> <p><del>No</del></p>

	<p>the CLMP objectives, policies and proposals.</p>		
	<p>We do note however that consideration has been given to preserve a straight axial view connecting 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. This is consistent with our planning and our Public Realm Masterplan.</p>	<p>Noted</p>	<p>This is a comment noting the draft CLMP is consistent with the plans of the University of Adelaide. No</p>
	<p>We have also reviewed the CLMP in the context of the Park Lands Lease Agreement between the University of Adelaide and Adelaide City Council dated 9 September 2013. This 42 year lease is for the buildings and sports fields used and maintained by the University at Bullrush Park / Warnpangga (Park 10) and Red Gum Park / Karrawirra (Park 12). The area of these two parks is far greater than the area covered by the University lease however the lease would appear to have a slightly broader definition of permitted use than is outlined in the CLMP in the individual park plan Purpose and Objectives.</p>	<p>Noted – The permitted use under the lease is broad, it outlines uses consistent with or related to sporting activities of any kind, without limitation clubrooms, training, games, events and functions, or any other use permitted for the Adelaide Park Lands by the management plans.</p> <p>The wording in the Draft CLMP relevant to the Adelaide Uni Lease states, 'Providing sporting fields and an archery field'.</p> <p>Minor refinements proposed to Park 10 and 12 to ensure permitted use include the uses under any lease and license over the land.</p>	<p>The draft CLMP has been refined for consistency with the lease agreement in place with the University of Adelaide. Yes</p>
	<p>We request CoA consider the incorporation of more detail in the individual park plans in the section</p>	<p>The Adelaide University Sport Masterplan for Park 10/12 has not been endorsed by Kadaltilla or</p>	<p>The Adelaide Park Lands Management Strategy is the</p>

	A_5 Objectives, targets and measures for managing the land. This section is currently included in each plan but the level of detail varies. The addition of the following will better align each plan with our lease and our Park 10/12 Sports Masterplan (as presented to Adelaide Parklands Authority in 2020).	Council. The Adelaide Park Lands Management Strategy should influence future master planning of Parks 10 & 12.	appropriate mechanism to consider future master plans. No
<b>City of Prospect</b>	Within the objectives, to ensure there is adequate access to, and inclusivity within, all the key facilities and amenities being provided to the public, where possible, include principles of Universal Design	Noted – Council will continue to include principles of Universal Design for all Park Land facilities and amenity upgrades through the implementation of the Adelaide Park Lands Building Design Guidelines and the Adelaide Park Lands Management Strategy	This is standard practice for facility design and included in the Adelaide Park Lands Building Design Guidelines. No
	In Annexure 2, item A2.7 (page 22) lists that “there may be restricted access to the sporting fields and courts under licence during programmed sporting times”. Our feedback is to ensure that the courts and sporting fields continue to remain predominately available for community use, outside of programmed sporting times.	Noted – the current wording provides awareness of the reason for temporary changes in access: <i>There may be restricted access to the sporting fields and courts under licence during programmed sporting times</i>	This is implied in the draft CLMP – outside of programmed times, the sporting fields and courts have open community access. No
<b>City of Charles Sturt</b>	Feedback focuses on Park 1 and Park 27B, given the direct connection of these parks to the City of Charles Sturt, and to a lesser extent Park 27A, which caters for active recreation (including dog exercise) for Charles Sturt residents	Noted	This is a statement and does not suggest alteration to the draft CLMP. No.
	Council welcomes and supports the	Noted	This is a comment noting general

	<p>overarching objectives, targets and measures for Adelaide Park Lands, as outlined in section 10. These objectives are broadly consistent with relevant City of Charles Sturt plans and strategies and form a practical and equitable approach to managing the Park Lands, in consideration of their diverse recreational, environmental and cultural heritage.</p>		<p>support for the CLMP and does not propose any alteration to the draft CLMP.</p> <p>No</p>
	<p>The management objectives for trees, gardens and open space is acknowledged and supported, particularly the inclusion of providing a mix of species and climate resilience. This aligns to the City of Charles Sturt's Tree Canopy Improvement Strategy and recognises the importance of tree and vegetation management in achieving urban cooling and biodiversity objectives beyond council boundaries.</p>	<p>Noted</p>	<p>This is a comment noting general support for the CLMP and does not propose any alteration to the draft CLMP.</p> <p>No</p>
	<p>The management objectives for lakes, wetlands, watercourses and stormwater is acknowledged and supported, recognising the impact on the ecosystem of the River Torrens / Karrawirra Pari, and the downstream location of the City of Charles Sturt and our role in managing the river and associated infrastructure.</p>	<p>Noted</p>	<p>This is a comment noting general support for the CLMP and does not propose alteration to the draft CLMP.</p> <p>No</p>
	<p>The management objectives for public facilities, furniture and amenities is acknowledged and supported. The</p>	<p>Noted</p>	<p>This is a comment noting general support for the CLMP and does not propose alteration to the draft CLMP.</p>

	<p>Park Lands provide important facilities for City of Charles Sturt residents, particularly those in Hindmarsh, Brompton, Bowden and Ovingham. The inclusion of 'dog parks' is also important, including maintaining access to dog off leash areas. The provision and maintenance of signage, particularly way finding, is also important to highlight directions to nearby services in the City of Charles Sturt, such as the Adelaide Entertainment Centre and Bowden train station.</p>		<p>No</p>
	<p>The management objectives for foot and cycle paths to meet the need of users is acknowledged and supported. Council strongly supports maintaining the integrity of the Park Lands Trail and connections to the City of Charles Sturt via the River Torrens Linear Park, Park Terrace underpass, and pedestrian crossings at Hawker Street and Torrens Road.</p>	<p>Noted</p>	<p>This is a comment noting general support for the CLMP and does not propose alteration to the draft CLMP.</p> <p>No</p>
	<p>The management objective for leases and licences is acknowledged and supported, particularly in response to 'a variety of sporting groups that respond to sporting demand', as City of Charles Sturt may benefit. Council suggests leases and licences are issued in consideration of broader community access, to ensure the use</p>	<p>Noted</p>	<p>This is a comment noting general support for the CLMP and does not propose alteration to the draft CLMP.</p> <p>No</p>



	of the Park Lands is optimised and available to all.		
	Council acknowledged and supported the management objective for the National Heritage Listing, and the development of a National Heritage Management Plan for the city and Adelaide Park Lands by December 2023. Further input into the development of this plan by adjoining Council's would be welcomed.	Noted  All adjoining Councils were invited to review and provide input to the National Heritage Management Plan.	This is a comment noting general support for the CLMP and does not propose alteration to the draft CLMP.  No
	<b>Possum Park / Pirltawardli (Park 1)</b> <ul style="list-style-type: none"> <li>The objective 'to provide golf, golfing related activities and ancillary services' is specifically listed for this Park, whilst objectives for other parks are listed more broadly in section 10. It is also noted that the objectives do Not explicitly include the sites of cultural significance, which, whilst this may be subject to further review as part of the National Heritage Management Plan, may strengthen the objectives for this park.</li> </ul>	Noted – Park Context and Purpose for with the land is held have been updated for all Parks.	Text from the current CLMP has been reinserted for all Parks to provide additional context.  No
	Inclusion of the Park Lands trail is acknowledged and supported, in reference to the comments outlined above regarding Park Lands access for City of Charles Sturt residents	Noted	This is a comment noting general support for the CLMP and does not propose alteration to the draft CLMP.  No
	<b>General comments</b>	Noted	In response, supplementary detail has

	<ul style="list-style-type: none"> <li>• Some parks include commentary of their history (both pre and post-European settlement) and important features, however this is not provided for parks 1 and 27B.</li> <li>• Not sure what is meant by 'open access' re the community garden in 27b. We understand that a fence was recently installed which was supported by ACC. We understand that the community garden group have recently been making efforts to make the garden more accessible in terms of disability access and Inclusion - supporting these aims, as well as engagement with all users of the Park Lands might suit better?</li> <li>• City of Charles Sturt would support trails and destinations in the Park Lands to consider Disability Access and Inclusion considerations ensuring all people can access the Park Lands.</li> <li>• Interest for a small dog park in close proximity to Bowden. Any commentary should be conducive to that as a potential future option as the likelihood of land being available in the Bowden side is slim.</li> <li>• It is also noted that 'support the master planning and redevelopment' is listed for some</li> </ul>	<p>Supplementary detail proposed.</p> <p>For security reasons a perimeter fence has been constructed with the approval of Council. Approval has been provided to lock the gate at night on the provision that the gate is unlocked each morning.</p> <p>In response, supplementary detail has been provided to clarify access to the community garden may be restricted at night for security reasons but will not be locked or limit public access during the day.</p> <p>Specific improvements to Park Land areas to be considered in the Adelaide Park Lands Management Strategy.</p>	<p>been provided to clarify access arrangements relating to the community garden in Park 27B.</p> <p>Historical information for each Park will be included in the Adelaide Park Lands Management Strategy.</p> <p>Yes</p>
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	<p>parks in the CLMP document, but is not included for parks 1 and 27B, assuming no further development is proposed to these parks in the short term.</p>		
<p><b>Central Adelaide Local Health Network</b></p>	<p>General Support provided, No issues or concerns raised</p>	<p>N/A General support provided.</p>	<p>This is a comment noting general support for the CLMP and does not propose any alteration to the draft CLMP. No</p>
<p><b>SA Water</b></p>	<p>General Support provided, No issues or concerns raised</p>	<p>N/A General support provided.</p>	<p>This is a comment noting general support for the CLMP and does not propose alteration to the draft CLMP. No</p>
<p><b>Department of Infrastructure &amp; Transport</b></p>	<p>Ensure references to the locations of known burial sites are approved by the Kurna Yerta Aboriginal Corporation Board to allow this information to be made publicly available as this information is protected by the <i>Aboriginal Heritage Act 1988</i></p>	<p>Noted - Kurna burial sites are no longer shown on maps, they are referenced in text descriptions. The City of Adelaide will continue to work with KYAC to ensure Kurna burial sites and sites of significance are acknowledged and/or recognised in accordance with advice from persons of cultural authority.</p>	<p>This suggestion has been actioned with known burial sites previously listed now removed from the draft CLMP. No</p>
	<ul style="list-style-type: none"> <li>The Department supports the draft CLMP and notes commentary included in Annexure 28 – Bonython Park / Tulya Wardli (Park 27) regarding the expected impact on the functions of the park as a consequence of the <i>New Women’s and Children’s Hospital Act 2022</i>.</li> </ul>	<p>Noted</p>	<p>This is a comment noting general support for the CLMP and does not propose alteration to the draft CLMP. No</p>

	<ul style="list-style-type: none"> <li>• However it is noted that the CLMP only applies to those areas under the care/ control of the City of Adelaide; the land for the nWCH is already vested in the Minister for Health &amp; Wellbeing</li> </ul>		
<p><b>Department for Environment &amp; Water (DEW)</b></p>	<ul style="list-style-type: none"> <li>• In Table 1 under the category ‘Biodiversity’ DEW notes that the objective is to protect the biodiversity in the Park Lands. There is some excellent revegetation work occurring in the Park Lands and DEW considers this should also be reflected in this section, DEW suggests amending the objective to read ‘protect and enhance biodiversity in the Park Lands’.</li> </ul>	<p>Noted</p> <p>Minor refinements to wording proposed to reflect– ‘protect and enhance’ biodiversity.</p>	<p>The draft CLMP has been refined as suggested to include ‘protect and enhance’ biodiversity throughout the document</p> <p>Yes</p>
	<p>In Table 1 under the category Heritage landscapes and features includes the following Measure:</p> <ul style="list-style-type: none"> <li>• ‘M8.1 Monitor the number of changes that negatively impact on heritage values through reports to Council as required.’</li> <li>• DEW does not consider that this measure will achieve the stated objective and target which are:</li> <li>• ‘O8 To protect heritage landscapes and features.’</li> <li>• ‘T8.1 Historic and culturally significant landscapes, character, structures, features and spatial layout are managed with regard to</li> </ul>	<p>State and Local Heritage places are included and mapped in the Adelaide Park Lands and City Layout: National Heritage Management Plan (NHMP) that is being developed by the Council. To reduce duplication, the NHMP will be referred to in future iterations of the CLMP once finalised.</p> <p>Minor change to Measure 8.1:  <del>Monitor the number of changes</del>  <u>Changes that negatively impact on heritage values are assessed and negative impacts are reported</u> through reports to Council as required.</p>	<p>In response, the measure for Heritage landscapes and features has been improved in the draft CLMP</p> <p>The remaining suggestions will be considered as part of an update to Council’s Integrated Biodiversity Management Plan being undertaken in 2023/24</p> <p>Yes</p>

	<p>State/Local listings and Cultural Landscape Assessments to ensure they are protected.’</p> <ul style="list-style-type: none"> <li>• DEW suggests that a more proactive measure is devised that assesses the likely impact of proposed changes/development/maintenance regimes on the heritage values and not only reports on the potential negative impact, but also prevents the negative impact from occurring in the first place.</li> <li>• DEW notes this section does not mention the role of the Park Lands in providing eco-system services to the city and surrounding areas e.g. cooling. DEW suggests including in this section, an objective about retaining and maintaining those values that contribute to making the city and surrounding areas more liveable and climate resilient.</li> </ul>	<p>Objectives regarding ecosystem improvements and further information on Key Biodiversity areas are within Council’s Integrated Biodiversity Management Plan.</p>	
	<p><b>Section 11: Park specific information</b></p> <ul style="list-style-type: none"> <li>• In this section each park is represented by a map that outlines key aspects of the park that are being managed/protected/preserved e.g. key biodiversity areas, sites of cultural significance (as opposed to heritage listed sites) or elements</li> </ul>	<p>State and Local Heritage places are included and mapped in the Adelaide Park Lands and City Layout: National Heritage Management Plan (NHMP) that is being developed by the Council. So as to reduce duplication, the NHMP will be referred to in future iterations of the CLMP once finalised.</p>	<p>In response, the draft CLMP was amended prior to community consultation to reflect that some Parks have multiple State Heritage places, rather than only mentioning a specific site Yes</p>

	<p>that are located within the park such as drone flying areas or car parks.</p> <ul style="list-style-type: none"> <li>• DEW suggests that each map also clearly identify the location of local and State Heritage Places so that it is clear that there are additional legislative requirements around the protection of those places within each park.</li> <li>• The accompanying text for each park does often highlight that there are State and/or local heritage places within the park, however, in some cases the text makes it appear as if there is only one site within the park or none. For example, in Annexure 12 – Red Gum Park / Karrawirra (Park 12), features of the park note the State Heritage listed Grandstand – there are actually six State Heritage Places in Park 12, that are located within the land managed by the City of Adelaide. Similarly for the River Torrens / Karrawirra and also Victoria Square / Tarntanyangga.</li> </ul>		
	<p>DEW suggests that the text for Annexure 12 Park 12, Annexure 34 – Victoria Square / Tarntanyangga and Annexure 40 River Torrens / Karrawirra be updated to indicate there are several State Heritage</p>	<ul style="list-style-type: none"> <li>• State and Local Heritage places are included and mapped in the Adelaide Park Lands and City Layout: National Heritage Management Plan (NHMP) that is being developed by the Council.</li> </ul>	<p>In response, improvements were made to figure numbers on maps prior to public consultation. Yes</p>

	Places in Park 12, Victoria Square and (crossing over the) River as has occurred in other park entries.	So as to reduce duplication, the NHMP will be referred to in future iterations of the CLMP once finalised.	
	Annexure 4 – Reservoir Park / Kangatilla – includes an area of revegetation which is mentioned in the park context section and shown on the map. DEW suggests that mention could also be made of the revegetation in the purpose and management proposals sections e.g. not just protecting existing biodiversity but also enhancing it.	This is covered in Council’s Integrated Biodiversity Management Plan which is accessed from the CLMP via a linked document.	In response, the draft CLMP has been supplemented as suggested to include ‘protect and enhance’ biodiversity throughout the document. No
	Annexure 11 – Frome Park / Nellie Raminyemmerin – the reference to the figure in paragraph four should be 13 not 14.	Noted	In response, improvements were made to figure numbers on maps prior to public consultation. Yes
	Annexure 38 – Whitmore Square / Iparritya – Figure label says it is a Map of Light Square – correct to Whitmore Square	Noted	In response, improvements were made to figure numbers on maps prior to public consultation. Yes
	A number of parks include key biodiversity areas, there may be some benefit to including a short description of what values each of these areas have. Areas of remnant vegetation are also identified in some parks, but it is not clear why these areas are not also referenced as key biodiversity areas	Noted – Detail about Key Biodiversity Areas is covered in Council’s Integrated Biodiversity Management Plan which is accessed from the CLMP via a linked document.	The suggestion regarding remnant vegetation is covered in Council’s Integrated Biodiversity Management Plan which is accessed from the CLMP via a linked document. No





## Part 2 - Community Consultation (through YourSay)

- The following feedback has been received through the Your Say community consultation page from individual community members (the identity of the individuals have been removed).
- The Your Say page asked stakeholders 6 questions as outlined below.

Summary of Comments Submitted	Administration Comment	Refinement Recommended
Q1. Do you have any comments about the overall purpose for which the Adelaide Park Lands as a system are held, as outlined in section 5.2 (page 5) of the draft CLMP?		
Park Lands are for all residents and users, not private schools or business entities	The granting of lease and licenses is subject to Council approval and community land is available for community use outside of programmed times.	In response, further detail has been included within the Introduction to reflect community consultation feedback. No
A future vision of the Park Lands featuring a lake, diverse birdlife and shade. An eco-friendly space based on environmental sustainability and well-designed stormwater management	This vision is captured by the objectives, targets and measures relating to (i) trees, (ii) gardens and open space and (iii) lakes, wetlands, watercourses and stormwater.  Future aspirations for the Park Lands are captured in the Adelaide Park Lands Management Strategy.	Future aspirations are captured within the Adelaide Park Lands Management Strategy and Council's Water Sensitive Action Plan, the CLMP links to both plans. No
The points outlined in this section are reasonable	Noted	Comment provides general support and does not suggest refinement to the draft CLMP. No
Objection to the Park Lands being used for events which block access and have negative impacts on nearby residents (noise, litter and anti-social behaviour)	Events in the Park Lands are governed by the <a href="#">Adelaide Event Guidelines</a>	This comment outlines concerns with the use of the Adelaide Park Lands for events which block access and have negative amenity impacts on nearby residents. The hosting of events is consistent with Council's Strategic Plan and the Adelaide Park Lands Management Strategy and is managed through Council's Event Guidelines.

Summary of Comments Submitted	Administration Comment	Refinement Recommended
Overall purposes should be for enjoyment of all people and visitors and for benefit of the environment	These points are captured by the five points listed under the overall purpose for which the Park Lands are held.	No In response, supplementary wording has been included in the Introduction and objectives for management has been refined to strengthen the purpose for which the Adelaide Park Lands are held. No
Just don't build physical structures on the Adelaide Park Lands. Simple. Leave nature alone.	Noted – the <i>Adelaide Park Lands Act 2005</i> is the highest order of protection for the Adelaide Park Lands.  Development is assessed under the State Government's state-wide Planning and Design Code.	In response, further detail has been included within the Introduction to reflect community consultation feedback. No
Section 11 elements conflicts against the overarching purposes cited of 5.2. For example the plan is supportive of the destruction of heritage olive groves and trees for new Women's and Childrens Hospital site, supportive of destruction of Parklands for new Aquatic Centre yet speaks to environmental benefit elements within 5.2.	The stated developments are State Government developments which have been approved under separate legislation.  The CLMP is required to reflect State Government proposals in the Park Lands.	In response, further detail has been included within the Introduction to reflect community consultation feedback. No
<b>Q2. Do you have any comments about the objectives, targets and measures covering all the Adelaide Park Lands, as listed in section 10 (pages 13-16) of the draft CLMP?</b>		
Must be provisions for retaining some Park Lands as natural space: natural bushland as close to pre-settlement as possible. For reasons of biodiversity and health and wellbeing of people.	Provisions relating to the retention of key biodiversity areas and remnant vegetation are addressed in the objective / target / measure relating to biodiversity.	In response, Objective 05 and Targets 5.1 were amended to include 'protect and enhance' biodiversity in the Park Lands. <del>Yes</del>

Summary of Comments Submitted	Administration Comment	Refinement Recommended
Objects to the Park Lands being used for commercial purposes that have a negative impact on green space and block access for an extended period.	Noted - The granting of lease and licenses for commercial purposes is considered on a case-by-case basis.	In response, wording in Introduction and Objectives for management has been amended to strengthen the purpose for which the Adelaide Park Lands are held. No
The targets etc should ensure the Park Lands are not built on, given over to private use and to encourage native vegetation.	Noted – the development of facilities and built form is carefully considered by Council to ensure that the objectives of the Park Lands are met.	In response, wording in Introduction and Objectives for management has been amended to strengthen the purpose for which the Adelaide Park Lands are held. No
Just maintain and encourage nature. No more buildings.	Noted – the development of facilities and built form is carefully considered by Council to ensure that the objectives of the Park Lands are met.	In response, wording in the Introduction and objectives for management have been amended to strengthen the purpose for which the Adelaide Park Lands are held. No
The key elements are being breached presently and are failing to meet targets and measures cited. i.e. destruction and loss of parklands for new State high school, Women’s and Childrens Hospital, proposal lapsed for destruction of part Park 21. The State Government is already running roughshod over what is the papers worth?	Noted – the <i>Adelaide Park Lands Act 2005</i> is the highest order of protection for the Adelaide Park Lands.  The CLMP is required to reflect State Government proposals in the Park Lands.	In response, wording in the Introduction and objectives for management have been amended to strengthen the purpose for which the Adelaide Park Lands are held. No
Q3. Do you have any comments about the purpose for which the land of a specific park is held, as outlined in each of the annexures contained in section 11 (pages 18-113) of the draft CLMP? Please name the park or parks to which you are referring.		
Rymill Park / Murlawirrapurka (Park 14) is over-used for events: time to bump in/out, limitations to access, cost of restoration	Noted – Events in the Park Lands are governed by the <u>Adelaide Event Guidelines</u> - the CLMP provides for the provision of events to be held, not the duration or frequency.	The hosting of events is consistent with Council’s Strategic Plan and the Adelaide Park Lands Management Strategy and is managed through Council’s Event Guidelines. No

Summary of Comments Submitted	Administration Comment	Refinement Recommended
Victoria Park wetlands: “fabulous” but concerns about dogs off-leash and bituminising areas of the park for car racing	Council has decided to increase dogs on-leash areas in Victoria Park around the Wetlands, signage has been installed and Council’s website has been updated with the updated dog on/off leash areas.	
<p>Park 2: an opportunity to restore to green and open space. Suggest changing the purpose for which the park is held. If a brownfield site selected for the new Aquatic Centre instead, it would return 30,000m<sup>2</sup> to Park Lands.</p> <p>Park 25: could be more than sporting in purpose as also features the ‘Narnungga Urban Forest’</p>	Noted – Council will be working closely with the State Government to ensure that the areas returned to Park Lands as a result of the new Aquatic Centre are designed to provide public access to enhanced open spaces	As suggested, Annexure 26 has been updated to include Narnungga Urban Forest. No
East Park Lands bordering East Terrace / Hutt Street/ Rundle Street / North Terrace ( <i>no further comment provided</i> )	N/A	This is an incomplete comment and does not suggest any alteration to the draft CLMP. No
Park Lands should not be built on or used for any purpose not in the interests of the environment	Noted - Objectives, targets and measures include (i) trees, (ii) gardens and open space and (iii) lakes, wetlands, watercourses and stormwater.	This comment is a stated preference for the Park Lands to be used for environmental purposes only. In response, wording in Introduction and objectives for management have been amended to strengthen the purpose for which the Adelaide Park Lands are held. No
The draft CLMP supports Parklands destruction based on present State Government initiative construction sites. We have no protection from State Government intrusion for construction purposes. The draft CLMP supports total destruction of heritage olives groves for new Women’s and Children Hospital site and overlay.	<p>Noted – the <i>Adelaide Park Lands Act 2005</i> is the highest order of protection for the Adelaide Park Lands.</p> <p>The CLMP is required to reflect State Government proposals in the Park Lands.</p>	This comment outlines concern that current CLMP does not protect the Adelaide Park Lands from the State Government.  No

Summary of Comments Submitted	Administration Comment	Refinement Recommended
<p>Q4. Do you have any comments about the additional objectives, targets and measures for managing a specific park, as outlined in each of the annexures contained in section 11 (pages 18-113) of the draft CLMP? Please name the park or parks to which you are referring.</p>		
<p>Park 2: selecting a brownfield site instead for the new Aquatic Centre would release 30,000m2 back as Park Lands</p>	<p>Noted – Council will be working in collaboration with the State Government to ensure that the areas returned to Park Lands as a result of the new aquatic centre are designed to provide public access to enhanced open spaces.</p> <p>The CLMP is a management document for existing community land – it is not a planning document for site selection for facilities. This is more appropriate for the Adelaide Park Lands Management Strategy or a State Government Planning Strategy</p>	<p>This is a comment that does not propose any amendment to the draft CLMP. No</p>
<p>Park 25: foster as a forest / natural bushland to provide biodiversity and health/ wellbeing benefits</p>	<p>Noted - This vision is captured by the objectives, targets and measures relating to (i) trees, (ii) gardens and open space and (iii) lakes, wetlands, watercourses and stormwater.</p>	<p>In response, Objective 05 and Targets 5.1 were amended to include ‘protect and enhance’ biodiversity in the Park Lands. Yes</p>
<p>East Park Lands bordering East Terrace / Hutt Street/ Rundle Street / North Terrace (no further comment provided)</p>	<p>N/A</p>	<p>This is an incomplete comment and does not suggest any refinement to the draft CLMP. No</p>
<p>Park Lands should not be built on or used for any purpose not in the interests of the environment</p>	<p>Noted - Objectives, targets and measures include (i) trees, (ii) gardens and open space and (iii) lakes, wetlands, watercourses and stormwater.</p>	<p>This comment is a stated preference for the Adelaide Park Lands to be used for environmental purposes only.</p> <p>Wording in Introduction and Objectives for management has been amended to</p>

Summary of Comments Submitted	Administration Comment	Refinement Recommended
		strengthen the purpose for which the Adelaide Park Lands are held. No
No more buildings.	Noted – the development of facilities and built form is carefully considered by Council to ensure that the objectives of the Park Lands are met.	This is a stated preference for no more buildings in the Adelaide Park Lands. Objectives, Targets and Measures for built form footprint have been refined. No
Q5. Do you have any comments about the management proposals for a specific park, as outlined in each of the annexures contained in section 11 (pages 18-113) of the draft CLMP? Please name the park or parks to which you are referring.		
Consolidate buildings in Park 17 to better support mixed sport participation	Noted – the consolidation of building and facilities within specific parks can be considered and identified as opportunities through the Adelaide Park Lands Management Strategy.	This suggestion has been included in the draft CLMP as a Management Proposal. No
Park 2: Do not authorise the proposed construction licence and lease agreement sought by the State Government for the new Aquatic Centre	Noted – see separate consultation around the lease and license for the new Adelaide Aquatic Centre.	This comment relates to a separate consultation by Council. The draft CLMP reflects Council decisions regarding Park 2. No
Why are these Park Lands blocked for six months a year. Set up – event – clean up (respondent is referring to the East Park Lands bordering East Terrace / Hutt Street/ Rundle Street / North Terrace)	Noted – Events in the Park Lands are governed by the <u>Adelaide Event Guidelines</u> - the CLMP provides for the provision of events to be held, not the duration or frequency.	The draft CLMP reflects use and management of the Adelaide Park Lands. The hosting of events is consistent with Council’s Strategic Plan and the Adelaide Park Lands Management Strategy and is managed through Council’s Event Guidelines. No
Park Lands should not be built on or used for any purpose not in the interests of the environment	Noted - Objectives, targets and measures include (i) trees, (ii) gardens and open space and (iii) lakes, wetlands, watercourses and stormwater.	This comment is a stated preference for the Adelaide Park Lands to be used for environmental purposes only.

Summary of Comments Submitted	Administration Comment	Refinement Recommended
		<p>Wording in Introduction and Objectives for management has been amended to strengthen the purpose for which the Adelaide Park Lands are held.</p> <p>Ne</p>
<p>What management do you have when you support Parklands destruction for State Government development purposes.</p>	<p>Noted – the <i>Adelaide Park Lands Act 2005</i> is the highest order of protection for the Adelaide Park Lands.</p> <p>The CLMP is required to reflect State Government proposals in the Park Lands.</p>	<p>This comment relates to State Government development within the Park Lands and does not suggest any refinement to the draft CLMP.</p> <p>Ne</p>
<p><b>Q6. Do you have any further comments about the draft consolidated Community Land Management Plan for the Adelaide Park Lands?</b></p>		
<p>Stop private schools building private facilities in the Park Lands. They are not public facilities; they are private function centres.</p>	<p>Noted – the development of facilities and built form is carefully considered by Council to ensure that the objectives of the Park Lands are met.</p>	<p>This is a stated preference for no further private school buildings in the Adelaide Park Lands and does not suggest any refinement to the draft CLMP.</p> <p>The Leasing and Licencing Policy outlines who can or cannot lease or licence areas of the Park Lands.</p> <p>Ne</p>
<p>Need to re-green the Park Lands: plant more and protect existing trees. The Park Lands are not development opportunities but areas that should be increased / re-greened. Use brownfield sites for commercial purposes</p>	<p>Noted - Objectives, targets and measures include (i) trees, (ii) gardens and open space and (iii) lakes, wetlands, watercourses and stormwater.</p>	<p>In response, wording in the Introduction and objectives for management have been amended to strengthen the purpose for which the Adelaide Park Lands are held.</p> <p>Ne</p>
<p>Litter and graffiti not removed in a timely manner. Some areas of the Park Lands are not safe. Anti-social behaviour of Aboriginal groups.</p>	<p>Noted – this is managed through Council’s operational maintenance for the Park Lands</p>	<p>Council will continue to work with the community and stakeholders to increase safety and reduce anti-social behaviour in the Adelaide Park Lands.</p> <p>Ne</p>

Summary of Comments Submitted	Administration Comment	Refinement Recommended
<p>Park Lands should not be built but retained for public enjoyment.</p>	<p>Noted – the development of facilities and built form is considered by Council to ensure that the objectives of the Park Lands are met.</p>	<p>This comments states a preference for no further buildings in the Adelaide Park Lands and does not suggest any refinement to the draft CLMP. Further detail has been provided within the Objective 016, Target T16.1 and Measure M16.1 regarding built form footprint. No</p>
<p>Where is the State Government Heritage Listing? Utterly commercial and hypocritical to delay this decision. The Park Lands are not free public land for commercial developments.</p>	<p>Noted – The State Heritage Listing is a State Government progress, Council has supported its progression.</p> <p>Council is currently progressing the World Heritage Listing and the Adelaide Park Lands and City Layout National Heritage Management Plan.</p>	<p>The State Heritage Listing is a State Government progress, Council has supported its progression.</p> <p>In response, further detail has been included to Section 7.3 – National Heritage Listing, to provide the Criteria and Values of the National Heritage List for the Park Lands and City Layout. No</p>
<p>The existing and future document fails to provide protection of Parklands I have no faith it can protect Parklands from State Government developments.</p>	<p>Noted – the <i>Adelaide Park Lands Act 2005</i>, the Adelaide Park Lands Zone in the Planning and Design Code and the National Heritage Listing provide the protection for the Adelaide Park Lands.</p> <p>The CLMP is required to reflect State Government proposals in the Park Lands.</p>	<p>This comment is a statement that the existing and proposed draft CLMP do not protect the Adelaide Park Lands from State Government Development.</p> <p>The purpose of the CLMP is to document Council’s management approach for community land. No</p>



## Part 2 - Community Consultation (Written Submissions)

The following were submissions received as written responses through the YourSay Platform.

Stakeholder	Summary of Comments Submitted	Administration Comment	Refinement Recommended
<b>Individual Community Member (1)</b>	A 30-page submission was provided by a community member. The Community member provided the following as a summary of the submission – Administration has reviewed the submission in detail. (A copy of the full submission and Administrative Comment is provided in Appendix B).	A copy of the full submission and Administrative Comment is provided in Appendix 2.	Comments addressed below.
	If this disturbing proposed revision of the Adelaide Park Lands Community Land Management Plan (CLMP) is adopted it will result in the effective compromising of the purpose and policy efficacy of one of the two key statutory policy documents required under the Adelaide Park Lands Act 2005 to guide park lands zone management direction.	Refinements to the draft CLMP are proposed in response to the consultation and comments seeking to ensure effectiveness and clarity of policy in the CLMP.  The draft CLMP has removed material that was more aligned with the Adelaide Park Lands Management Strategy.	This comment is an opening statement and does not directly request changes to the draft CLMP.  In response, further detail has been included within the body of the CLMP (rather than rely on embedded links) to complement the legislative requirements for the CLMP and policy positions for the Adelaide Park Lands.  It is intended that Adelaide Park Lands Management Strategy Update will now also include some of the information that has been removed from the existing CLMP's.
	The gutted (and in parts highly ambiguous) version proposed by the city council in July 2023 would usher in a new and egregious period of state government and commercial exploitation of the park lands.	Some of the material that has been removed will form content in the Adelaide Park Lands Management Strategy Update	No
	Park lands CLMP versions have evolved twice since 1999 amendment of the Local Government Act, but this third proposed revision is exceptional in the extent of its flaws. It is stripped of previous detailed content, which deeply	Duplication (and potential inconsistency) between the CLMP and other official documents of Council is reduced by providing links within the CLMP to those documents.	This comment is a statement about the reduction in content within the draft CLMP.  In response, further detail has been included within the body of the CLMP

Stakeholder	Summary of Comments Submitted	Administration Comment	Refinement Recommended
	<p>compromises it. Its endorsement by the city council, the ‘custodian’ of much of the park lands (74 per cent), would represent one of the most profound South Australian changes in park lands management direction via the CLMP since the passing of the Adelaide Park Lands Act 2005. (This Act features two statutory policies, one of which is the CLMP. The other is the Strategy.)</p>		<p>(rather than rely on embedded links) to complement the legislative requirements for the CLMP and policy positions for the Adelaide Park Lands.</p> <p>It is intended that Adelaide Park Lands Management Strategy Update will now also include some of the information that has been removed from the existing CLMP’s.</p> <p><del>No.</del></p>
	<p>Council’s and subsequent ministerial endorsement of this proposed draft would represent a triumph of 2023 government administrative convenience – not for protection of the integrity of the park lands landscapes, but for state government or commercial built-form exploitation and benefit</p>	<p>A CLMP sets out Council’s approach to using and managing community land on behalf of the community.</p> <p>Development is assessed under the State Government’s state-wide Planning and Design Code (not the CLMP).</p>	<p>This comment outlines concerns with the Adelaide Park Lands being lost to State Government development and private/commercial buildings.</p> <p>In response, ‘commercial’ has been replaced with ‘Business’ in the Objective, Targets and Measures.</p> <p>Wording in the Introduction and Objectives for Management has been amended to strengthen the purpose for which the Adelaide Park Lands are held.</p> <p><del>No</del></p>
	<p>This CLMP draft also proposes a breach of section 19 of the Adelaide Park Lands Act 2005 because with respect to the wording and intention relating to Park 2 it is inconsistent with the Adelaide Park Lands Management Strategy 2015–25. That statutory policy document does not contemplate demolishing the existing</p>	<p>Under the <i>Local Government Act 1999</i>, a management plan should (as far as practicable) be consistent with other relevant official plans and policies about conservation, development and use of the land. In the event of an inconsistency an official plan or policy under another</p>	<p>This comment talks to a breach of the <i>Adelaide Park Lands Act 2005</i> as the current Adelaide Park Lands Management Strategy does not contemplate the demolition and development of a new aquatic centre.</p>

Stakeholder	Summary of Comments Submitted	Administration Comment	Refinement Recommended
	<p>aquatic centre or creating an alternative (new) centre in another place in Park 2.</p>	<p>Act prevails to the extent of the inconsistency.</p> <p>The Adelaide Park Lands Management Strategy 2015-25 (APLMS) provides a key move within the North Park Lands Precinct of ‘Continue to enhance the Adelaide Aquatic Centre to meet community expectations. Generate a greater focus on servicing the play space and picnicking areas through increased offerings and better access to the existing commercial operations’. <del>talks to continuing to enhance the Adelaide Aquatic Centre to meet community expectations; and optimising the role of the Aquatic Centre as a state-wide sporting destination.</del></p> <p>A new Aquatic Centre was not envisaged in 2015 when the current APLMS was written.</p> <p>State Government has undertaken a Code Amendment under the Planning, Development and Infrastructure Act 2016, in relation to Park 2 which sets policies for development of the land.</p>	<p>Other relevant considerations fall under the <i>Planning Development and Infrastructure Act 2016</i>, including the State Government’s Code Amendment and public announcements regarding the Adelaide Aquatic Centre.</p> <p>In response, the Adelaide Park Lands Management Strategy is currently being updated and will reflect the State Government’s Adelaide Aquatic Centre development.</p> <p><del>No.</del></p>
	<p>There are compelling reasons to comprehensively reject this draft.</p>	<p>Refinements to the draft CLMP are proposed in response to the consultation and comments seeking to ensure effectiveness and clarity of policy in the CLMP.</p>	<p>This comment is a summary statement of the submission that does not support the draft CLMP.</p> <p><del>No</del></p>

Stakeholder	Summary of Comments Submitted	Administration Comment	Refinement Recommended
<b>Adelaide Park Lands Association</b>	Letter of support provided for the submission covered above from an individual community member.	As per above and Appendix B.	<p>A number of refinements have been made in response to the issues raised in Appendix B.</p> <p>In response, further detail has been included within the body of the CLMP (rather than rely on embedded links) to complement the legislative requirements for the CLMP and policy positions for the Adelaide Park Lands.</p> <p>It is intended that Adelaide Park Lands Management Strategy Update will now also include some of the information that has been removed from the existing CLMP's.</p> <p><b>Ne</b></p>
<b>Adelaide Community Sports and Recreation Association Inc</b>	Supports the objectives, policies and proposals relating to Park 21W that have been consolidated for all the Park Lands subject to the following amendment.	Noted	<p>This statement provides general support to the draft CLMP subject to suggested refinements.</p> <p><b>Ne</b></p>
	Suggested wording for T14.1 in bold. To support upgrades to community sports buildings (where viable) and construction of new community sports buildings that are fit for purpose, <b>for community sport that accommodates future growth and increases the diversity of physical activity opportunities available to the community</b> and which maximises community participation.	Noted – the CLMP does not need to be this prescriptive, this is an aspiration for the Adelaide Park Lands Management Strategy.	<p>In response, supplementary detail is provided within Objective O15 and Target T15.1 for Sporting buildings and facilities, to include diversity of physical activity but not at the result in a net increase of built form footprint across the Adelaide Park Lands.</p> <p><b>Ne</b></p>

Stakeholder	Summary of Comments Submitted	Administration Comment	Refinement Recommended
	<p>Suggested wording for A22.4 in bold Providing sporting fields <b>and fit for purpose support facilities.</b></p>	<p>Noted – all redevelopments in the Park Lands will need to satisfy the Adelaide Park Lands Building Design Guidelines 2020 which will ensure developments are fit for purpose.</p>	<p>In response, supplementary detail is provided within Objective O15 and Target T15.1 for Sporting buildings and facilities to support the provision of community sports buildings and facilities that are fit for purpose.</p> <p>All redevelopments in the Park Lands will need to satisfy the Adelaide Park Lands Building Design Guidelines 2020 which will ensure developments are fit for purpose.</p> <p>Ne</p>
	<ul style="list-style-type: none"> <li>• The Concept Plan for the proposed community sports building should be reflected in the CLMP – specifically the approved location of the new Community Sports Building.</li> <li>• CLMP does not reflect the proposed location of cricket nets in the northwest corner. The CLMP should be amended to reflect the Concept Plan.</li> </ul>	<ul style="list-style-type: none"> <li>• Future upgrades to the community sports building are expected. These upgrades may be reflected on CLMP mapping in the future.</li> <li>• The location of the Cricket nets is yet to be approved.</li> </ul>	<p>The draft CLMP references the Council endorsed Concept Plan.</p> <p>Ne</p>
	<p>Subject to the above-mentioned amendments, support is given for the CLMP.</p>	<p>Noted</p>	<p>This comment provides conditional support subject to the recommended refinements.</p> <p>Ne</p>

