

# Kadaltilla

Adelaide Park Lands Authority



## BOARD MEETING AGENDA

Thursday, 24 October 2024 at 4.30 pm  
Colonel Light Room, Adelaide Town Hall

# Kadaltilla / Adelaide Park Lands Authority

Board Meeting Agenda, Thursday, 24 October 2024 at 4.30 pm  
Colonel Light Room, Adelaide Town Hall

Membership	The Lord Mayor 4 other members appointed by the Council 5 members appointed by the Minister for Planning
Quorum	6
Presiding Member	The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith
Deputy Presiding Member	Elinor Walker
Board Members	Allison Bretones Ashley Halliday Justyna Jochym Stephanie Johnston Mitzi Nam Deputy Lord Mayor, Councillor Keiran Snape Craig Wilkins Ben Willsmore
Proxy Board Members	Professor Emeritus Damien Mugavin (for Stephanie Johnston) Councillor Henry Davis (for Deputy Lord Mayor, Councillor Keiran Snape) Dennis Rigney (for Mitzi Nam)

## Agenda

### 1. Welcome and Opening

#### 1.1 Acknowledgement of Country

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

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

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

#### 1.2 Apologies

Board Members - Ben Willsmore  
Stephanie Johnston

#### 1.3 Confirmation of Minutes

That the Minutes of the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 26 September 2024 be taken as read and be confirmed as an accurate record of proceedings.

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- 2. Conflict of Interest**
- 3. Presiding Member Report (verbal)**
- 4. Deputations**
- 5. Items for Board Discussion**  
Nil
- 6. Items for Board Decision**
  - 6.1** Adelaide Park Lands Management Strategy - Towards 2036 for Finalisation 9 - 201
  - 6.2** Kadaltilla's Submission to the Draft Festival Plaza Code Amendment for Endorsement 202 - 211
  - 6.3** Kadaltilla's Submission to the Greater Adelaide Regional Plan (the GARP) for Endorsement 212 - 224
- 7. Items for Noting**  
Nil
- 8. Other Business**
- 9. Meeting Close**

# Kadaltilla

Adelaide Park Lands Authority



BOARD MEETING MINUTES  
Thursday, 26 September 2024  
Colonel Light Room, Adelaide Town Hall

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## Kadaltilla / Adelaide Park Lands Authority

Board Meeting Minutes, Thursday, 26 September 2024, at 4.30 pm  
Colonel Light Room, Adelaide Town Hall

Present:

<b>Deputy Presiding Member</b>	Elinor Walker
<b>Board Members</b>	Allison Bretones
	Justyna Jochym
	Stephanie Johnston
	Mitzi Nam
	Deputy Lord Mayor, Councillor Keiran Snape
	Craig Wilkins
	Ben Willsmore

### 1 Welcome and Opening

#### 1.1 Acknowledgement of Country

At the opening of the Board Meeting, the Deputy Presiding Member, Elinor Walker 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

Presiding Member - The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith

Board Member - Ashley Halliday

#### 1.3 Confirmation of Minutes

##### Board Decision

Moved by Deputy Lord Mayor, Councillor Keiran Snape,  
Seconded by Ben Willsmore -

That the Minutes of the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 22 August 2024 be taken as read and be confirmed as an accurate record of proceedings.

Carried

### 2 Conflict of Interest

Item 6.4 – The Greater Adelaide Regional Plan (the Plan) Consultation:

- Deputy Presiding Member, Elinor Walker
- Stephanie Johnston.

### 3 Presiding Member Report (verbal)

Deputy Presiding Member, Elinor Walker provided a verbal report in relation to:

- The Glenside Urban Corridor (Living) Code Amendment.
- Kadaltilla's new Facebook and LinkedIn accounts being live since early September.
- Community Forums being held on 3 and 9 October 2024.

## 4 Deputations

Nil

## 5 Items for Board Discussion

### 5.1 Department for Infrastructure and Transport - Tram Grade Separation Projects

City of Adelaide, Chief Executive Officer Michael Sedgman, addressed the Board to:

- Advise that Item 5.1 was withdrawn from the Agenda at the request of the Department for Infrastructure and Transport because options for activities proposed at the South Terrace site were currently being reviewed and as a consequence the presentation proposed was not current.
- Indicate an undertaking has been given by the Department for Infrastructure and Transport that as they reassess options they will seek a further attendance at a Kadaltilla Board meeting to discuss the project.

### 6.4 The Greater Adelaide Regional Plan (the Plan) Consultation

Leave of the meeting was granted to bring Item 6.4 forward on the agenda.

Deputy Presiding Member, Elinor Walker declared a General Conflict of Interest in Item 6.4 – The Greater Adelaide Regional Plan (the Plan) Consultation due to her employment as the Director of the Housing, Infrastructure, Planning and Development Unit with the State Government. Elinor Walker indicated her intention to not participate in any debate or decision making on the matter and would vacate the room for deliberation on Item 6.4.

Stephanie Johnston declared a Material Conflict of interest in Item 6.4 – The Greater Adelaide Regional Plan (the Plan) Consultation due to being a State Planning Commission member who is overseeing the work of GARP. Stephanie Johnston indicated her intention to not participate in any debate or decision making on the matter and would vacate the room for deliberation on Item 6.4.

To avoid a loss of quorum, City of Adelaide, Director City Shaping, Iliia Houridis advised the Board that feedback would be sought offline to progress the drafting of the submission on the Greater Adelaide Regional Plan.

#### Action Arising

Feedback to be sought from Kadaltilla Board Members to progress the drafting of a submission on the Greater Adelaide Regional Plan for presentation and decision at the Kadaltilla / Adelaide Park Lands Authority Board Meeting on 24 October 2024.

