

# Kadaltilla

Adelaide Park Lands Authority



## BOARD MEETING MINUTES

Thursday, 25 July 2024

Colonel Light Room, Adelaide Town Hall

## Kadaltilla / Adelaide Park Lands Authority

Board Meeting Minutes, Thursday, 25 July 2024, at 4.30 pm

Colonel Light Room, Adelaide Town Hall

Present:

|                                |  |
|--------------------------------|--|
| <b>Presiding Member</b>        | The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith         |
| <b>Deputy Presiding Member</b> | Elinor Walker  |
| <b>Board Members</b>           | Allison Bretones   |
|                                | Ashley Halliday  |
|                                | Mitzi Nam  |
|                                | Deputy Lord Mayor, Councillor Keiran Snape                       |
|                                | Craig Wilkins  |
|                                | Professor Emeritus Damien Mugavin (proxy for Stephanie Johnston) |

### 1 Welcome and Opening

#### 1.1 Acknowledgement of Country

At the opening of the Board Meeting, the Lord Mayor stated:

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

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

#### 1.2 Apologies

Board Members - Justyna Jochym  
Stephanie Johnston  
Ben Willsmore

#### 1.3 Confirmation of Minutes

##### Board Decision

Moved by Deputy Lord Mayor, Councillor Keiran Snape,  
Seconded by Ashley Halliday -

That the Minutes of the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 27 June 2024 be taken as read and be confirmed as an accurate record of proceedings.

Carried

### 2 Conflict of Interest

Nil

### 3 Presiding Member Report (verbal)

The Presiding Member provided a verbal report on:

- Appointments to the Australian Heritage Council
- City Plan
- APLMS Key Stakeholder Event 31 July 2024

#### 4 Public Hearing - Draft Adelaide Park Lands Management Strategy - Towards 2036

4.30pm to 5.30pm

In accordance with Section 18(4)(c) of the *Adelaide Park Lands Act 2005 (SA)*, Kadaltilla invited any interested person to attend and speak to the public meeting in relation to the draft *Adelaide Park Lands Management Strategy – Towards 2036*. [Link 1](#).

The Presiding Member invited any person in the public gallery to come forward to address Kadaltilla.

At 4.30 pm no persons present addressed Kadaltilla.

The Presiding Member indicated, that throughout the meeting, an invitation would be extended to any person in the public gallery to speak to Kadaltilla on the draft *Adelaide Park Lands Management Strategy – Towards 2036*.

#### 5 Deputation

Nil

#### 6 Items for Board Decision

##### 6.1 Glen Osmond Road, Hutt Road and Park 17 Improvements

Board Decision to advise City of Adelaide

Discussion ensued during which Director, City Services Tom McCreedy in response to Board Member queries utilised a PowerPoint presentation to provide further details to the Board of options explored for diversion of stormwater into vegetated sedimentation/detention basins and associated works.

The further details provided are attached for reference at the end of the Minutes for the meeting.

It was then -

Moved by Allison Bretones,  
Seconded by Ellinor Walker -

THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Kadaltilla / Adelaide Park Lands Authority:

1. Endorses the recommendation to proceed with the Glen Osmond Road, Hutt Road and Carriageway Park / Tuthangga (Park 17) Improvements concept as contained in **Attachment A** to Item 6.1 on the Agenda for the meeting of Kadaltilla / Adelaide Park Lands Authority held on 25 July 2024.
2. Notes that the Administration will provide further updates to Kadaltilla as design progresses.

Amendment –

Moved by Professor Emeritus Damien Mugavin,  
Seconded by Deputy Lord Mayor, Keiran Snape –

That part 2 of the motion be amended to read as follows:

- '2. Notes that the Administration will provide further design development updates to Kadaltilla as concept design progresses.'

The amendment was then put and carried

The motion as amended was then put and carried

The Presiding Member invited any interested persons in the public gallery to come forward to address Kadaltilla on the Draft Adelaide Park Lands Management Strategy – Towards 2036.