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<p><b>Individual Community Member (2)</b></p>	<p>Generally speaking, the draft CLMP provides a comprehensive overview of the Adelaide Park Lands (APL) management and sets the framework for individual Park CLMPs such as that for Victoria Park. I find it well-written and easy to follow. My comments relate to the document being a status report. It describes the current situation and does not identify or provide a way forward for the APL's most pressing issues. In my opinion, the areas requiring addressing are the management of the APL, their funding and the lack of data: Each of these issues could be addressed in the final CLMP.</p>	<p>Noted – The Adelaide Park Lands Management Strategy is the strategic document that informs future opportunities and planning for the Park Lands.</p>	<p>This is an opening statement that talks to the draft CLMP being easy to read and follow.</p> <p>The suggested amendments relate to funding and data for the Adelaide Park Lands which are being considered as part of the Adelaide Park Lands Management Strategy Update.</p> <p><b>No</b></p>
	<p><b>Improved Management</b></p> <ul style="list-style-type: none"> <li>• The draft CLMP outlines the existing management of APL.</li> <li>• Unfortunately, the tension between institutional uses and public open space, evident since 1850, has not disappeared.</li> <li>• The Adelaide Park Lands Act 2005 (the Act) has not delivered the required management structure to enable the APL to be cooperatively managed despite the best efforts. Recent events suggest that the current management framework for the ADL is not working, resulting in views such as the state government</li> </ul>	<p>Noted – the CLMP is intended to outline the existing management of the Park Lands.</p> <p>The Adelaide Park Lands Management Strategy is the strategic document that informs future opportunities and planning for the Park Lands.</p> <p>The <i>Adelaide Park Lands Act 2005</i> is the highest order of protection for the Adelaide Park Lands.</p> <p>The CLMP is required to reflect State Government proposals in the Park Lands.</p>	<p>The submission talks to the overall governance of the Adelaide Park Lands and suggests alternative options such as a corporation. It does not request specific amendments to the CLMP.</p> <p>The suggested amendments are being considered as part of the Adelaide Park Lands Management Strategy Update.</p> <p><b>No</b></p>

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	<p>using legislation to achieve its aims. Examples include the raft of state government infrastructure projects in APL, such as the Women and Children's Hospital. In addition, a growing program of major events that impact upon other users of APL.</p> <ul style="list-style-type: none"> <li>• An option may lie in SECRA's response to the Expert Committee looking at the Planning and Design Code, suggesting that a new paradigm is required to meet this ongoing challenge. In the 1970s, an option was developed that grants natural entities such as the APL's a similar legal status to corporations, with three primary rights: legal standing, to enter contracts and to take legal action to protect themselves.</li> <li>• Examples have occurred in Victoria (Yarra River) and New Zealand (Te Urewera and Whanganui River). This paradigm allows indigenous and local residents to change their focus from what they want from the park and begin to ask what they want for the park and how we get there with the park.</li> </ul>		
	<p><b>Better Funding</b></p>	<p>Noted – the City of Adelaide has previously received funding through the</p>	<p>The submission talks to the funding model for the Adelaide Park Lands and</p>

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	<ul style="list-style-type: none"> <li>The investment of the City of Adelaide in the APL is high, not only in recurrent costs but also in the fixed costs of land and infrastructure.</li> <li>The expenditure for the APL is likely to increase. Some of the drivers include population change, seasonal factors, vehicle ownership rates, and the impact of climate change. As ratepayers and businesses largely support the stewardship of the APL, additional ongoing financial support is required from other sources in the context of budget constraints.</li> <li>The Adelaide Park Lands Fund is one such source, and the other is the Planning and Development Fund' which assists 'councils in the provision and development of public land for conservation and recreation'.</li> <li>This latter fund receives significant contributions from developers in the City of Adelaide, which could assist in financing the ongoing maintenance of the Park Lands. As a ratepayer, I request that the City of Adelaide fully explore the availability and use of these funds.</li> </ul>	<p>Planning and Development Fund for enhancements to the Park Lands. Council will continue to explore and seek funding opportunities moving forward.</p>	<p>requests Council explore funding options additional to rates.</p> <p>The Adelaide Park Lands Management Strategy Update will consider funding opportunities for the Adelaide Park lands, such as State Government and philanthropy.</p> <p>No</p>



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	<p><b>Improved data</b></p> <ul style="list-style-type: none"> <li>Many commendable reports address specific issues relating to the APL. However, there should be a transparent and coordinated data set, given their role as 'the city's crowning glory'. For example, while there are reports, plans and strategies on monitoring the use, biodiversity and heritage, water use, infrastructure and active transport, for instance, there is no single comprehensive report publicly available where all this information is integrated to provide an overall view of the APL.</li> <li>The current data is also incomplete, with the acknowledgement that further studies are required but lacking a forward plan or budget. Additionally, in the draft CLMP, there is no commitment to report on measures outlined in Table 1.</li> </ul>	<p>Noted – the centralisation of data sets is more aligned to the Adelaide Park Lands Management Strategy and the City Plan.</p>	<p>The City Plan (in development) will be a tool for publicly displaying data layers.</p> <p>Measures provided in Table 1. are proposed to be reported through the City of Adelaide Annual Report, City User Profile and other surveys.</p> <p>Improved data is being developed as part of the Adelaide Park Lands Management Strategy Update.</p> <p>No</p>
	<p>I commend your efforts to provide an overarching document on the APL. I hope that you find three these observations useful.</p>	<p>Noted</p>	<p>This is a statement in general support for the draft CLMP.</p> <p>No</p>

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<p><b>The North Adelaide Society Inc</b></p>	<p>Invites reconsideration of the introductory and contextual remarks on page 1.</p> <p>TNAS questions whether the Adelaide Park Lands (APL) are (only) “for all South Australians”. While that is axiomatic, the assertion regrettably devalues its contribution, not least because it is also for visitors and future generations; and detracts from efforts to seek world heritage and state heritage listing.</p>	<p>Noted – Proposed refinements to include “visitors and future generations”</p>	<p>In response, further improvements to the Introduction have been made to reflect community consultation feedback.</p> <p>Yes</p>
	<p>TNAS suggests that to assert that their “uses ... landscapes ... [and] values are as diverse as the people who enjoy them” detracts from, and diminishes, the APL as publicly accessible parklands, albeit that parklands may be utilised for diverse uses consistent with the land being, and remaining, parklands.</p>	<p>Noted – this is implied in the Draft CLMP</p>	<p>In response, further improvements to the Introduction have been made to reflect community consultation feedback.</p> <p>No</p>
	<p>TNAS suggests that parklands are purposefully a feature of “urban life”, rather than as a “place to escape the rigours of urban life”. Certainly, parklands provide a natural environment conducive to wellbeing within urban built form; urban life is not per se “rigorous” and requiring “escape”.</p>	<p>Noted</p>	<p>In response, wording in the Introduction has been supplemented to reflect the role of the Adelaide Park Lands for the City of Adelaide and as the capital city of South Australia.</p> <p>No</p>
	<p>TNAS supports the APL as “green open space” but respectfully suggests that qualitative attribute is not confined to</p>	<p>Noted</p>	<p>In response, this wording has been removed and the wording in Introduction and Objectives for management have been supplemented to strengthen the purpose for which the Adelaide Park</p>

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	<p>“those who are already here” or “may encourage others”.</p>		<p>Lands are held; and includes a statement for providing Park Lands for future generations.</p> <p>No</p>
	<p>TNAS outlines that a CLMP does not “ensure” what is asserted in the draft, and the “public benefit” extends beyond “the people of South Australia”. Respectfully, an opening contextual statement ought to focus on what the Adelaide Park Lands are and represent both to the City of Adelaide and Adelaide as a capital city of South Australia. In that regard, the matters addressed at para 5.2 are partially instructive.</p>	<p>Noted – <del>Proposed refinements to include “visitors and future generations”</del></p>	<p>In response, wording in the Introduction and Objectives for management have been refined to strengthen the purpose for which the Adelaide Park Lands are held.</p> <p>The Introduction reflects the role of the Adelaide Park Lands for the City of Adelaide and as the capital city of South Australia.</p> <p>Yes</p>
	<p>TNAS offers the following draft as an example of an introductory and contextual statement that is consistent with para 5.2 and sets the tone for all that follows.</p> <ul style="list-style-type: none"> <li>• The Adelaide Park Lands (APL) are a defining and iconic feature and landmark of the City of Adelaide and its layout, for which it is nationally and internationally recognised to the benefit of South Australia. They are first and foremost parklands to be nurtured, used, and valued as publicly accessible parklands with cultural and historical significance.</li> </ul>	<p>Noted – <del>this is broadly covered under section 4 – Setting the Context.</del></p>	<p>Wording in the Introduction and Objectives for management have been refined to strengthen the purpose for which the Adelaide Park Lands are held.</p> <p>The wording in the Introduction now reflects the suggested wording in this comment.</p> <p>No</p>

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	<p>Part 2 includes some legislative references that operate or impact the CLMP.</p> <p>Submission requests that:</p> <p>in addition to the state legislation to which it refers, it ought also to include reference to applicable Commonwealth legislation that operates or impacts the CLMP, namely the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Commonwealth) (EPBC Act);</p>	<p>Noted – this is more aligned to the Council’s Integrated Biodiversity Management Plan which is accessed from the CLMP via a linked document.</p> <p>The <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Commonwealth) is listed in the draft CLMP as relevant legislation.</p>	<p>In response, further detail has been provided within Section 7.3 to provide greater detail regarding the EPBC Act, including a summary of the National Heritage Values which are values for the Adelaide Park Lands and the City Layout.</p> <p>Ne</p>
	<p>To the extent that state legislation has been effected, or decisions have been made by state or local government, to alter the characterization of any land within the historically delineated Adelaide Park Lands, that ought to be the subject of a footnote or endnote because it is part of the context in which the community land is being managed</p>	<p>Noted – this information is broadly available on Council’s Online Community Land Register – which provides information about Park Lands Custodianship, Lease, License.</p>	<p>This comment seeks to provide data/details of changes to the characterisation of the Adelaide Park Lands – this may include built form and roads ways.</p> <p>Detailed history of the development of the Adelaide Park Lands can made available through other means such as the Adelaide Park Lands Management Strategy or through Adelaide Park Lands data and insights. This is not the role of the CLMP.</p> <p>Ne</p>
	<p>Part 3 refers to “State Authorities” being required to develop “state managed areas ... excluded from this CLMP”. The CLMP should include in a footnote or endnote whether and what plans have been developed, and what excluded areas do not have a management plan.</p>	<p>Noted – Council does not maintain a register of State Management Plans for the Park Lands, the monitoring of these plans is the responsibility of the relevant State Government Minister.</p>	<p>This comment requests the inclusion of reference to State Government Management plans for the Adelaide Park Lands that the State manages.</p> <p>These management plans fall under Section 20 of the <i>Adelaide Park Lands</i></p>

Stakeholder	Summary of Comments Submitted	Administration Comment	Refinement Recommended
			<p>Act 2005 and are the responsibility of the State Government.</p> <p>No</p>
	<p>The CLMP must in its intent, expression and operation in all respects be committed to the protection and enhancement of the Adelaide Park Lands as a globally recognised park system which surrounds and permeates the city and remains central to its identity for all time.</p>	<p>Noted -This is broadly reflected in the purpose in which the Park Lands are held.</p> <p>Refinements have been made to include 'protect and enhance'</p>	<p>In response, wording in the Introduction and Objectives for management has been supplemented to strengthen the purpose for which the Adelaide Park Lands are held.</p> <p>Yes</p>
	<p>The statutory principles cited from the APL Act operate on their terms but are surely not the only purpose for which the Adelaide Park Lands are held.</p>	<p>Noted</p> <p>The Purpose for which the Adelaide Park Lands are held has been amended to:</p> <p><i>The purpose for which the Adelaide Park Lands is held is to provide benefit to the people of South Australia by being publicly accessible and supporting a diverse range of environmental, natural heritage, cultural, recreational and social values and activities, providing a defining feature to the City of Adelaide, and contributing to the economic and social well-being of the city.</i></p> <p>This wording is consistent with the existing CLMP.</p> <p><del>The draft CLMP references the statutory principles of the Adelaide Park Lands Act 2005, in stating the overall purpose for</del></p>	<p>In response, the wording from the current CLMP has been inserted in Section 5.1 to address this comment.</p> <p>The 'Purpose for which the Adelaide Park Lands are Held' is based on the existing CLMP's.</p> <p>No</p>

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		<p>which the Adelaide Park Lands (as a system) are held.</p> <ul style="list-style-type: none"> <li>• To provide benefit to the people of South Australia by being publicly accessible green open space</li> <li>• To support a diverse range of environmental, natural heritage, cultural and social values and activities</li> <li>• To support outdoor and community based recreational activities and events</li> <li>• To provide a defining feature to the City of Adelaide</li> <li>• To contribute to the economic and social wellbeing of the city.</li> </ul> <p>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) of the CLMP.</p>	
	<p>A raft of additional purposes ought to be included arising from the experiences of historical custodianship, possession, and management and control of the park lands. For example, those purposes ought to include, historical, cultural, spatial, a 'city in a park', 'lungs of the city', 'verdant entry statements' for the City of Adelaide, human and ecosystem</p>	<p>Noted.</p> <p>Refinements are proposed to include a number of the suggested elements. <del>these are aspirations that can be included in the Adelaide Park Lands Management Strategy</del></p>	<p>This comment seeks inclusion of additional purposes for which the Adelaide Park Lands are held.</p> <p>In response, the wording from the current CLMP has been inserted in Section 5.1 to address this comment.</p>

Stakeholder	Summary of Comments Submitted	Administration Comment	Refinement Recommended
	<p>wellbeing, reduction and non-expansion of “footprint”, prevention of incremental or gross reduction of the Adelaide Park Lands as parklands, rehabilitation, sustainability, evapotranspiration and spatial configuration of vegetation, return of previously sequestered land to the park lands, intergenerational benefit, and always publicly accessible.</p>		<p>The ‘Purpose for which the Adelaide Park Lands area Held’ is based on the existing CLMP’s. No</p>
	<p>The CLMP should include the definition of “footprint” as it appears in the Adelaide Park Lands Building Design Guidelines</p>	<p>Noted – the CLMP contains a link to the Adelaide Park Lands Building Design Guidelines</p>	<p>This comment seeks the inclusion of a definition of ‘footprint – with regards to built form.</p> <p>In response, the Objectives, Targets, and Measures relating to Sporting buildings and facilities and Park Lands maintenance buildings now reference built form footprint.</p> <p>The Adelaide Park Lands Management Strategy will provide definitions for a number of commonly used Adelaide Park Lands terms. No</p>
	<p>Reducing heat by protecting trees, helping to mitigate the Urban Heat Island effect of surrounding urban areas due to increased urbanisation and density within the Adelaide CBD and North Adelaide in the last few years.</p>	<p>Noted – this is included within the Council’s Integrated Biodiversity Management Plan which is accessed from the CLMP via a linked document.</p>	<p>This is a statement that talks to the Adelaide Park Lands responding to urban heat.</p> <p>Climate resilience is addressed in the Introduction and Objectives, Targets and Measures relating to Gardens and open space.</p>

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	Supporting biodiversity of plants and animals and ensuring ongoing planting to replace trees and land lost to built form.	Noted – this is included within the Council’s Integrated Biodiversity Management Plan which is accessed from the CLMP via a linked document.	<p>No</p> <p>This is a statement that talks to the enhancement of biodiversity and tree replacement.</p> <p>The draft CLMP includes an Objective, Target and Measure relating to protecting and enhancing biodiversity and the management of trees to ensure a mix of tree species that are healthy, structurally sound and climate resilient.</p> <p>No</p>
	Ensuring there is open space for residents of nearby high density developments which increasingly have less private open space.	Noted - This is more aligned to the Adelaide Park Lands Management Strategy and the City Plan	<p>This is a statement that’s seeks to ensure the increasing population in and around the city have access to open space.</p> <p>The Introduction is updated to reference maintaining the Adelaide Park Lands’ integrity against pressure from major buildings and development.</p> <p>This comment will be considered and addressed through the Adelaide Park Lands Management Update Strategy and City Plan.</p> <p>No</p>
	Every day that motorists, passengers, and others move along transport corridors into the City of Adelaide and its central business areas, they get the benefit and use of the park lands as a	Noted - This is more aligned to the Adelaide Park Lands Management Strategy	This comment seeks the acknowledgement of the Adelaide Park Lands providing an urban address to



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	<p>verdant green belt around and intersecting with the otherwise urban (and often heritage and urban) built form.</p>		<p>people entering / passing through the Adelaide Park Lands to the City.</p> <p>In response, further detail has been included within the body of the CLMP to acknowledge the overall role and significance of the Adelaide Park Lands.</p> <p>This comment is aligned with the Adelaide Park Lands Management Strategy Update and provision of an 'Urban Address'.</p> <p><b>No</b></p>
	<ul style="list-style-type: none"> <li>The table is based on "Category" for which there does not appear to be any logical sequence.</li> <li>The table could list categories alphabetically, or based on primary use (e.g., parklands, greenspace, natural form, incidental art), other uses (e.g., built form, public art, public facilities, cultural, Kaurna), and discouraged uses (e.g., non-ancillary carparking).</li> </ul>	<p>Noted - There is no set order in how this may be laid out</p>	<p>This comment seeks to re-order the overarching Objectives, Targets and Measures table.</p> <p>In response, the draft CLMP includes a note that the Objectives, Targets and Measures are not listed in any particular order.</p> <p>There is no set requirement under the <i>Local Government Act 1999</i> as to how the Objectives, Targets and Measures are ordered.</p> <p><b>No</b></p>
	<ul style="list-style-type: none"> <li>Car parking per se ought not to be included in the category of public facilities.</li> </ul>	<p>Noted - Car Parking that supports the use of the Park Lands are considered to be public facilities.</p>	<p>This comment seeks the removal of car parking from being classified as 'public facilities'.</p>

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			<p>Car parking is included so it can be considered in the management approach.</p> <p>Ne</p>
	<ul style="list-style-type: none"> <li>The categories appear to be focused on tangibles and activities rather than the inherent and often intangible nature and values of the Adelaide Park Lands as a whole, and its constituent parks and squares.</li> </ul>	<p>Noted</p>	<p>In response, a summary of the National Heritage List values have been inserted in Section 7.3, the full list of values and criteria continue to be listed in Appendix B.</p> <p>Ne</p>
	<ul style="list-style-type: none"> <li>The categories should be extended to include cultural and Kaurna considerations, as well as their future and inter-generational utility as parklands.</li> </ul>	<p>Noted – Council is working with Kaurna Yerta Aboriginal Corporation (KYAC) to include further cultural considerations</p>	<p>Council will continue to work with Kaurna Yerta Aboriginal Corporation (KYAC) to ensure further cultural considerations are included within the CLMP and as part of the Adelaide Park Lands Management Strategy Update.</p> <p>In response, the Draft CLMP has been amended to include ‘Cultural Practices’ as a category in section 10.</p> <p>Ne</p>
	<p>The objectives should include no more incremental or gross reduction and reinstatement of past policy to shift state government activities out of the Park Lands, and to reinstate former Park Land as such.</p>	<p>Noted - These comments more aligned to the Adelaide Park Lands Management Strategy and general Council policy.</p> <p>The CLMP should include information about the usage and management of what currently exists or is proposed to exist, not aspirational targets.</p>	<p>In response, the Targets, Objectives and Measures relating to Sporting buildings and facilities and Park Land Maintenance buildings now reference built form footprint.</p> <p>Ne</p>

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	<p>The objectives, targets, and measures, where they involve built form or non-natural surfaces, should:</p> <ul style="list-style-type: none"> <li>• specifically refer to low scale minimal impact ecologically sensitive and carbon neutral design, construction, and presentation, with no impairment or removal of trees (whether “significant” or otherwise) or understory; and pathways that blend into the parkland setting (e.g., the City of Adelaide could trial and develop capabilities for rammed earth or soft footfall pathways).</li> <li>• specify that built form that is not in the nature of being very minor, temporary, or ancillary to a low scale/impact parkland use is not to be built or located on parklands, or on land that was historically or previously parklands.</li> <li>• specify that wherever possible, the “footprint” of a structure, and any “hardstand area”, should be reduced.</li> <li>• define ‘fit for purpose’ to be in respect of its location and context within a natural or parklands setting.</li> </ul>		
	<p>The park lands wide statements in the current CLMP ought to be reflected or included within this part of the draft CLMP, and park specific content ought to be read in the context of park lands wide statements.</p>	<p>Noted – park specific content is in the context of Park Lands wide statements</p>	<p>In response, a number of Park Land Wide statements from the existing CLMP have been incorporated into the Introduction to the draft CLMP. No</p>

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	Part 10 should be consistent with the terms and intent of the introductory and contextual statement indicated above (re: page 1).	Noted	In response, wording within Introduction and Objectives for management has been supplemented to strengthen the purpose for which the Adelaide Park Lands are held and reflects the items within Part 10. <b>No</b>
	Subject to consideration and applicability of the content of the Park Lands Overlay in the Planning and Design Code, there should be some reasonable affinity as between that Overlay and the content of Part 10 “Overarching ...”, unless the PDC does not sufficiently reflect this Council’s custodianship and the historical experience and intent of the City of Adelaide to not to diminish the size, natural form, or purpose of the Adelaide Park Lands.	Noted - The CLMP should avoid confusion with the Planning and Design Code or Overlays	In response, the Targets, Objectives and Measures relating to Sporting buildings and facilities and Park Land Maintenance buildings now reference built form footprint. <b>No</b>
	The description of the land, location and history should precede any current use.	Noted – there is no set criteria in which information should be ordered  Section 196(3) of the <i>Local Government Act 1999</i> states;  (a) identify the land to which it applies; and (b) state the purpose for which the land is held by the council  There is no requirement to outline the history of the land.	This comment seeks to re-order the current structure of each annexure. <b>No</b>

Stakeholder	Summary of Comments Submitted	Administration Comment	Refinement Recommended
	<p>The purpose to which each park is put is as a park within the Adelaide Park Lands. The current use should not be described as its “primary” or “predominant” use. The “primary” or “predominant” use of each park within the Park Lands is as a park within the Adelaide Park Lands. It may currently be used for a particular activity, e.g., golf course, vegetation rehabilitation, wetlands, but that remains a use on a part – or park – within the Adelaide Park Lands.</p>	<p>Noted - the Draft CLMP includes a specific purpose for each park and also include a reference to 5.2 Overall purpose for which the Adelaide Park Lands are held</p>	<p>In response, the Draft CLMP now includes a specific purpose for each park and includes a reference to Section 5.2 Overall purpose for which the Adelaide Park Lands are held. No</p>
	<p>The current use/s of a park (or part) is not the purpose for which the community land is held, that is a “use” or there are uses that occur within that park. The “objective” is not to “provide” the “use/s”, rather it is to permit the use/s to occur.</p>	<p>Noted – this is covered by 5.2 which are broad purposes for which the Adelaide Park Lands are held.</p> <p>The Draft CLMP includes a specific ‘Purpose for which the land is held’.</p>	<p>In response, each Annexure within the draft CLMP now includes the ‘Purpose for which the land is held’. No</p>
	<p>That “ownership” is not required to be specified and there may be good reasons in the interests of the City of Adelaide that it make no such statement, which does not appear in the current CLMP.</p>	<p>Noted – Council have included this additional information for clarity</p> <p>The <i>Local Government Act 1999</i> requires the identification of ownership if the land is not in the Council’s ownership.</p> <p>The Adelaide Park lands are owned by the Crown in the right of the State.</p>	<p>The statement seeks to reduce duplication in the CLMP of the ‘ownership’ of the land in each annexure.</p> <p>Council is required to list the ownership for each Park. No</p>

Stakeholder	Summary of Comments Submitted	Administration Comment	Refinement Recommended
		<p>The Adelaide Park Lands are then vested in or under the care, control and management of the Corporation of the City of Adelaide.</p>	
	<p>Similarly in respect of “custodian”. In any event, there is no reason to make any such repeated statement in each annexure, given that the CLMP deals with purpose and applicable statutes.</p>	<p>Noted – the repetition allows readers to read a single Annexure</p>	<p>As per the above comment, the Corporation of the City of Adelaide is the custodian of the Adelaide Park Lands. No</p>
	<p>The content of appendixes seems to be somewhat too broad and be somewhat less specific and useful compared with that of the current CLMP.</p>	<p>Noted – the information included in the Draft CLMP is in accordance with <i>Local Government Act 1999</i></p> <p>The appendixes included in the Draft CLMP are the same appendixes included in the ‘General Provisions’ of the existing CLMP, apart from the removal of Appendix D - Dog Management Map (which is provided on Councils Community Land Register Web Map).</p> <p>There are no appendixes for each Park in the existing CLMP.</p> <p>The appendixes in the Draft CLMP include</p> <p>Appendix A – Principles from the <i>Adelaide Park Lands Act 2005</i></p> <p>Appendix B – National Heritage List – Official Values</p> <p>Appendix C – Likelihood of impact of works on the National Heritage Values</p>	<p>This comment suggests that appendixes in the draft CLMP do not match the appendixes in the existing CLMPs.</p> <p>The appendixes in the Draft CLMP are the same as the existing CLMP with the exception of the Dog Management Map which is provided on Councils Community Land Register Web Map. No</p>

Stakeholder	Summary of Comments Submitted	Administration Comment	Refinement Recommended
	The broad statements are not conducive to community based expectations or understandings and too often result in unforeseen, unexpected, or detrimental consequences	Noted	A number of Park Land Wide statements from the existing CLMP have now been introduced into the Introduction of the draft CLMP. No
	There is much to be said for much of the content in the various chapters of the current CLMP applicable to particular parks or parts of parks, which ought for the sake of clarity be replicated or adopted in the D-APLCLMP.	Noted  Much of the information provided in the existing CLMP'S was replicated in the Adelaide Park Lands Management Strategy under the Spatial Planning section which provides precinct plans and plans for individual Parks.  The Draft CLMP proposes the removal of information that is otherwise contained in other Council documents.	This is a comment about the overall content and approach to the draft CLMP.  Supplementary information from the current CLMP has been provided for all Parks to provide further context. No
	The annexure should not include any policy statement of support for any policy position of any other level of government, which come and go as do their policies. The adoption or imposition of a state or federal government policy or intent ought not be determinative of the content of a CLMP.	Noted – the CLMP provides for the management of community land including for State/Federal outcomes that have been approved outside of Council's authority.	This comment seeks to remove any policy support or Council position on State Government development in the Adelaide Park Lands.  The Draft CLMP reflects future planned and approved State Government development as this is required under the <i>Local Government Act 1999</i> . No
	There should be added to each annexure a statement that the vegetation (trees and understorey) is to be retained	Noted – this is broadly the role of the Council's Integrated Biodiversity	This comment talks to the protection of trees and vegetation.

Stakeholder	Summary of Comments Submitted	Administration Comment	Refinement Recommended
	and added to irrespective of whether “significant” or otherwise	Management Plan which is accessed from the CLMP via a linked document	This is broadly covered in Objectives 5, 6 and 7 in Overarching Objectives, Targets and Measures. <b>No</b>
	Vegetation in each park ought to be the subject of an audit and periodic ‘vegetation stocktakes’ (at least once in the review period of a CLMP).	Noted – this is broadly the role of the Council’s Integrated Biodiversity Management Plan which is accessed from the CLMP via a linked document.	The Objective, Target and Measure for Trees and Gardens and open space references Council’s Asset Management Plans. <b>No</b>
	Interestingly, the D-APLCLMP does not appear to reflect or acknowledge that everyday tens of thousands of people move through the Adelaide Park Lands Park Land while travelling to and from the City Centre, which provides an uplifting natural vista and landscape that would not otherwise be available	Noted – this comment is more closely aligned to the Adelaide Park Lands Management Strategy.  The Adelaide Park Lands Management Strategy refers to Urban Address, which provides the natural landscape entry statements into the City.	This comment seeks greater acknowledgement of the role of the Adelaide Park Lands.  Supplementary information has been included into the introduction to reflect community consultation feedback. <b>No</b>
	Maps ought not be misleading in their colouring and presentation. Park Lands are coloured ‘green’ yet much of what is ‘green’ is not in fact greenery or natural form, it is built form or hard surfaces, which ought to be indicated as such (to do otherwise risks ‘greenwashing’).	Noted	This comment suggests that the maps in the draft CLMP are misleading due to the use of the colour green – which implies all of the Park Lands are ‘green’ and natural.  The purpose of these maps i.e Figure 1 is not to illustrate the landscape typology or built form but to indicate the area that is included in the CLMP. <b>No</b>
	Maps ought to be dated and factually represent what is ‘green’ (i.e., of natural form) and publicly accessible as	Noted – this is outside the scope of a CLMP but is broadly provided in Councils online Community Land	This comment suggests that a map showing public accessibility of the Park Lands should be included in the CLMP.



Stakeholder	Summary of Comments Submitted	Administration Comment	Refinement Recommended
	parklands within the area delineated as “Park Land” and what is not. To do otherwise is to put form over substance.	Register which shows the areas and buildings of the Park Lands which are under lease/license.	This information is provided on the Council’s Community Land Register Web Maps which provide information about areas under lease and license and are publicly available. <b>No</b>
	That issue does not arise when the map is an aerial picture of the park, which should include the source and date.	Noted	This comment seeks changes to map labelling.  Maps labels have been amended to now contain a source and year. <b>No</b>
	Where a built form is located on a park, the CLMP should include the extent of its footprint and other structural dimensions, which should be depicted on the applicable map.	Noted	This comment requests-built form square meterage for each building in the Park Lands.  This information is not required to be included in a CLMP. Council will seek to provide this through the Adelaide Park Lands Management Strategy through an online mapping tool. <b>No</b>
	Too often there is inconsistency between verbiage and conduct, between policy statements and implementation or action. This is no less an issue in relation to the Adelaide Park Lands, the more so when it comes to retaining, regaining, and rejuvenating parklands vegetation	Noted – the Draft CLMP includes policy position regarding the need for replacement of existing buildings to be contextual and high quality and not increase overall built form.	This is a general comment regarding the need for rejuvenation of vegetation and plants in place of built form.  Supplementary information has been included to Section 10 to outline that the replacement of an existing building does

Stakeholder	Summary of Comments Submitted	Administration Comment	Refinement Recommended
	and canopy in place of built form and hard surfaces.		not increase the overall building footprint across the Adelaide Park Lands. No
	Appropriate particularity and detail in the CLMP would enhance understanding, implementation, and accountability, and reduce the risk of diminution (as opposed to improvement) of the Adelaide Park Lands	Noted – the <i>Adelaide Park Lands Act 2005</i> and the Adelaide Park Lands Zone in the Planning and Design Code provides the legislation to <del>stop</del> reduce regulate the risk of the diminution of the Adelaide Park Lands as well as the National Heritage Listing of the Adelaide Park Lands and City Layout.	This comment is seeking further detail regarding the understanding and accountability of the reduction in size of the Adelaide Park Lands.  Supplementary information has been provided in the Draft CLMP to further outline the importance of the Adelaide Park lands and the City Layout being maintained.  The Adelaide Park Lands Strategy Update will include further information regarding this, including ‘potential return area’s which would seek to return areas of Adelaide Park Lands which have been used for ‘non-Park Land purposes’. No

## APPENDIX B – RESPONSE TO INDIVIDUAL COMMUNITY SUBMISSION (1)

### RESPONSE TO SUBMISSION TITLED ‘SUBMISSION: ADELAIDE CITY COUNCIL PROPOSED REVISION OF THE COMMUNITY LAND MANAGEMENT PLAN FOR THE ADELAIDE PARK LANDS ZONE’ DATED 30 JULY 2023 and 6 AUGUST 2023 (LATE SUBMISSION)

Note: Due to the length of this submission, this submission has been summarised in Appendix A under Individual Community Submission (1).

#### 30 JULY 2023 Submission

Verbatim Comments	Administrative Comment	Refinement Recommended
<b>Summary</b>		
<p>If this disturbing proposed revision of the Adelaide Park Lands Community Land Management Plan (CLMP) is adopted it will result in the effective compromising of the purpose and policy efficacy of one of the two key statutory policy documents required under the Adelaide Park Lands Act 2005 to guide park lands zone management direction. The gutted (and in parts highly ambiguous) version proposed by the city council in July 2023 would usher in a new and egregious period of state government and commercial exploitation of the park lands.</p>	<p>Noted - Refinements to the draft CLMP are proposed in response to the consultation and comments seeking to ensure effectiveness and clarity of policy in the CLMP.</p>	<p>This is an opening statement and does not propose any specific amendments to the draft CLMP.</p> <p>Supplementary information has been provided in the Draft CLMP with the aim of strengthening the objectives and policy positions for the Adelaide Park Lands.</p> <p><del>Yes, refer to specific policy refinements.</del></p>
<p>Park lands CLMP versions have evolved twice since 1999 amendment of the Local Government Act, but this third proposed revision is exceptional in the extent of its flaws. It is stripped of previous detailed content, which deeply compromises it. Its endorsement by the city council, the ‘custodian’ of much of the park lands (74 per cent), would represent one of the most</p>	<p>Noted - Duplication (and potential inconsistency) between the CLMP and other official documents of Council is reduced by providing links within the CLMP to those documents.</p> <p>There was direct duplication of information from the Adelaide Park Lands Management Strategy and the existing CLMP.</p>	<p>This is a statement that outlines dissatisfaction with the removal of information in the draft CLMP when compared to the existing CLMP.</p> <p>Supplementary information has been provided in the Draft CLMP with the aim of strengthening the objectives and policy positions for the Adelaide Park Lands.</p>

Verbatim Comments	Administrative Comment	Refinement Recommended
<p>profound South Australian changes in park lands management direction via the CLMP since the passing of the Adelaide Park Lands Act 2005. (This Act features two statutory policies, one of which is the CLMP. The other is the Strategy.)</p>	<p>The appropriate information has been retained in order to address the requirements of the <i>Local Government Act 1999</i>.</p> <p>Much of the information that has been removed was either historical information which is not required by the <i>Local Government Act 1999</i> or was more relevant to the future planning of the Park Lands through the Adelaide Park Lands Management Strategy.</p>	<p>The Adelaide Park Lands Management Strategy Update will include some of the information that has been removed from the existing CLMP's.</p> <p>No</p>
<p>Council's and subsequent ministerial endorsement of this proposed draft would represent a triumph of 2023 government administrative convenience – not for protection of the integrity of the park lands landscapes, but for state government or commercial built-form exploitation and benefit.</p>	<p>Noted - A CLMP sets out Council's approach to using and managing community land on behalf of the community.</p> <p>Development is assessed under the State Government's state-wide Planning and Design Code (not the CLMP).</p> <p>The Adelaide Park Lands Zone within the Planning and Design Code, the <i>Adelaide Park Lands Act 2005</i> and the National Heritage Listing are the mechanisms that provide for the protection of the Adelaide Park Lands. The CLMP outlines how the land will be managed.</p>	<p>This is a statement outlining dissatisfaction if the draft CLMP is endorsed by Council and the Minister.</p> <p>Supplementary information has been provided in the Draft CLMP with the aim of strengthening the objectives and policy positions for the Adelaide Park Lands</p> <p>No</p>
<p>This CLMP draft also proposes a breach of section 19 of the Adelaide Park Lands Act 2005 because with respect to the wording and intention relating to Park 2 it is inconsistent with the Adelaide Park Lands Management Strategy 2015–25. That statutory policy document does not</p>	<p>Noted - Under the <i>Local Government Act 1999</i>, a management plan should (as far as practicable) be consistent with other relevant official plans and policies about conservation, development and use of the land. In the event of an inconsistency an official plan or</p>	<p>This is a statement which outlines the requirement for consistency between the Adelaide Park Lands Management Strategy and CLMP.</p> <p>Other relevant considerations fall under the <i>Planning Development and Infrastructure Act</i></p>

Verbatim Comments	Administrative Comment	Refinement Recommended
<p>contemplate demolishing the existing aquatic centre or creating an alternative (new) centre in another place in Park 2.</p>	<p>policy under another Act prevails to the extent of the inconsistency.</p> <p>The Adelaide Park Lands Management Strategy 2015-25 talks to continuing to enhance the Adelaide Aquatic Centre to meet community expectations; and optimising the role of the Aquatic Centre as a state-wide sporting destination.</p> <p>State Government has undertaken a Code Amendment under the <i>Planning, Development and Infrastructure Act 2016</i>, in relation to Park 2 which sets policies for development of the land.</p>	<p>2016, including the State Government's Code Amendment and public announcements regarding the Adelaide Aquatic Centre.</p> <p>The Adelaide Park Lands Management Strategy is currently being updated which will reflect the State Government's Adelaide Aquatic Centre development.</p> <p>No</p>
<p>There are compelling reasons to comprehensively reject this draft.</p>	<p>Noted - Refinements to the draft CLMP are proposed in response to the consultation and comments seeking to ensure effectiveness and clarity of policy in the CLMP</p>	<p>This is a statement outlining dissatisfaction with the draft CLMP. It does not request specific amendments.</p> <p>Supplementary information has been provided in the Draft CLMP with the aim of strengthening the objectives and policy positions for the Adelaide Park Lands</p>

Verbatim Comments	Administrative Comment	Refinement Recommended
<b>CONTEXT</b>		
<p>It should be recorded that this July 2023 public consultation was conducted by the City of Adelaide as a matter of great urgency. Some reasons why are explored in this paper. The author of this submission has participated in many YourSay consultations over many years, and has always been notified, as a City of Adelaide ratepayer, ahead of each survey commencement date. However, in this case, a notification arrived four days short of the 31 July deadline. Discussions with city council elected members during the consultation period indicated that some also did not know that a 21-day YourSay survey period had been 'live' since 7 July, seeking feedback about a proposed major revision of this CLMP.</p>	<p>Noted - <i>The Adelaide Park Lands Act 2005</i> requires a review of the CLMP at least once in every five years. The current review is overdue.</p> <p>Consultation is in accord with Council's Community Consultation Policy and outlined under the Stakeholder Consultation section of this report.</p> <p>Council (including Committees) considered a draft consolidated CLMP on:</p> <ul style="list-style-type: none"> <li>• 21 June 2022</li> <li>• 2 August 2022</li> <li>• 9 August 2022</li> <li>• 4 April 2023</li> <li>• 11 April 2023</li> <li>• 5 September 2023</li> <li>• 12 September 2023</li> </ul> <p>Kadaltilla considered a draft CLMP on:</p> <ul style="list-style-type: none"> <li>• 28 July 2022</li> <li>• 23 February 2023</li> <li>• 24 August 2023</li> </ul> <p>If the respondent is signed up to the monthly Your Say Adelaide newsletter, an additional prompt will have been received.</p>	<p>This is a statement outlining dissatisfaction with Councils consultation approach and timing. It does not propose an amendment to the draft CLMP.</p> <p>Council has undertaken the appropriate consultation on the draft CLMP which has been in draft form since June 2022 and has since included supplementary information after undertaking consultation.</p> <p>As an additional step Council invited respondents to make deputations to the City Planning, Development and Business Affairs Committee of Council.</p> <p>Ne</p>

**1. Six critiques of council’s rationales for change**

Of great concern at this particular date is that this draft CLMP is being urgently revised to enable and endorse an Adelaide park lands Park 2 state government development concept, rather than the concept needing to comply with the rigour of the existing (2013) CLMP version. In other words, the existing CLMP is to be replaced so that a new version can be adopted that endorses the development proposal at Park 2. (It is also being revised to progress several other park lands development projects or project concepts currently under contemplation.)