### 5.2 Adelaide Park Lands Biodiversity Digital Reporting Framework

Presenters: Matthew Field, Manager Park Lands & Sustainability, City of Adelaide  
Jared Wilson, Team Leader, Park Lands Planning

#### Precis of Item

Demonstration of the digital reporting framework ([Biodiversity in Adelaide | City of Adelaide](#)) to ascertain views and feedback on the digital reporting framework including data, relevance, readability and use by the community.

#### Action Arising

Alison Ackland, Kadaltilla / Adelaide Park Lands Authority Advisor to coordinate a social media post regarding the biodiversity digital reporting framework.

### 5.3 Draft Adelaide Park Lands Management Strategy - Towards 2036 - Consultation Summary Workshop

Presenter - Alison Ackland, Kadaltilla / Adelaide Park Lands Authority Advisor

#### Precis of Item

Opportunity to workshop the community consultation responses and ascertain views and feedback on the recommendations and proposed amendments to the draft Adelaide Park Lands Management Strategy (APLMS) – Towards 2036.

During discussion Craig Wilkins entered the Colonel Light Room at 5.12pm.

## 6 Items for Board Decision

### 6.1 Draft Adelaide Park Lands Management Strategy - Towards 2036 - Consultation Engagement Report

#### Board Decision

Moved by Allison Bretones,  
Seconded by Craig Wilkins -

#### That the Kadaltilla / Adelaide Park Lands Authority:

1. Receives the draft *Adelaide Park Lands Management Strategy - Towards 2036* Consultation Engagement Report as contained in Attachment B to Item 6.1 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) held on 26 September 2024.
2. Notes the final *Adelaide Park Lands Management Strategy - Towards 2036* is proposed to be presented to Kadaltilla on 24 October 2024.

Carried

Deputy Lord Mayor, Councillor Keiran Snape left the Colonel Light Room at 5.31pm.

### 6.2 Adelaide Park Lands Community Buildings (Sport and Recreation) Policy

#### Board Decision to advise City of Adelaide

Discussion ensued

It was then -

Moved by Stephanie Johnston,  
Seconded by Ben Willsmore -

#### THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

#### That the Kadaltilla / Adelaide Park Lands Authority:

1. Notes the summary presentation of the Draft Adelaide Park Lands Community Buildings (Sport and Recreation) Policy as contained in Attachment B to Item 6.2 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 26 September 2024.
2. Provides the Administration with feedback on the Draft Adelaide Park Lands Community Buildings (Sport and Recreation) Policy as contained in Attachment A to Item 6.2 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 26 September 2024, as part of the public consultation process.
3. Authorises Administration to finalise the Board's submission to the public consultation on the Draft Adelaide Park Lands Community Buildings (Sport and Recreation) Policy outside of session.
4. Notes that the Board's submission will be shared with the Board via the portal and included in the public consultation summary presented to the City Community Services and Culture Committee on 5 November 2024.

Carried

The Deputy Presiding Member, Elinor Walker sought leave of the meeting to adjourn the meeting for 5 minutes and leave was granted at 5:56 pm. The meeting resumed at 6:02 pm with the following Board members present:

Deputy Presiding Member, Elinor Walker  
Allison Bretones  
Justyna Jochym  
Stephanie Johnston  
Mitzi Nam  
Craig Wilkins  
Ben Willsmore.

### 6.3 Draft Festival Plaza Code Amendment Consultation

#### Board Decision

The Board noted that Stephanie Johnston had absented herself from State Planning Commission discussion on the Festival Plaza Code Amendment due to her role with the Kadaltilla / Adelaide Park Lands Authority.

Discussion ensued

It was then –

Moved by Justyna Jochym,  
Seconded by Allison Bretones -

#### That the Kadaltilla / Adelaide Park Lands Authority:

1. Authorises administration to draft a submission on the draft Festival Plaza Code Amendment incorporating the feedback from the Kadaltilla / Adelaide Park Lands Authority Board Members, to be presented for decision at the Kadaltilla / Adelaide Park Lands Authority Board Meeting on 24 October 2024.

Carried

## 7 Items for Noting

### 7.1 Kadaltilla Strategic Plan Annual Review of Progress 23/24

#### Board Decision to advise City of Adelaide

Moved by Craig Wilkins,  
Seconded by Allison Bretones -

#### THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

#### That the Kadaltilla / Adelaide Park Lands Authority:

1. Notes the progress updates provided for financial year 2023/24 of the Kadaltilla 2023-2028 Strategic Plan as contained in Attachment A to Item 7.1 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 26 September 2024.

Carried

## 8 Other Business

Discussion ensued:

- In relation to quorum, its legislative provision and the formula used to determine.
- With a verbal update sought and provided by Administration on the consultation on the Light Square Masterplan.
- Acknowledging and congratulating the City of Adelaide on the Good Design Award Gold Winner accolade for exceptional design and innovation presented to the City of Adelaide for the City Plan – Adelaide 2036: A Place-Based Blueprint for Growth at the Australian Good Design Awards 2024.