At 4.58 pm no persons present addressed Kadaltilla.

##### 6.2 Park Lands Leasing – Expressions of Interest: Carriageway Park / Tuthangga (Park 17) and Blue Gum Park / Kurangga (Park 20)

Board Decision to Advise City of Adelaide

Moved by Deputy Lord Mayor, Councillor Keiran Snape,  
Seconded by Craig Wilkins -

THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Kadaltilla / Adelaide Park Lands Authority:

1. Notes the Expression of Interest submissions received for the two Park Lands facilities as shown in Attachment A to Item 6.2 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 25 July 2024.
2. Endorses Council through the Chief Executive Officer to enter into lease negotiations with the applicants below for five-year Park Lands Lease Agreements for the sports buildings, playing fields and courts located in Parks 17 and 20:
  - 2.1. Touch Football South Australia – Carriageway Park / Tuthangga (Park 17)
  - 2.2. Pulteney Grammar School – Blue Gum Park / Kurangga (Park 20).
3. Notes that Administration will arrange a meeting with the North Western Junior Soccer Association to identify opportunities for accessing Park Lands facilities, including the playing fields programmed by the City of Adelaide in Victoria Park / Pakapakanthi (Park 16).

Discussion ensued

The motion was then put and carried

**6.3 Kadaltilla 2024 Annual Community Forum**

Board Decision

Discussion ensued

It was then -

Moved by Deputy Lord Mayor, Councillor Keiran Snape,  
Seconded by Allison Bretones -

That the Kadaltilla / Adelaide Park Lands Authority:

1. Approves the theme for the 2024 Annual Community Forum as “Rediscover Your Park Lands”.
2. Approves the 2024 Annual Community Forum to be held on:
  - 2.1 Saturday 31 August 2024 from 12:00pm to 2:00pm at Victoria Park / Pakapakanthi (Park 16)  
or  
Sunday 8 September 2024 from 12:00pm to 2:00pm at G S Kingston Park / Wirrarninthi (Park 23).
  - 2.2 Wednesday 18 September from 11:00am to 1:00pm at Hindmarsh Square / Mukata  
or  
Saturday 14 September 2024 from 11:00am to 3:00pm at Gladys Elphick Park / Narningga (Park 25)
  - 2.3 Thursday 3 October 2024 from 10:00am to 12:00pm in Blue Gum Park / Kurangga (Park 20)  
or  
Peppermint Park / Wita Wirra (Park 18)
  - 2.4 Wednesday 9 October 2024 from 10:00am to 12:00pm in Lefevre Park / Nantu Wama (Park 6).
3. Authorises administration in consultation with the Kadaltilla/Adelaide Park Lands Authority Presiding Member to alter the date and/or time of any of the above community forum events, if required.

Carried

**7 Items for Noting**

**7.1 Update on the World Heritage Listing for the Adelaide Park Lands and Rural Settlement Landscapes**

Board Decision

Discussion ensued

It was then -

Moved by Ashley Halliday,  
Seconded by Mitzi Nam –

That the Kadaltilla / Adelaide Park Lands Authority:

1. Receives and notes the report contained in Item 7.1 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 25 July 2024.

Carried

## **8 Other Business**

### **8.1 Disc Golf Course**

- Discussion ensued in relation to disc golf and a report to be presented at the next meeting of the Board in relation to tree protection.

The Presiding Member invited any interested persons in the public gallery to come forward to address Kadaltilla on the Draft Adelaide Park Lands Management Strategy – Towards 2036.

At 5.21 pm no persons present addressed Kadaltilla.

### **8.2 APLMS**

#### Action Arising

Administration undertook to review and update the Return Areas (on page 145 of the draft APLMS) to include in the table the dates the listed locations were returned to Park Lands.

The Presiding Member invited any interested persons in the public gallery to come forward to address Kadaltilla on the Draft Adelaide Park Lands Management Strategy – Towards 2036.