A number of explanatory rationales for change have been recently put forward by the city council. However, each is problematic.

For example:

Noted - The *Adelaide Park Lands Act 2005* requires a review of the CLMP at least once in every five years. The current review is overdue.

Under the Local Government Act 1999, a management plan should (as far as practicable) be consistent with other relevant official plans and policies about conservation, development and use of the land. In the event of an inconsistency an official plan or policy under another Act prevails to the extent of the inconsistency.

The Adelaide Park Lands Management Strategy 2015-25 talks to continuing to enhance the Adelaide Aquatic Centre to meet community expectations; and optimising the role of the Aquatic Centre as a state-wide sporting destination. It does not specifically envisage a new Aquatic Centre development.

State Government has undertaken a Code Amendment under the *Planning, Development and Infrastructure Act 2016*, in relation to Park 2 which sets policies for development of the land.

A proposed new Aquatic Centre development by the State Government in Park 2 will be assessed by the State Commission Assessment Panel against the State

This is a statement outlining dissatisfaction with Council’s approach to the draft CLMP and the alignment of the draft CLMP with the Adelaide Aquatic Centre redevelopment. It does not propose any amendments to the draft CLMP.

Council has undertaken the appropriate consultation on this draft CLMP which has been in draft form since June 2022 and has since included supplementary information after undertaking consultation.

The CLMP is required to reflect the approved State Government development of the Aquatic Centre.

No

	<p>Government's state-wide Planning and Design Code (not the CLMP).</p>	
<p>a) This CLMP version does not deliver what council claims: 'A more wholistic management approach'. On the contrary, it delivers a significantly less wholistic approach. Extensive material previously contained in the existing (2013) CLMP for the Adelaide park lands has been jettisoned. Moreover, there is no presentation to consultation respondents of this former content, or discussion as to why it has been deleted.</p>	<p>Noted - The draft CLMP provides extensive links to information contained in other documents rather than including extracts from these documents in the CLMP. The approach reduces the overall length of the CLMP, avoids inconsistency between documents when new versions are updated and supports compliance with the CLMP.</p> <p>The consultation webpage provided links to the current CLMP and Frequently Asked Questions including the question: 'Why has Council adopted a 'one plan' approach to the CLMP for the Adelaide Park Lands'.</p> <p>Much of the information that has been removed was either historical information which is not required by the <i>Local Government Act 1999</i> or was more relevant to the future planning of the Park Lands through the Adelaide Park Lands Management Strategy.</p>	<p>This is a statement that outlines dissatisfaction with the removal of information in the draft CLMP when compared to the existing CLMP.</p> <p>Further supplementary information has been provided with the aim of strengthening the objectives and policy positions for the Adelaide Park Lands.</p> <p>The Adelaide Park Lands Management Strategy Update will include some of the information that has been removed from the existing CLMP's.</p> <p>Ne</p>
<p>b) Despite claims, it does not deliver 'a functional document'. By stripping the new draft of former content, it is unequivocally less functional, especially in terms of the likely risks encouraged by ambiguous provisions, as well as the vital need for protecting the park lands from propositions that could lead to exploitation of the green open spaces, and alienate the public from access to them. The lack of discussion</p>	<p>Noted - Duplication (and potential inconsistency) between the CLMP and other official documents of Council is reduced by providing links within the CLMP to those documents.</p> <p>The Adelaide Park Lands Zone within the Planning and Design Code, the <i>Adelaide Park Lands Act 2005</i> and the National Heritage Listing are the mechanisms that</p>	<p>This is a statement that outlines dissatisfaction with the removal of information in the draft CLMP when compared to the existing CLMP.</p> <p>Further supplementary information has been provided with the aim of strengthening the objectives and policy positions for the Adelaide Park Lands.</p> <p>The Adelaide Park Lands Management Strategy Update will include some of the</p>



<p>reference to 'contemplation' content of a CLMP is of particular concern.</p>	<p>provide for the protection of the Adelaide Park Lands.</p>	<p>information that has been removed from the existing CLMP's. No</p>
<p>c) It does not deliver 'Reduced duplication'. On the contrary, there is continuous duplication at every park or site reference (totalling 40 sites) of the dangerously ambiguous "Purpose of the park lands" statement, which reads: "Providing facilities, furniture and amenities ancillary to park uses". This appears to be on the spurious basis that this is principal purpose of the Adelaide park lands. This is simply false.</p>	<p>Noted - Duplication (and potential inconsistency) between the CLMP and other official documents of Council is reduced by providing links within the CLMP to those documents.  The statutory principles of the <i>Adelaide Park Lands Act 2005</i> envisage a diverse range of environmental, cultural, recreational and social values and activities, and contribution to economic and social wellbeing for South Australians.</p>	<p>This statement outlines dissatisfaction with the terms used in the draft CLMP.  Supplementary information has been included to provide an overall purpose of the Adelaide Park Lands statement in Section 5 (5.1) of the draft CLMP  In addition to the overall purpose statement, each Annexure includes a 'Purpose for which the land is held' statement.  Section 10: Overarching Objectives, Targets and Measures For The Adelaide Park Lands provides guidance as to what the types of 'Public facilities, furniture and amenities' are envisaged to support the use of the Adelaide Park Lands.  The 'Purpose for which the land is held' statement in each Annexure has been updated to be consistent with the Objective. No</p>
<p>d) There is no evidence provided that the draft replacement CLMP will deliver more efficient consideration by "the Adelaide Park Lands Authority, state government and council". The outcome would not be 'efficiency' but simply greater flexibility for administrators, and it would arise because so much of the original content has been</p>	<p>Noted - A CLMP sets out Council's approach to using and managing community land on behalf of the community. Much of the information that has been removed was either historical information which is not required by the <i>Local Government Act 1999</i> or was more relevant to the future planning of</p>	<p>This statement suggests the draft CLMP will provide too much flexibility and ambiguity for the management of the Adelaide Park Lands.  Supplementary information has been included with the aim of strengthening the objectives and policy positions for the Adelaide Park Lands.</p>

<p>jettisoned, and new, highly ambiguous content has been proposed. Loss of the original material would ensure that development project proposals for the park lands would be even more easily legitimised at APLA contemplation stage and subsequent council, and later planning consent and development assessment stages (Council Assessment Panel or SCAP assessment). The proposed draft CLMP material is so dangerously ambiguous in parts that reference to it would encourage state planning park lands land-use determinations profoundly alien to the park lands green open spaces and landscapes. The key to this would be a new statement in the draft, replicated across all park sites, as the “purpose” words: “Providing facilities, furniture and amenities ancillary to park uses”. Commercial, city council and state planners would be able to base their Council Assessment Panel or State Planning Assessment Panel rationales on this statement alone, because its repetition across the whole of the draft will be seen to be the core ‘contemplation’ of the CLMP for the next five years.</p>	<p>the Park Lands through the Adelaide Park Lands Management Strategy.</p> <p>Development is assessed under the State Government’s state-wide Planning and Design Code (not the CLMP).</p>	<p>The CLMP is one document that must be considered when making decisions about the Adelaide Park Lands, further documents and policies that must be considered and provide guidance are outlined in section 7 and section 8 of the draft CLMP.</p> <p>No</p>
<p>e) The council’s April 2023 CLMP draft document (the one currently subject to consultation in July), under the heading ‘Opportunities’, rationalises the 2023 draft procedure as a “stronger alignment of CLMP content and review processes with statutory requirements”. The words “stronger</p>	<p>Noted - Duplication (and potential inconsistency) between the CLMP and other official documents of Council is reduced by providing links within the CLMP to those documents.</p> <p>Much of the information that has been removed was either historical information</p>	<p>This is a statement that outlines dissatisfaction with the removal of information in the draft CLMP when compared to the existing CLMP. The statement also suggests the draft CLMP is a flawed interpretation of the <i>Local Government Act 1999</i>.</p>

<p>alignment” are euphemisms for a fresh but flawed reinterpretation of provisions under the Local Government Act 1999 (section 196, (1a) to (3d)) to allow for delivery of a minimalist new document, stripped of former content, and reduced to (in many cases) one-line statements claiming to address those section 196 criteria. The rationale then states: “This includes a streamlined approach to the five-yearly review process so that it can be achieved within the statutory timeline.” The rationale appears to be that, under current administration stress, process must trump content, therefore content must be stripped out of the existing CLMP, and any future CLMP, to meet future deadlines. But it is already too late for that with regard to this one. The LG Act 1999 deadline for review of the 2013 CLMP (every five years) has come and gone. The requirements under the legislation have not been met. So much for ‘streamlining’.</p>	<p>which is not required by the <i>Local Government Act 1999</i> or was more relevant to the future planning of the Park Lands through the Adelaide Park Lands Management Strategy.</p> <p>The current CLMPs have not met the five-year legislative review timeframe.</p> <p>The proposed 2023 CLMP approach reduces the timeframe and resources required to deliver the comprehensive review programme by 2028.</p>	<p>Further supplementary information has been provided with the aim of strengthening the objectives and policy positions for the Adelaide Park Lands.</p> <p>The Adelaide Park Lands Management Strategy Update will include some of the information that has been removed from the existing CLMP’s.</p> <p>No</p>
<p>f) As noted in this submission’s summary on page 1, with respect to proposals for Park 2, this draft proposes a breach of section 19 of the Adelaide Park Lands Act 2005 because the Park 2 proposal is not consistent with the Adelaide Park Lands Management Strategy 2015–25, a requirement under the Act. That statutory policy document does not contemplate demolishing the existing aquatic centre or creating an alternative (new) centre in another place in Park 2. The existing Strategy version notes that the Park 2</p>	<p>Noted - Under the <i>Local Government Act 1999</i>, a management plan should (as far as practicable) be consistent with other relevant official plans and policies about conservation, development and use of the land. In the event of an inconsistency an official plan or policy under another Act prevails to the extent of the inconsistency.</p> <p>The Adelaide Park Lands Management Strategy 2015-25 talks to continuing to enhance the Adelaide Aquatic Centre to meet community expectations; and</p>	<p>This comment relates to the proposal for Park 2 and the new Adelaide Aquatic Centre. It outlines the need for the CLMP to reflect the Adelaide Park Lands Management Strategy.</p> <p>The Adelaide Park Lands Management Strategy is currently being reviewed in accordance with the <i>Adelaide Park Lands Act 2005</i> – the review will include updates which reflect State Government developments such as the Adelaide Aquatic Centre.</p>

<p>aquatic centre could in future feature a “large hub around the aquatic centre”, with various recreational features including “upgraded picnic facilities, kiosk/café and play spaces”.<sup>1</sup> But it does not aspire to any demolition of the existing commercial facility, or its replacement under a new lease by a major new construction project elsewhere in Park 2. In other words, the ‘rationale for change’ is based on a proposed breach of park lands legislation. The explicit wording of the proposal in the draft CLMP appears in Appendix 1 of this submission.</p>	<p>optimising the role of the Aquatic Centre as a state-wide sporting destination. It does not specifically envisage a new Aquatic Centre development.</p> <p>State Government has undertaken a Code Amendment under the <i>Planning, Development and Infrastructure Act 2016</i>, in relation to Park 2 which sets policies for development of the land.</p> <p>A proposed new Aquatic Centre development by the State Government in Park 2 will be assessed by the State Commission Assessment Panel against the State Government’s state-wide Planning and Design Code (not the CLMP).</p>	<p>In accordance with section 196(3)(c) and (196(3)(e)(ii) of the <i>Local Government Act 1999</i>, Council must state ‘proposals for the management of the land’ and provide specific information on the council’s policies for the granting of leases or licences over any part of the park lands.</p> <p>The draft CLMP does this by outlining the intent of a new Adelaide Aquatic Centre and a lease/license to the State Government</p> <p>No</p>
<p><b>2. Introduction to submission themes</b></p>		
<p><u>Key source document:</u></p>		
<p>This response is based on the ‘April 2023’ YourSay CLMP draft, as supplied online on 7 July 2023 in conjunction with the YourSay consultation feedback form (as reproduced in Appendix 3 of this submission).</p> <p>The City of Adelaide’s proposal is an urgent attempt to create and have endorsed a significantly revised statutory park lands policy instrument, notwithstanding that the legal deadline for the CLMP review has already passed. It was a deadline set under the Local Government Act 1999 (‘comprehensive review’ every five years).</p>	<p><del>Noted — The CLMP was originally endorsed by Council for community consultation in 2022, however due to State Government developments within the Park Lands, that materially impact some Park Lands areas made refinements to reflect State Government decisions.</del></p> <p>Noted - <i>The Adelaide Park Lands Act 2005</i> requires a review of the CLMP at least once in every five years. The current review is overdue.</p> <p>Consultation is in accord with Council’s Community Consultation Policy and outlined</p>	<p>This is a statement outlining dissatisfaction with the process in which the Council has drafted and consulted on the CLMP. It does not request specific amendments.</p> <p>Council has undertaken the appropriate consultation on the draft CLMP which has been in draft form since June 2022 and has since made a number of refinements after undertaking consultation.</p> <p>As an additional step Council invited respondents to make deputations to the City Planning, Development and Business Affairs Committee of Council.</p>

<p>That five-year period has passed. This indicates a breach of the Act.</p>	<p>under the Stakeholder Consultation section of this report.</p> <p>Council (including Committees) considered a draft consolidated CLMP on:</p> <ul style="list-style-type: none"> <li>• 21 June 2022</li> <li>• 2 August 2022</li> <li>• 9 August 2022</li> <li>• 4 April 2023</li> <li>• 11 April 2023</li> <li>• 5 September 2023</li> <li>• 12 September 2023</li> </ul> <p>Kadaltilla considered a draft CLMP on:</p> <ul style="list-style-type: none"> <li>• 28 July 2022</li> <li>• 23 February 2023 24 August 2023</li> </ul> <p>The CLMP was originally endorsed by Council for community consultation in 2022, however due to State Government developments within the Park Lands, that materially impact some Park Lands areas made refinements to reflect State Government decisions.</p>	<p>No</p>
<p>If endorsed, the draft would encourage major future damage to the landscape integrity of the Adelaide park lands. Its new brevity introduces comprehensive <u>ambiguity</u>, which could significantly lead to the compromising of the rigour of existing management directions of the Adelaide park lands. This is a deeply flawed draft CLMP.</p>	<p>Noted - Refinements to the draft CLMP are proposed in response to the consultation and comments seeking to ensure effectiveness and clarity of policy in the CLMP.</p> <p>The Adelaide Park Lands Zone within the Planning and Design Code, the <i>Adelaide Park Lands Act 2005</i> and the National Heritage Listing are the mechanisms that</p>	<p>This is a statement outlining dissatisfaction with the drafted CLMP and a view of increased ambiguity. It does not seek a specific amendment to the draft CLMP.</p> <p>Further supplementary information has been provided with the aim of strengthening the objectives and policy positions for the Adelaide Park Lands.</p>

	provide for the protection of the Adelaide Park Lands.	Yes, refer to specific policy refinements.
<b>Key aspects</b>		
<p><b>PUBLIC CONSULTATION</b></p> <ul style="list-style-type: none"> <li>• Critical explanatory background was lacking in the YourSay background material.</li> <li>• There was inadequate explanation of the complexity of the legal and administrative purpose of a CLMP.</li> <li>• No current version (ie the existing 2013 version) was provided to allow comparison by respondents to illustrate the substantial deletion of previous content, and extent of change proposed. This approach thus concealed what is a very substantial replacement of much of the former CLMP content. This reflects a disingenuous council procedure.</li> <li>• There was no detailed discussion of critical related policy likely to emerge in a 2023 anticipated revision of the 30 Year Plan for Greater Adelaide, which may well inform likely future amendments to the CLMP for the Adelaide park lands zone – including this draft.</li> </ul>	<p>Noted - The consultation package included:</p> <ul style="list-style-type: none"> <li>• Explanatory information</li> <li>• Frequently Asked Questions</li> <li>• Link to legislation</li> <li>• Link to current CLMP documents</li> <li>• Draft CLMP</li> <li>• Link to other related projects including the Adelaide Aquatic Centre Redevelopment: Construction Licence and Lease Agreement (Denise Norton Park / Pardipardinilla (Park 2))</li> <li>• Administration contact details for further information</li> <li>• Submission form</li> <li>• Multiple options to provide feedback.</li> </ul> <p>The 30 Year Plan for Greater Adelaide is a State Government document. State Government is consulting on a discussion paper for the Greater Adelaide Regional Plan which can be commented on through a public submission.</p>	<p>This statement outlines dissatisfaction with the materials provided by Council as part of the CLMP consultation. It does not propose any specific amendments to the draft CLMP.</p> <p>Council has undertaken the appropriate consultation on the draft CLMP and has since made a number of refinements after undertaking consultation.</p> <p>As an additional step Council invited respondents to make deputations to the City Planning, Development and Business Affairs Committee of Council.</p> <p>No</p>
<p><b>CONTENT</b></p> <ul style="list-style-type: none"> <li>• Council's administration has relied on a flawed judgement about the interpretation of key legislation (the Local Government</li> </ul>	<p>The <i>Adelaide Park Lands Act 2005</i> requires a review of the CLMP at least once in every five years. The current review is overdue.</p>	<p>This statement outlines dissatisfaction with the reduced content in the draft CLMP when compared to the existing CLMP. It does not propose any specific amendment.</p>

<p>Act 1999) as a basis for this revision and drew on statutory principles of the Adelaide Park Lands Act 2005 to rationalise the change.</p> <ul style="list-style-type: none"> <li>• The proposed CLMP has been stripped of most previous content, which has been critical to land-use determinations since 2013.</li> <li>• The proposed draft will effectively trash the clarity and efficacy of an existing statutory policy document (the 2013 CLMP) arising from the Adelaide Park Lands Act 2005, used to guide future management direction of park lands zone matters.</li> </ul>	<p>The <i>Adelaide Park Lands Act 2005</i> requires a person or body responsible for the care, control or management of any part of the Adelaide Park Lands to have regard to, and seek to apply, the principles set out in the Act.</p> <p>Duplication (and potential inconsistency) between the CLMP and other official documents of Council is reduced by providing links within the CLMP to those documents.</p> <p>Much of the information that has been removed was either historical information which is not required by the <i>Local Government Act 1999</i> or was more relevant to the future planning of the Park Lands through the Adelaide Park Lands Management Strategy.</p> <p>Development is assessed under the State Government's state-wide Planning and Design Code (not the CLMP).</p> <p>Refinements to the draft CLMP are proposed in response to the consultation and comments seeking to ensure effectiveness and clarity of policy in the CLMP.</p>	<p>Further supplementary information has been provided with the aim of strengthening the objectives and policy positions for the Adelaide Park Lands.</p> <p><del>Yes, refer to specific policy refinements.</del></p>
<p><b>BACKGROUND DISCUSSION</b></p>		
<p><b>3. Environmental/political context as at July 2023</b></p>		
<p>The following explanation ought to have been provided during the July 2023 public consultation phase. It was not. This</p>	<p>Noted - The <i>Adelaide Park Lands Act 2005</i> requires a review of the CLMP at least once</p>	<p>This is a statement outlining dissatisfaction with Council's consultation process and procedures.</p>

<p>represents a fundamental failure of due process in local government public consultation procedure.</p> <p>The 30 Year Plan for Greater Adelaide</p> <p>This CLMP draft emerges at a critical time, and the timing of its release illustrates the funk in which city council administration finds itself. It is self-induced. The state government's 30 Year Plan for Greater Adelaide is overdue for comprehensive updating. This plan traditionally includes visions and aspirations for park lands management directions over the next decade. Its contents will influence the evolution of government policy and evolution of statutory park lands documentation under the Adelaide Park Lands Act 2005. These comprise the Adelaide Park Lands Management Strategy (APLMS) and the Community Land Management Plan (CLMP), via the interacting Local Government Act 1999.</p> <p>Under the 2005 legislation, a CLMP for the park lands must be 'consistent' with the APLMS. The draft currently subject to public consultation in some sections is not. Thus, until the city council properly revises and consults on a new version of the Adelaide Park Lands Management Strategy 2015–2025, it is obviously too early to amend the CLMP. The real impetus to radically amend the CLMP is a local government panic to satisfy fresh state government development project demands, especially in some parks.</p>	<p>in every five years. The current review is overdue.</p> <p>The 30 Year Plan for Greater Adelaide is a State Government document. State Government is consulting on a discussion paper for the Greater Adelaide Regional Plan which can be commented on through a public submission.</p> <p>The Adelaide Park Lands Management Strategy 2015-2025 (endorsed in 2018) is currently undergoing its comprehensive review.</p> <p>Under the <i>Local Government Act 1999</i>, a management plan should (as far as practicable) be consistent with other relevant official plans and policies about conservation, development and use of the land. In the event of an inconsistency an official plan or policy under another Act prevails to the extent of the inconsistency.</p> <p>The proposed 2023 CLMP approach reduces the timeframe and resources required to deliver the comprehensive review programme by 2028. Changes to individual parks can be consulted on if required.</p>	<p>It also states there are inconsistencies between the Adelaide Park Lands Management Strategy and the draft CLMP.</p> <p>Further supplementary information has been provided with the aim of strengthening the objectives and policy positions for the Adelaide Park Lands.</p> <p>The Adelaide Park Lands Management Strategy is currently being reviewed in accordance with the <i>Adelaide Park Lands Act 2005</i> – the review will include updates that provide for alignment of the two documents.</p> <p>No</p>
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<p>Park 2 is one. That the amendment to the CLMP is occurring ahead of revisions to the 30 Year Plan is a sign of this current level of panic.</p> <p>Curiously, there is no mention in the YourSay consultation background information of the looming demands involved in updating the 30 Year Plan, which future content will dictate the primary ‘visionary’ action-plan directions likely to appear in a future version of the Strategy, and the future management directions and contemplations of a revised CLMP.</p> <p>To introduce additional irony, preliminary discussions about the contents of the park lands aspects in the proposed new 30 Year Plan at Capital City Committee level remain secret under the City of Adelaide Act 1998, and any resolutions and documentation arising from those discussions and shared with the city council must also remain secret under that legislation. The public’s right to know is, under that Act, nil and without provision for appeal. It is in this almost farcical context that the city council is urgently driving public consultation on this deeply flawed draft CLMP.</p>		
<p><b>4. The purpose of a CLMP</b></p>		
<p>The July 2023 consultation package fails to adequately explain to respondents the purpose of a CLMP. This is a significant</p>	<p>Noted - The introductory text for the consultation stated: ‘This document [CLMP] identifies how this land will be used and managed.’</p>	<p>The statement is in regards to the consultation package not the draft CLMP.</p>

<p>failure of due process in local government public consultation procedure.</p>	<p>The consultation package included Frequently Asked Questions, which stated: 'Community Land Management Plans (CLMPs) show the way in which the land is to be used, considering a diverse range of recreation, conservation and other issues like sports grounds and areas of cultural significance.'</p> <p>The purpose of a CLMP is set out on page 1 of the document under the title 'What is a Community Land Management Plan' which states: 'A Community Land Management Plan sets out Council's approach to using and managing community land on behalf of the community.'</p>	<p>The consultation package included a number of supporting documents with the intent of explaining the purpose of a CLMP.</p> <p>Ne</p>
<p>A CLMP for the Adelaide park lands is intended under the Local Government Act 1999 to be a definitive legal guideline setting out the future management directions of much of the public land under the city council's custodianship and tenure, land in the Adelaide Park Lands Plan, the park lands as we know it today.<sup>2</sup> It is not an 'action plan'. That role falls to the Adelaide Park Lands Management Strategy.</p>	<p>Noted - The content of the CLMP is legislatively prescribed.</p> <p>Councils are required to manage community land in accord with the relevant CLMP and otherwise risk legal exposure.</p> <p>Strategic and project planning for the Park Lands is through the Adelaide Park Lands Management Strategy.</p>	<p>This is a statement identifying the difference between the Adelaide Park Lands Management Strategy and the CLMP. This is a statement which Administration support.</p> <p>Ne</p>
<p>The council's first CLMPs for the park lands began to emerge in 2005, as a result of a city council determination in 2003 to abide by amendments to the LG Act 1999. A December 2003 council brochure introducing the public to the idea of CLMPs for the park lands noted the intent behind them, including "enhancement and preservation of cultural,</p>	<p>Noted - The draft CLMP contains content prescribed by the <i>Local Government Act 1999</i>.</p> <p>Since the introduction of a legal requirement to prepare a CLMP, additional changes have occurred including:</p>	<p>This statement outlines the history of the CLMPs and the importance of CLMPs providing any 'future contemplations' for the Adelaide Park Lands.</p> <p>In accordance with section 196(3)(c) and (196(3)(e)(ii) of the <i>Local Government Act 1999</i>, Council must state 'proposals for the</p>

<p>recreational and environmental values” and “forward planning for capital works and maintenance.”<sup>3</sup> A CLMP should set out, in fine detail, the future management directions envisaged for each precinct, park or site of the Adelaide Park Lands zone under management by the City of Adelaide. (This proposed 2023 draft identifies annexures for 40 sites, and figures for 42.)</p> <p>Importantly, it also must reflect any future ‘contemplations’ for those sites (especially in development terms) such as capital works and maintenance, and existing and future likely leases, potentially allowing for new building, infrastructure and ancillary facilities development, or existing facilities redevelopment. This ‘contemplation’ function is a critical CLMP aspect influencing future management determinations over the life of the CLMP, as a guide to park lands zone administrators. Unfortunately, this function is commonly the least-understood feature of the use of CLMPs for the park lands. Few local government elected members understand it, and even fewer members of the public do.</p>	<ul style="list-style-type: none"> <li>• Introduction of the <i>Adelaide Park Lands Act 2005</i> which requires preparation of the Adelaide Park Lands Management Strategy (strategic focus and including future use of the Park Lands).</li> <li>• Requirement for 10-year asset management plans to be prepared by Council (arising from <i>Local Government (Financial Management and Rating) Amendment Act 2005</i>)</li> <li>• Supreme Court ruling on content and interpretation of CLMPs (which supports strict adherence to the alignment with prescribed content).</li> </ul> <p>It is assumed that the reference to ‘contemplations’ refers to section 196(3)(c) and (196(3)(e)(ii) of the <i>Local Government Act 1999</i> which states that Council must state ‘proposals for the management of the land’ and provide specific information on the council’s policies for the granting of leases or licences over any part of the Park Lands.</p> <p>The draft CLMP does this by outlining the intent of a new State Government infrastructure/developments and granting of a lease/license.</p> <p>The CLMP is also to be consistent with the Adelaide Park Lands Management Strategy which is currently being updated and provides relevant links to Council’s Asset Management Plans.</p>	<p>management of the land’ and provide specific information on the council’s policies for the granting of leases or licences over any part of the park lands.</p> <p>The draft CLMP does this by outlining the intent of new State Government infrastructure/developments and granting of a lease/license.</p> <p>The Community Land Register identifies leases and licenses.</p> <p>No</p>
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<p>A further complexity is the notion relating to an absence of ‘contemplation’, because that is just as valid. No contemplation means that there is no basis to consider, in management direction terms, new ad hoc development or lease concepts. In the past, the city council has occasionally unwisely pursued revisions of CLMPs during the plans’ five-year shelf life to get around this challenge, and to introduce new ‘contemplations’ that did not exist at the time. They were commonly contemplations for ill-advised built forms or lease proposals not conducive to protecting the park lands landscapes. Some of them would have led to access restrictions and long-term alienation of the public from the park lands. (An example in 2017 was a concept for a helicopter landing site in Helen Mayo Park, west of Montefiore Road (Park 27).) It failed, for the obvious reason that a CLMP’s ‘lack of contemplation’ meant that there was no policy support for the proposal, or for a lease to enable it. This highlights a key role played by CLMPs under the legislation.</p>	<p>Noted - The draft CLMP aims to provide policy clarity about envisaged uses and management of the land. This is done in the context of the content prescribed by the <i>Local Government Act 1999</i>.</p> <p>A CLMP is required to provide information on Council's policies for the granting of leases or licences over any part of the Park Lands.</p> <p>It is assumed that the reference to ‘contemplations’ refers to section 196(3)(c) and (196(3)(e)(ii) of the <i>Local Government Act 1999</i> which states that council must state ‘proposals for the management of the land’ and provide specific information on the council's policies for the granting of leases or licences over any part of the park lands.</p> <p>The draft CLMP outlines the intent of a new State Government infrastructure / developments and granting of a lease / license.</p>	<p>This statement outlines the history of the CLMPs and the importance of CLMPs providing any ‘future contemplations’ for the Adelaide Park Lands.</p> <p>In accordance with section 196(3)(c) and (196(3)(e)(ii) of the <i>Local Government Act 1999</i> council must state ‘proposals for the management of the land’ and provide specific information on the council's policies for the granting of leases or licences over any part of the Park Lands.</p> <p>The draft CLMP outlines the intent of a new State Government infrastructure / developments and granting of a lease / license.</p> <p>Ne</p>
<p>The 2017 episode is once again repeating in July 2023, given that the principal impetus behind the urgency to consult on and endorse the April 2023 draft CLMP is to ensure that a major development proposal for Park 2 (aquatic centre) is quickly progressed, as well as a proposal for a lease, in line with a very tight state government construction schedule.</p>	<p>Noted - The <i>Adelaide Park Lands Act 2005</i> requires a review of the CLMP at least once in every five years. The current review is overdue.</p> <p>The draft CLMP outlines the intent of a new State Government Infrastructure / developments and granting of a lease / license.</p>	<p>This is a statement that outlines dissatisfaction with Councils timing of the draft CLMP, as it relates to the State Government’s Park 2 proposal being included in the CLMP.</p> <p>In accordance with section 196(3)(c) and (196(3)(e)(ii) of the <i>Local Government Act 1999</i>, Council must state ‘proposals for the management of the land’ and provide specific</p>

	<p>Section 196 (1)(c) states that a Council must prepare and adopt a management plan for its community land if - the land has been, or is to be, specifically modified or adapted for the benefit or enjoyment of the community.</p> <p>In order to reflect the approved major development in the Park Lands, Council must update its management plans.</p>	<p>information on the council's policies for the granting of leases or licences over any part of the park lands.</p> <p>The draft CLMP outlines the intent of a new State Government infrastructure / developments and granting of a lease / license.</p> <p>Ne</p>
<p>CLMP matters are further discussed below, because in the proposed July 2023 draft at least one new and very broad 'contemplation' has been created and embedded across the draft, which would deliver significant future negative consequences (see heading 13 below: 'New, embedded 'contemplation' statement'.)</p>	<p>Noted - The draft CLMP aims to provide policy clarity about envisaged uses and management of the land. This is done in the context of the content prescribed by the <i>Local Government Act 1999</i>.</p>	<p>This is a statement outlining dissatisfaction with the inclusions of new 'contemplations' in the draft CLMP that allow for: "Providing public facilities, furniture and amenities ancillary to support the use of the Adelaide Park Lands".</p> <p>The 'Purpose for which the land is held' has clarified through a higher order purpose of the land. The provision of facilities, furniture and amenities to support the use of the Adelaide Park Lands is deemed to be appropriate to as it relates to the management of existing facilities, furniture and amenities and allows for future improvements to facilities, furniture and amenities.</p> <p>Ne</p>
<p>Apart from 'contemplations', a competently crafted CLMP must acknowledge and explore the 'state of play' across the council-tenured sites in the Adelaide Park Lands Plan; for example, each park's (or</p>	<p><i>Local Government Act 1999</i> does not require CLMP's to contain 'cultural history, heritage matters and issues, landscape zones and landscape typologies'</p>	<p>This is request for greater level of content for each Park – eg. History and landscape typologies.</p>

<p>unnumbered site's) cultural history, heritage matters and issues, landscape zones and landscape typologies, among many other matters. A reference to previous CLMP versions (for example, the current chapters in the existing 2013 version) will illustrate that this detail must be accessible in a CLMP, and at all times avoiding any ambiguity, because future arising land-use proposals will depend on the accuracy and precision of the information record.</p> <p>The current proposed CLMP comprehensively fails this test. The matter of ambiguity is further addressed below.</p>	<p>Pervious iterations of the Adelaide Park Lands CLMP's contained information that was beyond legislative requirements and more relevant to the Adelaide Park Lands Management Strategy.</p> <p>Duplication (and potential inconsistency) between the CLMP and other official documents of Council is reduced by providing links within the CLMP to those documents.</p> <p>Refinements to the draft CLMP are proposed in response to the consultation and comments seeking to ensure effectiveness and clarity of policy in the CLMP.</p>	<p>The <i>Local Government Act 1999</i> does not require the CLMP to contain this information.</p> <p>This information is provided in other Council documents that the CLMP links with, such as the National Heritage Management Plan and the Adelaide Park Lands Management Strategy update.</p> <p><del>Yes, refer to specific policy refinements.</del></p>
<p><b>5. Interpreting the legislation – Council has relied on a flawed judgement driving the interpretation of key legislation as a basis for this revision</b></p>		
<p>Unfortunately, the section 196 provisions allowing for evolution of a CLMP under the <i>Local Government Act 1999</i> (sub sections 1a to 3e) are rather general, and leave room for broad administrative interpretation when a CLMP revision is being contemplated. This is illustrated in the draft version currently being publicly consulted. The draft highlights the outcome of a fresh and substantial council reinterpretation of some of those LG Act 1999 provisions. This interpretation has delivered a flawed draft CLMP version.</p> <p>The council has, for the first time, determined to use the statutory principles of the <i>Adelaide Park Lands Act 2005</i> as a basis to rationalise a wholesale amendment of the existing 2013</p>	<p>Noted - A CLMP must state the purpose for which the land is held by Council.</p> <p>The <i>Adelaide Park Lands Act 2005</i> requires a person or body responsible for the care, control or management of any part of the Adelaide Park Lands to have regard to, and seek to apply, the principles set out in the Act.</p> <p>The draft CLMP references the statutory principles of the <i>Adelaide Park Lands Act 2005</i>, in stating the overall purpose for which the Adelaide Park Lands (as a system) are held.</p>	<p>This is a statement regarding dissatisfaction with the provisions in section 196 of the <i>Local Government Act 1999</i> and how Council has interpreted this information.</p> <p>Supplementary information has been provided to Section 5 to clarify a number of matters.</p> <p>The alignment of the purpose in which the Adelaide Park Lands are held with the statutory principles in the <i>Adelaide Park Lands Act 2005</i> is seen to be appropriate.</p> <p>Ne</p>

<p>CLMP version under section 196 of the <i>Local Government Act 1999</i>.<sup>4</sup> It has used these principles, which arise from the <i>Adelaide Park Lands Act 2005</i>. Flaws arising from this approach include:</p> <p>i. This is a new initiative legitimising a deliberate pursuit of greater apparent brevity but also leading to significant policy ambiguity, the evidence for which is substantial when one examines the proposed draft CLMP. By “deriving [the overall purpose] from the statutory principles” of the Adelaide Park Lands Act 2005 (Part 5) the council’s administration has made an error of judgement. (Moreover, the city council has not flagged to YourSay respondents of how radically different is this approach in the history of the evolution of park lands CLMP versions since 2005. This is a procedural failure.) Amateur readers may falsely assume that this interpretation is a continuation of existing council policy, but it is not.</p> <p>ii. The Adelaide Park Lands Act 2005 statutory principles serve as broad-brush and at times ambiguous ‘motherhood’ statements as the philosophical adjunct for the reading of the ‘action-plan’ Adelaide Park Lands Management Strategy. Some principles are more ambiguous than others. Most critically, they were never proposed to be the legal and philosophical foundation influencing</p>	<ul style="list-style-type: none"> <li>• <del>To provide benefit to the people of South Australia by being publicly accessible green open space</del></li> <li>• <del>To support a diverse range of environmental, natural heritage, cultural and social values and activities</del></li> <li>• <del>To support outdoor and community based recreational activities and events</del></li> <li>• <del>To provide a defining feature to the City of Adelaide</del></li> <li>• <del>To contribute to the economic and social wellbeing of the city.</del></li> </ul> <p>In addition to the overall purpose for which the Adelaide Park Lands are held, each park may have a more specific ‘purpose’ for which it is held, outlined in the specific park management section (Section 11) of the CLMP.</p> <p>For example, in addition to the overall purpose for which the Adelaide Park Lands are held, Golden Wattle Park / Mirnu Wirra (Park 21W) is for:</p> <ul style="list-style-type: none"> <li>• Providing for informal recreation, in the form of the Lundie Gardens and a playspace</li> <li>• Providing sporting fields</li> <li>• Protecting the Key Biodiversity Area in this park</li> <li>• Providing public facilities, furniture and amenities ancillary to support the use of the Adelaide Park Lands.</li> <li>• Providing a section of the Park Lands Trail.</li> </ul>	
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the management directions of a future CLMP under the Local Government Act 1999 legislation, brought into operation six years before the APL Act 2005. The principles were never inserted into the APL Act 2005 to guide and define the express purpose of a CLMP as prescribed under the older LG Act 1999. There are serious risks inherent in this simplistic approach, but the city council's administration appears to be indifferent to them. An example follows, especially with respect to one particular principle.

- iii. Statutory principle (d) states that “the Adelaide park lands provide a defining feature of the City of Adelaide and contribute to the economic and social well-being of the city ...” The fact that this occurs does not mean, and never did mean, that a key purpose of the park lands under a CLMP management direction is to “contribute to the economic and social well-being of the city”.<sup>5</sup> No legislation requires this view – an economic imperative. The council's ‘deriving exercise’ takes a general and ambiguous principle (the product of the APL Act 2005) and turns it into an outcomes-focused CLMP requirement (under the LG Act 1999), prescribing a specific economic ‘purpose for which the [park lands] land is held’. While Adelaide park lands activity might at times socially



“contribute” in various ways through events and recreational activities, those aspects do not turn the “contribution” into an economic requirement, a defined purpose. Former CLMPs for the park lands never prosecuted this view and most certainly did not capitalise on the principles from the APL Act 2005 to derive the purpose for which the land is held. It should not be prosecuted now. In summary, council’s fresh interpretation of section 196 the LG Act 1999 is misguided. So is the arising July 2023 CLMP draft.

**6. Proposed new version is riddled with ambiguity**

This draft CLMP is riddled with ambiguity, and largely stripped of the previous CLMP’s critical detail. It is also comprehensively lacking in vital former links references as well as explanatory material regarding associated management documentation (park lands custodian city council, and state departments).

Despite its apparent brevity, it is not user-friendly, and in its stripped-back form will significantly mislead readers as to the authentic purpose of a CLMP.

Reference to it in this form would have high potential to deliver consequences contrary to the previous long-standing monitoring and management of the open-spaces and the

Duplication (and potential inconsistency) between the CLMP and other official documents of Council is reduced by providing links within the CLMP to those documents.

Refinements to the draft CLMP are proposed in response to the consultation and comments seeking to ensure effectiveness and clarity of policy in the CLMP.

Pervious iterations of the Adelaide Park Lands CLMP’s contained information that was beyond legislative requirements and more relevant to the Adelaide Park Lands Management Strategy.

This is a statement suggesting that there is increased ambiguity in the draft CLMP. It does not request a specific amendment.

Supplementary information has been provided with an aim to provide greater detail however, much of the information that was provided in previous iterations of the CLMP’s are not required by the *Local Government Act 1999* and are provided in other Council documents and policies.