## Closure

The meeting closed at 6.26 pm

Elinor Walker  
Deputy Presiding Member  
Kadaltilla / Adelaide Park Lands Authority

Documents Attached:

Nil



# Kadaltilla

Adelaide Park Lands Authority

## Adelaide Park Lands Management Strategy - Towards 2036 for Finalisation

Thursday, 24 October 2024  
Board Meeting

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

Public

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### Purpose

The purpose of this report is to finalise the Adelaide Park Lands Management Strategy - Towards 2036 (APLMS) (**Attachment A**) pursuant to Part 4, Division 1, Section 18(7) of the *Adelaide Park Lands Act 2005* (SA) (the Act), which states:

*The Authority must then prepare a report on the matter (incorporating the proposal, as finalised by the Authority) and furnish copies of the report to—*

*(a) the Minister; and*

*(b) the Adelaide City Council.*

The APLMS is prepared and maintained by Kadaltilla / Adelaide Park Lands Authority (Kadaltilla). Kadaltilla must undertake a comprehensive review of the APLMS at least once in every five years. The APLMS 2015-2025 was completed and adopted by the Minister and the City of Adelaide on 7 August 2017.

On 22 February 2024, Kadaltilla proposed to vary the management strategy through substitution with the APLMS in accordance with Section 18(4) and Section 18(12) of the Act.

The review is being undertaken on behalf of Kadaltilla by the City of Adelaide (CoA) with support from the Office for Design and Architecture SA (ODASA) and Project Steering Committee which includes members from City of Adelaide, adjoining councils, Kaurna Yerta Aboriginal Corporation (KYAC), Department of Environment and Water (DEW) and Green Adelaide.

The proposal was referred to the Minister for Planning in February 2024, and the City of Adelaide, State authorities and adjoining councils with a direct interest in the proposal in March 2024.

On 23 May 2024, Kadaltilla endorsed the draft APLMS - Towards 2036 for the purposes of undertaking public consultation ([Link 1](#)). Public consultation took place from 17 June to 9 August 2024. A public hearing was held at the meeting on 25 July 2024. A workshop ([Link 2](#)) update and detailed Consultation Engagement Report ([Link 3](#)) on the public consultation were presented to Kadaltilla at its meeting on 26 September 2024.

Following public consultation, the Authority has on the basis of consultation undertaken and submission received, amended the APLMS. A summary table outlining changes made in response to community consultation is provided in [Link 4](#).

This report seeks Kadaltilla's approval to furnish a report on the matter (**Attachment B**), incorporating the proposal to vary the APLMS, to the Minister and the City of Adelaide in accordance with Section 18(7) of the Act.

Pending decision by Kadaltilla, the next steps include a report to Council on 12 November 2024 seeking adoption of the APLMS with or without amendment and a report to the Minister for Planning in late 2024 seeking adoption of the draft APLMS with or without amendment.

Finalisation of the draft APLMS is anticipated to occur in early 2025, including the legislated parliamentary processes and publication.

## Recommendation

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

#### That the Kadaltilla / Adelaide Park Lands Authority:

1. Notes that the Authority has completed the relevant steps pursuant to Part 4, Division 1, Section (18) of the *Adelaide Park Lands Act 2005* (SA) to vary through substitution the Adelaide Park Lands Management Strategy.
  2. Approves the draft Adelaide Park Lands Management Strategy - Towards 2036 as contained in Attachment A to Item 6.1 on the Agenda for the meeting of the Board of the Kadaltilla / Adelaide Park Lands Authority held on 24 October 2024.
  3. Notes that the Authority has prepared a report on the matter incorporating the proposal as finalised by the Authority pursuant to Part 4, Division 1, Section (18)(7) of the *Adelaide Park Lands Act 2005* (SA), as contained in Attachment B to Item 6.1 on the Agenda for the meeting of the Board of the Kadaltilla / Adelaide Park Lands Authority held on 24 October 2024.
  4. Approves the report on the matter incorporating the proposal as contained in Attachment B to Item 6.1 on the Agenda for the meeting of the Board of the Kadaltilla / Adelaide Park Lands Authority held on 24 October 2024 and furnish copies of the report to the Minister and the City of Adelaide.
  5. Authorises the Chief Executive Officer, or delegate, to make minor or typographical amendments to the documents contained in Attachment A and Attachment B to Item 6.1 on the Agenda for the meeting of the Board of the Kadaltilla / Adelaide Park Lands Authority held on 24 October 2024 for the purposes of finalising the documents.
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# Implications

Adelaide Park Lands Management Strategy 2015-2025	<p><a href="#">Adelaide Park Lands Management Strategy 2015-2025</a></p> <p>The review will result in the substitution of the Adelaide Park Lands Management Strategy (APLMS) 2015-2025 with the APLMS – Towards 2036, which includes consideration of contemporary context, celebration of completed work, and identification of new major projects.</p>
2023-2028 Strategic Plan	<p><a href="#">Kadaltilla / Adelaide Park Lands Authority 2023-2028 Strategic Plan</a></p> <p><a href="#">Strategic Plan Alignment – Expert Advice</a></p> <p>Function as the peak advisory body for policy, development, heritage, and management of the Park Lands based on sound data and evidence.</p>
City of Adelaide Strategies	<p>The APLMS – Towards 2036 is consistent with the Community Land Management Plan for the Adelaide Park Lands in accordance with Section 19(1) of the Act.</p>
Policy	<p>Section 18(12) of the <i>Adelaide Park Lands Act 2005</i> allows Kadaltilla to vary the management strategy by substituting a new management strategy.</p> <p>Given the comprehensive nature of the review and extent of proposed changes, the APLMS – Towards 2036 substitutes the existing Adelaide Park Lands Management Strategy 2015 – 2025.</p> <p>Sections 18(4), (6), (7) and (8) of the Act, set out legislative requirements to vary the APLMS including:</p> <ul style="list-style-type: none"> <li>• Preparing a draft of the proposal.</li> <li>• Referring the proposal to the Minister, the City of Adelaide, and any State authority or adjoining council that has a direct interest in the proposal.</li> <li>• Amending the proposal.</li> <li>• Preparing a report and furnishing copies of the proposal to the Minister for Planning and City of Adelaide.</li> <li>• Adopting the proposal with or without amendment.</li> <li>• Laying copies of the proposal before both Houses of Parliament.</li> </ul>
Consultation	<p>At its meeting on 23 May 2024, Kadaltilla determined to undertake public consultation on the draft APLMS for an 8-week period commencing on 17 June 2024. In accordance with Section 18(4)(c) of the Act, Kadaltilla held a public meeting in relation to the proposal on 25 July 2024.</p> <p>Following public consultation the Authority has, on the basis of consultation undertaken and submission received, amended the APLMS.</p> <p>Kadaltilla has prepared a report on the matter (<b>Attachment B</b>) to be provided to the City of Adelaide and the Minister for Planning to confer on the matter.</p> <p>Key stakeholders including Kurna Yerta Aboriginal Corporation (KYAC) were consulted during the public consultation period, and their feedback is provided in the engagement report.</p>
Resource	<p>The CoA is undertaking the review of APLMS 2015 – 2025 on behalf of Kadaltilla.</p>
Risk / Legal / Legislative	<p>As required under Section 18(14) of the <i>Adelaide Park Lands Act 2005</i>, Kadaltilla must undertake a comprehensive review of the APLMS at least once in every five years. The Strategy must contain the information set out in Section 18(3) of the <i>Adelaide Park Lands Act 2005</i>.</p> <p><b>Environment Protection and Biodiversity Conservation (EPBC) Act 1999</b></p> <p>Legislative and governance information is provided within the APLMS.</p> <p><b>Register of Aboriginal Sites and Objects</b></p>