At 5.30 pm no persons present addressed Kadaltilla.

## **Closure**

The meeting closed at 5.30 pm

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

## **Documents Attached:**

Item 6.1- Glen Osmond Road, Hutt Road and Park 17 Improvements - Further details provided on options explored for diversion of stormwater into vegetated sedimentation/detention basins and associated works

# Glen Osmond Road, Hutt Road and Park 17 Improvements

Tom McCready  
Director City Services

# Background

Throughout the concept design's development, several options were explored to balance traditional stormwater management methods with additional environmental and social benefits whilst providing long-term preservation of the avenue of significant trees lining Glen Osmond Road.

These options considered the functional requirement of conveying stormwater in minor and major storm events, in addition to improving the roadside safety of motorists and pedestrians and minimising the upfront and ongoing capital and operational costs. Some of the options considered included;

1. Diversion of stormwater into sedimentation/detention basins within the surrounding Park Lands.
2. renewal of the existing stormwater channels with either hard or soft infrastructure.
3. relocation of the channel into new hard infrastructure culvert/pipe beneath Glen Osmond Road away from existing trees, and a combination of all options.

Following detailed analysis, the optimal option was determined to be the conversion of the existing dilapidated open channel into an underground culvert system.

# Flood Map Park 17



Figure 1: Flood map of Park 17 and surround areas in 20% AEP storm event (current condition)



# Review

- The option for diverting stormwater into vegetated sedimentation and/or detention basins involved creating a series of basins to mitigate and improve low flows, and the installation of a box culvert (1200mm x 600mm) within the existing channel alignment to manage major flow events.
- This option was deemed to be an unpreferred option, as it still required the installation of a box culvert, albeit smaller, and substantial additional civil and landscaping works to convey the flows. Further, the following reasons were also contributing factors:
  - The capacity of the basins is only suitable for low flow, and the majority of the flow will still need to be conveyed along the channel into the downstream creek by culvert, effectively doubling the work compared with the preferred option
  - Required removal of approximately 65 trees of low retention value, to construct the basins and associated infrastructure. Note that, it is proposed for replacement planting to occur in endorsed locations and riparian planting would be included in the basins.
  - Based on stormwater design guidelines and best practices, only a small portion of the stormwater flow can be diverted to the basins for treatment through sedimentation and detention, for improved water quality. Increasing the capacity of the basins is limited by proximity to significant character trees within the park area.
  - The basins require a significantly greater maintenance effort and cost to ensure the volumetric and treatment capacity remains appropriate throughout the asset design life.

# Review Continued

- Requires raising the proposed shared use path along Hutt Road higher in order to ensure any overspill is contained within the Park Lands. The elevated path would require greater amounts of fill to be placed within the root zone of established trees along Hutt Road, which is undesirable from tree health perspective.
- A greater risk profile as the basin design relies heavily on the swale and channel's hydraulic performance to convey the larger amount of stormwater flow from the Unley catchment. The associated risk of drainage failure for an open channel is greater due to the need for frequent maintenance, potential gradual reduction of swale cross-sectional area due to tree growth and risk of inundation to Glen Osmond Road and Hutt Road.
- The deeper swale/ channel design will incur the need for safety fencing or barrier to mitigate the risk of falling either from the adjacent access footpath and shared use path (Ponder Avenue), and Glen Osmond Road. Installing fencing is contrary to the policy to make the Park Lands more accessible.
- Not a preferred location within the Park Lands to construct water bodies which would attract wildlife and visitors surrounded by heavy traffic corridors. Furthermore, the APLMS 2015-2025 identifies this park for low passive use with potential for sculpture as a city gateway, providing only a basic level of amenity.
- Higher capital and operational cost of more than double the recommended option.

# Summary

- Due to the reasons outlined above, the option to divert stormwater into basins was considered less optimal, and the recommendation is to replace the existing open channel with a culvert to continue to provide reliable stormwater management services, while addressing the ongoing erosion risk to the historic avenue of trees.