~~Yes, refer to specific policy refinements.~~

<p>cultural history and landscape integrity of the Adelaide park lands over the coming years. This has been a fundamental management direction focus implied in each of the previous two CLMP versions. Remember – it is not a development plan. But respondents familiar with such plans (or the relatively new Planning and Design Code) could be forgiven for assuming that this draft CLMP is morphing into a companion document to the Code.</p>		
<p><b>7. The extent of the loss of former detail</b></p>		
<p>The consultation approach fails to compare and contrast this new draft with the previous 2013 CLMP chapters. This represents a major failure of due process in transparency terms. The absence of this information obscures the extent of change proposed. Respondents are unable to comprehend this extent. They are literally ‘flying blind’ as they attempt to form an opinion about the contents of the new draft. A comparison between the (existing) 2013 CLMP chapters and this proposed July 2023 draft illustrates the extent of proposed change. Administrators have deleted critical ‘Directions’ content, including:</p> <ul style="list-style-type: none"> <li>• Desired Future Character statements for each park or site.</li> <li>• ‘Challenges and Opportunities’ statements.</li> </ul>	<p>Noted - The draft CLMP contains content prescribed by the <i>Local Government Act 1999</i>.</p> <p>Since the introduction of a legal requirement to prepare a CLMP, additional changes have occurred including:</p> <ul style="list-style-type: none"> <li>• Introduction of the <i>Adelaide Park Lands Act 2005</i> which requires preparation of the Adelaide Park Lands Management Strategy (strategic focus and including future use of the Park Lands).</li> <li>• Requirement for 10-year asset management plans to be prepared by Council (arising from <i>Local Government (Financial Management and Rating) Amendment Act 2005</i>)</li> <li>• Supreme Court ruling on content and interpretation of CLMPs (which supports strict adherence to the alignment with prescribed content).</li> </ul>	<p>This statement outlines dissatisfaction with the consultation approach in comparison to previous approaches to CLMP consultation. It also outlines specific content areas that have been removed from previous CLMPs.</p> <p>Supplementary information has been added to the ‘Park Context’ section in each Annexure based on content in the current CLMPs.</p> <p>Ne</p>

<ul style="list-style-type: none"> <li>The former detailed 'Management Directions' for each park or site.</li> </ul> <p>This severely weakens the integrity of what an authentic CLMP ought to present and compromises its capacity to advise readers of detail not provided in any other park lands statutory policy instrument. This especially applies in relation to those accessing the draft CLMP to explore future park or site land-use 'contemplations', including lease proposals. This is one of the fundamental purposes of a CLMP.</p>	<p>The CLMP is to be consistent with the Adelaide Park Lands Management Strategy and provides relevant links to Council's Asset Management Plans.</p> <p>Supplementary information has been added to the 'Park Context' section in each Annexure based on content in the current CLMPs.</p>	
<p>The deletion of formerly critical CLMP material has been comprehensive. For example, there is:</p> <ul style="list-style-type: none"> <li>No stated 'vision' for each park or park lands site.</li> <li>No analysis of each park lands' park or site landscape zones.</li> <li>No detailed overview of each site (no background cultural history, minimal analysis of existing users, and no reference to leases or sub-leases).<sup>6</sup></li> <li>No General Features of Significance.</li> <li>No Features of Kaurna Significance.</li> <li>No Features of European significance.</li> <li>No reference to National Heritage values of the place.</li> <li>No express details or links as to what land uses may be contemplated under</li> </ul>	<p>Strategic and project planning for the Park Lands is through the Adelaide Park Lands Management Strategy.</p> <p>The draft CLMP contains content prescribed by the <i>Local Government Act 1999</i>.</p> <p>The draft CLMP provides park specific context and static maps with key features for each Park.</p> <p>Administration will explore the ability to convert static maps to the online mapping tool (Community Land Register).</p> <p>The draft CLMP includes sections on</p> <ul style="list-style-type: none"> <li>Kaurna and Cultural heritage significance including a link to the Council-commissioned Cultural Assessment.</li> <li>City of Adelaide Strategies, Policies and Plans which including links to all documents.</li> </ul>	<p>This statement outlines dissatisfaction with specific content that has been removed from the existing CLMPs.</p> <p>Supplementary information has been added to the 'Park Context' section in each Annexure based on content in the current CLMPs.</p> <p>Park Lands Wide statements about the National Heritage Values have been added.</p> <p>Much of the detail requested falls outside the requirements of a CLMP. This information has been removed as it is contained in other Council documents or will be included in the updated Adelaide Park Lands Management Strategy.</p> <p><del>Yes, online maps pending technical review</del></p>

<p>any existing or proposed Master Plans – or not.</p> <ul style="list-style-type: none"> <li>• No guide for investment priorities.</li> <li>• No explicit reference to existing buildings at the park lands park or site.</li> <li>• No reference to Community Values, Methodology and Summary, or Cultural Landscape features (with exception to Parks 7 and 8), or Vegetation elements, or Spatial Arrangements, or Historical Views and Aesthetic Qualities.</li> </ul>	<ul style="list-style-type: none"> <li>• National Heritage.</li> </ul> <p>To assist with navigation of the Cultural Landscape Assessment, the online document will be bookmarked and links included in Park specific information.</p>	
<p><b>8. Other critical material deleted</b></p>		
<p>Compared to the previous (2013) CLMP chapters, there are no explicit references to critical matters such as park lands component types; overall patterns of landscape; spatial organisation; land uses, response to natural features, circulation networks, boundary demarcations, vegetation, structures, small-scale elements, and historical views and aesthetic qualities. With two exceptions in this current consultation package (Parks 7 and 8) there is now no link reference to previous, council-commissioned Cultural Landscape and Assessment scholarship. This is a significant deficit.</p>	<p>The Adelaide Park Lands Management Strategy 2015-2025 contains an assessment of landscape types.</p> <p>The draft CLMP provides park specific context and static maps with key features for each Park. Administration will explore the ability to convert static maps to the online mapping tool (Community Land Register).</p> <p>The draft CLMP includes sections on</p> <ul style="list-style-type: none"> <li>• Kaurna and Cultural heritage significance including a link to the Council-commissioned Cultural Assessment.</li> <li>• City of Adelaide Strategies, Policies and Plans which including links to all documents.</li> </ul>	<p>This statement outlines dissatisfaction with specific content areas that have been removed from previous CLMPs. Specific reference is made to the Adelaide and Park Lands &amp; Squares Cultural Landscape and Assessment Study 2006. This document continues to be a link in the CLMP.</p> <p>Much of the detail requested falls outside the requirements of a CLMP. This information has been removed as it is contained in other Council documents or will be included in the updated Adelaide Park Lands Management Strategy.</p>
<p><b>9. Key links jettisoned, explanatory material lacking</b></p>		

<p>When the council created its 2013 CLMP, multiple links were included in an appendix reference attached to each park or site page. However, in the proposed new 2023 draft, this reference has now been jettisoned. No information-rich appendix pages appear at any of the proposed 40 park or site ‘annexures’. Links have also been reduced to a bare minimum. A critical link that ought to appear for each park or site includes reference to the 2007 council-commissioned documentation by Dr David Jones, (through) Adelaide Research and Innovation Ltd, University of Adelaide, The Adelaide and Park Lands &amp; Squares Cultural Landscape and Assessment Study 2006, published in October 2007. This was commissioned to inform the first versions of the CLMP, to 2009, and continued through a link to inform the 2013 version. The material richly informed that first version, across all parks. In 2013, in an updated CLMP, reference was more restricted, but it was still there. In this 2023 proposed version, reference has been almost totally deleted. This is a retrograde step. So-called ‘simplification of documentation’ has a high cost – loss of critical cultural landscape reference.</p> <p>Moreover, with respect to Dr Jones’ scholarship, a simple link is in practice not sufficient. In an authentic CLMP (as evidenced with the original version and the updated version in 2013), each link ought to be highly specific, given that the Jones</p>	<p>The draft CLMP contains a link to the study referenced: The Adelaide and Park Lands &amp; Squares Cultural Landscape and Assessment Study 2006.</p> <p>Individual links to the study can be included in the Park specific sections of the draft CLMP.</p> <p>To assist with navigation of the Cultural Landscape Assessment, the online document will be bookmarked and links included in Park specific information.</p>	<p>This is a statement outlining that there has been a reduction in content regarding the Cultural Landscape Assessment. Specific reference is made to the Adelaide and Park Lands &amp; Squares Cultural Landscape and Assessment Study 2006. This document continues to be a link in the CLMP.</p> <p>Online maps are pending technical review to bookmark the Cultural Landscape Assessment for each Park on the Council’s online <u><a href="#">Adelaide Park Lands Community Land Register</a></u>.</p> <p>Yes</p>
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<p>reference comprises six lengthy volumes. The link must first be prefaced with explanation, and the link itself ought to lead directly to the related material – for every park or site. None of this is evident in the proposed July 2023 draft.</p>		
<p><b>10. Negative consequences inevitable</b></p>		
<p>In pursuing an apparent need for brevity ('simplification'), the council author(s) ensure that this CLMP draft delivers a statutory document stripped of critical detail, wallowing in ambiguity, and ripe for very wide interpretation, especially by planners.</p>	<p>Refinements to the draft CLMP are proposed in response to the consultation and comments seeking to ensure effectiveness and clarity of policy in the CLMP.</p> <p>Duplication (and potential inconsistency) between the CLMP and other official documents of Council is reduced by providing links within the CLMP to those documents.</p> <p>Supplementary information has been provided to the draft CLMP in response to the consultation and comments seeking to ensure effectiveness and clarity of policy in the CLMP.</p> <p>Pervious iterations of the Adelaide Park Lands CLMP's contained information that was more relevant to the Adelaide Park Lands Management Strategy.</p>	<p>This statement outlines dissatisfaction with the removal of content from pervious CLMPs. It does not request specific amendments.</p> <p>Supplementary information has been provided to the Park Content. Much of the information that was provided in previous iterations of the CLMP's is not required by the <i>Local Government Act 1999</i> and is provided in other Council documents and policies.</p> <p><del>Yes, refer to specific policy refinements.</del></p>
<p><b>11. Draft would lead to planning-related assessment traps</b></p>		
<p>Stripping the new draft of former detail will only serve to encourage commercial and state-based actors and agencies seeking to exploit the park lands, especially to pursue</p>	<p>Noted - A CLMP is required to provide information on Council's policies for the granting of leases or licences over any part</p>	<p>This statement outlines dissatisfaction with the removal of content from previous CLMPs. It does not request specific amendments.</p>

<p>opportunity for construction of future built form, including permanent built form, as well as associated new leases, which in some cases would have the potential to alienate South Australians from access to the green, open spaces of their park lands.</p>	<p>of the Park Lands; and on any arrangements or restrictions to public use.</p> <p>The <i>Adelaide Park Lands Act 2005</i> and the National Heritage Listing are the mechanisms that provide for the protection of the Adelaide Park Lands.</p> <p>A CLMP sets out Council's approach to using and managing community land on behalf of the community.</p> <p>Development is assessed under the State Government's state-wide Planning and Design Code (not the CLMP).</p>	<p>The intent and role of the CLMP is to outline the management of the Adelaide Park Lands as community land.</p> <p>No</p>
<p><b>12. The Planning and Design Code</b></p>		
<p>Lack of reference in the draft CLMP to the Planning and Design Code (and therefore lack of reference to its Principles of Development Control and Deemed to Satisfy (character) relating to park lands zone land) is a significant omission. Major amendments to that code in 2021 now mean that there ought to be explicit CLMP references to various sites. They include Frome Park land-use (new school expansion and land tenure transfer by the city council, proposed in July 2022 and endorsed in October 2022, but still evidently not completed as indicated in the April 2023 CLMP draft), as well as to Park 20 where a 2018 land-use proposal by Pulteney Grammar put to council in that year remains unresolved. Of greatest contemporary concern is lack of Planning and Design Code amendment reference to Park 2, and the</p>	<p>Section 7 of the draft CLMP references relevant legislation including the Planning, Development and Infrastructure Act 2016, and Planning and Design Code.</p> <p>Code Amendments that have resulted in significant changes to Park Land areas such as Frome Park and Park 2 are reflected in the Park specific sections of the draft CLMP.</p>	<p>This statement requests further information in the draft CLMP about the Planning and Design Code.</p> <p>Section 7 of the draft CLMP references relevant legislation including the <i>Planning, Development and Infrastructure Act 2016</i>, and Planning and Design Code.</p> <p>The draft CLMP outlines how community land will be managed in the Adelaide Park Lands.</p> <p>No</p>

<p>sub-zone provisions now applying to that site (the Aquatic Centre and car park).</p> <p>The purpose behind this recommendation is to stress that the draft CLMP is not the Code, and the Code is not the CLMP. In other words, the distinction between the two ought to be clearly explained in the CLMP. Future interpreters of the next CLMP version may not otherwise comprehend this.</p>		
<p><b>13. New, embedded ‘contemplation’ statement (‘ancillary’ and ‘facilities’)</b></p>		
<p>An ambiguous new statement has been introduced to this draft CLMP, and it repeats across the document, under each of the 40 references to parks or sites. It reads: “Providing facilities, furniture and amenities ancillary to park uses”. This did not appear in previous CLMPs as an embedded, universal ‘contemplation’ and it should not appear in this CLMP. Alarming, this sentence is stated in the draft as the “Purpose for which the land is held”. Then, in repeated park or site references, the ‘Management Proposals’ are stated to “support proposals that are consistent for which the land is held”. This delivers a circular proposition – that the Adelaide park lands are in future to be a site focused on the provision of “facilities, furniture and amenities” because that is (apparently) the purpose of the land. This is not only wrong, but highly misleading because it implies that the CLMP is some sort of development plan (or in the current language, a version of a planning code). This</p>	<p>Noted - Council provides public facilities, furniture and amenities in the Parks Lands. The intent of the draft CLMP is to note that these facilities, furniture and amenities are secondary and support the use of the Adelaide to Park Lands.</p> <p>A CLMP sets out Council’s approach to using and managing community land on behalf of the community.</p> <p>Development is assessed under the State Government’s state-wide Planning and Design Code (not the CLMP).</p>	<p>This statement outlines dissatisfaction with the introduction of statements such as a number of Park Lands wide statements including “facilities, furniture and amenities” being referenced as ‘purpose for which the Park Lands are held’.</p> <p>The ‘Purpose for which the land is held’ has clarified through a higher order purpose of the land. The provision of facilities, furniture and amenities to support the use of the Adelaide Park Lands is deemed to be appropriate to as it relates to the management of existing facilities, furniture and amenities and allows for future improvements to facilities, furniture and amenities.</p> <p>No</p>



<p>'contemplation' focus falls on what is defined as 'development' under the 2016 state planning legislation.<sup>7</sup> However, it is alien to the future management direction for the Adelaide park lands. It should not be focused on what is essentially a Planning and Design Code function. Instead, the focus should be on presenting a park lands management-direction statutory guideline, mapping (among other things) leases across the park lands, not simply a guideline enabling allowances for "facilities, furniture and amenities ancillary to park uses". But the draft at July 2023 claims that this is the "purpose for which the land is held".</p> <p>If this statement is retained for each of the 40 parks or sites, the planning-related consequences could be profound, because it would be seen as the CLMP's principal 'contemplation' and, as such, would be widely exploited in subsequent planning assessment contexts. This is because of the explicit wording. Two arising planning-related consequences of the wording are important to comprehend.</p> <p>a) The word 'ancillary' is a widely exploited legal planning term, and since 2005 has led to park lands determinations approving permanent park lands infrastructure developments. (The state's 2018 construction of the Adelaide Oval Hotel capitalised on this term at approval stage, as did the city council's 2020 Oval No 2 car park monetisation allowances</p>		
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for the exclusive benefit of the Adelaide Oval Stadium Management Authority – otherwise known as Adelaide Oval SMA Ltd.) On the basis of the past 15 years’ planning-related history of the park lands, it is clear that ‘ancillary’ allowances are commonly alien to a broad philosophical commitment to protection of the landscape character and the green open spaces of the land included the Adelaide Park Lands Plan. A CLMP’s purpose is not to present a legal ‘trigger’ mechanism simply by implying that land within the Adelaide Park Lands Plan has as its principal purpose of “Providing facilities, furniture and amenities ancillary to park uses”. But that is what is proposed in this draft of the CLMP for every park or other site as their “purpose”.

- b) The term ‘facilities’ in planning terms embraces park lands development concepts that in the recent past have manifested as large-scale built form at park lands sites. They include a now-completed \$535m redevelopment of the Adelaide Oval; a \$40m Torrens Lake footbridge; a \$2.4b Royal Adelaide Hospital, a \$42m hotel attached to the eastern wall of the oval, and a 2019 \$100m Adelaide Botanic High School (which now includes a very recently approved (January 2022) \$98m extension tower to the school to intrude on park land never previously contemplated for construction of multi-

storey built form). The concept of “facilities and amenities ancillary to park users” is sufficient planner-speak for a very wide range of developments legitimised under the March 2021 Planning and Design Code (as amended again in late 2021 to deliver rezoning of some sites in the park lands zone, and likely to be amended in future years, almost certainly for the same purpose).

**14. “Overarching objectives, targets and measures for the Adelaide park lands” – Eight additional reasons why this draft is flawed**

1) The author(s) of the new draft have created 11 new “overarching objectives, targets and measures for the Adelaide park lands” (Section 10, Table 1, commencing on page 13 of the draft). They cover everything from events, to biodiversity, to heritage landscapes (among other things). These are all based on the content of various council guidelines and plans, including the Adelaide Event Guidelines, a Biodiversity Management Plan, a Cultural Landscape Assessment, and various council Asset Management Plans (among other documents). In the proposed draft, this approach turns the council’s previous CLMP management procedure on its head. Over the past 15 years, the content of the CLMP for the park lands drove the creation and evolution of council guidelines and plans. But now the council seeks to reverse this, such that council guidelines and plans are to drive the contents of the CLMP. If this bizarre

Noted - Under the *Local Government Act 1999*, a management plan should (as far as practicable) be consistent with other relevant official plans and policies about conservation, development and use of the land. In the event of an inconsistency an official plan or policy under another Act prevails to the extent of the inconsistency.

Duplication (and potential inconsistency) between the CLMP and other official documents of Council is reduced by providing links within the CLMP to those documents.

This comment outlined concerns with the approach to the introduction of overarching Objectives, Targets and Measures.

Supplementary detail has been included within the overarching Objectives, Targets and Measures for the Adelaide Park Lands.

Park Lands-Wide Objectives, Targets and Measures recognise that the Adelaide Park Lands is held as a system and network of interconnected Parks.

Ne

<p>approach is taken seriously, logic tells us that when council amends any of the policy documentation, the CLMP objectives, targets and measures will also have to be amended. And if so, sections of any existing version of the CLMP will be made redundant and need to be revised and replaced, through the statutory public consultation process. However, and alternatively, the proper approach, as it was in the past, is that the CLMP rigour defines the need for documentation, as well as the content of that documentation. The guidelines and plans documentation noted above have no statutory status. But the CLMP does.</p>		
<p>2) Of the 11 “objectives and targets and measures” proposed in Table 1 in the CLMP draft (page 13), some are very poorly thought through, with at times unclear ‘Target’ details, and illogical relationships reflected in the related ‘Measures’. For example, in relation to “National Heritage Listing” the “Objective” is to “preserve the National Heritage Listing”. This implies that the future of the commonwealth legislation (2008) is under some doubt, which is simply false. The “Target” is stated as creation of a “National Heritage Management Plan” whose purpose is not explained. The “Measure” is the same as the “Target”. Similar muddy thinking appears in relation to a number of other objectives, targets and measures.</p>	<p>Noted - The draft CLMP includes multiple references to the National Heritage Values of the Park Lands. A National Heritage Place should have a Management Plan in place under the Commonwealth legislation to improve its preservation. The Management Plan then has a statutory timeframe of five years.</p> <p>The Objective, Target and Measure in the draft CLMP states:</p> <p>Objective: To preserve the National Heritage Listing</p> <p>Target: A National Heritage Management Plan for the City and Adelaide Park Lands is developed by December 2023</p> <p>Measure: A National Heritage Management Plan for the city and Adelaide Park Lands is</p>	<p>This comment outlined concerns with the approach to the introduction of overarching Objectives, Targets and Measures.</p> <p>In response, supplementary detail has been included to the Objectives, Targets and Measures for the Adelaide Park Lands.</p> <p>No</p>

	<p>in place by December 2023 and reviewed every five years thereafter.</p>	
<p>3) Two “objectives and targets and measures” are particularly offensive, ill-fitting for a CLMP, and wide open to commercial and state planner and executive government exploitation. (1) “Commercial activities” (‘Objective 03’) and (2) “Public facilities, furniture and amenities” (‘Objective O11’). With regard to (1), at no time in the past has a CLMP document ever contemplated (as found in Section 10) “supporting commercial activities ...” or citing targets that encourage “a range of commercial offerings ...” or allowed for no auditing procedure for up to five years. A CLMP is not a development plan. With regard to (2), at no time has the “purpose” of a park lands site been defined by a certain statement in the proposed draft, which litters the whole document, under the 40 park or site references. That statement says: “... providing facilities, furniture and amenities ancillary to park users”. This has never been a fundamental “purpose” for which the Adelaide park lands is held. But in this draft CLMP council’s administration now misguidedly deem it to be the fundamental purpose for which the land is held. Moreover, in future planning and development terms, the wording’s ambiguity will present an alarming opportunity for planners and assessment panels to interpret it, in conjunction with the Planning and Design Code, as they see fit.</p>	<p>Noted - Council provides public facilities, furniture and amenities in the Parks Lands.</p> <p>The intent of the draft CLMP is to note that these facilities, furniture and amenities are secondary to and support the use of the Adelaide Lands.</p> <p>Use of community land for business purposes is subject to provisions of the <i>Local Government Act 1999</i>. The council cannot approve the use of community land for a business purpose contrary to the provisions of a management plan.</p> <p>City of Adelaide enables a range of business purposes on the Park Lands and is therefore required to reflect this in its CLMP.</p> <p>Development is assessed under the State Government’s state-wide Planning and Design Code (not the CLMP).</p>	<p>This comment outlined concerns with the approach to the introduction of overarching Objectives, Targets and Measures.</p> <p>The Adelaide Park Lands currently hosts events, cafes, restaurants and small scale kiosks which provide public benefit.</p> <p>Supplementary detail included within <i>Section 10: Overarching Objectives, Targets And Measures For The Adelaide Park Lands</i> to reflect only small scale business uses (community use) of Park Lands are anticipated.</p> <p>Supplementary detail about the value of the Adelaide Park Lands has been added to the Introduction to the CLMP.</p> <p>No</p>

<p>4) In the draft CLMP, the proposed Category “Public facilities, furniture and amenities” features a list of development concepts (as defined under planning law), but makes clear that it is “not limited to” those (which include fencing and car parking). In fact, there appears to be no limit. This is as far as the wording rigour appearing in the Section 10 table goes and, as such, would strongly encourage proponents seeking development approval for a range of park lands projects defined as ‘development’ under the Planning, Infrastructure and Development Act 2016. Such encouragement should be studiously avoided in a CLMP. Remember – it is not a development plan. It is also not a substitute for the Planning and Design Code, but respondents could be forgiven for assuming that it is, given the profound changes proposed to the former 2013 CLMP.</p>	<p>Noted - Council provides public facilities, furniture and amenities in the Parks Lands.</p> <p>The intent of the draft CLMP is to note that these facilities, furniture and amenities are secondary to and support the use of the Adelaide Lands.</p> <p>Development is assessed under the State Government’s state-wide Planning and Design Code (not the CLMP).</p>	<p>This is a statement outlining that there is an increased level of ambiguity and no limit set to what could be developed in the Adelaide Park Lands.</p> <p>The Adelaide Park Lands Zone in the Planning and Design Code outlines the requirements and regulates the types and levels of development within the Adelaide Park Lands.</p> <p>No</p>
<p>5) The draft suggests that the proposed Category “Public facilities, furniture and amenities” is to be influenced by council’s Asset Management Plans. But these plans arose during the lifetime of previous CLMPs and the plans’ contents were driven and shaped by the rigour of previous CLMP versions. In this draft the new Targets and Measures are proposed to be defined by council guidelines and plans that are not statutory instruments (including the Asset Management Plan itself). Moreover, the management policy is to be driven by administrators in control of those guidelines</p>	<p>Noted - A CLMP sets out Council’s approach to using and managing community land on behalf of the community.</p> <p>Council’s approach to managing community land includes asset service standards as defined in its Asset Management Plans.</p> <p>Since the introduction of a legal requirement to prepare a CLMP, additional changes have occurred including:</p> <ul style="list-style-type: none"> <li>• Requirement for 10-year asset management plans to be prepared by Council (arising from <i>Local Government</i></li> </ul>	<p>This is a statement outlining dissatisfaction with Council’s approach to using Asset Management Plans to influence “Public facilities, furniture and amenities”.</p> <p>Asset Management Plans are the appropriate mechanism to influence asset management and renewal.</p> <p>No</p>

<p>and plans, whose interpretation can vary markedly over time. Often the variation is ministerially influenced, given that the APL Act 2005 vests all park lands decision-making power in a state minister. This is a proposal that weakens the rigour of a CLMP, draft or otherwise. It is flawed.</p>	<p><i>(Financial Management and Rating) Amendment Act 2005).</i></p> <p>Asset Management Plans are public documents approved by Council.</p>	
<p>6) The proposed Section 10 Category “Sporting use (leases and licences)” is to be measured not by the number of leases or (presumably) sub-leases, as well as licences and their collective terms and conditions, but instead a “range and type(s) of sporting groups and reported through lessee and licensee annual reports.” This contrasts long CLMP tradition of referring specifically to the leases themselves, applying to each park or site. This allows a reader of a CLMP to know explicitly what leases already exist for those parks or sites, and sometimes the public access limitations arising from them. (Note, however, that the draft CLMP proposes to abandon any reference to leases –see footnote 6 in this submission.) Moreover, one implied new proposition in this July 2023 draft (which is actually dated April 2023) is that a reader could instead find out this information by accessing lessee and licensee ‘annual reports’. This is novel and alarmingly naive, and it is suggested that it is in many cases impossible to do, given that many lessees and licensees don’t publish annual reports or at least only publish them for their paid-up members, but in any case rarely</p>	<p>A CLMP is required to provide information on Council’s policies for the granting of leases or licences over any part of the Park Lands; and on any arrangements or restrictions to public use.</p> <p>The draft CLMP works alongside the Community Land Register which includes a record of all leases and licenses.</p> <p>Park specific sections identify where the park is subject to a lease or license.</p> <p>A link to the Community Land Register with details of the lease holder and term is provided under Section 3 of the Draft CLMP.</p>	<p>This is a statement outlining dissatisfaction in how the Council will measure Sporting use (leases and licenses).</p> <p>The Councils <u>Adelaide Park Lands Community Land Register</u> provided as a link under Section 3 of the Draft CLMP, provides this information in accordance with section 207 of the <i>Local Government Act 1999</i></p> <p>Ne</p>

<p>reveal lease or licence content in them. The real reason for this peculiar measure is probably because council administrators wish to simply delete specific CLMP references to leases, sub-leases and licences for each park or site (see footnote 6). In the CLMP draft, where specific park or site lease links once existed for sound reasons, they can no longer be found.<sup>8</sup> This is a major flaw.</p>		
<p>7) The proposed (and new) Category described as “Small-scale commercial use buildings” suddenly introduces an explicit new built-form concept for the park lands. This is contemplation of future temporary or permanent construction of buildings for “commercial activity” purpose. The wording used is “provision of fit-for-purpose buildings which offer small-scale commercial activities that provide community benefit”. Firstly, this is a very unwise ‘contemplation’ (see discussion of the ‘contemplation’ concept above.) Few respondents to the public consultation will realise that this is a new Category, and council’s administrators make no effort in highlighting its novelty. Secondly, some respondents will assume that it has always existed, which is false. Thirdly, a CLMP is not a substitute for the Planning and Design Code based on 2016 planning legislation featuring a rezoning mechanism, but this is implied under the new Category of “Small-scale commercial use buildings”. It would certainly be seen to be the case by planners scrutinising the CLMP. This is</p>	<p>Noted - Use of community land for business purposes is subject to provisions of the <i>Local Government Act 1999</i>. The council cannot approve the use of community land for a business purpose contrary to the provisions of a management plan.</p> <p>City of Adelaide enables a range of business purposes on the Park Lands and is therefore required to reflect this in its CLMP.</p> <p>Development is assessed under the State Government’s state-wide Planning and Design Code (not the CLMP).</p>	<p>This is a statement regarding the small scale commercial use buildings’. Language has been updated to ‘business’ use.</p> <p>Council’s consideration of such uses is considered against the Adelaide Park Lands Lease and License Policy.</p> <p>The Adelaide Park Lands currently hosts events, cafes, restaurants and small scale kiosks which provide public benefit.</p> <p>No</p>



<p>alarming. Fourthly, “commercial activities” in this draft are not defined. Fifthly, neither is “small scale”. The word ‘kiosk’ is mentioned, but the ambiguity could easily see retail outlets or small ‘pubs or taverns’ or even just ‘bars’ in the park lands encouraged, capitalising on limited liquor licences. Embracing this level of ambiguity in a CLMP is deeply unwise. Several recreation clubs have already constructed ‘club room’ pavilions in recent years, in which such liquor-licensed commercial activity is already practised.</p>		
<p>8) In another proposed outcome, management of the Category “Heritage Landscapes and Features” (page 14) is proposed to have targets defined by “State and Local Heritage Listings”, but these heritage places are not comprehensively explored in the CLMP site annexures, only by reference to a listings link. A link reference to “Cultural Landscape Assessments” appears only in two places (referring to Parks 7 and 8). There is link to these assessments in this Category that appears as a Target (T8.1, page 14) but the link appears in the middle of a sentence without further explanation, and this is highly unlikely to prompt most readers to explore it. In previous CLMPs this important reference material appeared in various park or site pages, making it obvious that there was a CLMP management-direction emphasis on the relevance of Cultural Landscape Assessments; that they</p>	<p>Noted - The draft CLMP contains a link to the study referenced: The Adelaide and Park Lands &amp; Squares Cultural Landscape and Assessment Study 2006.</p> <p>Individual links to the study can be included in the Park specific sections of the draft CLMP.</p> <p>To assist with navigation of the Cultural Landscape Assessment, the online document will be bookmarked and links included in Park specific information.</p>	<p>The suggested bookmarking in the Administration Comment will be done post endorsement of the CLMP.</p> <p>Yes</p>

<p>were core references. But as is further explored below, this draft CLMP has stripped out the emphasis on the relevance of cultural landscape assessment (which includes heritage matters). It was a reference once critical to the whole of the content of previous CLMPs. And there is yet another procedural flaw recommended. The new proposed monitoring measure in regard to ‘heritage landscapes and features’ is a management approach to: “Monitor the number of changes that negatively impact on heritage values through reports to Council as required”[emphasis added; see M8.1, page 14]. The theory is good, but who would be required to produce them? Procedurally, its likely effectiveness for public transparency and accountability would be minimal, given that the council is neither legally required to create such reports, nor to follow up any if they were tabled but ignored. Moreover, it is highly unlikely that reports about ‘negative impact’ would even be publicly revealed by the council, leaving the public in the dark about “negative impact on heritage values”.</p>		
<p><b>15. CONSULTATION – PROCEDURAL MATTERS (including:)</b></p> <ul style="list-style-type: none"> <li>• More background as to why council’s approach is flawed</li> <li>• Council’s consultation process</li> </ul>		
<p><b>15.1 Breach of the Local Government Act 1999, and the secrecy about legal advice</b></p>		

<p>This breach was confirmed in the Council Agenda, 9 August 2022, 'Review of Adelaide Park Lands Community Land Management Plan', Item 10.16, which stated: "The review of the existing CLMPs for the Adelaide park lands is beyond the statutory timeframe of five years." That 2022 CLMP draft is similar to the one that has been provided for public consultation 11 months later, in July 2023. That early draft was unwisely approved at a Council meeting on 9 August 2022 and, since then, has been revised again in various iterations while the state government kept introducing new land-use built-form propositions for various policy areas in the park lands zone.</p>	<p>Noted - The <i>Adelaide Park Lands Act 2005</i> requires a review of the CLMP at least once in every five years. The current review is overdue.</p>	<p>This is a statement regarding Council's legislative requirement to review its CLMP's every five years.</p> <p>The statement does not request amendments to the CLMP.</p> <p>Council acknowledges that the review of its CLMPS is overdue.</p> <p>Ne</p>
<p>Legal advice sought by council on 22 June 2022 and 4 July 2022 (no doubt relating to this breach and other matters relating to the content of this draft CLMP) is not provided for public edification during the current consultation, an early sign of a broad range of matters deliberately excluded from the consultation explanatory draft. This is exploitation of a public consultation function. There is no indication in the July 2023 draft that confidentiality orders have been applied to the breach matter, or any other matter, possibly including receipt of legal advice. But if they have been imposed under LG Act 1999 s90 (3) (h) [legal advice] then as a matter of full consultation transparency the public should be provided with, as a minimum, a summary of that information as</p>	<p>Noted - The reference to legal advice on 22 June 2022 and 4 July 2022 is unclear. There were no Council meetings on these dates.</p>	<p>This is a statement and does not request any amendments to the CLMP.</p> <p>Ne</p>

<p>part of the consultation, if for no other reason than presenting proof that the council's determination to reinterpret the Local Government Act 1999 to give rise to a radically different new CLMP draft has been legally sound. It is critical to satisfy a need by the public to be comprehensively informed under the consultation procedures required by the LG Act 1999. This is especially appropriate in relation to the council's 2022 determination to reinterpret the Local Government Act 1999 and to capitalise on the statutory principles of the Adelaide Park Lands Act 2005 to create what is clearly a radically different draft CLMP compared to the two previous versions.</p>		
<p><b>15.2 Failure to inform the public of recent April CLMP draft amendments during the July consultation</b></p>		
<p>Consistent with comments noted above about council administration's failure to present to respondents the current (2013) CLMP for 'compare and contrast' purposes, there is additional evidence that procedural failure has also very recently occurred with respect to a draft CLMP which contained very recent (April 2023) text additions to the draft. Something very similar to the draft as we see it in July appeared in a council agenda only three months ago (April), which is accessible online because it appears in a council agenda which is still accessible on the council website.<sup>9</sup> In other words, this is an information-rich repository, but the YourSay consultation procedure failed to</p>	<p>Noted - The City of Adelaide is seeking comment on the draft CLMP on public consultation.</p>	<p>This is a statement regarding the contents provided as part of the community consultation package.</p> <p>The existing CLMPS are publicly available through Councils webpage on the <a href="#">Adelaide Park Lands Community Land Register</a>.</p> <p>No</p>

<p>refer to it. The colour-coded additions and amendments noted at the time were not drawn to respondents' attention, and the current version available during the consultation period has seen removal of all of the colour coding, so late amendments are now invisible. Failure to table the colour-coded amendments of April, in July 2023 made it impossible for respondents to perceive the recent draft evolution of the CLMP.</p>		
<p><b>15.3 Failure to notify the public about related recent new 'General Provisions'</b></p>		
<p>No reference in the July 2023 YourSay background information is made to 2021 changes of the CLMP's 'General Conditions'. This is a failure of process, because respondents to the public consultation will not know what has occurred relatively recently that has significant relevance to the profound amendments proposed for this CLMP.</p>	<p>Noted - The City of Adelaide is seeking comment on the draft CLMP on public consultation.</p>	<p>This is a statement regarding the contents provided as part of the community consultation package.</p> <p>The existing CLMPS are publicly available through Councils webpage on the <a href="#">Adelaide Park Lands Community Land Register</a>.</p> <p>No</p>
<p>Given that no existing (2013 version) CLMP is provided for respondents so that they can 'compare and contrast' that version with the new draft, respondents will not know that major changes occurred only two years ago to a section of that CLMP with regard to car parking and access rules. Some more alert readers may be struck by the curious absence of individual park site references to these two matters in the new July 2023 draft. Former CLMPs, including the original 2013 version, addressed car parking and access</p>	<p>Noted - The consultation webpage provided links to the current CLMP and Frequently Asked Questions including the question: 'Why has Council adopted a 'one plan' approach to the CLMP for the Adelaide Park Lands'.</p>	<p>This is a statement regarding the contents provided as part of the community consultation package.</p> <p>The existing CLMPS are publicly available through Councils webpage on the <a href="#">Adelaide Park Lands Community Land Register</a>.</p> <p>No</p>

<p>issues in some specific site references, but the references were randomly and inconsistently covered. (Some sites had no parking or access policy. This is almost certainly the reason why the council made the changes in 2021 and emerged with a revised 'General Conditions' section.)</p>		
<p>Under the CLMP's 2021 revised 'General Conditions', amenities include car parks and allowances for random fencing for periods not defined, affecting access. Public reference to the relatively new 'General Conditions' (which is part of any park lands CLMP but not mentioned in the 2023 consultation procedure) allows for these in a suitably ambiguous way. Here is selected wording of the 'General Provisions' which was added to the 2013 version CLMP in 2021:</p> <ul style="list-style-type: none"> <li>• <u>Car parking</u> – “Provide car parking on an adjacent to the Park Lands only where there is a demonstrated need and there is no reasonable alternative, consistent with the overall aim of the Adelaide Park Lands Management Strategy to reduce car parking on the Park Lands by 5% by 2025.”</li> <li>• <u>Access</u> – “Maintain public use and movement through the Park Lands. Access may be temporarily restricted during sporting and other events or as a result of necessary maintenance or works.”</li> </ul>	<p>The City of Adelaide is seeking comment on the draft CLMP on public consultation. The one-plan approach replaces all but the CLMP for Adelaide Oval.</p>	<p>This is a statement regarding the 'General Provisions' that support the current CLMP's.</p> <p>In the draft CLMP car parking in the Adelaide Park Lands is categorised under Public facilities, furniture and amenities at a whole of Park Lands level and not included in each annexure. The management approach to carparking has not changed.</p> <p>No</p>

The draft CLMP version of July 2023, as presented in this consultation, not only does not mention the CLMP's recently amended (2021) new 'Chapter 1' 'General Provisions', but also does not flesh out what the draft CLMP's new wording "amenities ancillary to park users" means in conjunction with the 'General Conditions' wording. That wording is clearly deliberate, and so is the ambiguity about future access and car parking. The absence of related discussion during this July 2023 public consultation evidences a woefully poor management of public city council consultation procedure.