	The Adelaide Park Lands contains multiple sites, places and objects of importance to the Kaurna community. Strategies related to Goal 3 - Cultural Landscapes are included within the APLMS.
Design	<p><b>Good Design (ODASA)</b></p> <p>The APLMS – Towards 2036 references the ODASA Principles of Good Design.</p> <p><b>National Heritage Management Plan (NHMP)</b></p> <p>The APLMS – Towards 2036 references the NHMP.</p>
Opportunities	The review delivers the legislative requirement to review the APLMS every five years and provides an opportunity to ensure that the APLMS continues to address key themes contained in the APLMS, whilst contemporising these same themes.
City of Adelaide Budget Allocation	<p>The CoA's 2024/25 Annual Business Plan and Budget includes funding for a range of strategic priorities identified in the APLMS including:</p> <ul style="list-style-type: none"> <li>• \$500,000 for lighting and footpaths renewals in Wellington Square / Kudnartu</li> <li>• \$250,000 for detailed design of the Light Square / Wauwi Master Plan</li> <li>• \$250,000 for detailed design of the Victoria Park / Pakapakapanthi (Park 16) Master Plan</li> <li>• \$352,845 for Botanic Catchment Water Course Rehabilitation</li> <li>• \$80,000 for an Adelaide Park Lands Strategic Water Resources Study.</li> <li>• The City of Adelaide financial commitment of 1.5% of rates revenue annually to invest in redevelopment of Community Buildings in the Adelaide Park Lands.</li> </ul>
Capital Infrastructure Projects	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	In accordance with the <i>Adelaide Park Lands Act 2005 (SA)</i> , the APLMS must be reviewed every five years. Pending decision on the APLMS – Towards 2036 in 2024/25, the next review would be due in 2029/30.
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	The APLMS – Towards 2036 introduces new content relevant to the planning of, and investment in, the Adelaide Park Lands, including consideration of funding and investment pathways.

# Discussion

## Background

1. At its meeting on 23 May 2024, Kadaltilla endorsed the draft APLMS - Towards 2036 being released for the purposes of public consultation:  
*Endorses the draft Adelaide Park Lands Management Strategy – Towards 2036 as contained in Attachment B to Item 6.2 on the Agenda for the meeting of the Kadaltilla / Adelaide Park Lands Authority on 23 May 2024, for the purposes of community consultation.*
2. Public consultation was undertaken from 17 June 2024 to 9 August 2024.
3. The public consultation invited the community and key stakeholders from previous engagements to provide feedback on the draft APLMS – Towards 2036. Participants were able to share their input through various channels, including responding to survey questions, submitting written feedback, or attending engagement sessions and public hearings to provide their views in person.
4. In addition to the formal consultation and submissions, there has been regular and ongoing engagement with adjoining councils, State Government agencies and the Kurna Yerta Aboriginal Corporation (KYAC) through regular monthly meetings of the Project Steering Committee.
5. The engagement process received strong positive feedback on the draft APLMS - Towards 2036. Respondents expressed support for the document, affirming its direction and content. While the overall reception was favourable, amendments were suggested, reflecting a collaborative approach to refining the strategy.
6. During the final stage of consultation, over 400 people participated, leading to the development of 32 key recommendations.
7. A workshop ([Link 2](#)) update and detailed Consultation Engagement Report ([Link 3](#)) on the public consultation were presented to Kadaltilla at its meeting on 26 September 2024.

## Proposed Changes to the APLMS – Towards 2036

8. The purpose of this report is to finalise the APLMS – Towards 2036 as provided in **Attachment A**, which has been reviewed and updated to incorporate feedback received through the consultation.
9. Key changes, grouped under consultation themes, include:
  - 9.1. Biodiversity and First Nations
    - 9.1.1. Multiple strategies were updated to strengthen the commitment for Kurna involvement and returning Caring for Country practices to the Adelaide Park Lands.
    - 9.1.2. The Kurna Seasonal Calendar is included at the request of Kurna Elders through the City of Adelaide Reconciliation Committee.
  - 9.2. Adelaide Park Lands Protection and Access
    - 9.2.1. Progressing the State Heritage Listing has been elevated to a Strategic Priority and references to the newly developed National Heritage Management Plan included.
    - 9.2.2. Progressing the UNESCO World Heritage Bid included as a Strategy and achieving UNESCO World Heritage status for the Adelaide Park Lands and City Layout included as a Strategic Priority.
  - 9.3. Heritage and Cultural Values
    - 9.3.1. Additional historic information has been added to the Adelaide Park Lands Precinct sections and the existing UNESCO World Heritage bid is updated to better reflect roles and responsibilities for the bid.
    - 9.3.2. Notes also the South Australian Heritage Council recommendation for State Listing.
  - 9.4. Built Form and Land Use
    - 9.4.1. The APLMS supports the consideration of the future of community buildings when they reach the end of their useful asset life and how their upgrade or redevelopment can best serve user groups and the public.
    - 9.4.2. Wording included to community buildings section relating to exemplary development outcomes and contextual responses to the landscape which will be undertaken on a park by park basis.

- 9.4.3. Recognition of annual investment by Council to upgrade or redevelop community buildings within Part C — Implementation, Partnerships, Investment.
- 9.4.4. Clarification that investigating an alternative use for all or part of the northern section of the North Adelaide Golf Course relates to a use that is for a 'Park Land Purpose'.
- 9.5. Stormwater Management and Pathways
  - 9.5.1. Additional information has been included to reflect roles and responsibilities for water assets and the relationship with neighbouring local governments.
  - 9.5.2. Multiple strategies have been updated to promote the Adelaide Park Lands Trail improvements.
- 9.6. Adelaide Park Lands Hubs and Major Events
  - 9.6.1. The hubs section has been amended to clarify what is envisaged for a hub and its creation through future planning and design processes.
  - 9.6.2. The Victoria Park Precinct Plan has been updated to include a commitment to work with the SA Motor Sport Board to minimise disruption to community access including pre and post event(s) and minimise environmental impact.
- 9.7. Community Facilities and Buildings
  - 9.7.1. Strategies have been amended to reflect support for the upgrade of community buildings and recognition of Councils investment policy included within Part C — Implementation, Partnerships, Investment.
  - 9.7.2. Strategies and the Vision have been updated to include the word 'Sport' with 'recreation' to recognise the Adelaide Park Lands as a destination for competitive sport and a variety of active and passive forms of recreation.
- 9.8. Design and Safety
  - 9.8.1. The Design quality section has been relocated to apply to all three Goals in the APLMS and includes reference to the Office of Design and Architecture South Australia's Principles for Good Design.
- 9.9. Car Parking
  - 9.9.1. Targets for car parking on land under the care and control of the City of Adelaide have been reinstated.
- 9.10. Governance and Legislative Context
  - 9.10.1. A glossary of terms has been included and multiple edits made to Precinct Plans, Return Schedules and mapping throughout the APLMS.
- 10. The APLMS is updated for consistency with recently developed and/or endorsed plans and strategies including the City Plan – Adelaide 2036, the draft Greater Adelaide Regional Plan, land tenure advice from the Surveyor General and multiple typographical, figure and image edits.
- 11. The Authority has on the basis of consultation undertaken and submissions received, amended the APLMS in accordance with Section 18(6) of the *Adelaide Park Lands Act 2005* (SA) (the Act). A summary table outlining changes made in response to community consultation is provided in [Link 4](#) .
- 12. This report seeks Kadaltilla's approval to furnish a report on the matter (**Attachment B**), incorporating the proposal to vary the APLMS, to the Minister and the City of Adelaide in accordance with Section 18(7) of the Act.

### Next Steps

- 13. Pending adoption of the APLMS - Towards 2036 by Kadaltilla at its meeting on 24 October 2024, the next steps include:
  - 13.1. Copies of the report (and proposal) are furnished to the Minister for Planning and City of Adelaide for consideration.
  - 13.2. The City of Adelaide and the Minister for Planning must then confer on the report (and proposal) and may then:
    - 13.2.1. Adopt the proposal with or without amendment; or

- 13.2.2. Refer the proposal back to the Authority for further consideration and, if appropriate, amendment and then subsequently adopt the proposal, with or without amendment, after taking into account any report or recommendation from the Authority.
- 13.3. The Report and the proposal will be presented to the City Planning, Development and Business Affairs Committee on 5 November and Council on 12 November 2024 seeking adoption the APLMS – Towards 2036 with or without amendment.
- 13.4. The Report and proposal will be provided to the Minister for Planning in late 2024 for consideration and adoption of the APLMS – Towards 2036 with or without amendment.
- 13.5. Within 6 sitting days after the proposal is adopted by the Minister for Planning and Council, the Minister must cause copies of the APLMS to be laid before both Houses of Parliament.
- 13.5.1. The laying of the APLMS in front of both houses is a procedural matter and does not provide the opportunity for either House of Parliament to review and comment on the adopted Strategy.
- 13.6. Following the tabling of the APLMS in Parliament, Council and the Minister must ensure that copies of the revised APLMS are kept available for public inspection:

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## Data and Supporting Information

**Link 1** – [Kadaltilla / Adelaide Park Lands Authority Meeting – Agenda – Thursday, 23 May 2024](#)

**Link 2** - [Draft Adelaide Park Lands Management Strategy \(APLMS\) - Towards 2036 - Consultation Summary Workshop](#)

**Link 3** – [Draft Adelaide Park Lands Management Strategy – Towards 2036 - Consultation Engagement Report](#)

**Link 4** – [Draft Adelaide Park Lands Management Strategy - Towards 2036 - Amendment Summary Table](#)

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## Attachments

**Attachment A** – Adelaide Park Lands Management Strategy - Towards 2036

**Attachment B** – Report on the proposal to vary by substitution the Adelaide Park Lands Management Strategy

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- END OF REPORT -



# Adelaide Park Lands Management Strategy Towards 2036



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# Minister's Foreword (Placeholder)

**Subject to decision and final approval by the Minister.**

# Message from the Presiding Member



**Dr Jane Lomax-Smith AM**

Lord Mayor  
Presiding Member

The Kadaltilla/Adelaide Park Lands Authority (Kadaltilla) is excited to introduce the **Adelaide Park Lands Management Strategy – Towards 2036** (the Strategy), a document that reflects Kadaltilla's collective vision for one of Adelaide's most precious features.