The city council has also failed to put this proposal into broader context in regard to 2021 changes in which a new 'Chapter 1' replaced the former 'Framework' of the 2013 CLMP version and 'General Provisions' appeared. No mention appears in this 2023 draft CLMP consultation, but it is critical for respondents to be informed of this detail, because the 'General Provisions' form part of the whole of the CLMP proposed to be the statutory management direction policy instrument for the coming years. The background is that council in 2021 sliced off a part of the 2013 CLMP and updated just that part. No mention of this fundamental change made only two years previously appears in the current July 2023 consultation package. But the changes that the revised 'General Provisions' delivered affect the whole of the content of the current draft version, especially in terms of land-use

<p>contemplations regarding the often controversial car parking and access issues. A detailed retrospective analysis written by the author of this submission appears in Appendix 2 of this submission.</p> <p>This critique will no doubt elicit a defence by council’s administration that the land-use matters have already been addressed and are now ‘of the past’, but few respondents will know that. In fact, some respondents to this July 2023 consultation may have not participated in that early 2021 consultation phase because it was not brought to their attention. It is again not being brought to their attention now either, but it should be. Access and car parking contemplations are critical – and often controversial – components of any CLMP. This draft CLMP is no exception.</p> <p>In summary, the critical question that is not addressed is: ‘why has all reference to car parking and access disappeared from individual site pages in the proposed draft?’</p>		
<p><b>15.4 Failure of due process (future CLMP amendment and public consultation) with respect to anticipated future government initiatives</b></p>		
<p>There are several sections of this April 2023 draft that indicate that the state government intends to take control of sections of the park lands zone for development purposes, and therefore assume that the sites’ tenure (registered proprietorship) of that land will occur through land-acquisition legislation or through city council agreement (commonly</p>	<p>Noted - The draft CLMP reflects current proposals for the management of land.</p> <p>The State Government has enacted processes for transfer of parts of Frome Park and Council has made the decision in relation to the land transfer. The draft CLMP reflects the decision.</p>	<p>This is a statement in relation to the transfer of land from Council to State Government for development which would result in the CLMP for the area no longer being under the CLMP.</p> <p>Any land that is transferred to the State Government will be required to have a management plan developed by the State</p>



<p>under duress). This would mean that the CLMP applying to that land would suddenly cease to have lawful management direction influence. One site is Frome Park (Frome Road, park lands zone). Sections in the April 2023 draft contain statements which imply that when the government chooses the timing, the CLMP will simply and automatically cease to have relevance in those places, without the lawfully required public notification of ‘change of CLMP content’ and statutory applied notice and public consultation period of 21 days. This is a cavalier proposition indifferent to due legal process, and would be unacceptable. No previous CLMP for the park lands proposed that amendments to it at some future time would be simply processed at the whim of state government ministerial discretion using a land tenure transfer procedure as the trigger mechanism to amend the content of a CLMP, at any future time, without following the necessary steps required under the <i>Local Government Act 1999</i>.</p> <p>For example, with respect to Frome Park, the draft CLMP states “The State Government is currently expanding the Adelaide Botanic High School immediately south of the existing [sic] shown in Figure 13”.<sup>10</sup> The critical subsequent clause is set in bold) in this extract (same page):</p> <p>“A11.4 Purpose for which the land is held</p> <p>“In addition to the overall purpose for which the Adelaide Park Lands are held (as</p>		<p>Government under section 20 of the <i>Adelaide Park Lands Act 2005</i>.</p> <p>No</p>
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<p>outlined in Section 5), the land is held for the purposes of:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Providing a venue for temporary events.</li> <li>• Providing facilities, furniture and amenities ancillary to park uses.</li> </ul> <p><b>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.”</b></p>		
<p><b>16. OTHER CONTENT FLAWS</b></p> <p><b>a) General</b></p> <p><b>b) Park/site-specific flaws</b></p>		
<p><b>a) General</b></p>		
<p>The proposed contents of this draft CLMP illustrate that its author(s) do not understand how critical is a properly crafted CLMP in its role to guiding management directions of the Adelaide park lands.</p> <p>Those in charge of this July 2023 CLMP public consultation fail to make clear to respondents that the management Category</p>	<p>Noted - The City of Adelaide is seeking comment on the draft CLMP on public consultation.</p> <p>Use of community land for business purposes is subject to provisions of the <i>Local Government Act 1999</i>. The council cannot approve the use of community land for a</p>	<p>This is a statement regarding the small scale commercial use buildings’. A minor change has been made to the language to ‘business’ use.</p> <p>No</p>

<p>Table 1 “Small-scale commercial use buildings” concept is a <b>new</b> Category. They also fail to advise that its specific reference to “commercial use” is not consistent with Strategy 1.4 of the Adelaide Park Lands Management Strategy 2015–2025, which is currently in operational use. That Strategy talks only of “activation of the park lands by upgrading and enhancing buildings and structures responsive to their park setting” (page19 of the January 2018 version). But there is no explicit reference in that document to initiating approvals to construct future “small-scale commercial use buildings” and it is therefore at odds with the legislation the Adelaide Park Lands Act 2005, which prescribes the content of the APLMS as a statutory policy. Moreover, the recommended April 2023 draft CLMP “measure” to monitor this novel Category is a limp “as reported every five years”. That is more than one full council term! The measure is meaningless. But few respondents will comprehend how meaningless it is, and there is no YourSay discussion about it. This is yet another failure of due process required in a public consultation.</p>	<p>business purpose contrary to the provisions of a management plan.</p> <p>City of Adelaide enables a range of business purposes on the Park Lands and is therefore required to reflect this in its CLMP.</p> <p>The intent of the draft CLMP is to be clear the scale of commercial use buildings is small.</p>	
<p><b>b) Park/site-specific content flaws</b></p>		
<p><b>1. All parks/sites:</b> The words “Providing facilities, furniture and amenities ancillary to park uses” appears on page references to each park or site (totalling 40) as the ‘Purpose for which the land is held’.</p>	<p>Noted - Council provides public facilities, furniture and amenities in the Parks Lands.</p> <p>The intent of the draft CLMP is to note that these facilities, furniture and amenities are</p>	<p>This is a statement regarding the use of the Statutory Principles in the <i>Adelaide Park Lands Act 2005</i> being used to formulate the purpose for which the Adelaide Park Lands are held.</p>

<p>Discussion above addresses the vexed (and flawed) issue of council's 'deriving' park lands' purpose from the statutory principles of the APL Act 2005. It does not follow that creating "facilities ... and amenities ancillary to park uses" is the purpose of the Adelaide park lands. The statutory principles do not say that. The <i>Adelaide Park Lands Act 2005</i> does not say that.</p>	<p>secondary to and support the use of the Adelaide Lands.</p> <p>The section of the draft CLMP that discusses that 'purpose in which the Adelaide Park Lands area held' has been refined.</p>	<p>Supplementary information has been included to section 5 – which outlines the purpose for which the land is held. The supplementary information is now consistent with the purpose outlined in the current CLMP's.</p> <p>No</p>
<p><b>2. Multiple other parks/sites:</b> There are many statements in the draft CLMP stating "Protecting the key Biodiversity Area in this park", but a general link, which is not-site-specific, only appears earlier in the plan (at Section 10). If there is a specific Biodiversity Area in any given park or site, it ought be explicitly identified in a CLMP, on that park or site page reference. Policy makers and planners must have specific and timely access to such information when reading a CLMP, otherwise they cannot be certain that a future land-use proposal (including a lease proposition) might face an impediment to an 'in-principle' approval on the basis of a special biodiversity area. Explicit and timely objectives also may not be possible, given that, at Section 10, the 'measurement' mechanism is proposed to be satisfied via "quarterly internal reports". Long experience with this council, and its subsidiary APLA, suggests that internal reports are not necessarily always published, especially if they contain information unflattering to the park lands City of Adelaide custodian. It is</p>	<p>The draft CLMP provides park specific context and static maps with key features for each Park. Administration will explore the ability to convert static maps to the online mapping tool (Community Land Register).</p>	<p>This is feedback requesting that biodiversity information relevant to each park be provided for each park, rather than a general link to the Council's Integrated Biodiversity Plan.</p> <p>Supplementary information to the existing online maps can be explored by Council to provide these links to each park in the Community Land Register which is publicly available.</p> <p><del>Yes,</del></p>

<p>clumsy and unfriendly in information management terms that a key statutory policy document such as a CLMP ought to put a reader into a position of having to seek release of internal reports. This council has a long-established obsession with secrecy and obfuscation when it comes to releasing documentation relating to its park lands management. Analysis of APLA, Committee or Council agendas over many years suggests that regular and detailed public release of internal reports is highly improbable. Moreover, a CLMP must provide links, and these links should allow immediate access the critical information. This includes timely information. There appears to be no procedure proposed to address this. It is a flaw in the CLMP drafting.</p>		
<p><b>3. Park 2:</b> (Noting again the point made earlier in this submission, that this CLMP version is in breach of section 19 of the <i>Adelaide Park Lands Act 2005</i> because it is not consistent with Park 2’s provisions as documented in the Adelaide Park Lands Management Strategy 2015–25).<sup>11</sup> Many readers of this draft CLMP will not comprehend the import of the draft content for Park 2 that is attempting to enable this breach (as reproduced in this submission in Appendix 1). They also are unlikely to comprehend that planner-code wording is being used to contemplate future use of this park. The Objective for Park 2 reads: “To provide facilities for indoor aquatic, fitness</p>	<p>Under the <i>Local Government Act 1999</i>, a management plan should (as far as practicable) be consistent with other relevant official plans and policies about conservation, development and use of the land. In the event of an inconsistency an official plan or policy under another Act prevails to the extent of the inconsistency.</p> <p>The Adelaide Park Lands Management Strategy 2015-25 talks to continuing to enhance the Adelaide Aquatic Centre to meet community expectations; and optimising the role of the Aquatic Centre as a state-wide sporting destination.</p>	<p>This is a statement in regards to the Park 2 – Adelaide Aquatic Centre development and suggests a breach of the <i>Adelaide Park Lands Act 2005</i>.</p> <p>The Adelaide Park Lands Management Strategy is currently being reviewed in accordance with the <i>Adelaide Park Lands Act 2005</i> – the review will include updates which reflect approved State Government developments such as the Adelaide Aquatic Centre.</p> <p>Ne</p>

<p>and allied health and ancillary uses.” The latter three words are planner code for any use related to aquatic facilities and amenities at the site, now or in the future. Historically, this wording has been used at other park lands sites to justify enabling planning permission for other activities never previously contemplated. For example, such wording was used to justify constructing a \$42m hotel attached to the Adelaide oval stadium, or permission to allow car parking adjacent to the stadium in park lands (Oval No 2 and north park lands adjacent to Pennington Terrace) for collection of related revenues by the Adelaide Oval Stadium Management Authority. The word ‘ancillary’ was the planning jargon key to achieve these objectives. It spoke ‘the right language’ to assessors. Council managers of consultation about this CLMP, and this specific site, ought to have provided the Planning and Design Code wording as determined by Plan SA recently, applying to the sub-zone in which the Park 2 development is proposed. The Park 2 Planning and Design Code amendments that were concluded and formally adopted in March 2023 referred to clubs, a gym and shops. An earlier February 2023 analysis by the council noted that one Code amendment aimed to “Introduce additional ancillary land uses such as consulting rooms and offices within the [Park 2] sub-zone.”<sup>12</sup> Additionally, the associated CLMP proposed measure is stated as “user satisfaction”. If a commercial body (or the</p>	<p>State Government has undertaken a Code Amendment under the <i>Planning, Development and Infrastructure Act 2016</i>, in relation to Park 2 which sets policies for development of the land.</p>	
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<p>state government) were able to occupy the site and gain revenue from multi-storey occupation of a park lands built-form site under a lease with a peppercorn rent of \$2000 per annum (as is the current proposal), no doubt 'user satisfaction' would follow! But obviously the 'user satisfaction' criterion is meaningless. If the CLMP is adopted, this would be a significant CLMP procedural flaw. The absence of YourSay discussion about this is clearly a consultation procedural flaw.</p>		
<p><b>4. Parks 3 and 4:</b> Curiously, for these two parks, the wording "There are no park-specific objectives, targets and measures" appears (see A 3.5), despite the fact that under s196 (3) (d) of the LG Act 1999 requires these to exist and be explicitly stated for all parks and sites in the Adelaide Park Lands Plan with exception to those parks and sites not subject to a CLMP (state government tenure). Moreover, as noted above in detail, some of the proposed objectives, targets and measures appearing in section 10 are in places ambiguous and require substantial clarification.</p>	<p>The draft CLMP identifies a series of Park Land wide objectives, targets and measures which apply to all Parks. These objectives, targets and measure apply to Parks 3 and 4.</p> <p>Where objectives, targets and measures are specific to Parks they are included in the Park specific sections of the draft CLMP.</p>	<p>This is a statement outlining that there are no specific Objectives, Targets and Measures for Parks 3 and 4.</p> <p>There are Park Land Wide Objectives, Targets and Measures in section 10 that apply for each Park including Park 3 and 4.</p> <p>Ne</p>
<p><b>5. Parks 9 and 10:</b> Park 9 has recently seen completion of a development project (a new sports pavilion) for the leaseholder (Prince Alfred College), and access restrictions are noted "in the sporting fields/licence areas" on the draft CLMP page. However, no link or explanatory material is provided, so that</p>	<p>Park 9 is subject to a lease.</p> <p>A CLMP is required to provide information on Council's policies for the granting of leases or licences over any part of the Park Lands; and on any arrangements or restrictions to public use.</p>	<p>This is a statement about the need for access restrictions to be listed for the new clubroom development at Park 9 and Park 10.</p> <p>This information is provided in Council's <u>Adelaide Park Lands Community Land</u></p>

<p>readers of the future CLMP cannot know of or be in a position to fully comprehend the explicit restrictions. A link must take the reader to the contents of the lease and sub-lease(s) for this Park. Park 10 features University of Adelaide clubrooms. Previous CLMPs provided links to lease details, but this draft does not. It is poor practice that the park lands ‘custodian’ allows a lease holder that has control over access to avoid providing explicit details of those restrictions. The CLMP is the place to do it. This draft fails that test.</p>	<p>The draft CLMP works alongside the <u>Adelaide Park Lands Community Land Register</u> which includes a record of all leases and licenses.</p> <p>A link to the Community Land Register with details of the lease holder and term is provided in each Park specific section.</p>	<p><u>Register</u> which contains details of the lease and licenses.</p> <p>No</p>
<p><b>6. Park 11 onwards:</b> From reference to Park 11 and onwards, statements in the draft CLMP begin to appear directing the reader to the 11 Objectives, Targets and Measures that appear at “Section 10” earlier in the draft. However, this is not user friendly, and the result is that the reader has to suddenly jump back to an earlier section of the report and scour 11 Categories for hints as to what related links may or may not apply. Despite evidence of links at Section 10 (with the same links repeated again and again in that section) there are not many links provided in total. The most repeated link is to the Asset Management Plan for the Park Lands and Open Space. However, this major policy document is only occasionally updated by the council and it is likely that the Plan has not been recently refreshed (the Plan does not make this clear). The suggestion is that the writer of this draft CLMP either doesn’t know</p>	<p>The park specific sections of the draft CLMP state where the overarching objectives, targets and measures contained earlier in the document apply. There is no link provided back to the early section of the document.</p> <p>The draft CLMP park specific sections will be updated to provide a link to the overarching objectives, targets and measures contained earlier in the document.</p>	<p>This is a statement outlining that the drafted CLMP is not user friendly in its approach to the Objectives, Targets and Measures not being included in each annexure, and requiring readers to refer back to section 10.</p> <p>Links back to section 10 have been included in each Annexure.</p> <p>Yes</p>



<p>this, or endorses an approach that sees a reader accessing dated material and having to wait some time until it is further updated. (The original plan is dated 2015, but there is no clear online indication of updated material, or when it was last updated.) Moreover, suggested other links to documents such as ‘condition audits’, ‘customer satisfaction surveys’, ‘customer request data’, ‘reports to council as required’, and ‘regular condition inspections and audits’ illustrates a naïve perception of the reality of the council’s poor transparency culture. In the opinion of the author of this submission, based on 24 years as a ratepayer and researcher into park lands matters, very few of these documents are ever published by council. Moreover, should the contents of such documents embarrass the council, a confidentiality order is commonly put into place to keep it from the public domain. A reader of the CLMP can have no optimism that they will be able to access up-to-date and accurate information at the click of a mouse when contemplating the future of a park lands zone site in this CLMP. For this draft to be operationally effective, the council would have to resolve fresh policy that guarantees public access to all of the documentation noted above. A commitment to this must be made in writing in the draft.</p>		
<p><b>7. Frome Park:</b> The stated “Purpose for which the land is held” is ambiguous with respect to land adjacent to (south of) the</p>	<p>The draft CLMP reflects current proposals for the management of land.</p>	<p>This is a statement regarding Frome Park and the State Government ability to trigger</p>

<p>Adelaide Botanic High School, managed in planning terms by a Concept Plan that had statutory effect until very recently. Under major sub-zone rezoning recently (December 2021; brought into operation in January 2022) the Planning and Design Code now allows construction of an expansion of the school onto land within the boundaries of that concept plan, south of the existing school building. A tenure transfer by council to the state was approved by council in October 2022, but appears not to have been progressed at July 2023. While construction of an extension of the school into the sub-zone is already occurring, the site is already fenced off, and not accessible to park lands users. This licensed ‘works’ construction land parcel will remain subject to the CLMP until the state government thinks fit, and this is stated in the draft CLMP in this section. The notion that any state government can at whim trigger the removal of land subject to a CLMP from future CLMP reference is novel, and contradictory to Local Government Act 1999 provisions that require express, advanced public notification. It is not apparent in this consultation that this is so; it is simply buried in the content of the draft. Moreover, there is no specifically highlighted amendment of the CLMP, i.e., before and after text wording. Respondents cannot comprehend the change in wording, because the former 2013 CLMP – the one that is current – has not been provided during this public consultation.</p>	<p>The State Government has enacted processes for transfer of parts of Frome Park and Council has made the decision in relation to the land transfer. The draft CLMP reflects the decision.</p>	<p>removal of land from a CLMP for development.</p> <p>The Frome Park Annexure outlines the approximate extent of the school expansion area.</p> <p>The State Government has enacted processes for transfer of parts of Frome Park and Council has made the decision in relation to the land transfer. The draft CLMP reflects the decision. Once transferred this land will be under State Government management and will no longer be under the Council’s CLMP.</p> <p>The State Government will be required to develop a Management Plan for the land in accordance with the <i>Adelaide Park Lands Act 2005</i>.</p> <p>No</p>
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<p><b>8. Park 12 onwards:</b> From Park 12 onwards, multiple CLMP references to leases and licences for sporting fields, rowing sheds and commercial hospitality offerings are not accompanied by links. But taxpayers, city ratepayers, policy makers and planners must have specific and timely access to such information when accessing a CLMP, otherwise they cannot be certain that they can freely access a park lands site, or (in the case of planners) whether a future land-use proposal might face an impediment to ‘in-principle’ approval because of CLMP ‘contemplations’ that resist it. The need to provide explicit links to lease particulars also applies to all subsequent park lands sites in the CLMP. It is no use making statements such as “Restrictions apply during programmed sporting times for the club rooms’ leaseholders in the sporting fields/licence areas” if a reader cannot access the explicit restriction information. A random visit to such links sites will quickly illustrate how few licence or leaseholders show any commitment to advising visitors about the restrictions. Telepathy appears to be the chosen mechanism. But it should never be the administrative mechanism in a CLMP! Detailed and explicit links once existed in former CLMPs. They should exist in this draft, and every future CLMP.</p>	<p>The park specific sections of the draft CLMP state where the overarching objectives, targets and measures contained earlier in the document apply. There is no link provided back to the early section of the document.</p> <p>The draft CLMP park specific sections will be updated to provide a link to the overarching objectives, targets and measures contained earlier in the document.</p>	<p>This is a statement outlining that the drafted CLMP is not user friendly in its approach to the Objectives, Targets and Measures not being included in each annexure, and requiring readers to refer back to section 10.</p> <p>Links back to section 10 have been included in each Annexure.</p> <p>Yes</p>
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<p><b>9. Park 16:</b> The motor sport racing event returned in late 2022. A more detailed link relating to the 'declared period' under the motor sport legislation must be provided under page reference 'A16.7', given the long period in which it applies, whose perimeter fencing restricts access to many hectares of this park lands site for up to six months.</p>	<p>The draft CLMP notes motor sport racing was re-introduced in 2022.</p> <p>The declared area and period for the motor sport event changes annually.</p>	<p>This is a statement requesting further information about the motor sport event area in Victoria Park.</p> <p>The declared areas changes annually and is therefore not designated in the CLMP.</p> <p>Ne</p>
<p><b>10. Park 20:</b> That notoriously ambiguous planning term 'ancillary facilities' emerges in relation to this park under the 'Purpose for which the land is held' statement. It should be removed, given (as noted earlier in this submission) its planner-code potential for future undefined facilities. It means nothing to amateur readers, but it has practical and legal meaning for planners who work for adjacent property holders (such as schools) and state policy bureaucrats.</p>	<p>Noted - Council provides public facilities, furniture and amenities in the Parks Lands.</p> <p>The intent of the draft CLMP is to note that these facilities, furniture and amenities are secondary to and support the use of the Adelaide Lands.</p>	<p>This comment relates to the drafted 'Purpose for which the land is held' and how this may be read by planners and developers undertaking works affecting the Adelaide Park Lands.</p> <p>The Planning and Design Code provides the policy for development within the Adelaide Park Lands.</p> <p>Ne</p>

<p><b>11. Park 25:</b> Lease holder SACA in late August 2022 received city council permission to erect shade shelters on land in this park that does not comprise land identified in SACA’s lease. This is a good example of the use of wording in the CLMP that would allow such things: “providing facilities, furniture and amenities ancillary to park users”. If this ambiguous wording is retained in the final CLMP for Park 25 it will be used to justify such development (and any future development) in planning terms that, until the SACA request, was never contemplated in a former CLMP. In fact, the clause should be removed from the CLMP for all parks or sites. Other matter: Leaseholders? In terms of Management Proposals, there is more than one leaseholder occupying this park. Is the draft CLMP reference accurate?</p>	<p>Noted - Council provides public facilities, furniture and amenities in the Parks Lands.</p> <p>The intent of the draft CLMP is to note that these facilities, furniture and amenities are secondary to and support the use of the Adelaide Lands.</p> <p>Park 25 is subject to a lease – which is outlined in the Community Land Register</p> <p>A CLMP is required to provide information on Council’s policies for the granting of leases or licences over any part of the Park Lands; and on any arrangements or restrictions to public use.</p>	<p>This is a statement regarding the use of the terms “providing facilities, furniture and amenities ancillary to park users”.</p> <p>The Planning and Design Code provides the policy for development within the Adelaide Park Lands.</p> <p>A link to the <a href="#">Adelaide Park Lands Community Land Register</a> with details of the lease holder is provided.</p> <p>No</p>
<p><b>12. Park 27 B (Mary Lee Park):</b> The draft CLMP ‘Management proposal’ for the Park Terrace Community Garden states that “fencing will be provided” and that “public access to the fenced community garden may be limited”. This is highly ambiguous. Moreover, it illustrates the egregious consequences of the 2021 creation of new wording to the ‘General Provisions’ section that is a preface to this CLMP (none of which is discussed in this draft but ought to have been). The 2021 amended wording read: “Access. “Maintain public use and movement through the Park Lands. Access may be temporarily restricted during sporting and</p>	<p>Mary Lee Park provides a community garden. The intent of the CLMP is to provide an ability for the community garden to exist and limit broad community access if required.</p>	<p>This is a comment regarding the community garden in Mary Lee Park and refers back to the General Provisions of the existing CLMP’s.</p> <p>Supplementary information has been provided in the draft CLMP to clarify that access may be restricted for security purposes at night but the Licensee must ensure that any gates that restrict public access to the Licence area are unlocked each morning.</p> <p>Other access restrictions may vary due to unforeseen works or maintenance – it is therefore not possible to provide specific</p>

<p>other events or as a result of necessary maintenance or works.” Here is provided evidence of ambiguity piling on to ambiguity. Under the General Provisions, the restriction to access is for a time period unspecified. This gives rise to a CLMP ‘contemplation’ regarding this park that is as clear as mud.</p>		<p>timeframes in which access maybe temporarily restricted. No</p>
<p><b>APPENDICES WITH ORIGINAL SUBMISSION</b></p>		

**6 AUGUST 2023 (LATE SUBMISSION)**

Verbatim Comments	Administrative Comment	Refinement Recommended
<p>This submission comments on the recommendations of a draft Heritage Management Plan (HMP) commissioned by the city council with consultants Swanbury Penglase, received in February 2023, and circulated by the city council in March 2023 for public comment.</p>	<p>Noted</p>	<p>This is a statement regarding the National Heritage Management Plan – it does not propose amendments to the draft CLMP. No</p>
<p>The draft CLMP is flawed because there has been inadequate attention paid during its drafting with respect to that HMP; in particular, the proper alignment between the HMP’s recommendations and the draft CLMP, regarding the following matters identified in that HMP. They include the following 5 points listed below.</p>	<p>The Draft National Heritage Management Plan has not been endorsed by Council. Should inconsistencies arise between the National Heritage Management Plan (if endorsed by Council) and the CLMP, as per Section 196(6) of the <i>Local Government Act 1999</i>, the Draft National Heritage Management Plan would prevail over the CLMP.  <i>“In the event of an inconsistency between the provisions of an official plan or policy under another Act and the provisions of a management plan under this Act, the provisions of the official plan or policy prevail to the extent of the inconsistency event’.</i> Therefore,</p>	<p>This is a statement outlining concern with the draft CLMP not being aligned to the Draft National Heritage Management Plan.  Supplementary information has been included to the draft CLMP to include the National Heritage Values – which are Park Lands wide. No</p>
<p>1. Review the Park Lands CLMPs and all other master plan documents to ensure that the heritage value of the natural topography is described.  Comment: In the draft CLMP there is no heritage value of the natural topography described.</p>	<p>The CLMP should reflect and refer to endorsed policy and management plans. If the Draft National Heritage Management Plan is endorsed by Council, amendments may be required to the CLMP.  If future amendments are required to the CLMP, Council will undertake consultation</p>	<p>This is a statement requesting the CLMP and future master plans ensure the heritage value of the natural topography is described.  The draft National Heritage Management Plan has not yet been endorsed by Council, the CLMP may be refined once the National Heritage Management Plan is in place.</p>

Verbatim Comments	Administrative Comment	Refinement Recommended
	on amendments in accordance with the <i>Local Government Act 1999</i> and the <i>Adelaide Park Lands Act 2005</i> .	No
<p>2. Ensure that master plans and other strategic documents for the City Squares contain objectives for strengthening their rectilinear form and allow for the return of land removed by dissecting roads.</p> <p>Comment: In the draft CLMP not only is there minimal reference to existing park lands master plans (some are simply not mentioned at all), but also the CLMP does not contain objectives for strengthening their rectilinear form to allow for the return of land removed by dissecting roads.</p>	<p>Master Plans for the Park Lands are referred to in the CLMP, i.e. preparation of a Master Plan for Victoria Park/ Pakapakanthi (Park 16).</p> <p>The implementation of Master Plans and the identification of future Master Planning for the City Squares where there is an opportunity for strengthening their rectilinear form and allow for the return of land removed by dissecting roads are more closely aligned to the Adelaide Park Lands Management Strategy.</p>	<p>This is a statement about master plans and documents acknowledging the rectilinear form and return of Adelaide Park Lands roads. It does not request an amendment to the CLMP.</p> <p>The master planning of Squares and identifying opportunities for return of Adelaide Park Lands roads to open space is a matter that will be included in the Adelaide Park Lands Management Strategy Update.</p> <p>No</p>
<p>3. Review the Adelaide Park Lands CLMP to recognise the cultural significance of the nineteenth century spatial designs where these are represented in the Park Lands. Future revegetation zones should be planned to conserve the integrity of the spatial design and aesthetic intent.</p> <p>Comment: In the draft CLMP there is no recognition of the cultural significance of the nineteenth century spatial designs where these are represented in the Park Lands.</p>	<p>The CLMP should reflect and refer to endorsed policy and management plans. If the Draft National Heritage Management Plan is endorsed by Council, amendments may be required to the CLMP.</p> <p>If future amendments are required to the CLMP, Council will undertake consultation on amendments in accordance with the <i>Local Government Act 1999</i> and the <i>Adelaide Park Lands Act 2005</i>.</p>	<p>This statement requests the CLMP to have greater recognition of the cultural significance of the nineteenth century spatial designs for the Adelaide Park Lands.</p> <p>This information is being addressed through the Adelaide Park Lands Management Strategy and the National Heritage Management Plan.</p> <p>No</p>
<p>4. Review the Adelaide Park Lands Community Land Management Plan for the Park Lands and City Squares for concurrence with this Heritage Management Plan.</p>	<p>The CLMP should reflect and refer to endorsed policy and management plans. If the Draft National Heritage Management Plan is endorsed by Council, amendments may be required to the CLMP.</p>	<p>This statement requests the CLMP to have greater concurrence with the draft National Heritage Management Plan.</p> <p>The draft National Heritage Management Plan has not yet been endorsed by Council,</p>



Verbatim Comments	Administrative Comment	Refinement Recommended
<p>In the draft CLMP there is no concurrence with this Heritage Management Plan.</p>	<p>If future amendments are required to the CLMP, Council will undertake consultation on amendments in accordance with the <i>Local Government Act 1999</i> and the <i>Adelaide Park Lands Act 2005</i>.</p>	<p>the CLMP may be refined once the National Heritage Management Plan is in place. No</p>
<p>5. Integrate the heritage management guidelines into future CLMPs, lease and licensing agreement, maintenance service contracts, and other management documents.</p> <p>In the draft CLMP there is no integration of the heritage management guidelines with this draft CLMP, which the original text obviously referred to as a “future CLMP”; there is also no integration with any park lands lease and licensing agreement; and no reference to any maintenance service contracts.</p>	<p>The CLMP should reflect and refer to endorsed policy and management plans. If the Draft National Heritage Management Plan is endorsed by Council, amendments may be required to the CLMP.</p> <p>If future amendments are required to the CLMP, Council will undertake consultation on amendments in accordance with the <i>Local Government Act 1999</i> and the <i>Adelaide Park Lands Act 2005</i>.</p> <p>Lease and License agreements for the Park Lands are provided through Council’s online Community Land Register Web Map.</p>	<p>This statement requests the CLMP to have greater concurrence with the draft National Heritage Management Plan.</p> <p>The draft National Heritage Management Plan has not yet been endorsed by Council, the CLMP may be refined once the National Heritage Management Plan is in place. No</p>
<p>Administrators might respond by claiming that when this draft HMP is finalised, the CLMP can be simply amended and updated without public notification and consultation. However, such ad hoc updating is not consistent with the requirements of the <i>Local Government Act 1999</i>, the statute that defines and prescribes CLMP matters. A full and fresh public consultation procedure would be required, with extensive advisory text included relating to the important policy links between a HMP and a CLMP.</p>	<p>If future amendments are required to the CLMP, Council will undertake consultation on amendments in accordance with the <i>Local Government Act 1999</i> and the <i>Adelaide Park Lands Act 2005</i>.</p>	<p>This is a statement – it does not propose an amendment to the CLMP. It outlines that the CLMP should not be frequently amended to reflect the implementation of the National Heritage Management Plan once endorsed.</p> <p>The draft National Heritage Management Plan has not yet been endorsed by Council, the CLMP may be refined once the National Heritage Management Plan is in place.</p> <p>Consultation on amendments to the CLMP would be undertaken in accordance with the <i>Local Government Act 1999, the Adelaide</i></p>

Verbatim Comments	Administrative Comment	Refinement Recommended
		<p><i>Park Lands Act 2005</i> and Council's Consultation Policy.</p> <p>No</p>
<p>The obvious point is that, consistent with the <i>{name redacted}</i> submission #1 (dated 30 July 2023) the draft CLMP as circulated at this time is not yet fit for purpose. As concludes in that submission, there are compelling reasons to reject the draft.</p>	<p>Noted - Refinements to the draft CLMP are proposed in response to the consultation and comments seeking to ensure effectiveness and clarity of policy in the CLMP.</p>	<p>This comment is a statement that outlined concerns with the removal of information in the draft CLMP when compared to the existing CLMP.</p> <p>In response, further detail has been included within the body of the CLMP (rather than rely on embedded links) to complement legislative requirements for the CLMP and policy positions for the Adelaide Park Lands.</p> <p><del>Yes, refer to specific policy refinements.</del></p>

## APPENDIX C – DEPUTATIONS

Respondents to the consultation were invited to make a deputation to a Special Meeting of the City Planning, Development and Business Affairs Committee of the Council on 26 September 2023 to allow Council Members to hear directly from respondents.

This section provides a summary of key points raised by the deputees and a recommendation from Administration to outline where supplementary information in the draft CLMP has been included.

Key Points	Response to feedback
<p><b>Deputation 1 (John Bridgland)</b></p> <ul style="list-style-type: none"> <li>Concern that the draft CLMP provisions for Park 2 fails meet the requirements of the <i>Adelaide Park Lands Act 2005</i> and the <i>Local Government Act 1999</i>.</li> <li>The proposed Aquatic Centre for Park 2 proposition is not consistent with the Adelaide Park Lands Management Strategy.</li> <li>The draft lease for Adelaide Aquatic Centre requires public consultation.</li> </ul>	<p>In response to the feedback provided in both the written submissions and deputations, we have undertaken a comprehensive review of the draft CLMP.</p> <p>As a result of the review, the draft CLMP now provides further detail with respect to the following:</p> <ul style="list-style-type: none"> <li>An enhanced Introduction acknowledging the iconic status of the Adelaide Park Lands and their significant social and cultural value to the people of South Australia (p. 1).</li> <li>Additional context for the introduction, Kaurna and cultural heritage significance, purpose for the Adelaide Park Lands and National Heritage Listing (p. 5)</li> <li>An overall purpose of the Adelaide Park Lands statement has been included in Section 5 (5.1) of the draft CLMP (p. 6)</li> <li>In addition to the overall purpose statement, each Annexure includes an updated statement (consistent with the Objective) on the ‘Purpose for which the land is held’ (e.g. p. 23)</li> <li>Updated illustration of the Management Framework for the Adelaide Park Lands provided in Section 6 (p. 7)</li> </ul>
<p><b>Deputation 2 – Shane Sody</b></p> <ul style="list-style-type: none"> <li>The draft CLMP should not accommodate the new Adelaide Aquatic Centre</li> <li>Raised concerns with the location of the new Adelaide Aquatic Centre – 7500 petition against the proposal.</li> <li>The Draft CLMP should be amended to remove that purpose of holding any park is to provide items that are ancillary to park. Ancillary includes anything and everything e.g. a hotel which is ancillary to a sporting arena.</li> </ul>	

Key Points	Response to feedback
<p><b>Deputation 3 – Elizabeth Rushbrook</b></p> <ul style="list-style-type: none"> <li>• Draft document addresses complex subject that is logical and easy follow</li> <li>• Acknowledge conceptual statement that park lands are iconic with national and international. Used and valued with cultural significance.</li> <li>• CLMP asks what Council needs to do its role as custodian well – CLMP needs a much closer look.</li> <li>• The management of the Park Lands takes place in highly contested political environment.</li> <li>• The Adelaide Park Lands Act does not deliver the required contemporary structure to be cooperatively managed despite best endeavours. e.g .SA Gov uses other powers e.g. new Women’s and Children’s.</li> <li>• Growing program of events reduce access for other uses.</li> <li>• Other avenues should be looked at to reduce conflict in the management of the Park Lands e.g. form another statutory body under <i>Local Government Act 1999</i> – changes are required if City of Adelaide is to continue as credible custodian.</li> <li>• There is a lack of line of sight between CLMP and other plans being developed such as the Victoria Park master plan and Adelaide Park Lands Management Strategy.</li> <li>• Neither the CLMP or the Adelaide Park Lands Management Strategy provide implementation plan, budget and funding options – this should be developed.</li> </ul>	<ul style="list-style-type: none"> <li>• Further detail provided in Section 7 - Key Legislation, under the headings <i>Adelaide Park Lands Act 2005</i>, National Heritage Listing under the <i>Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth)</i> and <i>Planning, Development and Infrastructure Act 2016 (SA)</i> and Planning and Design Code (SA) (p. 8-10)</li> <li>• Further detail provided within the Objectives, Targets and Measures table relating to Cultural Activities; Biodiversity; Heritage and Landscapes; Sporting buildings and facilities (leases and licences); Park Lands maintenance buildings and small scale business use buildings (p. 15-20)</li> <li>• Inclusion of further detail (taken from Desired Future Character Statements in current (2013) CLMPs) within the ‘A2.2 Park Context’ section of each Annexure (e.g. p.22)</li> <li>• Further detail included in each Annexure under Purpose for which the land is held regarding ‘Providing public facilities, furniture and amenities ancillary to park uses to support the use of the Adelaide Park Lands’ to ensure consistency with the relevant category in Section 10 - Overarching Objectives, Targets And Measures For The Adelaide Park Lands (e.g p. 24).</li> </ul> <p>Additional feedback we heard from the deputees that is not addressed in the draft CLMP but will be addressed within the revised APLMS includes:</p> <ul style="list-style-type: none"> <li>• reviewing existing or exploring new funding pathways to provide an avenue for further investment in the Adelaide Park Lands;</li> <li>• ensuring there is clear line of sight between the CLMP and APLMS</li> <li>• collection of data to assist decision making; and</li> </ul>

Key Points	Response to feedback
<ul style="list-style-type: none"> <li>Encourage Council to consider establishing a Foundation to support the ongoing management of the Park Lands</li> </ul>	<ul style="list-style-type: none"> <li>adoption of an implementation plan to inform future budget proposals</li> </ul>
<p><b>Deputation 4 – Elbert Brooks</b></p> <ul style="list-style-type: none"> <li>The existing CLMPs provide greater level of detail and are superior to the draft CLMP.</li> <li>Existing CLMP Chapter 8 (Park 1) content was very informative and is now missing</li> <li>Performance targets in the draft will have unintended consequences</li> <li>Suggested improvements from North Adelaide Society have not been included in the Draft CLMP.</li> <li>Council should compare and contrast the existing CLMP and the proposed Draft CLMP. The existing CLMP should be reviewed and updated and not replaced by the proposed Draft CLMP.</li> <li>Referred to the Coast Park legal issues faced by City of Charles Sturt and suggested that the Park Lands are unique and Council should not be compared to Coast Park.</li> <li>Useful management information is missing from the Draft CLMP, more detail is needed on each park</li> </ul>	<p>The Adelaide Park Lands Management Strategy update is well progressed and responds to the matters raised above as well as other strategic goals and priorities for the Park Lands including, but not limited to the following:</p> <ul style="list-style-type: none"> <li>an investment framework with pathways for works under the themes of asset renewal, environment &amp; natural systems, community sport, tourism &amp; heritage, and public infrastructure.</li> <li>exploration of philanthropic contribution models (eg a Foundation) is an identified opportunity to provide an avenue for private investment tailored to improved open space and community outcomes.</li> <li>specific investment opportunities are explored for each pipeline project.</li> </ul>

# Community Land Management Plan

## For the Adelaide Park Lands

October 2023



CITY OF  
ADELAIDE



## 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:

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### Record Details

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### 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 Jan 2023	MW	Reviewed by A/D
1.6	24 Feb 2023	MW	Following advice from Kadaltilla
1.7	3 August 2023	TR	Following stakeholder consultation
1.8	September 2023	JW	Following Council Committee Feedback and Workshop

### 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.



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## INTRODUCTION

Adelaide is located on Kurna Yerta (Kurna Country) and is the capital city of South Australia. The City is surrounded by the renowned and iconic Adelaide Park Lands, which were planned by Colonel William Light in 1837 as an accessible natural open space landscape for the people of South Australia. The formal organisation, delineation and dedication of the Adelaide Park Lands was a pioneering technical achievement. The City of Adelaide recognises the Adelaide Park Lands as a highly significant place valued for its natural and cultural landscape with significant Aboriginal, European and multicultural heritage.

The Park Lands offer outstanding social value to South Australians and are fundamental to the character and ambience of the City as its defining feature. Covering 760 hectares, the Adelaide Park Lands are nationally and internationally recognised for providing residents and visitors alike with connection to the environment, opportunities for sport, exercise, recreation and relaxation. Access to this green open space represents one of the qualities that make our city liveable, healthy and sustainable.

The Park Lands 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.

There is an increasing need for the Adelaide Park Lands to prioritise equitable access to diverse and quality places with a strong focus on publicly accessible natural spaces and outdoor recreation. As the population of Greater Adelaide grows and the demand for open spaces increases, it becomes even more crucial to enhance and protect the Adelaide Park Lands as publicly accessible natural landscape.

The Adelaide Park Lands comprise of 29 Parks and 6 City Squares all with a variety of different features and facilities and form the heart of the Metropolitan Open Space System for Greater Metropolitan Adelaide. The City of Adelaide manages approximately 80 percent of the Park Lands, while the remaining 20 percent, including the Adelaide Botanic Gardens and Botanic Park, is managed by the South Australian Government.

This Community Land Management Plan describes how the Adelaide Park Lands will continue to be cared for and managed by the City of Adelaide as a priceless asset for the public benefit of the people of South Australia. This Community Land Management Plan contains a total of 11 sections including background detail and explanatory information on the function of this document as a management tool and its relationship to the broader legislative framework for the Adelaide Park Lands.