The Adelaide Park Lands are a masterpiece of urban design and serve as a remarkable example of nineteenth-century colonial planning. These beautiful green spaces, held in trust for the people of South Australia, invite individuals to walk, run, ride, explore, celebrate, and play across their diverse natural environments.

The Strategy is a joint State Government and Council owned document, which is prepared and maintained on their behalf by Kadaltilla. As stewards of this globally recognised open space, preserving and celebrating the Adelaide Park Lands is essential. The Strategy sets out a long-term vision for Adelaide's open space and provides guidance on how to protect and manage these areas through the next decade.

The Strategy promotes a balanced approach to decision-making around the Adelaide Park Lands, but ensures we are always striving to retain their natural, social, and recreational values.

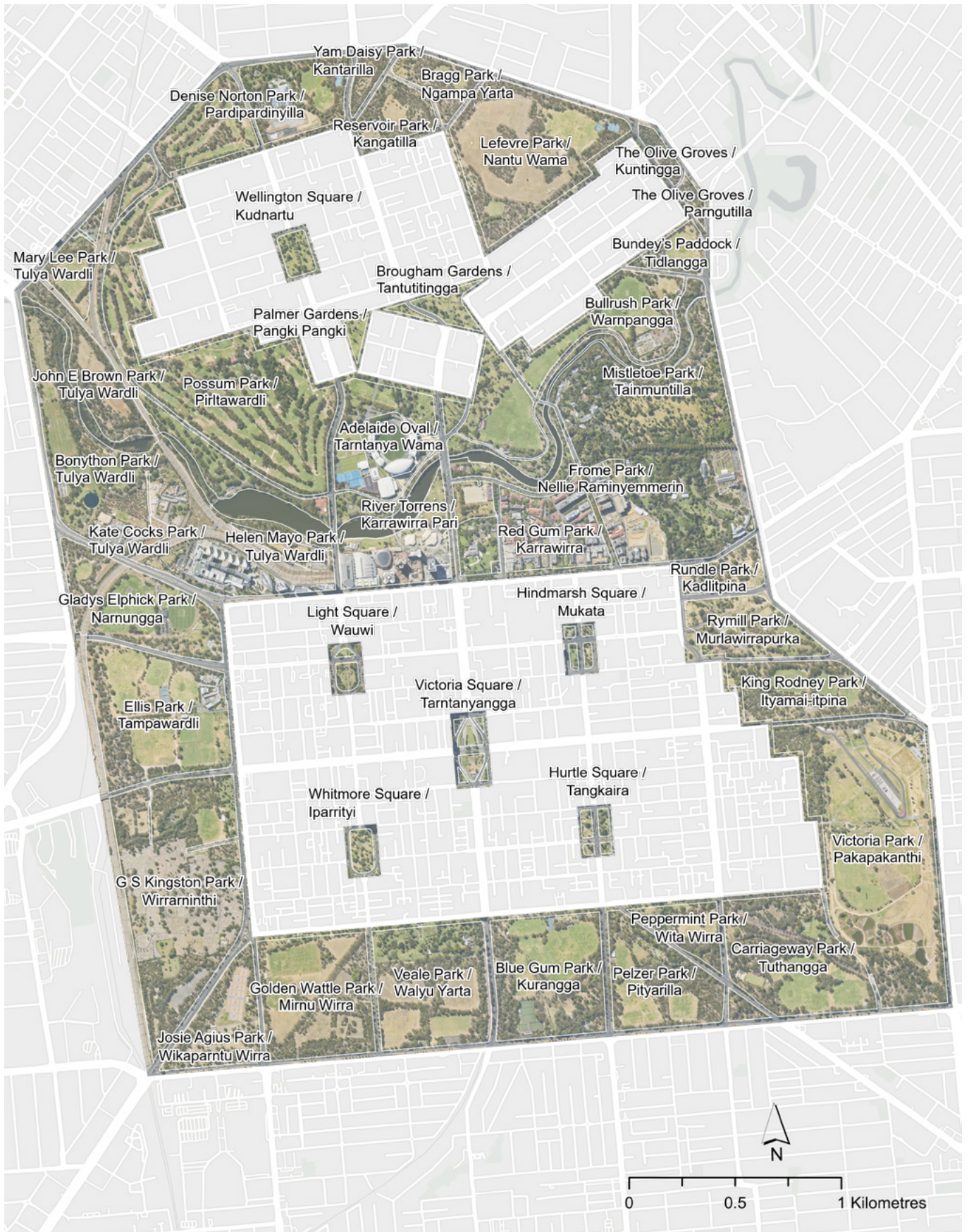
Guided by the community's input, this Strategy lays out a bold vision for the Adelaide Park Lands, one that focuses on defending their environmental, cultural, and historical significance.