Specifically, sections 1-10 (inclusive) provide information that applies to the Adelaide Park Lands system, while section 11 provides park specific information regarding the management of individual parks. If there are any inconsistencies between park specific management statements (including purposes, objectives, targets, and measures) and the overarching management statements, the park specific management statements (contained in section 11) take precedence. Other relevant information including details on various policies and plans have been included by referenced links the body of this document.

To ensure the protection of the Adelaide Park Lands for future generations, the City of Adelaide is committed to implementing the Community Land Management Plan, the Adelaide Park Lands Management Strategy, and the National Heritage Management Plan. This includes responding to heritage requirements and opportunities that arise from managing the National Heritage Listing of the Park Lands and city layout. The uses of the Park Lands, their landscapes and their values are as diverse as the people who enjoy them. The Adelaide Park Lands are for all South Australians, visitors and future generations.

## SECTION 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.

## SECTION 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 8.3 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 strategic 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.

### **SECTION 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

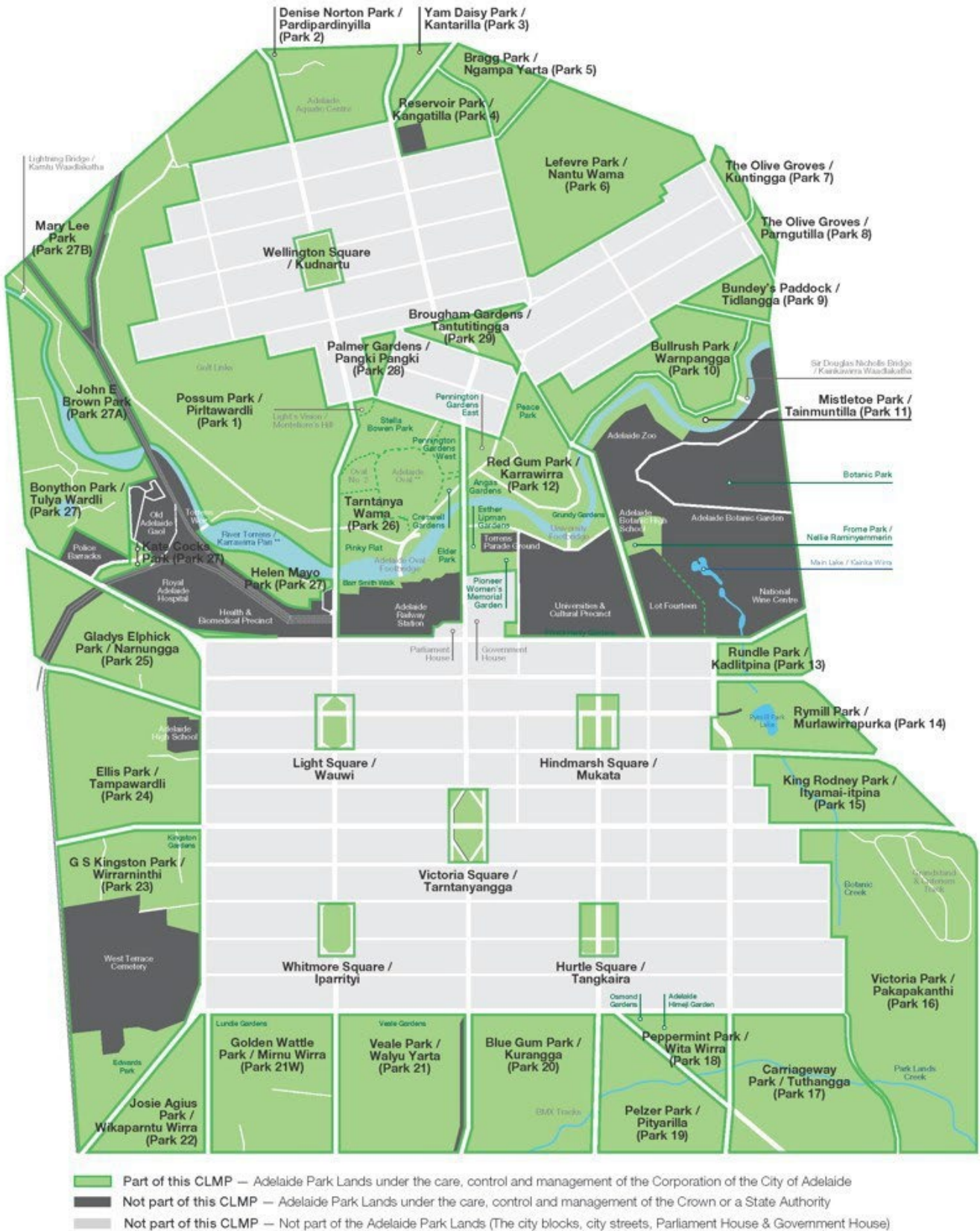


Figure 1. Map of the Adelaide Park Lands to which this CLMP applies

## SECTION 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.

### 4.1 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 from 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 Pari and six Squares), with the South Australian Government responsible for the remainder. **This CLMP covers those areas managed by the CoA.**

### 4.2 Kurna Cultural Significance

The City of Adelaide acknowledges the Adelaide Park Lands contain sites of cultural significance to Kurna miyurna (the Kurna people) and support protection of their cultural heritage, and engagement with practices and activities of living culture.

The Adelaide Park Lands are Kurna yerta the traditional Country of the Kurna people within the greater determination area from Lower Light to Myponga and between Nganu (Mount Lofty Ranges) and Yarla (Spencer Gulf).

The Adelaide Park Lands landscape is Tarntanyangga (Red Kangaroo plains) adjacent the Karrawirra pari (Red Gum Forest River).

Kurna miyurna managed the land for thousands of years before colonisation and continue to possess strong cultural links and maintain cultural practices with the land.

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 support their pursuit in protection of cultural heritage, practices and activities.

### 4.3 Cultural Heritage Significance

The Park Lands have undergone continuous change since colonisation and contain many areas and landmarks of cultural heritage significance.

The City of Adelaide commissioned a [Cultural Landscape Assessment](#) (David Jones, 2007) to document how the landscape has been altered and influenced since European settlement.



## Community Land Management Plan

The assessment assisted in identifying important areas and landmarks and is an important collation of knowledge that continues to influence management of the Adelaide Park Lands.

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.

## SECTION 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 **statutory principles which guide the purpose for** which the Adelaide Park Lands are held as community land.

All Parks and Squares covered in this CLMP are contributory elements of the Adelaide Park Lands and City Layout which were set aside as part of Colonel Light's vision to design a city encircled by public park for the health and recreation of the community.

The Kurna people managed the Adelaide Park Lands for thousands of years understanding that open spaces are very important for living on the Adelaide Plains. Many Kurna people believe that Light's vision and designs were based on these understandings of the Kurna people and the way they managed the Adelaide Park Lands and more broadly the Adelaide Plains.

### 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 purpose takes precedence.

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

The purpose for which the Adelaide Park Lands is held is to provide benefit to the people of South Australia by being publicly accessible and supporting a diverse range of environmental, natural heritage, cultural, recreational and social values and activities, providing a defining feature to the City of Adelaide, and contributing to the economic and social well-being of the city.

~~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 Park Specific Management section (Section 11).

## SECTION 6: MANAGEMENT FRAMEWORK FOR THE ADELAIDE PARK LANDS

The management of the Adelaide Park Lands is governed by the following framework, as shown in Figure 2 and described in Sections 7 and 8.

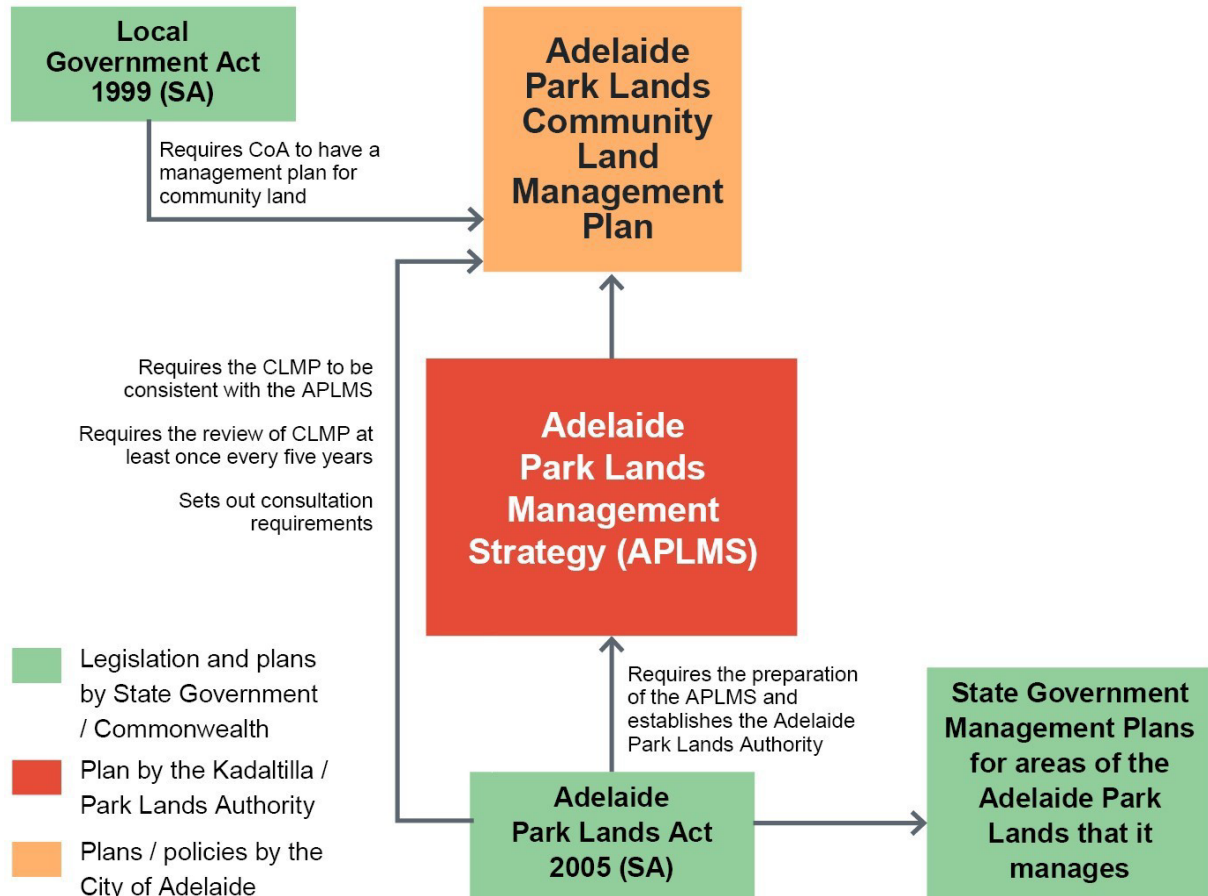


Figure 2. Management framework for the Adelaide Park Lands

### 6.1 Other contributions to the management of the Adelaide Park Lands

The management of the Adelaide Park Lands involves participation by Kurna people 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 Adelaide 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 Adelaide Park Lands.

## SECTION 7: KEY LEGISLATION

### 7.1 *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 Adelaide Park Lands.**

### 7.2 *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.

The following principles for management of the areas of the Adelaide Park Lands managed by the City of Adelaide are derived from statutory principles of the Adelaide Park Lands Act 2005 (see Appendix A for the full list of these principles) and include:

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

### 7.3 *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 Adelaide Park Lands and City Layout was included in the National Heritage List by the Minister for Environment, Heritage and the Arts on 7 November 2008. This is the highest national recognition that a heritage place can receive.

The Adelaide Park Lands and City Layout have been determined by the Australian Heritage Council as having outstanding value to the nation and are protected by the *Environment Protection and Biodiversity Conservation Act 1999* (the EPBC Act) which is the Australian Government's key environmental and heritage protection legislation and establishes the National Heritage List. This means that approval must be obtained before taking any action that may have a significant impact on the National Heritage Values.

The management of these National Heritage Values are outlined in the Council's National Management Heritage Plan and are not replicated for each annexure of this CLMP.

The National Heritage Values are summarised below with the values outlined in full in Appendix B.

It should be noted that two of the National Heritage Listing Criteria (C and E) are not relevant to the Adelaide Park Lands and City Layout.

Table 1. Summary of National Heritage Values – Adelaide Park Lands and City Layout

Criteria	Value
A – Event, Process	<p>Physical expression of the 1837 Adelaide Plan (Map 1) designed and laid out by Colonel William Light with a recognisable historical layout: two major city areas separated by the Torrens River, the encircling Park Lands and six squares, a grid of major and minor roads</p> <p>A turning point in the settlement of Australia as the first place in Australia to be planned and development by free settlers</p> <p>Received a continuing pattern of community support</p> <p>Are a model for planning in other towns in Australia and overseas</p>
B – Rarity	<ol style="list-style-type: none"> <li>1. Rare as the most complete example of 19<sup>th</sup> century colonial planning where planning and surveying were undertaken before settlement</li> </ol>
D – Principal characteristics of a class of places	<ol style="list-style-type: none"> <li>1. Exemplar of a 19<sup>th</sup> century planned urban centre demonstrating the principal characteristics of a nineteenth century city, including a defined boundary, streets in a grid pattern, public squares, expansive public open space for commons, and public domains reflecting the Garden City movement.</li> </ol>
F – Creative or technical achievement	<ol style="list-style-type: none"> <li>1. Regarded throughout Australia and the world as a masterwork of urban design with the use of 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, while responding to topography</li> <li>2. Formal organization, delineation and dedication of Park Lands was a pioneering technical achievement of Colonel William Light</li> <li>3. Overall landscape planting design incorporating design vistas, formal avenues, plantations, use of specimen trees, botanically important living plant collection and the strategic placement of buildings and statues</li> </ol>
G – Social Values	<ol style="list-style-type: none"> <li>1. Outstanding social value of the Park Lands to South Australians who see them as fundamental to the character and ambience of the City.</li> <li>2. Longevity of community groups dedicated to protecting the Park Lands.</li> </ol>

Criteria	Value
H – Significant People	1. Famous association with Colonel William Light in planning Adelaide.

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).

#### 7.4 Planning, Development and Infrastructure Act 2016 (SA) and Planning and Design Code (SA)

The *Planning, Development and Infrastructure Act 2016 (SA)* ([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.**

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.

The Park Lands are located within the Adelaide Park Lands Zone and provides specific policies for development in this location. The Adelaide Park Lands Zone has two overarching desired outcomes:

DO1: A unique publicly accessible and well connected open space system, including the formal city squares, that creates a distinctive landscaped park setting for the City of Adelaide.

DO2: A range of passive and active recreational activities with a high-level of amenity, including a safe and connected walking and cycling network, natural areas, sporting fields and club facilities, formal cultural gardens, public artwork and passive recreation areas, as well as opportunities to support a variety of temporary events, such as festivals, concerts and sporting events.

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

#### 7.5 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).

#### 7.6 Other relevant legislation

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

- *Adelaide Oval Redevelopment and Management Act 2011*
- *New Women’s and Children’s Hospital Act 2022*
- *Aboriginal Heritage Act 1988*
- *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*
- *South Australian Motor Sport Act 1984*
- *South Australian Public Health Act 2011*
- *Victoria Square Act 2005.*

## SECTION 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.

### 8.1 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.

### 8.2 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.

### 8.3 Adelaide Park Lands Leasing and Licensing Policy

**Areas of the Adelaide 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.

#### 8.3.1 Business purposes

Consistent with section 200 of the LG Act, the Adelaide 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 Adelaide 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*.

#### 8.3.2 Recreation and sport

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

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

### **8.3.3 Aboriginal Cultural uses**

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

The Adelaide 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.

### **8.3.4 Public health and emergency measures**

The Adelaide 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 instrumentally 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.

### **8.3.5 Temporary works and compounds**

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



### 8.4 Adelaide Event Guidelines

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

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

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

### 8.5 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 Adelaide Park Lands:

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

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

### 8.6 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 Adelaide 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 & 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](#).

## SECTION 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.

## SECTION 10: OVERARCHING OBJECTIVES, TARGETS AND MEASURES FOR THE 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 2. The overarching objectives, targets and measures

Category	Objectives	Targets	Measures
<b>Cultural activities (Kaurna / non-Kaurna)</b>	<b>O1</b> To provide a diverse range of cultural activities and uses	<b>T1.1</b> Park Lands are used for a variety of cultural activities and practices	<b>M1.1</b> Range and number of requests and enquiries received for cultural activities
<b>Events</b>	<b>O2</b> To provide a diverse range of events	<b>T2.1</b> Event spaces, activities and infrastructure are managed with regard to the <a href="#">Adelaide Event Guidelines</a> to provide a diverse range of events	<b>M2.1</b> Range, number and type of events as reported through Council's annual report
<b>Informal use and general recreation</b>	<b>O3</b> To provide opportunities for informal use and general recreation	<b>T3.1</b> Park Lands user needs are met regarding informal use and general recreation opportunities	<b>M3.1</b> Park Lands user satisfaction levels and use of Adelaide Park Lands as measured through the <a href="#">City User Profile and other surveys</a>
<b>Commercial activities</b>	<b>O4</b> To support commercial activities where they provide community benefit and support the outdoor recreational use of the Park Lands	<b>T4.1</b> Park Lands provide for a range of commercial offerings that support and encourage outdoor recreational use of the Park Lands	<b>M4.1</b> 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

Category	Objectives	Targets	Measures
<b>Biodiversity</b>	<b>O5</b> To protect and enhance the biodiversity of the Park Lands	<b>T5.1</b> Key biodiversity areas and remnant vegetation areas are managed with regard to the <a href="#">Integrated Biodiversity Management Plan</a> to protect and enhance biodiversity in the Park Lands	<b>M5.1</b> Achievement of the measures of success in the <a href="#">Integrated Biodiversity Management Plan</a> as tracked through quarterly internal reports
<b>Trees</b>	<b>O6</b> To provide a mix of tree species that are healthy, structurally sound and climate resilient	<b>T6.1</b> Trees are managed with regard to the <a href="#">Asset Management Plan for Park Lands &amp; Open Space</a> to ensure a mix of tree species that are healthy, structurally sound and climate resilient	<b>M6.1</b> Meet the required community and technical levels of service in the <a href="#">Asset Management Plan for Park Lands &amp; Open Space</a> , as measured by inspections, condition audits for trees in high use areas, customer satisfaction surveys and customer request data
<b>Gardens and open space</b>	<b>O7</b> To provide gardens and open space that are fit for purpose safe and climate resilient	<b>T7.1</b> Gardens and open space are managed with regard to the <a href="#">Asset Management Plan for Park Lands &amp; Open Space</a> to ensure that they are fit for purpose, safe and climate resilient	<b>M7.1</b> Meet the required community and technical levels of service in the <a href="#">Asset Management Plan for Park Lands &amp; Open Space</a> , as measured by performing inspections and condition audits for trees in high use areas, customer satisfaction surveys and customer request data
<b>Lakes, wetlands, watercourses and stormwater</b>	<b>O8</b> To provide lakes, wetlands and watercourses that contribute to ecological health of the waterways to protect from flooding	<b>T8.1</b> Lakes, wetlands, watercourses and stormwater infrastructure are managed with regard to <a href="#">Asset Management Plan for Park Lands &amp; Open Space</a> and the <a href="#">Water Sensitive City Action Plan</a> to contribute to ecological health of the waterways and protect from flooding	<b>M8.1</b> Meet the required community and technical levels of service in the <a href="#">Asset Management Plan for Park Lands &amp; Open Space</a> , 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 on the <a href="#">Water Sensitive City Action Plan</a>

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Category	Objectives	Targets	Measures
<b>Heritage landscapes and features</b>	<b>O9</b> To protect heritage landscapes and features	<b>T9.1</b> Historic and culturally significant landscapes, character, structures, features and spatial layout are managed with regard to the <a href="#">State/Local Heritage Listings</a> and <a href="#">Cultural Landscape Assessments</a> to ensure that they are protected	<b>M9.1</b> Changes that impact on heritage values are assessed and negative impacts are reported to Council as required
<b>Public art, memorials and interpretation</b>	<b>O10</b> To provide, maintain and interpret public art and memorials	<b>T10.1</b> Permanent and temporary public artworks and memorials are managed and interpreted with regard to the <a href="#">Public Art Action Plan</a> , <a href="#">Public Art Operating Guidelines</a> and <a href="#">Memorials Operating Guidelines</a>	<b>M10.1</b> Meet the required levels of service in the <a href="#">Asset Management Plan for Urban Elements</a> , as measured by customer satisfaction surveys and customer request data <b>M10.2</b> Achievement of the Public Art Action Plan reported annually
<b>National Heritage Listing</b>	<b>O11</b> To preserve the National Heritage Listing	<b>T11.1</b> A National Heritage Management Plan for the City and Adelaide Park Lands is developed by December 2023	<b>M11.1</b> A National Heritage Management Plan for the city and Adelaide Park Lands is in place by December 2023 and reviewed every five years thereafter

Category	Objectives	Targets	Measures
<p><b>Public facilities, furniture and amenities</b>  <i>Including but not limited to: public toilets, dog parks, playspaces, courts, pitches, fields, skate park infrastructure, lighting, benches, shelters, bike racks, BBQs, drinking fountains, signage, exercise equipment, fencing, car parking that supports the use of the Adelaide Park Lands</i></p>	<p><b>O12</b> To provide public facilities, furniture and amenities that are fit for purpose, safe and maintained</p>	<p><b>T12.1</b> Public facilities, furniture and amenities are managed with regard to the</p> <ul style="list-style-type: none"> <li>• <a href="#">AMP for Park Lands &amp; Open Space</a></li> <li>• <a href="#">AMP for Urban Elements</a></li> <li>• <a href="#">AMP for Transportation</a></li> <li>• <a href="#">AMP for Lighting and Electrical</a></li> <li>• <a href="#">AMP for Buildings</a></li> </ul> <p>Relevant maintenance operating guidelines; to ensure they are fit for purpose, safe and maintained to meet the needs of Park Lands users</p> <p><i>* AMP = Asset Management Plan</i></p>	<p><b>M12.1</b> Meet the required levels of service in the</p> <ul style="list-style-type: none"> <li>• <a href="#">AMP for Park Lands &amp; Open Space</a></li> <li>• <a href="#">AMP for Urban Elements</a></li> <li>• <a href="#">AMP for Transportation</a></li> <li>• <a href="#">AMP for Lighting and Electrical</a></li> <li>• <a href="#">AMP for Buildings</a></li> </ul> <p>Relevant maintenance operating guidelines, including those for <a href="#">public toilets</a>, as measured by customer satisfaction surveys and customer request data</p> <p><b>M12.2</b> Assess Park Lands users' satisfaction levels and use of Park Lands as measured through the <a href="#">City User Profile and other surveys</a></p> <p><b>M12.3</b> Audit inspections are performed, and monthly internal reports are documented</p> <p><i>* AMP = Asset Management Plan</i></p>

Category	Objectives	Targets	Measures
<b>Foot and cycling paths</b>	<b>O13</b> 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	<b>T13.1</b> Foot and cycling paths (including the Park Lands Trail) are managed with regard to the: <ul style="list-style-type: none"> <li>• <a href="#">AMP for Transportation</a></li> <li>• Relevant maintenance operating guidelines to ensure they are fit for purpose, safe and maintained to meet the needs of Park Lands users</li> </ul> <p><i>* AMP = Asset Management Plan</i></p>	<b>M13.1</b> Meet the required levels of service in the <ul style="list-style-type: none"> <li>• <a href="#">AMP for Transportation</a></li> <li>• Relevant maintenance operating guidelines, as measured by customer satisfaction surveys and customer request data</li> </ul> <p><b>M13.2</b> Assess Park Lands users' satisfaction levels and use of Park Lands as measured through the <a href="#">City User Profile and other surveys</a></p> <p><i>* AMP = Asset Management Plan</i></p>
<b>Sporting use (leases and licences)</b>	<b>O14</b> To support a diverse range of sporting uses	<b>T14.1</b> Leases and licences are held by a variety of sporting groups that respond to sporting demand	<b>M14.1</b> Range and type(s) of sporting groups are reported through lessee and licensee annual reports
<b>Sporting buildings and facilities (leases and licences)</b>	<b>O15</b> To support the provision of community sports buildings and facilities that are fit for purpose and of high-quality so as to complement the Park Lands setting and context when viewed from all perspectives  The replacement of an existing building should be considered in the context of the overall building footprint in the Park Lands and not increase total footprint across the Adelaide Park Lands	<b>T15.1</b> 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 and diversity of physical activity but to not result in a net increase of built form footprint across the Adelaide Park Lands	<b>M15.1</b> 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 and to review and compare built form footprints

Category	Objectives	Targets	Measures
<p><b>Park Lands maintenance buildings</b></p>	<p><b>O16</b> To provide buildings that support the maintenance of the Park Lands that are fit for purpose and of high-quality so as to complement the Park Lands setting and context when viewed from all perspectives</p> <p>The replacement of an existing building should be considered in the context of the overall building footprint in the Park Lands and not increase total footprint across the Adelaide Park Lands</p>	<p><b>T16.1</b> Maintenance buildings are managed with regard to the</p> <ul style="list-style-type: none"> <li>• <a href="#">AMP for Buildings</a></li> <li>• Relevant maintenance operating guidelines; to ensure they are fit for purpose, safe and maintained but do not result in a net increase of built form footprint across the Adelaide Park Lands</li> </ul>	<p><b>M16.1</b> Meet the required levels of service in the</p> <ul style="list-style-type: none"> <li>• <a href="#">AMP for Buildings</a></li> <li>• Relevant maintenance operating guidelines; as measured by regular condition inspections and audits</li> <li>• Review and compare built form footprints</li> </ul>
<p><b>Small scale commercial business use buildings*</b></p> <p><i>* Such as kiosks</i></p>	<p><b>O17</b> 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</p>	<p><b>T17.1</b> 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</p>	<p><b>M17.1</b> 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</p>



## SECTION 11: PARK SPECIFIC MANAGEMENT

Details of the management of individual parks are outlined in the annexures set out in section 11.

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 <a href="#">(See the Community Land Register)</a>

### 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 Park will continue to meet the golfing and other sporting and recreation needs of the community in attractive, wide open spaces surrounded by large shady trees and dense understorey vegetation within a diverse landscape character.

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 / Pirtawardli (Park 1) (source: MetroMap Aerial Imagery 2023)

### 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 a venue for temporary events
- Providing a section of the Park Lands Trail.
- Providing public facilities, furniture and amenities ancillary to park uses to support the purpose for which the land is held under A1.4.

### 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 for the purpose of playing golf.
- 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

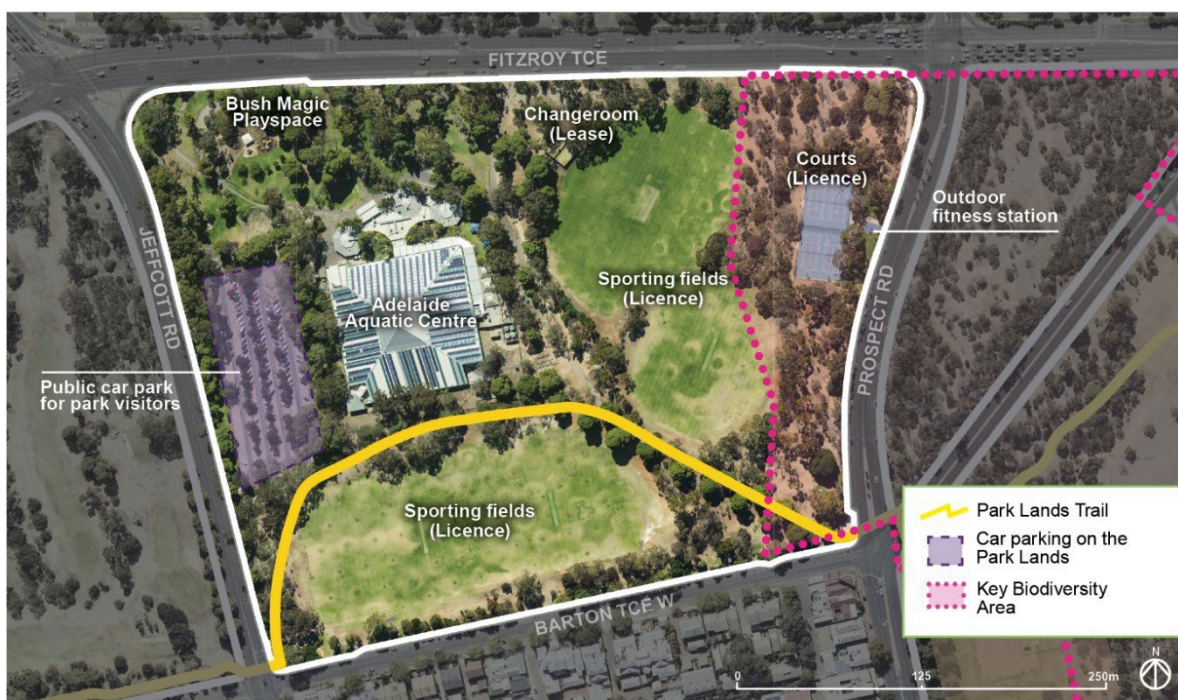
Name of park	Certificate of Title Register Book Volume / Folio Number
Denise Norton Park / Pardipardinyilla (Park 2)	CR 6102/710 ( <a href="#">See the Community Land Register</a> )

### 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.

The Park will meet the sporting, recreation and socialising needs of the community through fit for purpose facilities and wide open spaces.

Figure 4. Map of Denise Norton Park / Pardipardinyilla (Park 2)<sup>1</sup> (source: MetroMap Aerial Imagery 2023)



### A2.3 Owner / Custodian

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

<sup>1</sup> Map is current at the date of publication and layout is anticipated to change under Management Proposal in A2.7

## 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 (indoor and outdoor) for aquatic activities, for fitness and allied health uses and ancillary uses
- Providing sporting fields and tennis courts
- Protecting the Key Biodiversity Area in this park
- Providing a section of the Park Lands Trail.
- Providing public facilities, furniture and amenities ancillary to park uses to support the purpose for which the land is held under A2.4.

## 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 aquatic activities, fitness and allied health uses and ancillary uses	Provide facilities for aquatic activities, fitness and allied health uses and ancillary uses that meet users' needs	User satisfaction regarding the facilities for aquatic activities, fitness and allied health uses and ancillary uses as reported through annual visitation data and surveys

In addition, to the extent not inconsistent with this Annexure 2, 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

- Support State Government commitment to the relocation and development of a new aquatic facility (incorporating upgraded landscaping and other works to surrounding areas) within the park, including by authorising:
  - the grant of any licence(s) over all areas necessary to facilitate construction activities (including decommissioning of the existing aquatic centre and commissioning of a new facility) and
  - the grant of a form of long term lease to or entry into other form of long term arrangement with the State Government to facilitate the State Government's ownership, management and operation of the new facility.
- Support other facilities and commercial activities complementing the provision of aquatic activities, fitness and allied health uses and ancillary use that are consistent with the purposes 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

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- 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 ( <a href="#">See the Community Land Register</a> )

### 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.

The Park will continue to meet the recreation and socialising needs of the community with wide open spaces surrounded by large shady trees and dense understorey vegetation within an open woodland character.

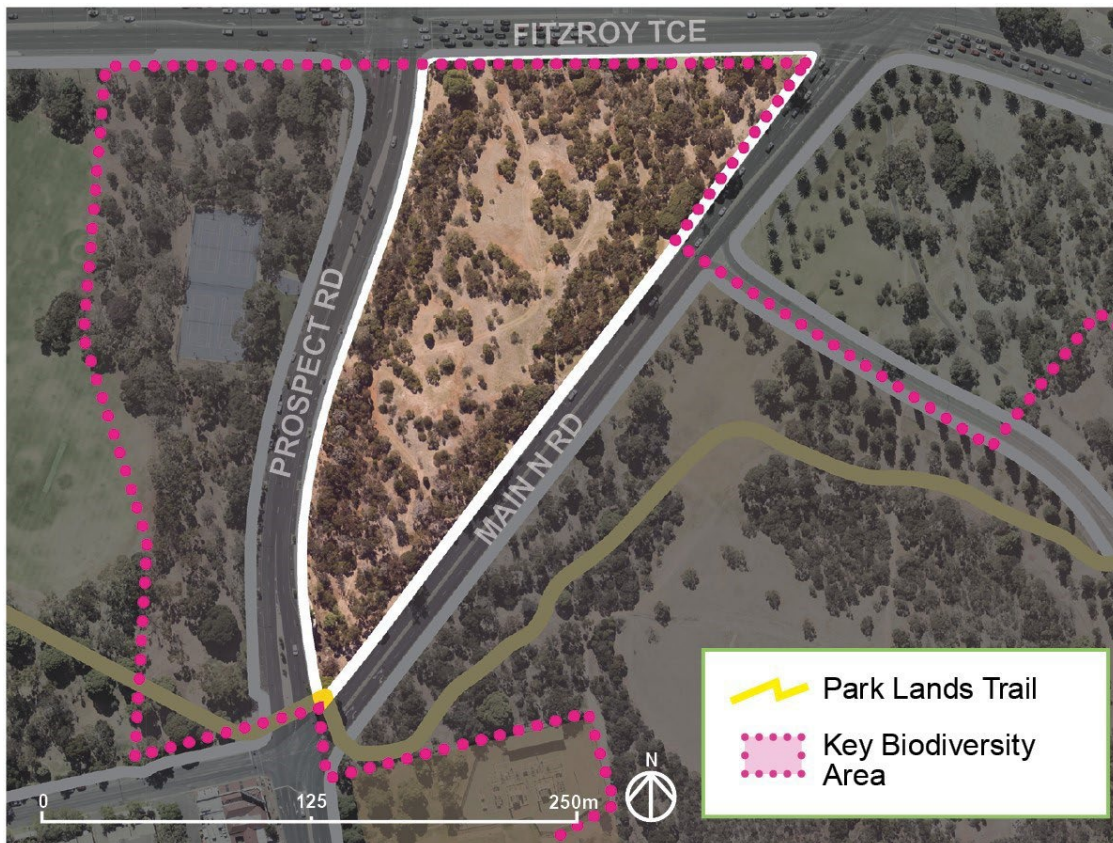


Figure 5. Map of Yam Daisy Park / Kantarilla (Park 3) (source: MetroMap Aerial Imagery 2023)

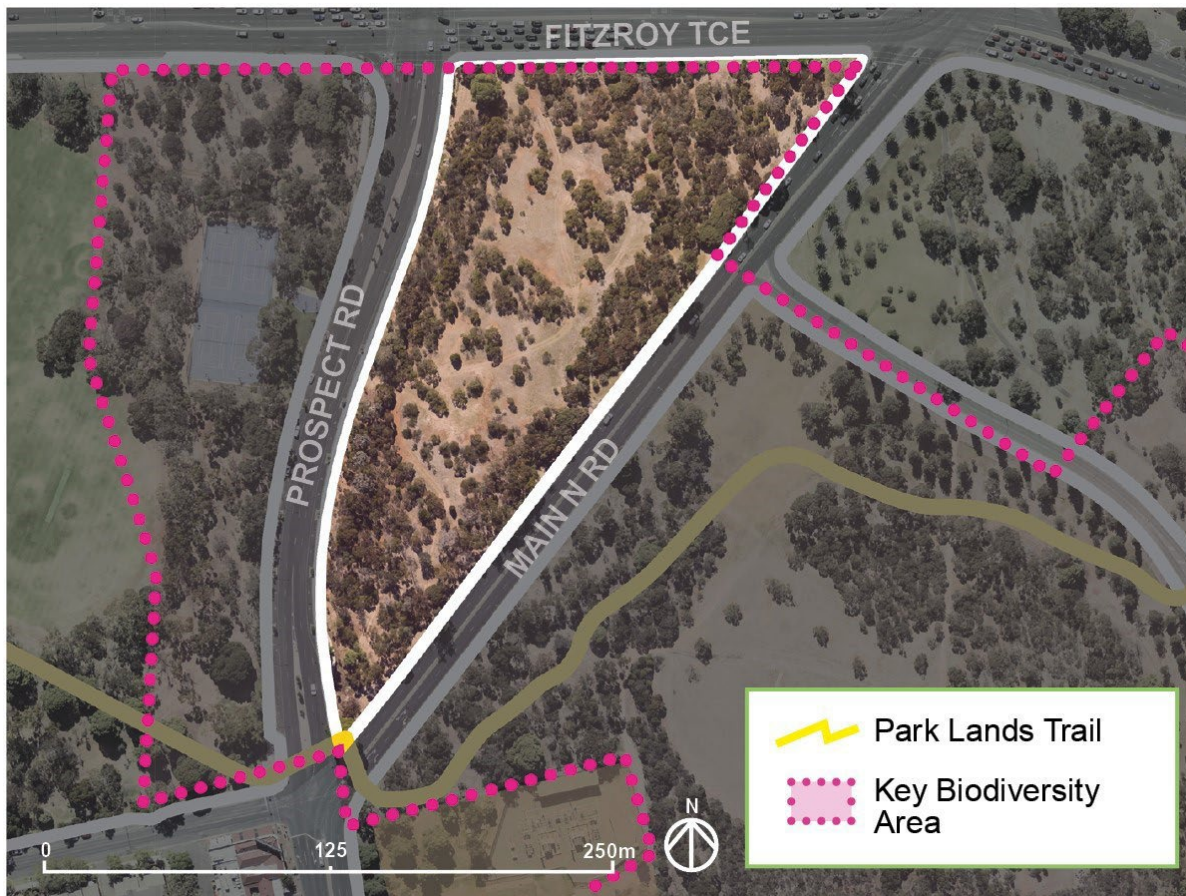
### A3.3 Owner / Custodian

- Owner: The Crown in the right of the State



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- 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 and enhancing the Key Biodiversity Area in this park
- Providing public facilities, furniture and amenities ancillary to park uses to support the purpose for which the land is held under A3.4.

### 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 ( <a href="#">See the Community Land Register</a> )

### 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.

The Park will continue to meet the recreation and socialising needs of the community with wide open spaces surrounded by large shady trees and dense understory vegetation within an open woodland character.

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



Figure 6. Map of Reservoir Park / Kangatilla (Park 4) (source: MetroMap Aerial Imagery 2023)

### A4.3 Owner / Custodian

- Owner: The Crown in the right of the State

## Community Land Management Plan

- 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 **and enhancing** the Key Biodiversity Area in this park
- Providing a section of the Park Lands Trail.
- **Providing public facilities, furniture and amenities ancillary to park uses to support the purpose for which the land is held under A4.4.**

### 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 ( <a href="#">See the Community Land Register</a> )

### 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 will continue to meet the recreation and socialising needs of the community with wide open spaces surrounded by large shady trees and dense understorey vegetation within an open woodland character.

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) (source: MetroMap Aerial Imagery 2023)

### A5.3 Owner / 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 **and enhancing** the Key Biodiversity Area in this park
- Providing a section of the Park Lands Trail.
- Providing public facilities, furniture and amenities ancillary to park uses to support the purpose for which the land is held under A5.4.

### 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 <a href="#">Asset Management Plan for Park Lands &amp; Open Space</a> and the <a href="#">Asset Management Plan for Urban Elements</a>	Meet the required community and technical levels of service in the <a href="#">Asset Management Plan for Park Lands &amp; Open Space</a> and the <a href="#">Asset Management Plan for Urban Elements</a> 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 ( <a href="#">See the Community Land Register</a> )

### 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 will continue to embrace the contrast of history, agistment and biodiversity areas while meeting the sporting and recreational needs of the wider community.

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 also features a section of the Park Lands Trail.