Approximately 3000 people provided their ideas, visions, and goals across many drop-in sessions, workshops, informal gatherings, online surveys, and presentations to help shape the Strategy. This invaluable feedback has enabled Kadaltilla to prioritise the initiatives that are of the most importance to our community.

As we look toward 2036, Kadaltilla recognises that the Adelaide Park Lands will become increasingly valuable as Adelaide's population increases. It is more important than ever to safeguard their natural, cultural, and historical significance, ensuring they remain vibrant and accessible for all.

Ultimately, this Strategy enables a bold and ambitious vision for the future of the Adelaide Park Lands, guiding decision-making and planning for their ongoing protection and enhancement.

# Adelaide Park Lands

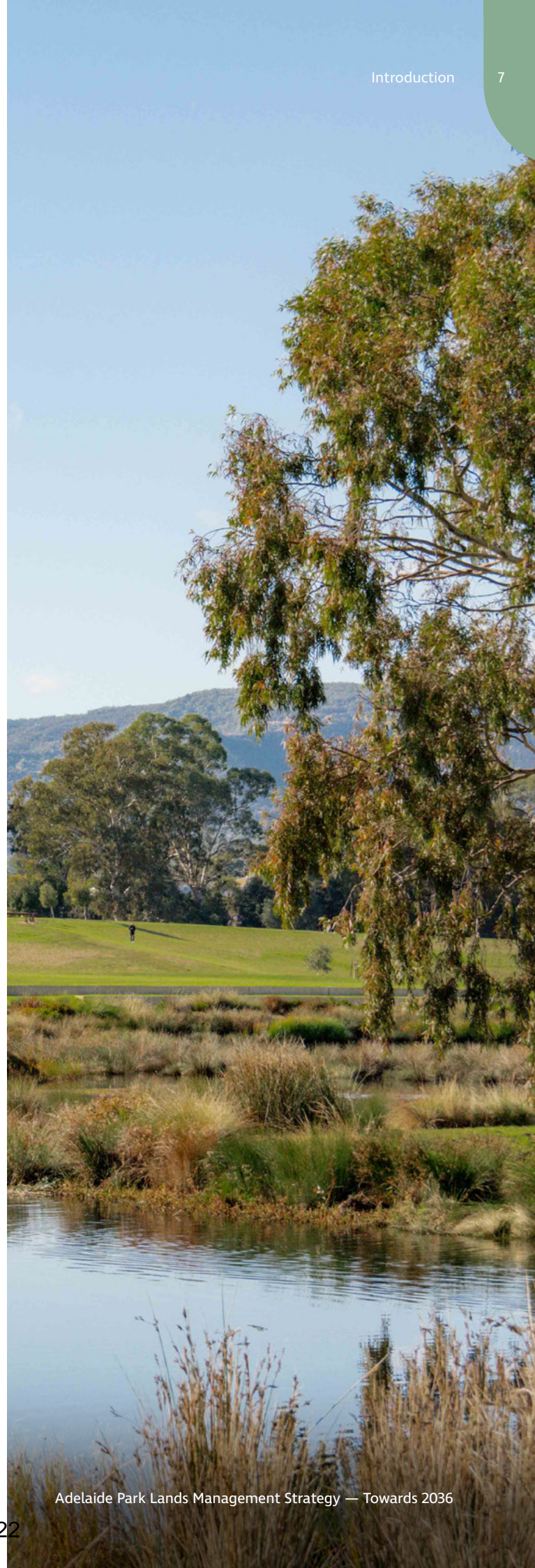


Source: Metromaps Aerial Imagery 2024

# Partnering to preserve and celebrate our precious Adelaide Park Lands

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*Adelaide Park Lands Management Strategy – Towards 2036 (the Strategy)* has been developed by Kadaltilla/Adelaide Park Lands Authority in accordance with the requirements of the *Adelaide Park Lands Act 2005* to prepare a Management Strategy to determine the Adelaide Park Lands directions and priorities.





**This guide has been prepared to assist in understanding how the *Adelaide Park Lands Management Strategy – Towards 2036* can be used and provide a general overview of the Strategy's structure and content.**

---

## Part A — Background, governance, consultation

Part A provides the context, the purpose and objectives of the Strategy.

This section outlines why the Strategy was developed, the vision and Governance for the Adelaide Park Lands, and the consultation undertaken to inform it.

This section includes

- Vision
- Executive Summary
- Governance
- Consultation

## Part B — Priorities, directions, goals

Part B provides the core directions and priorities for the Adelaide Park Lands as a system of open space. It describes the guiding strategies that will inform Kadaltilla, the Government of South Australia and the City of Adelaide's future planning of the Adelaide Park Lands under three goals.

- Goal 1. Places and Spaces
- Goal 2: Connections and Networks
- Goal 3: Natural Systems, Cultural Landscapes and Climate Resilience

The directions, priorities and goals inform infrastructure and strategic planning for the Adelaide Park Lands.

## Part C — Implementation, partnerships, investment

Part C outlines how the Strategy will inform future implementation, partnerships, and investment in the Adelaide Park Lands.

The Precinct Plans form the basis for future detailed master planning of parks and precincts.

Part C sets out the intent for the Strategy to be implemented in partnership, including how the Adelaide Park Lands will help support the growth of the city and metropolitan Adelaide, its relationship to the Greater Adelaide Open Space System, areas of the Adelaide Park Lands that could return to the care and control of the City of Adelaide and an investment framework.

This section includes

- Adelaide Park Lands Precinct Plans
- Partnerships, Planning and Investment
- Greater Adelaide Open Space System
- Return Areas
- Investment Framework

## Appendices

The appendices provide the reader with the land tenure (ownership) and leases and licences that exceed five years for the Adelaide Park Lands. These elements are requirements under the *Adelaide Park Lands Act 2005*. This section also includes the National Heritage Values for the Adelaide Park Lands and City Layout.