Figure 8. Map of Lefevre Park / Nantu Wama (Park 6) (source: MetroMap Aerial Imagery 2023)

### A6.3 Owner / 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:

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- Providing horse depasturing
- Providing for informal recreation, including a playspace
- Providing sporting fields and tennis courts
- Protecting **and enhancing** the Key Biodiversity Area in this park
- Providing a section of the Park Lands Trail.
- Providing public facilities, furniture and amenities ancillary to park uses to support the purpose for which the land is held under A6.4.

### 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	<p>The depasturing area is fenced to a safe and secure standard</p> <p>The number of depasturing licences issued have minimal impact on the land</p>	<p>Meet the required community and technical levels of service in the <a href="#">Asset Management Plan for Urban Elements</a> as measured by inspections, conditions audits of the fencing, customer satisfaction surveys and customer request data</p> <p>The number of licences issued is reviewed annually and licence conditions imposed to support minimising impact on the land</p>

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 ( <a href="#">See the Community Land Register</a> )
The Olive Groves / Parngutilla (Park 8)	CR 6102/713 ( <a href="#">See the Community Land Register</a> )

### 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

There will be continued management of the State Heritage Listed olive trees for the appreciation of the wider community.

[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 / Paringutilla (Park 8) (source: MetroMap Aerial Imagery 2023)

### A7.3 Owner / 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 land is held for the purpose of:

- Protecting and managing the State Heritage Listed olive groves.
- Providing public facilities, furniture and amenities ancillary to park uses to support the purpose for which the land is held under A7.4.

### 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 / Paringutilla (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 <a href="#">State Heritage Listing</a> , <a href="#">Cultural Landscape Assessment</a> and <a href="#">Asset Management Plan for Park Lands &amp; Open Space</a>	Meet the required community and technical levels of service in the <a href="#">Asset Management Plan for Park Lands &amp; Open Space</a> , as measured by inspections, condition audits for trees, customer satisfaction surveys and customer request data; and having regard to the <a href="#">State Heritage Listing</a> and <a href="#">Cultural Landscape Assessment</a>

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 ( <a href="#">See the Community Land Register</a> )

### 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 also features a section of the Park Lands Trail.

The Park will continue to provide open spaces and fit for purpose facilities for organised recreation and sport, while meeting the wide recreational needs of the community.



Figure 10. Map of Bundey’s Paddock / Tidlangga (Park 9) (source: MetroMap Aerial Imagery 2023)

### A8.3 Owner / 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 a section of the Park Lands Trail.

- Providing public facilities, furniture and amenities ancillary to park uses to support the purpose for which the land is held under A8.4.

### **A8.5 Objectives, Targets and Measures for managing the land**

The 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 ( <a href="#">See the Community Land Register</a> )

### 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.

The Park will continue to provide open spaces and fit for purpose facilities for organised recreation and sport, while meeting the wider recreational needs of the community and enhancing the biodiversity within the River Torrens / Karrawirra Pari corridor.



Figure 11. Map of Bullrush Park / Warnpangga (Park 10) (source: MetroMap Aerial Imagery 2023)

### A9.3 Owner / 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:

- Providing for informal recreation, including a fitness loop and outdoor exercise equipment.
- Providing sporting fields and an archery field and activities in accordance with the relevant lease/license over the land.
- Providing a nursery that facilitates CoA's horticulture, landscaping and Park Lands maintenance operations.
- Protecting and enhancing the biodiversity within this park.
- Providing public facilities, furniture and amenities ancillary to park uses to support the purpose for which the land is held under A9.4.

### 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 Green waste facility), its buildings and equipment are managed with regard to the <a href="#">Asset Management Plan for Buildings</a> and other relevant operating guidelines to ensure that they are safe and well maintained	Meet the required technical levels of service in the <a href="#">Asset Management Plan for Buildings</a> , 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 ( <a href="#">See the Community Land Register</a> )

### 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.

The Park will continue to meet the wider recreational needs of the community and include enhancement of the biodiversity within the River Torrens / Karrawirra Pari corridor.

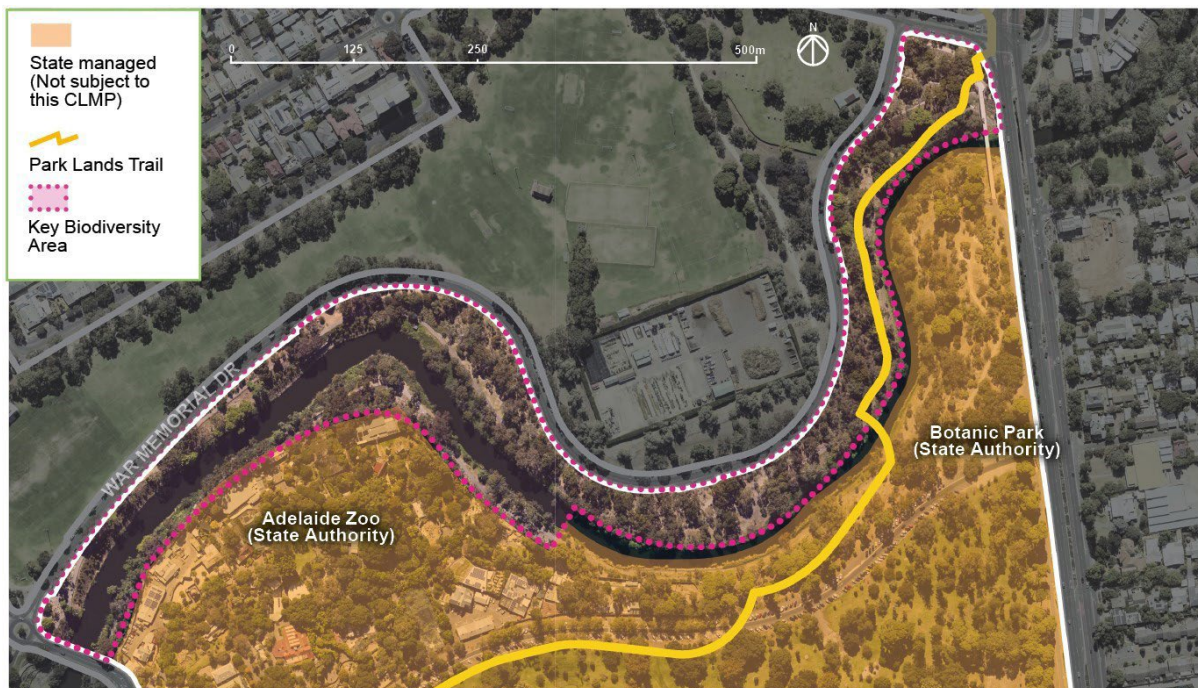


Figure 12. Map of Mistletoe Park / Tainmuntilla (Park 11) (source: MetroMap Aerial Imagery 2023)

### A10.3 Owner / 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 and enhancing the Key Biodiversity Area in this park.
- Providing public facilities, furniture and amenities ancillary to park uses to support the purpose for which the land is held under A10.4.

- 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 ( <a href="#">See the Community Land Register</a> )

### 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 Park will continue to meet the wider recreational needs of the community and maintain the significant line of sight between Barr Smith Library of the University of Adelaide to the Adelaide Botanic Garden.

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

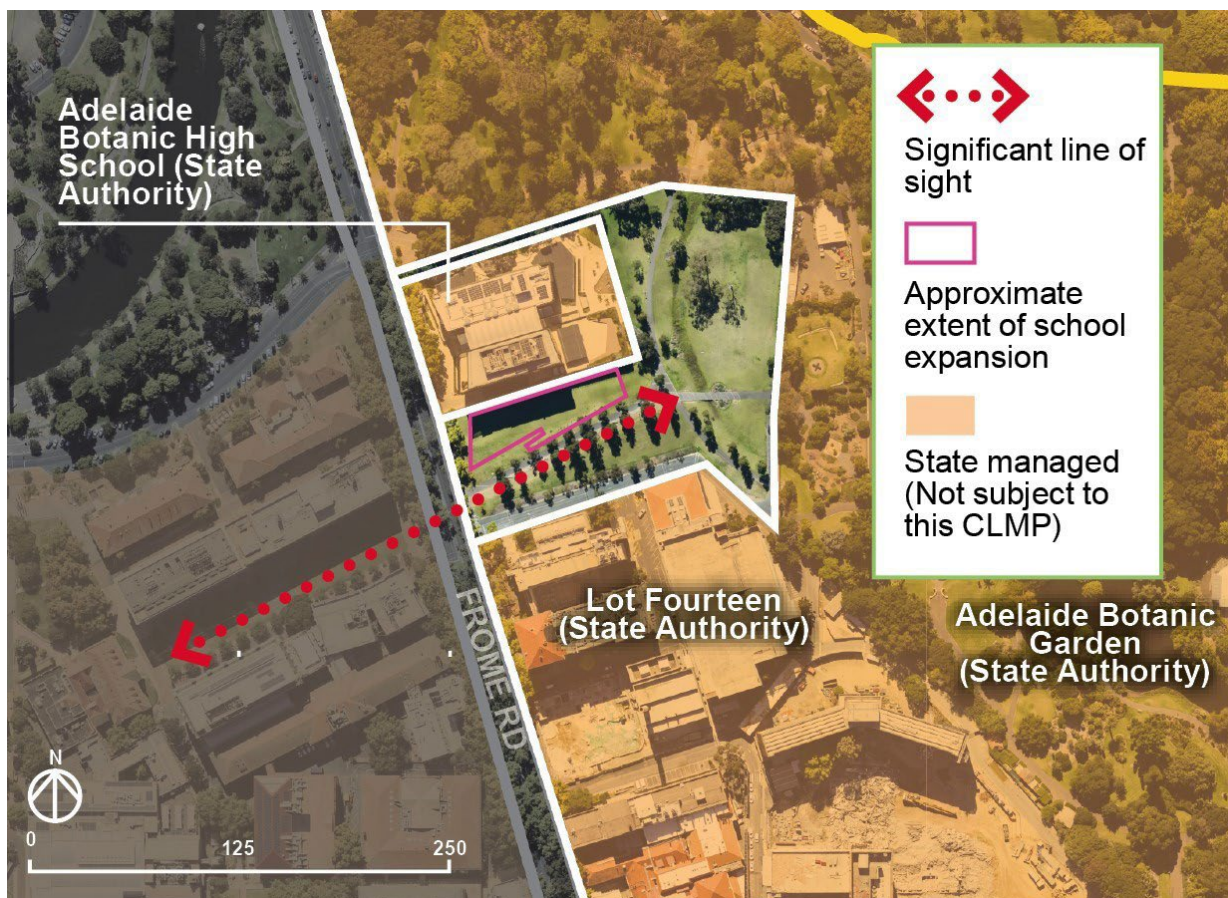


Figure 13. Map of Frome Park / Nellie Raminyemmerin (source: MetroMap Aerial Imagery 2023)

### **A11.3 Owner / 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 purpose 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 public facilities, furniture and amenities ancillary to park uses to support the purpose for which the land is held under A11.4.

### **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 ( <a href="#">See the Community Land Register</a> )

## 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 will continue to provide formal gardens through attractive and well-designed oases, with the southern part of Karrawirra (Park 12) transitioning between North Adelaide and the City, with open vistas afforded by the playing fields and structured landscape setting, leading to the urban gardens of the riverside environment.

The park features a restaurant, café, rowing sheds, clubrooms and multiple State Heritage places.



Figure 14. Map of Red Gum Park / Karrawirra (Park 12) (source: MetroMap Aerial Imagery 2023)

### A12.3 Owner / 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 and activities in accordance with the relevant lease / license over the land.
- Providing commercial hospitality offering.
- Providing public facilities, furniture and amenities ancillary to park uses to support the purpose for which the land is held under A12.4.

### 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 ( <a href="#">See the Community Land Register</a> )

### 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.

The Park will continue to provide picnic and event spaces for the enjoyment of the wider community.

A section of the Park Lands Trail runs through the park.



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

### A13.3 Owner / 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:

## Community Land Management Plan

- Providing for informal recreation, including pétanque.
- Providing a section of the Park Lands Trail.
- Providing a venue for temporary events.
- Providing a section of the Park Lands Trail.
- Providing public facilities, furniture and amenities ancillary to park uses to support the purpose for which the land is held under A13.4.

### **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 6170/713, CR 6170/714, CR 6120/715 CR6175/947, CR6175/948 ( <a href="#">See the Community Land Register</a> )

## 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 Park will continue to provide picnic and event spaces for the enjoyment of the wider community.

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) (source: MetroMap Aerial Imagery 2023)

## A14.3 Owner / 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.



## Community Land Management Plan

- Providing a kiosk and the Adelaide Bowling Club.
- Providing quiet spaces for contemplation and reflection.
- Providing a section of the Park Lands Trail.
- Providing public facilities, furniture and amenities ancillary to park uses to support the purpose for which the land is held under A14.4.

### 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 ( <a href="#">See the Community Land Register</a> )

## 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 will continue to provide space and facilities for organised recreation and sport, while meeting the wider recreational needs of the community.

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.

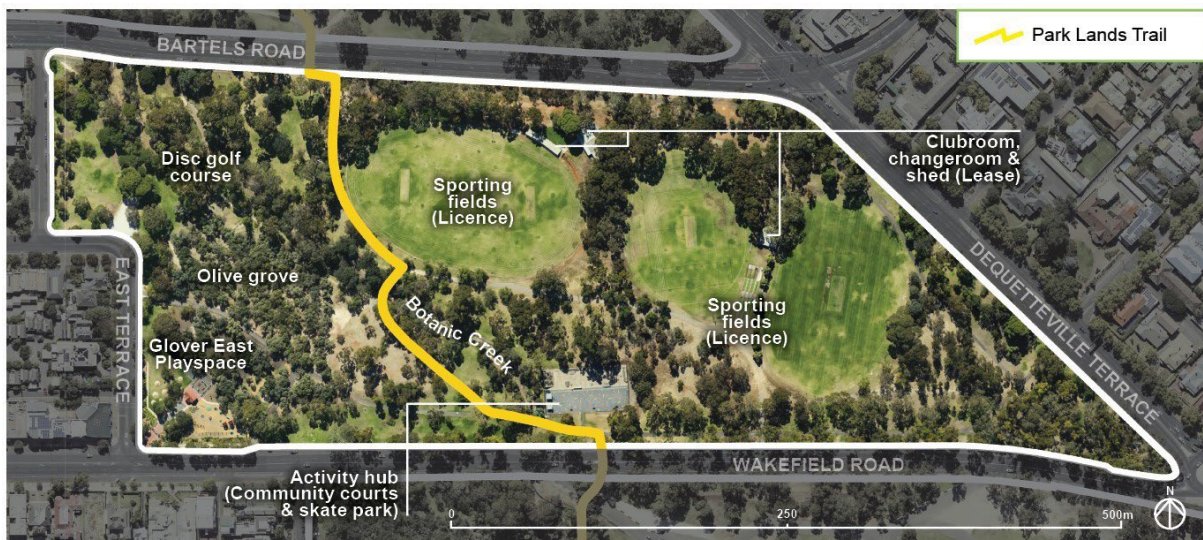


Figure 17. King Rodney Park / Ityamai-itpina (Park 15) (source: MetroMap Aerial Imagery 2023)

## A15.3 Owner / 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 a section of the Park Lands Trail.

- Providing public facilities, furniture and amenities ancillary to park uses to support the purpose for which the land is held under A15.4.

### **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)	<del>CR 6170/715</del> CR 6182/535 ( <a href="#">See the Community Land Register</a> )

### 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.

The Park will create a vibrant, flexible and sustainable recreational open space, supporting a variety of community activities whilst preserving the unique landscape and heritage qualities of the Park. The park will also retain the open expansive nature of the park together with the associated vistas across the park to the hills and City and define open spaces with mature tree planting to the edges of the Park.



Figure 18. Map of Victoria Park / Pakapakanthi (Park 16) (source: MetroMap Aerial Imagery 2023)

### A16.3 Owner / 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 a section of the Park Lands Trail.
- Providing public facilities, furniture and amenities ancillary to park uses to support the purpose for which the land is held under A16.4.

### 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 <a href="#">Asset Management Plan for Urban Elements</a> 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 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.

## Community Land Management Plan

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

## 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, CR5757/513 ( <a href="#">See the Community Land Register</a> )

### A17.2 Park Context

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

The Key Biodiversity Area in the park was the site of the first Kurna Kardla Parranthi – the Kurna 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.

The Park will continue to meet the sporting and recreation needs of the community in attractive, wide-open spaces surrounded by large shady trees within an open woodland character.



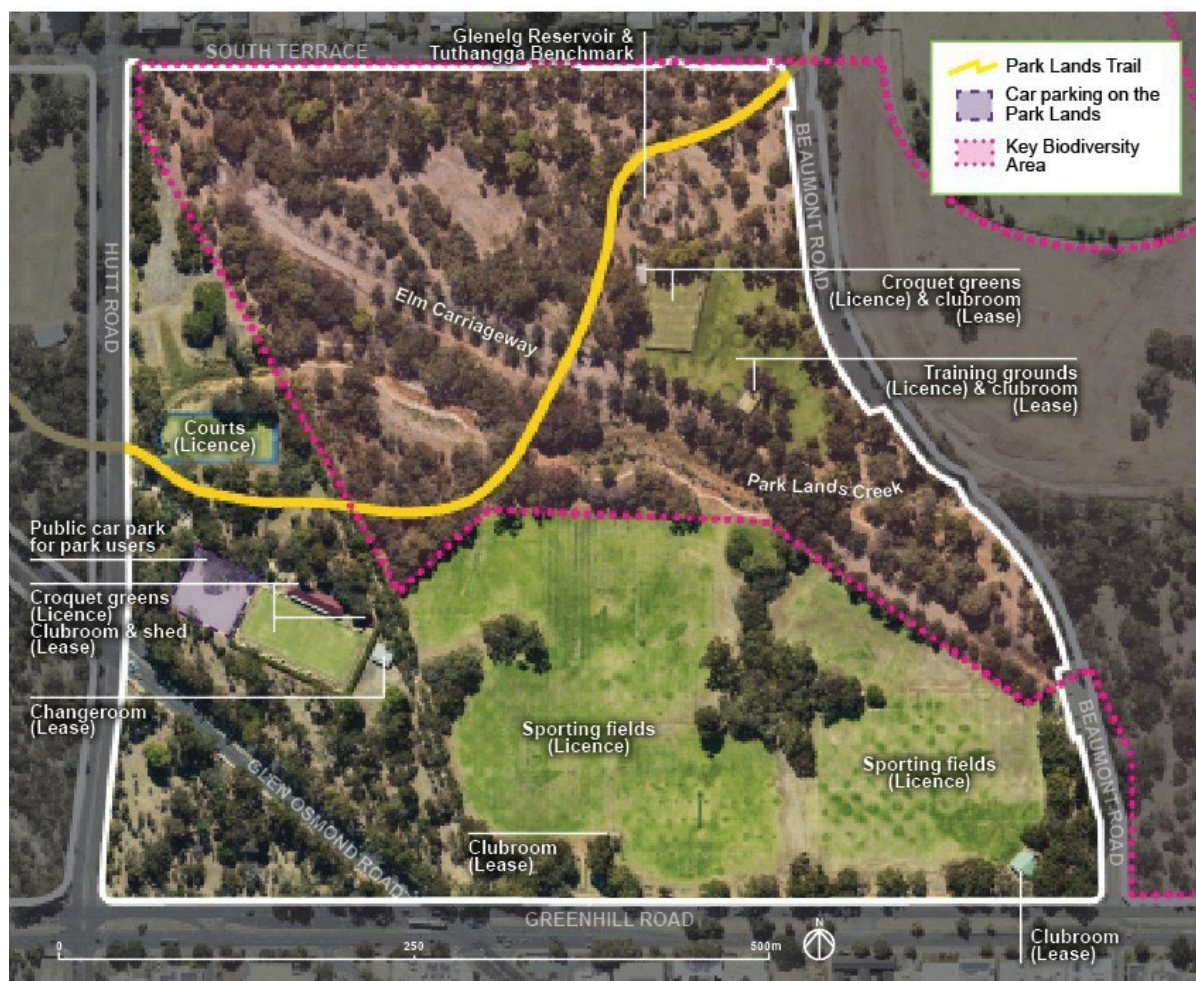


Figure 19. Map of Carriageway Park / Tuthangga (Park 17) (source: MetroMap Aerial Imagery 2023)

### A17.3 Owner / 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 a section of the Park Lands Trail.
- Providing public facilities, furniture and amenities ancillary to park uses to support the purpose for which the land is held under A17.4.

### 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**

- Supports proposals that are consistent with the purpose for which the land is held.
- Support opportunities to consolidate buildings to better support mixed sport participation.

### **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 ( <a href="#">See the Community Land Register</a> )

### 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.

The Park will continue to meet the sporting and recreation needs of the community in attractive, wide open spaces surrounded by large shady trees within an open woodland character and maintain the interesting contrasts of Himeji and Osmond Gardens within these parks.

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) (source: MetroMap Aerial Imagery 2023)

### A18.3 Owner / 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 for informal recreation, in the form of the Adelaide Himeji Garden and Osmond Gardens.
- Providing sporting fields.
- Providing a section of the Park Lands Trail.
- Providing public facilities, furniture and amenities ancillary to park uses to support the purpose for which the land is held under A18.4.

### **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 ( <a href="#">See the Community Land Register</a> )

## A19.2 Park Context

Pelzer Park / Pityarilla (Park 19) contains one of the most popular activity hubs in the Adelaide Park Lands, including the Kurna 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.

The Park will continue to meet the sporting and recreation needs of the community in attractive, wide open spaces surrounded by large shady trees within an open woodland character.

A section of the Park Lands Trail runs through the centre of the park.



Figure 21. Map of Pelzer Park / Pityarilla (Park 19) (source: MetroMap Aerial Imagery 2023)

### A19.3 Owner / 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 a section of the Park Lands Trail.
- Providing public facilities, furniture and amenities ancillary to park uses to support the purpose for which the land is held under A19.4.

### 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 <a href="#">Asset Management Plan for Park Lands &amp; Open Space</a> and the <a href="#">Asset Management Plan for Urban Elements</a>	Meet the required community and technical levels of service in the <a href="#">Asset Management Plan for Park Lands &amp; Open Space</a> and the <a href="#">Asset Management Plan for Urban Elements</a> 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 ( <a href="#">See the Community Land Register</a> )

### 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.

The Park will continue to meet the sporting and recreation needs of the community in attractive, wide open spaces surrounded by large shady trees within an open woodland character.



Figure 22. Map of Blue Gum Park / Kurangga (Park 20) (source: MetroMap Aerial Imagery 2023)



### A20.3 Owner / 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 and ancillary facilities.
- Providing a TreeClimb facility.
- Providing for creek realignment infrastructure for the management of stormwater.
- Providing a section of the Park Lands Trail.
- Providing public facilities, furniture and amenities ancillary to park uses to support the purpose for which the land is held under A20.4.

### 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 <a href="#">Asset Management Plan for Urban Elements</a> 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)

## A1.1 Identification of the land

Name of park	Certificate of Title Register Book Volume / Folio Number
Veale Park / Walyu Yarta (Park 21)	CR 6102/717 ( <a href="#">See the Community Land Register</a> )

## 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.

The Park will continue to meet the sporting and other recreation needs of the community in attractive wide open spaces surrounded by large shady trees within an open woodland character, while supporting the unique landscape setting and events use of Veale Gardens as well as the community garden.

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

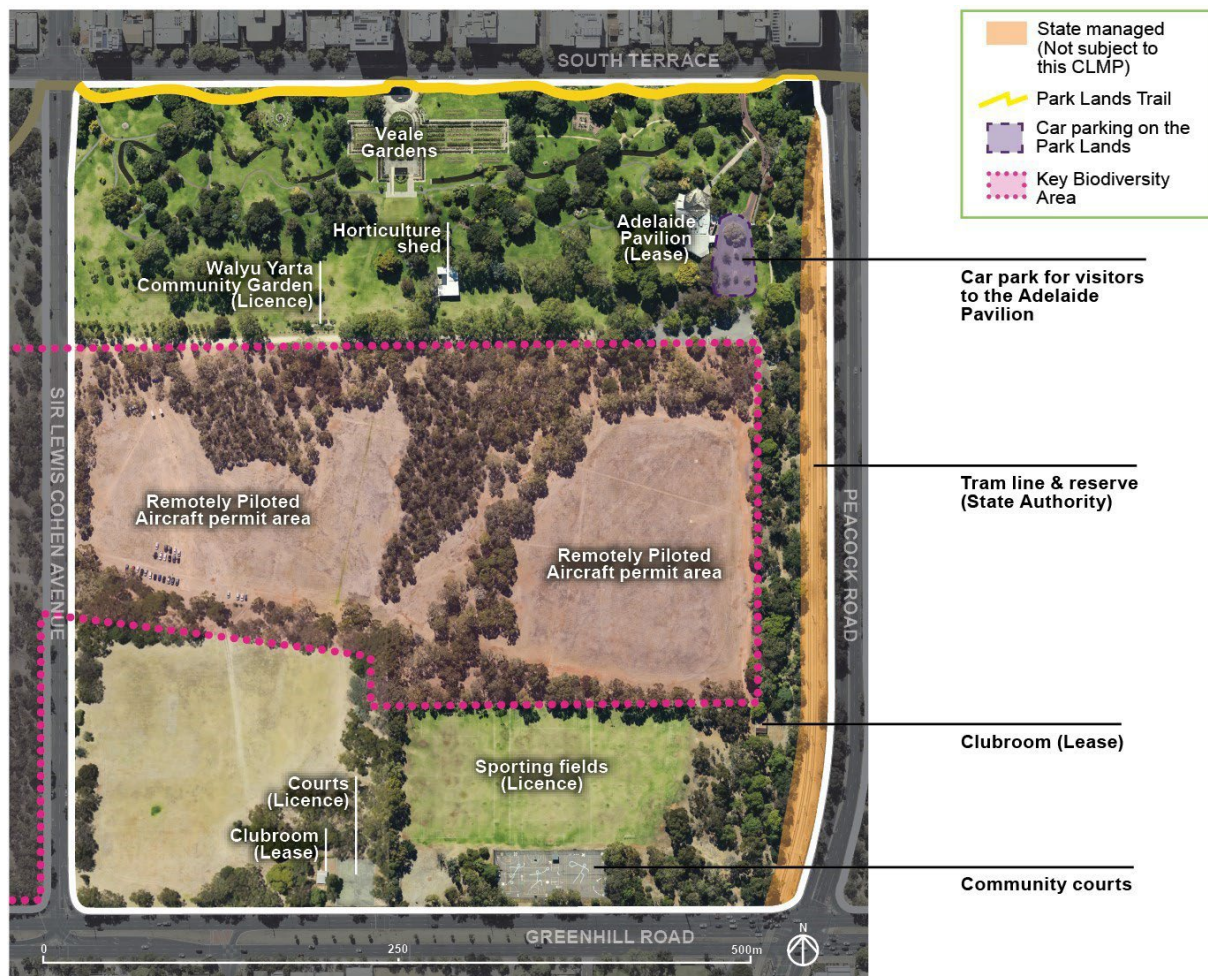


Figure 23. Map of Veale Park / Walyu Yarta (Park 21) (source: MetroMap Aerial Imagery 2023)

### A21.3 Owner / 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 a section of the Park Lands Trail.
- Providing public facilities, furniture and amenities ancillary to park uses to support the purpose for which the land is held under A21.4.

### 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 <a href="#">Asset Management Plan for Urban Elements</a> 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](#).

- 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 ( <a href="#">See the Community Land Register</a> )

### 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.

The Park will continue to meet the sporting and other recreation needs of the community in attractive wide open spaces surrounded by large shady trees within an open woodland character, while supporting the unique landscape setting and events use of Veale Gardens as well as the community garden.

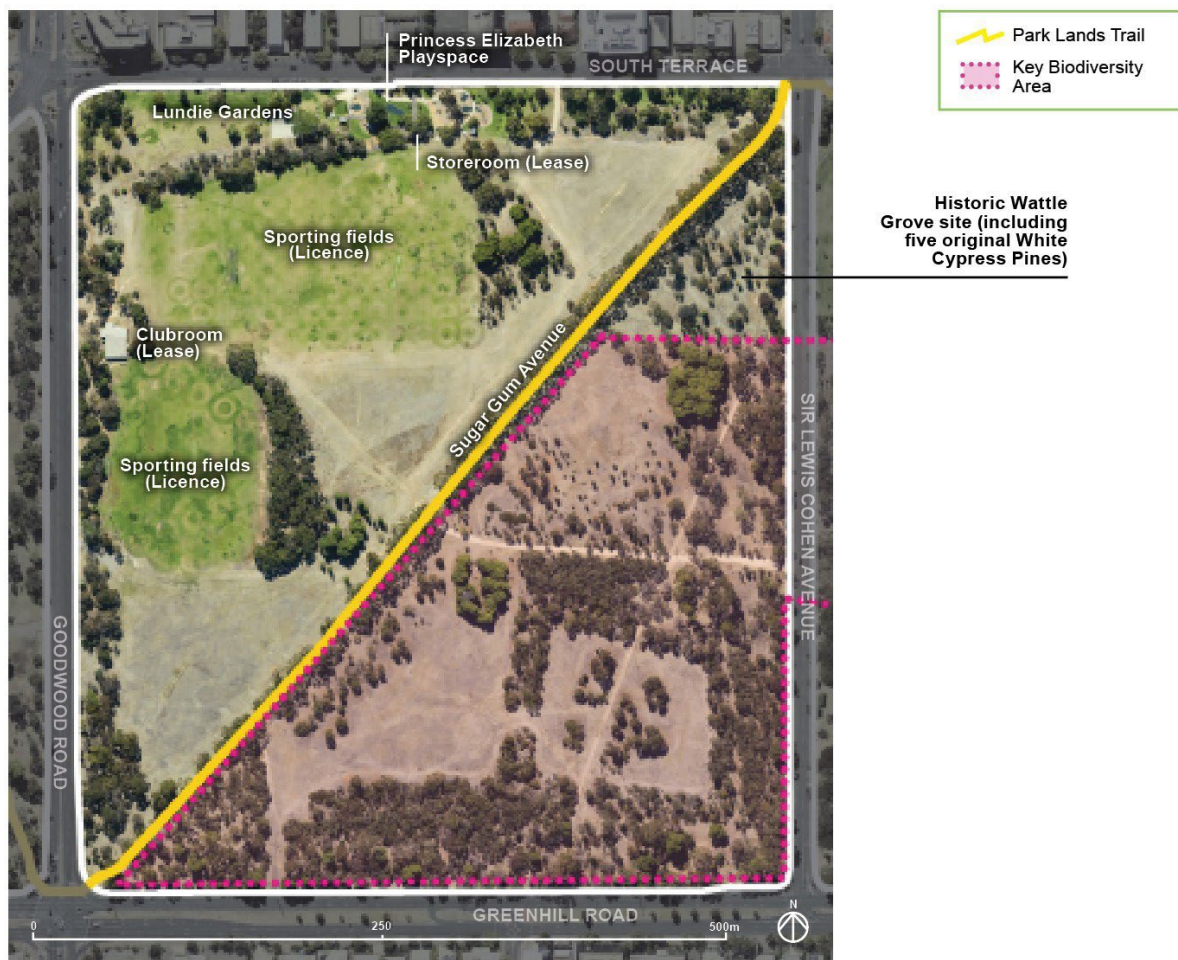


Figure 24. Map of Golden Wattle Park / Mirnu Wirra (Park 21W) (source: MetroMap Aerial Imagery 2023)

### A22.3 Owner / 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 and fit for purpose support facilities.
- Protecting and enhancing the Key Biodiversity Area in this park.
- Providing a section of the Park Lands Trail.
- Providing public facilities, furniture and amenities ancillary to park uses to support the purpose for which the land is held under A22.4.

### 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 AGUIS 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 ( <a href="#">See the Community Land Register</a> )

### 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 will continue to meet the sporting and other recreation needs of the community in attractive wide open spaces surrounded by large shady trees within an open woodland character. Areas of remnant vegetation are located along the northern and southern edges of the park.

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



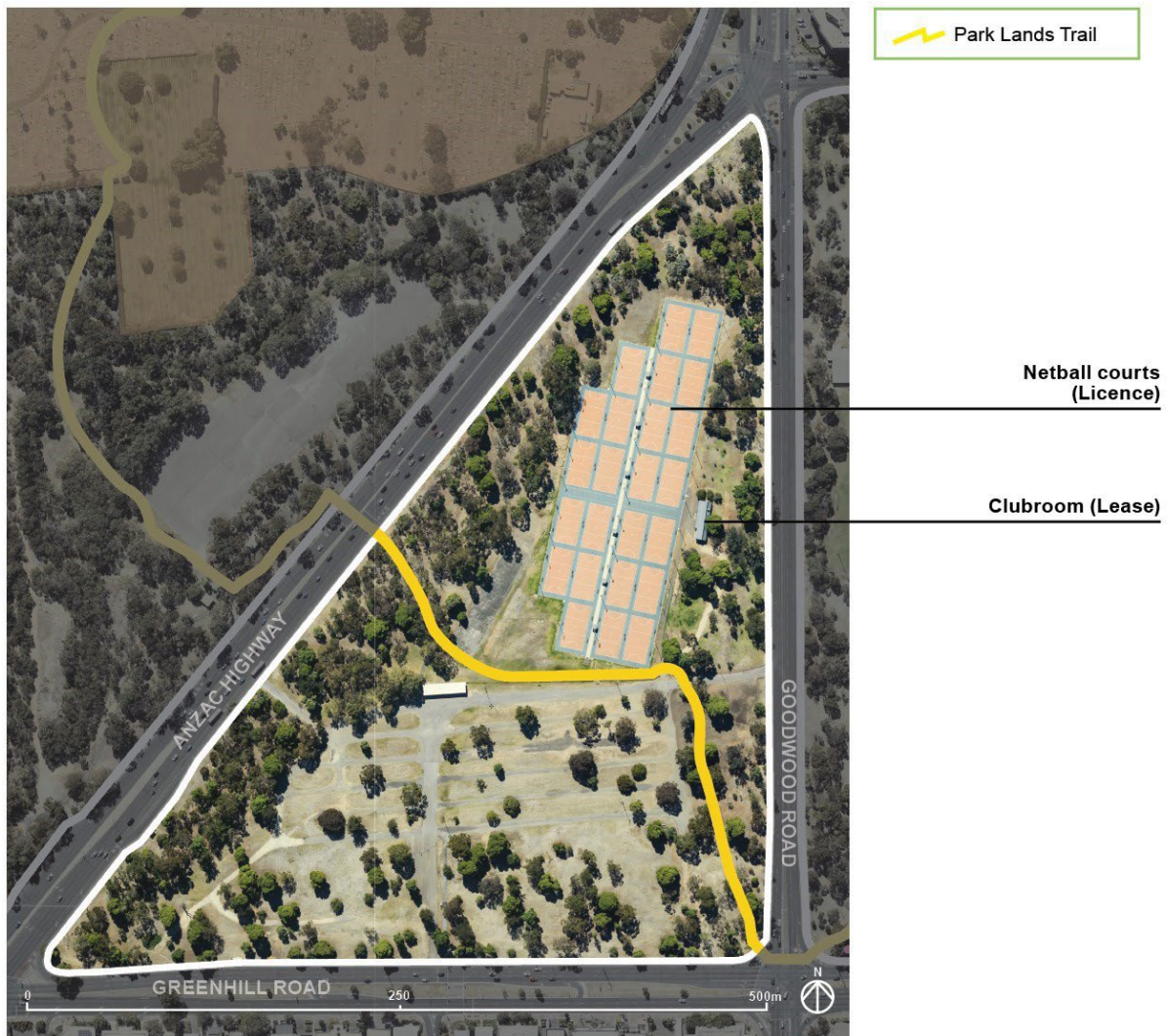


Figure 25. Map of Josie Agius Park / Wikaparntu Wirra (Park 23) (source: MetroMap Aerial Imagery 2023)

### A23.3 Owner / 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 a section of the Park Lands Trail.
- Providing public facilities, furniture and amenities ancillary to park uses to support the purpose for which the land is held under A23.4.

### 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 6125/318, CR 5766/798 & CR 5667/595 ( <a href="#">See the Community Land Register</a> )

### 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 will continue to meet the recreation and socialising needs of the community with wide open spaces surrounded by large shady trees and dense understory vegetation within an open woodland character. The Park Lands Trail runs through the centre of the park.

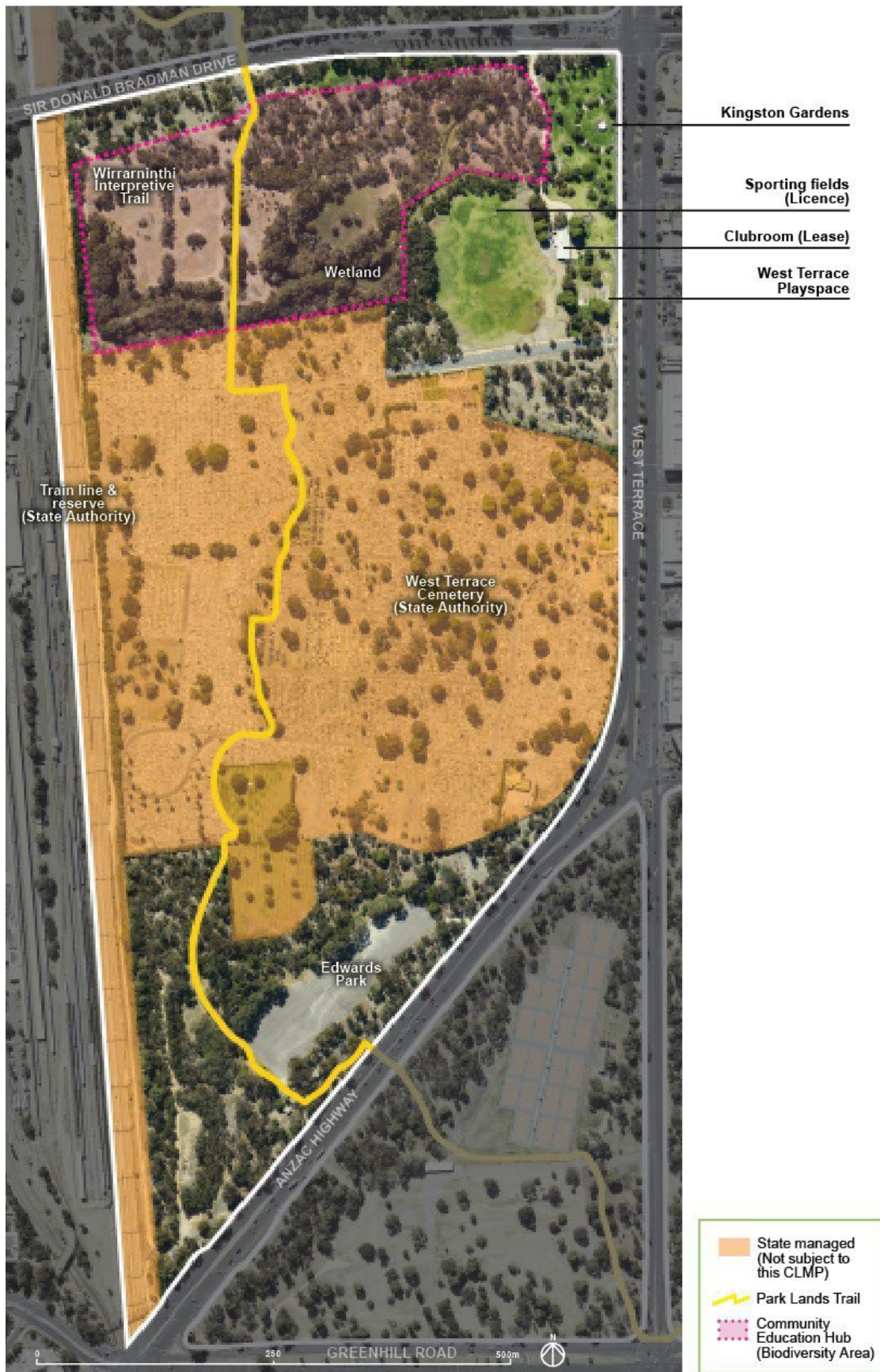


Figure 26. Map of GS Kingston Park / Wirraninithi (Park 23) (source: MetroMap Aerial Imagery 2023)

### **A24.3 Owner / 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 a section of the Park Lands Trail.
- Providing public facilities, furniture and amenities ancillary to park uses to support the purpose for which the land is held under A24.4.

### **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 / TAMPAWARDLI (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 ( <a href="#">See the Community Land Register</a> )

### 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 will continue to meet the sporting and other recreation needs of the community, in particular the proposed major event space, in attractive wide open spaces surrounded by large shady trees within an open woodland character.

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.

## Community Land Management Plan

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.

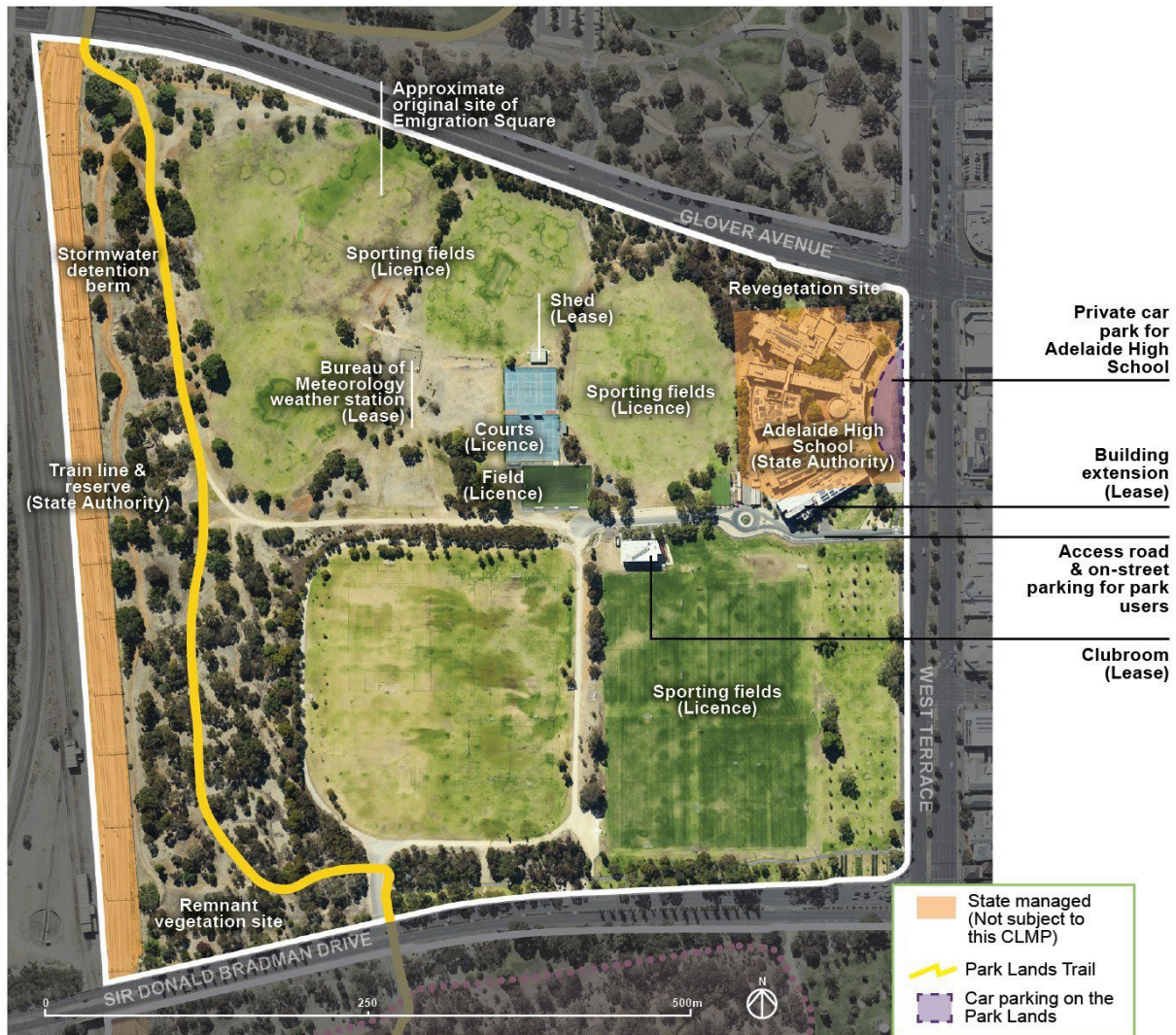


Figure 27. Map of Ellis Park / Tampawardli (Park 24) (source: MetroMap Aerial Imagery 2023)

### A25.3 Owner / 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 a section of the Park Lands Trail.
- Providing public facilities, furniture and amenities ancillary to park uses to support the purpose for which the land is held under A25.4.

### **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**

- Supports 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 / NARNUNGGA (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 6166/588 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.

The Park will continue to meet the sporting and other recreation needs of the community, in particular the proposed major event space, in attractive wide open spaces surrounded by large shady trees within an open woodland character.



Figure 28. Map of Gladys Elphick Park / Narnungga (Park 25) (source: MetroMap Aerial Imagery 2023)

### A26.3 Owner / 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 a section of the Park Lands Trail.
- Providing for Narnungga Urban Forest.
- Providing public facilities, furniture and amenities ancillary to park uses to support the purpose for which the land is held under A26.4.

### 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 <a href="#">City Skate Park Design Report</a>	Meet the required community and technical levels of service in the <a href="#">Asset Management Plan for Urban Elements</a> 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 ( <a href="#">See the Community Land Register</a> )
Barr Smith Walk	CR 6102/717, CR 5754/512, CR 5220/421 & CR 5220/422 ( <a href="#">See the Community Land Register</a> )
Pinky Flat	CR 6144/507 ( <a href="#">See the Community Land Register</a> )

### 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.

The Park will continue to meet the wider sporting (including elite level) and recreational needs of the community and enhancing and improving the water quality and biodiversity values of the River Torrens / Karrawirra Pari.



Figure 29. Map of Elder Park, Pinky Flat and Barr Smith Walk (source: MetroMap Aerial Imagery 2023)

### A27.3 Owner / 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 public facilities, furniture and amenities ancillary to park uses to support the purpose for which the land is held under A27.4.

### 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)

### A28.1 Identification of the land

Name of park	Certificate of Title Register Book Volume / Folio Number
Bonython Park / Tulya Wardli (Park 27)	<del>CR 6112/852</del> CR 6166/588 ( <a href="#">See the Community Land Register</a> )

### 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 Park will maintain a vibrant area that provides a diverse and accessible range of recreation opportunities, catering to a range of users within a structured landscape setting dominated by the River Torrens / Karrawirra Pari.

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.

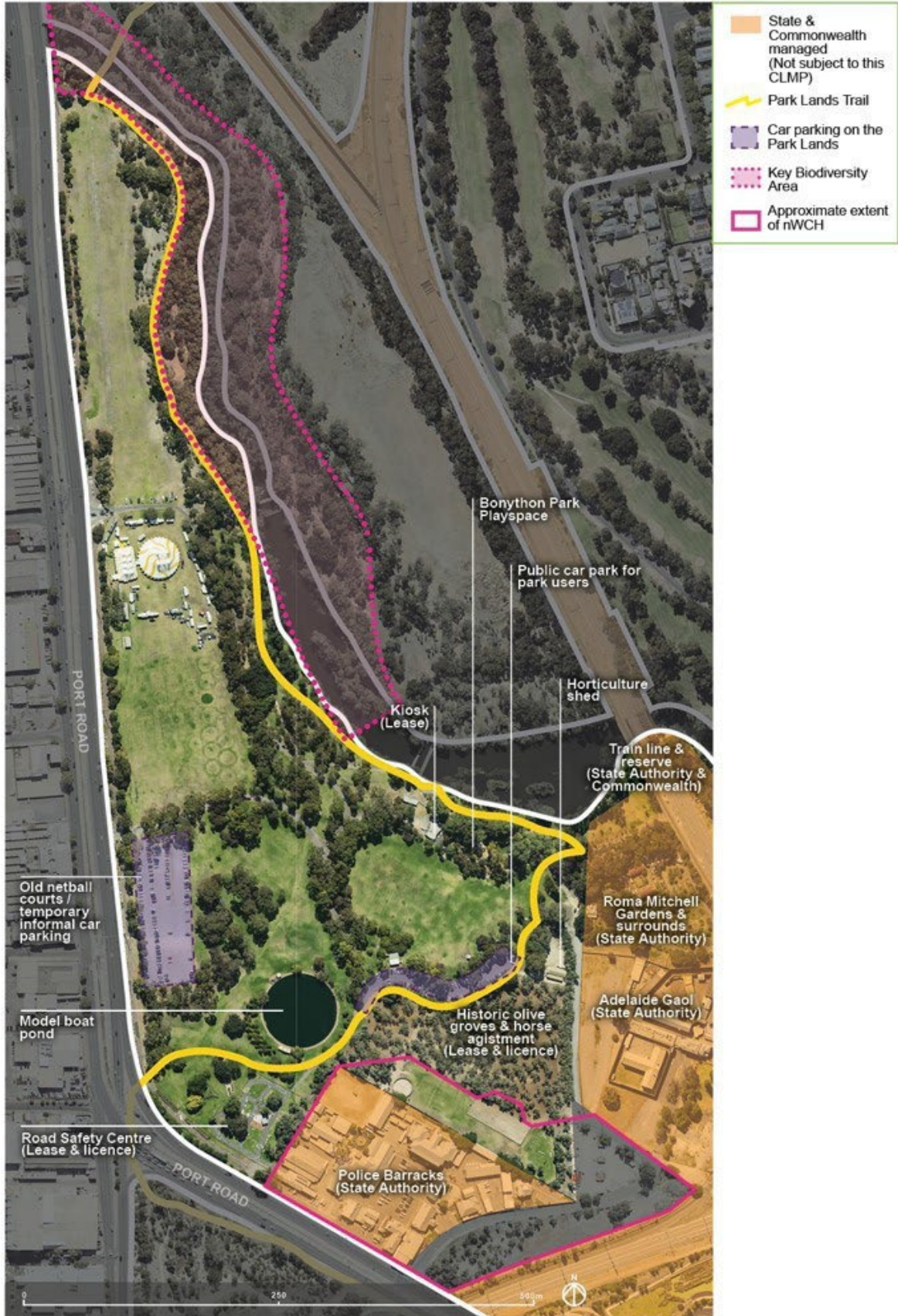


Figure 30. Map of Bonython Park / Tulya Wardli (Park 27) (source: MetroMap Aerial Imagery 2023)

### A28.3 Owner / 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, and kiosk and [SAPOL Road Safety Centre](#).
- Providing a venue for temporary events.
- Protecting the historic olive grove within a horse agistment area.
- Protecting and enhancing the Key Biodiversity Area in this park.
- Providing a section of the Park Lands Trail.
- Providing public facilities, furniture and amenities ancillary to park uses to support the purpose for which the land is held under A28.4.

### 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.	<p>The agistment area is fenced to a safe and secure standard.</p> <p>The horse agistment and related activities have consideration of the historic olive grove and land.</p>	<p>Perimeter fences secure the horses and prevents unmonitored community access, to be carried out as per the lease held by SAPOL.</p> <p>The trees in the liver Groves are maintained in a healthy state as per the lease held by SAPOL.</p>

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.
- Support the redevelopment of the nWCH.
- The removal of the SAPOL Road Safety Centre buildings.

### 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.



## **Community Land Management Plan**

- 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 <del>6112/852</del> CR 6166/588 (See the <a href="#">Community Land Register</a> )

### 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 future use of this land will support the development of the New Women’s and Childrens Hospital.

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. Once developed, this site will no longer be subject to this CLMP and be subject to a State Management Plan in accordance with Section 20 of the *Adelaide Park Lands Act 2005*.

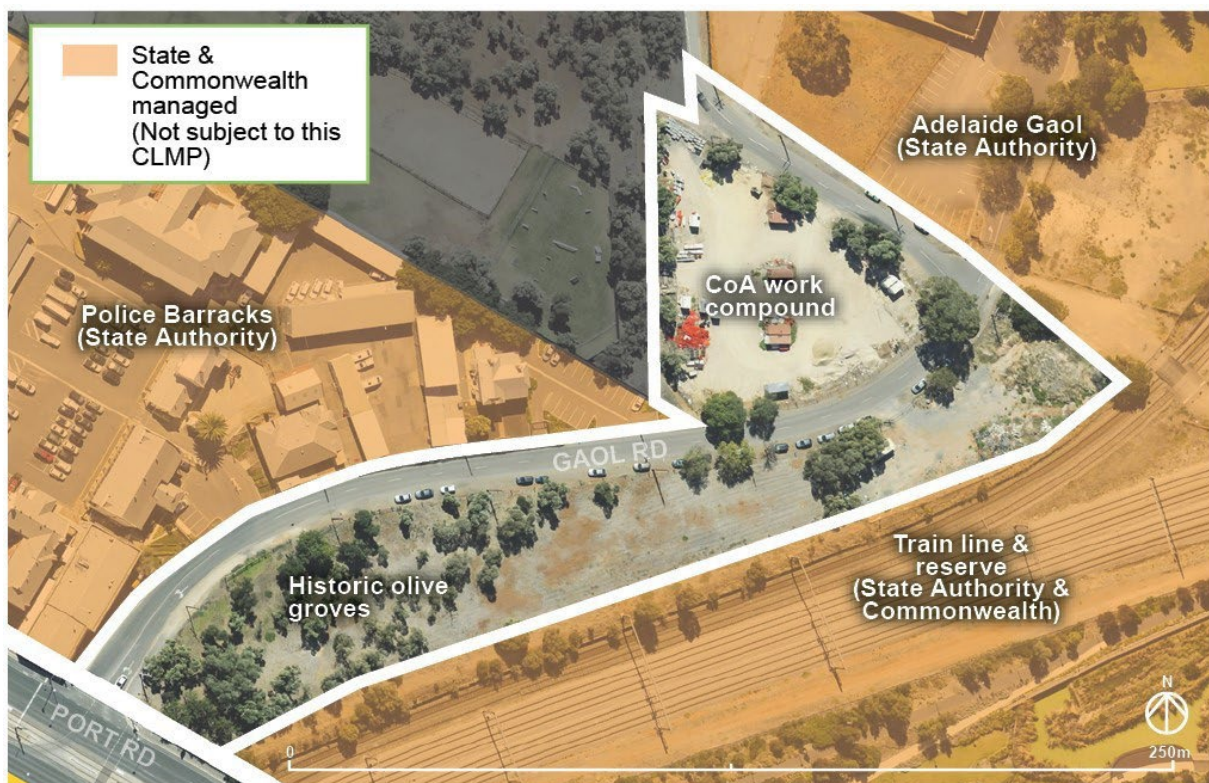


Figure 31. Map of Kate Cocks Park (source: MetroMap Aerial Imagery 2023)

### A29.3 Owner / 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:

## Community Land Management Plan

- Providing green, open space for outdoor recreation
- Providing a site for the future nWCH.
- Providing public facilities, furniture and amenities ancillary to park uses to support the purpose for which the land is held under A29.4.

### **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.
- Support the redevelopment of the nWCH.
- 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, <del>CR 6102/699</del> , CR 6102/700, CR 5765/293, CR 6102/701 CR 6161/289, ( <a href="#">See the Community Land Register</a> )

### 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 will continue to meet the wider recreational needs of the community and enhancing and improving the water quality and biodiversity values of the River Torrens / Karrawirra Pari.

The park incorporates two rowing sheds and ancillary facilities. This area (shown in Figure 33) is currently under the care, control and management of the State Government, and will be returned to the CoA.

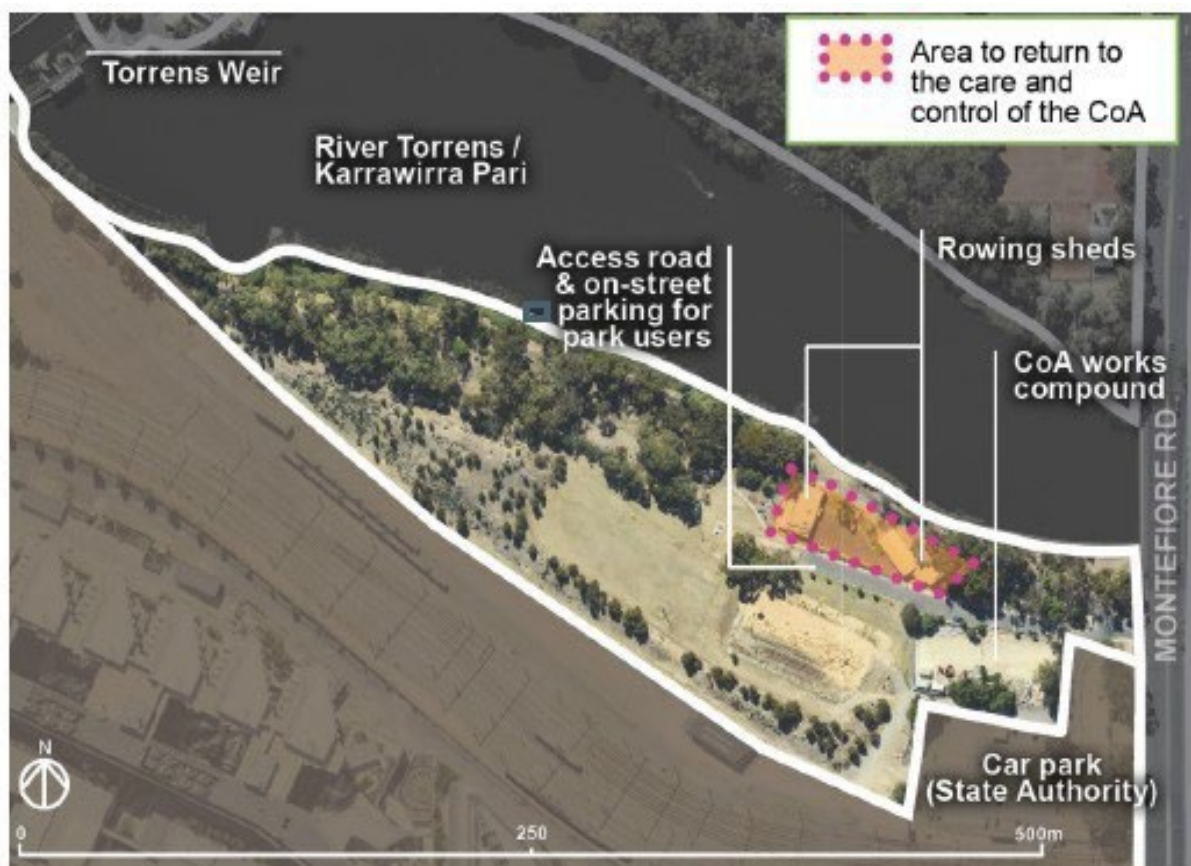


Figure 32. Map of Helen Mayo Park (source: MetroMap Aerial Imagery 2023)

### A30.3 Owner / 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 public facilities, furniture and amenities ancillary to park uses to support the purpose for which the land is held under A30.4.

### 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 removal 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 ( <a href="#">See the Community Land Register</a> )

### 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 will continue to meet the wider recreational needs of the community and enhancing and improving the water quality and biodiversity values of the River Torrens / Karrawirra Pari.

The Park Lands Trail crosses the northern end of the park.

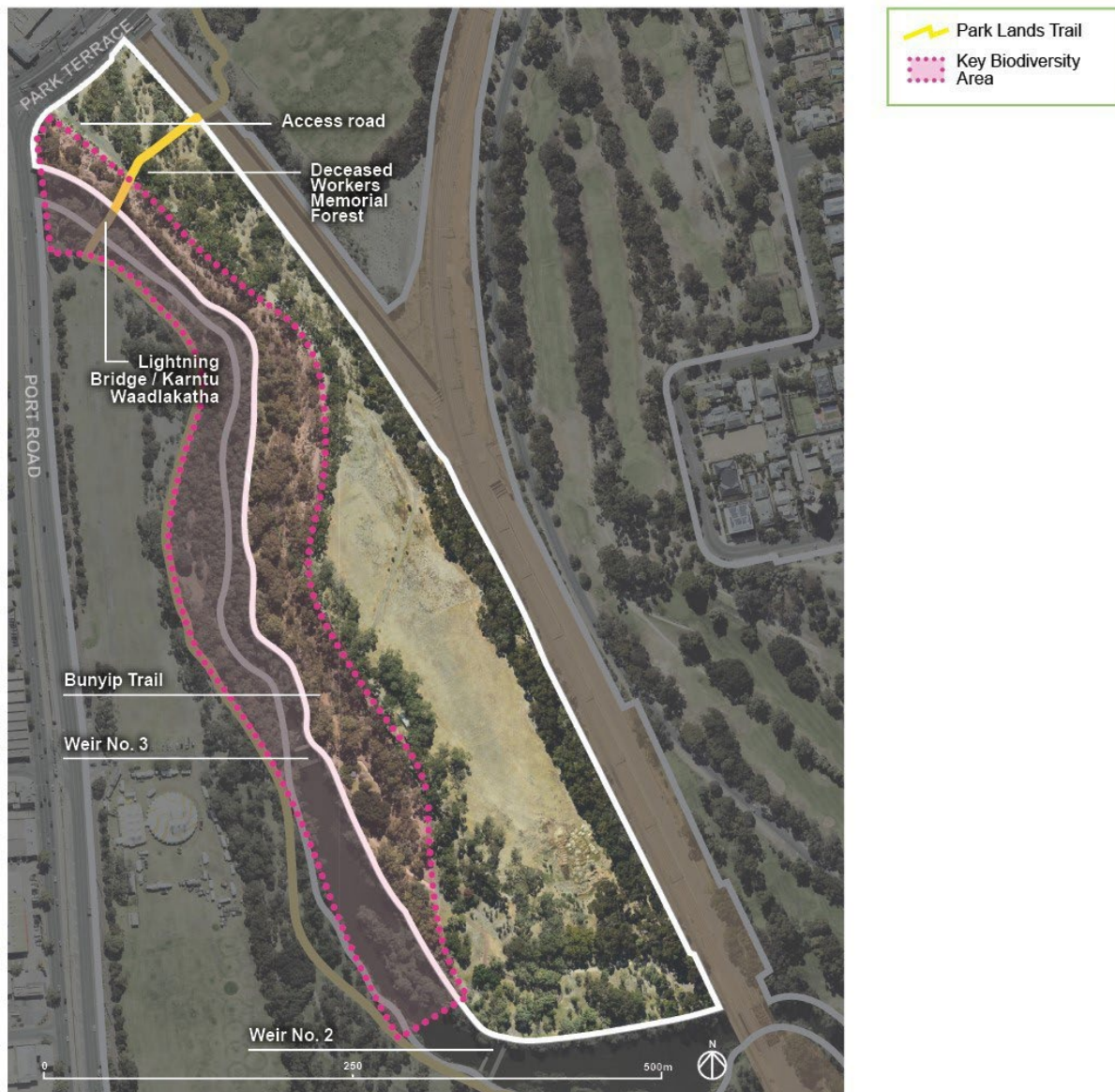


Figure 33. Map of John E Brown Park (Park 27A) (source: MetroMap Aerial Imagery 2023)

### A31.3 Owner / 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 and enhancing the Key Biodiversity Area in this park.
- Providing a section of the Park Lands Trail.
- Providing public facilities, furniture and amenities ancillary to park uses to support the purpose for which the land is held under A31.4.

### **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 ( <a href="#">See the Community Land Register</a> )

### 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 will continue to meet the sporting and other recreation needs of the community, in attractive wide open spaces surrounded by large shady trees within an open woodland character.

The Park Lands Trail also crosses the park.



Figure 34. Map of Mary Lee Park (Park 27B) (source: MetroMap Aerial Imagery 2023)

### **A32.3 Owner / 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 a section of the Park Lands Trail.
- Providing public facilities, furniture and amenities ancillary to park uses to support the purpose for which the land is held under A32.4.

### **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. ~~The Licensee must not lock any gates to restrict public access to the Licence area~~
- Support the renewal of the existing clubrooms.

### **A32.7 Restrictions on public use and movement**

- Restrictions apply during programmed sporting times for the clubroom leaseholder in the sporting fields/licence areas.
- For security purposes, access to the Park Terrace Community Garden may be restricted at night. The Licensee must ensure that any gates that restrict public access to the Licenced area are unlocked each morning.

## 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 ( <a href="#">See the Community Land Register</a> )
Brougham Gardens / Tantutitingga (Park 29)	CR 6144/507, CR 5744/254 & CR 5896/254 ( <a href="#">See the Community Land Register</a> )

### 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.

The Park will maintain the formal gardens for recreation needs of the community.



Figure 35. Map of Palmer Gardens / Pangki Pangki (Park 28 & Brougham Gardens / Tantutitingga (Park 29) (source: MetroMap Aerial Imagery 2023)

### A33.3 Owner / 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 public facilities, furniture and amenities ancillary to park uses to support the purpose for which the land is held under A33.4.

### **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	<del>CR 6152/730</del> CR 6159/446 ( <a href="#">See the Community Land Register</a> )

## A34.2 Park Context

Victoria Square / Tarntanyangga is the principal square and symbolic centre of the city. It has both Kurna and non-Kurna 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.

The Square will continue to be an accessible and vibrant public space that is internationally recognised as a symbol of South Australia’s unique culture and lifestyle.

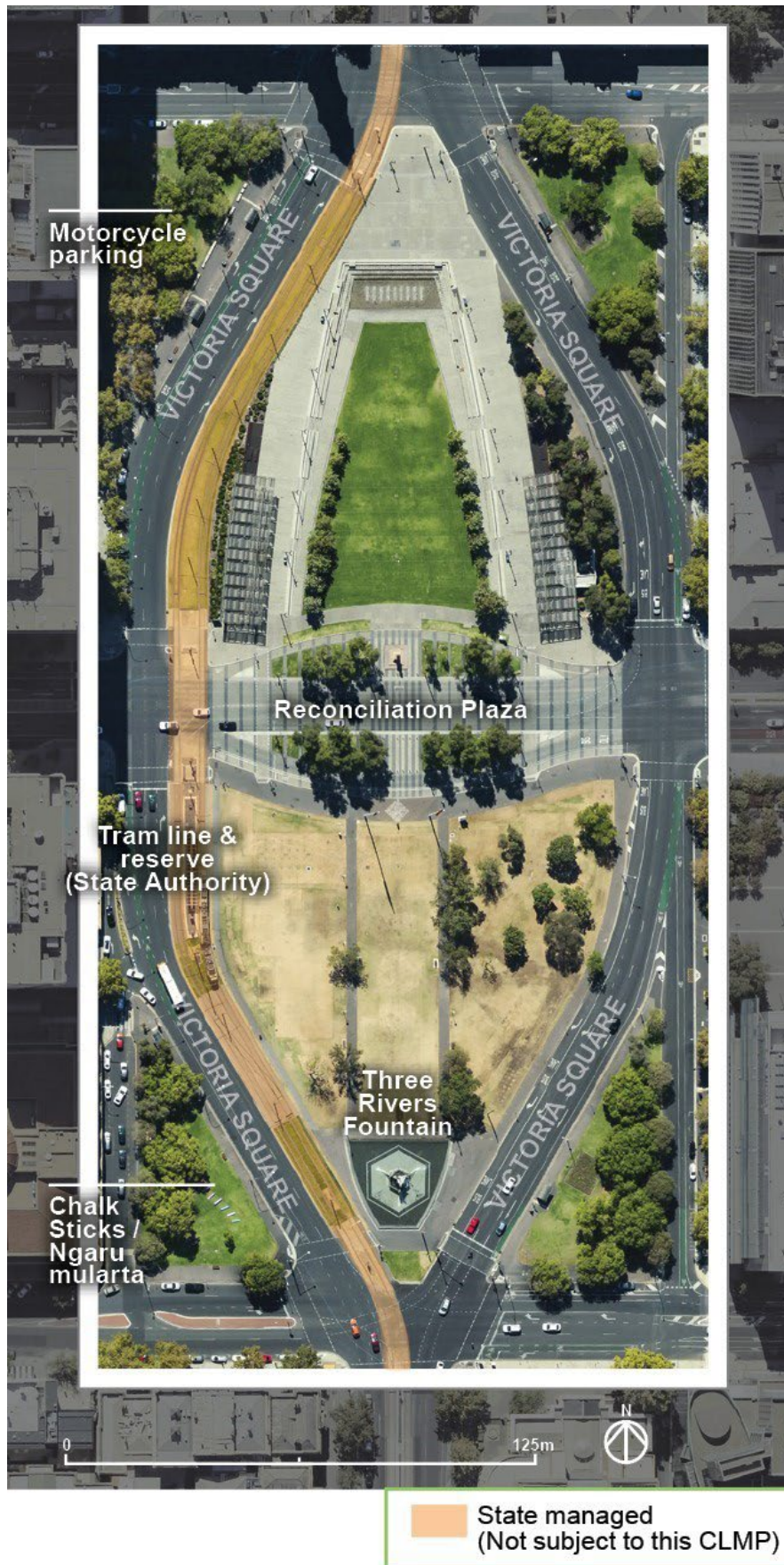


Figure 36. Map of Victoria Square / Tarntanyangga (source: MetroMap Aerial Imagery 2023)

### A34.3 Owner / 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 public facilities, furniture and amenities ancillary to park uses to support the purpose for which the land is held under A34.4.

### 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 ( <a href="#">See the Community Land Register</a> )

### 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.

The Square will provide high quality formal garden landscapes and function as vibrant parks responding to their local context and as a relief to the surrounding urban environment.



Figure 37. Map of Hindmarsh Square / Mukata (source: MetroMap Aerial Imagery 2023)



### A35.3 Owner / 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 a venue for temporary events.
- Providing public facilities, furniture and amenities ancillary to park uses to support the purpose for which the land is held under A35.4.

### 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 ( <a href="#">See the Community Land Register</a> )

### 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.

The Square will provide high quality formal garden landscapes and function as vibrant parks responding to their local context and as a relief to the surrounding urban environment.



Figure 38. Map of Light Square / Wauwi (source: MetroMap Aerial Imagery 2023)

### A36.3 Owner / 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 a venue for temporary events.
- Providing public facilities, furniture and amenities ancillary to park uses to support the purpose for which the land is held under A36.4.

### 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 ( <a href="#">See the Community Land Register</a> )

### 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.

The Square will provide high quality formal garden landscapes and function as vibrant parks responding to their local context and as a relief to the surrounding urban environment.



Figure 39. Map of Hurtle Square / Tangkaira (source: MetroMap Aerial Imagery 2023)

### A37.3 Owner / 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 a venue for temporary events.
- Providing public facilities, furniture and amenities ancillary to park uses to support the purpose for which the land is held under A37.4.

### 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 ( <a href="#">See the Community Land Register</a> )

### 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.

The Square will provide high quality formal garden landscapes and function as vibrant parks responding to their local context and as a relief to the surrounding urban environment.



Figure 40. Map of Whitmore Square / Iparrityi (source: MetroMap Aerial Imagery 2023)

### A38.3 Owner / 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 a venue for temporary events.
- Providing public facilities, furniture and amenities ancillary to park uses to support the purpose for which the land is held under A38.4.

### 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 <del>6442/852</del> CR 5779/242 ( <a href="#">See the Community Land Register</a> )

### A39.3 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.

The Square will provide high quality formal garden landscapes and function as vibrant parks responding to their local context and as a relief to the surrounding urban environment.



Figure 41. Map of Wellington Square / Kudnartu (source: MetroMap Aerial Imagery 2023)



### A39.3 Owner / 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 a venue for temporary events.
- Providing public facilities, furniture and amenities ancillary to park uses to support the purpose for which the land is held under A39.4.

### 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 of park	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 ( <a href="#">See the Community Land Register</a> )

### A40.2 River Context

The River Torrens / Karrawirra Pari (the River) is the home of many water-based activities and State Heritage places that form 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.

The River will continue to meet the wider recreational needs of the community and enhancing and improving the water quality and biodiversity values of the River Torrens / Karrawirra Pari.



Figure 42. Map of the River Torrens / Karrawirra Pari (source: MetroMap Aerial Imagery 2023)

### A40.3 Owner / 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

- Providing a resource for aquatic-based, boating recreation.
- Providing ecological habitat for native fauna and flora.
- Providing a section of the River Torrens Linear Trail.
- Providing public facilities, furniture and amenities ancillary to park uses to support the purpose for which the land is held under A40.4.

### **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 Park.

### **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: [Australian Heritage Database](#).

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 Park Lands 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 referral<sup>2</sup>:

- 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 30m<sup>2</sup>)
- 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).

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<sup>2</sup> List provided in: 'Adelaide Park Lands and City Layout: Issues and Opportunities Analysis for the National Heritage Listing' by dash architects (December 2018, page 35)

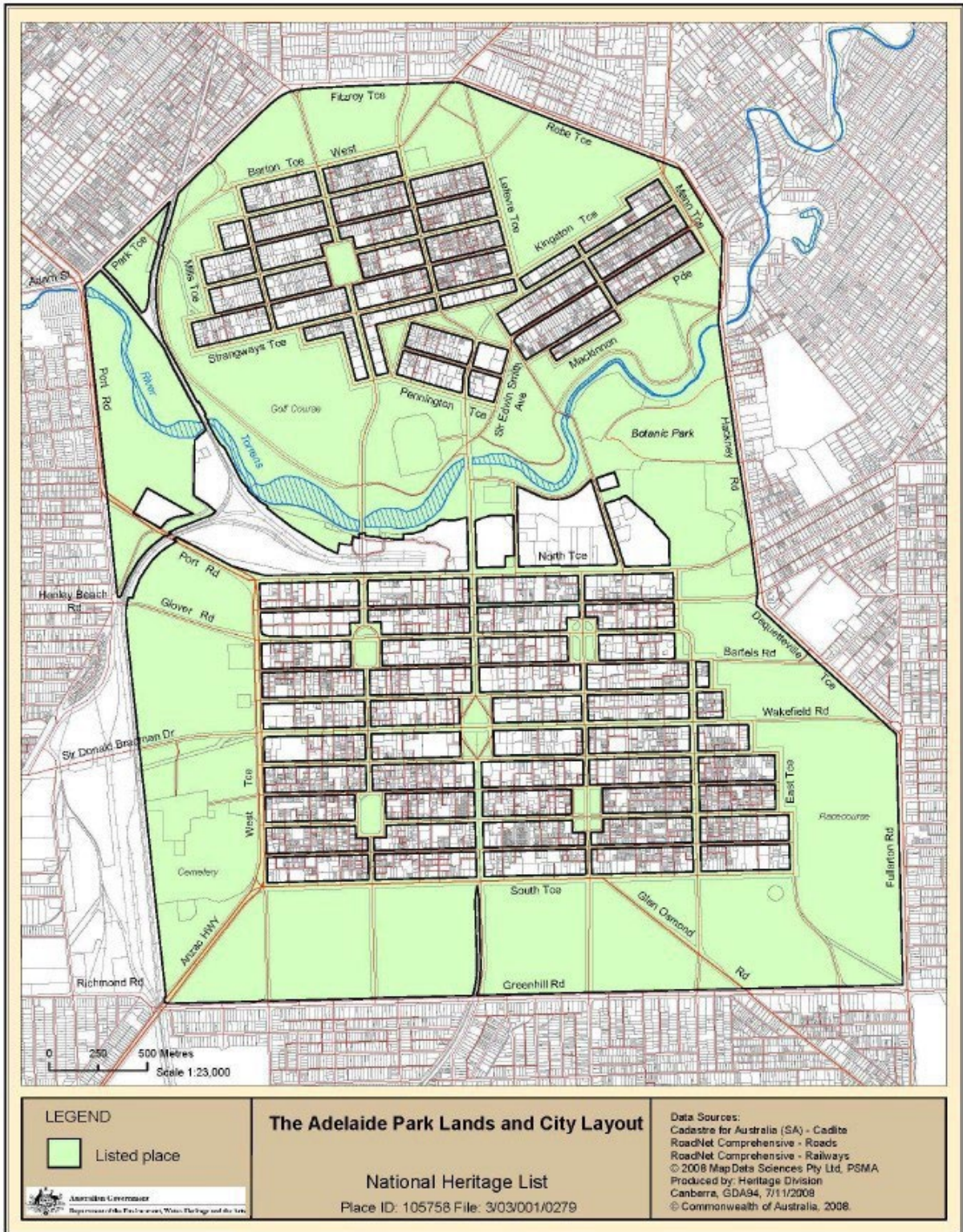


Figure A1

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



## Exclusion of the Public

Tuesday, 3 October 2023  
**City Planning,  
Development and Business  
Affairs Committee**

**Program Contact:**  
Alana Martin, Manager  
Governance

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 Council considers it to be necessary and appropriate to act in a meeting closed to the public to receive, discuss or consider in confidence any information or matter listed in section 90(3) of the Act.

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

For the following Reports for Recommendation to Council seeking consideration in confidence

### **10.1** Hilton Leasing Matter [section 90(3) (b) and (d) of the Act]

The Order to Exclude for Item 10.1:

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

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## ORDER TO EXCLUDE FOR ITEM 10.1

### THAT COUNCIL:

1. Having taken into account the relevant consideration contained in section 90(3) (b) and (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 3 October 2023 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 10.1 [Hilton Leasing Matter] 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 and confer a commercial advantage to a third party.

More specifically, the disclosure of certain information in this report could reasonably prejudice the commercial position of the council including its future commercial dealings given that it contains financial information and further direction with regard to Council's land holding.

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 given that the information in this report, including certain financial information and further direction, may prejudice its future commercial dealings within regard to its land holding. On this basis, the disclosure of such information may severely prejudice the City of Adelaide Council's ability to influence the proposal for the benefit of the City of Adelaide 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 3 October 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 10.1 [Hilton Leasing Matter] 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) and (d) of the Act.
-

## DISCUSSION

1. Section 90(1) of the *Local Government Act 1999 (SA)* (the Act) directs that a meeting of Council must be conducted in a place open to the public.
2. Section 90(2) of the Act, states that a Council may order that the public be excluded from attendance at a meeting if Council considers it to be necessary and appropriate to act in a meeting closed to the public to receive, discuss or consider in confidence any information or matter listed in section 90(3) of the Act.
3. Section 90(3) of the Act prescribes the information and matters that a Council may order that the public be excluded from.
4. Section 90(4) of the Act, advises that in considering whether an order should be made to exclude the public under section 90(2) of the Act, it is irrelevant that discussion of a matter in public may -
  - (a) *cause embarrassment to the council or council committee concerned, or to members or employees of the council; or*
  - (b) *cause a loss of confidence in the council or council committee; or*
  - (c) *involve discussion of a matter that is controversial within the council area; or*
  - (d) *make the council susceptible to adverse criticism.*
5. Section 90(7) of the Act requires that an order to exclude the public:
  - 5.1 Identify the information and matters (grounds) from section 90(3) of the Act utilised to request consideration in confidence.
  - 5.2 Identify the basis – how the information falls within the grounds identified and why it is necessary and appropriate to act in a meeting closed to the public.
  - 5.3 In addition identify for the following grounds – section 90(3) (b), (d) or (j) of the Act - how information open to the public would be contrary to the public interest.
6. Section 83(5) of the Act has been utilised to identify in the Agenda and on the Report for the meeting, that the following report is submitted seeking consideration in confidence.
  - 6.1 Information contained in Item 10.1 – Hilton Leasing Matter
    - 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) and (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;

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## ATTACHMENTS

Nil

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- END OF REPORT -

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