# Kaurna Peoples Native Title Determination Area



Figure 1 Kaurna Peoples Native Title Determination Area

## Acknowledgement of Country

The Kadaltilla/Adelaide Park Lands Authority (Kadaltilla) acknowledges the Kurna people as the traditional owners of the Adelaide Plains and pays respect to Elders past and present. Kadaltilla recognises and respects the cultural heritage, beliefs and relationship which the Kurna people have with the land and acknowledges that they are of continuing importance to the Kurna people living today.

Kadaltilla extends that respect to other Aboriginal Language Groups and other Aboriginal and Torres Strait Islander peoples.



# Caring for Country

Aboriginal and Torres Strait Islander cultures are the oldest living cultures in the world, and the Adelaide Plains landscape, including the areas now defined as the Adelaide Park Lands have been cared for and managed by the Kurna people (Miyurna) for tens of thousands of years.

Respecting Kurna Miyurna rights as Native Title holders, and their relationships with Country (Yarta), as well as taking an Aboriginal and Torres Strait Islander lens to planning and managing the Adelaide Park Lands as Yarta, benefits community health and wellbeing, education, cultural knowledge protection, and ecological resilience.

This means engaging with Kurna Miyurna, including through site visits on Yarta and listening and integrating Kurna knowledge into the planning, design and management of the Adelaide Park Lands.

The Adelaide Park Lands must provide opportunities for ongoing connection to Yarta for Kurna and other Aboriginal and Torres Strait Islander peoples and provide places to share their rich and abiding cultures with visitors and the South Australian community.

Kurna Miyurna rights, knowledge and living cultures are respected and valued recognising that the Adelaide Park Lands are part of Yarta and can be accessed and used by Aboriginal and Torres Strait Islander peoples to support their connection and reconnection with Yarta for cultural, social, spiritual and economic purposes.

The *Adelaide Park Lands Management Strategy – Towards 2036*, aims to promote the cultural values of the Adelaide Park Lands and respect Kurna culture, heritage and wellbeing.

## What have we already learned?

For more than 60,000 years, Aboriginal and Torres Strait Islander peoples have followed cultural practices, including the use of fire to care for their Country (the term 'Country' in this context refers to the cultural connection that Aboriginal and Torres Strait Islander peoples have with the lands of their ancestors).

The forced separation of Aboriginal and Torres Strait Islander peoples from their traditional lands, as well as European colonisation has drastically altered the Australian landscape. Including:

- Significant land and vegetation clearing
- Introduction of non-native flora and fauna
- Alternate land management practices.

This Strategy recognises the important role of cultural burning in urban areas. Cultural burns not only reduce the amount of fuel which can result in devastating bushfires, but these low and controlled burns produce smoke which is important for germination of seeds and regeneration of native plants.

A Kurna cultural burn was held at Carriageway Park in Tuthangga (Park 17) of the Adelaide Park Lands on Friday 14 May 2021. The burn was a powerful example of healing together. It was the first cultural burn in an Australian capital city and the first on Kurna Yarta (Country) since European colonisation.

The *Adelaide Park Lands Management Strategy – Towards 2036* supports Kurna Miyurna Caring for Country and returning traditional practices such as cultural burning for management of the Adelaide Park Lands. These traditional practices will be guided by Kurna Miyurna with support from the City of Adelaide.

**“ To be able to have fire in the City of Adelaide, what that does for me as an Aboriginal man, is it empowers me. It gives me strength, it lets me know that, hey we have a voice here and we're part of some of that decision making around what happens to our country on the Adelaide Plains.”**

**Allan Sumner**  
Kurna, Ngarrindjeri,  
Yankununtjatjara man

## Indigenous Weather Knowledge - Kurna Calendar

The Adelaide Park Lands provide a landscape to observe seasonal change occurring throughout the Adelaide plains. The Kurna calendar recognises four distinct weather periods, as well as winds which indicate seasonal change.

### Warltati - Summer

January to March

#### Hot season

Warlta – Hot, heat and warmth

#### Pulturru

Dry breeze

### Parnati – Autumn

April to June

#### Windy season

Waitpi - Windy

#### Pukarra

North/west wind

### Kudlila – Winter

July to September

#### Wet season

Kudlinthi – To wash the earth

#### Wartapukarra

North/west wind, tempestuous weather

### Wirltuti – Spring

October to December

#### Mild warm season

Wirltu – The Eagle's Foot constellation (the Southern Cross)

#### Purta

To burn and blaze/rage like a storm (refers to the seasonal winds)



Figure 2 Kurna Calendar

Source: Australian Government – Bureau of Meteorology / Permission to use the Kurna seasonal calendar and related information on the Indigenous Weather Knowledge website is given by the Elders/Directors of Kurna.



# Part A

Background  
Governance  
Consultation

# Adelaide Park Lands Snapshot

Situated on the Adelaide Plains between the Mount Lofty Ranges and the Gulf St Vincent, Adelaide is located on Kurna Yarta (Kurna Country) and is the capital city of South Australia.

Covering 932 hectares, the Adelaide Park Lands are a nationally and internationally recognised network of parks.

The Adelaide Park Lands, Squares and City Layout provides a tangible and direct lineage back to the earliest planning and establishment of the settlement of South Australia, a point of difference to other major Australian settlements.

The Adelaide Park Lands and City Layout is inscribed on the Australian National Heritage List as a place of outstanding national heritage significance. It was founded on Edward Wakefield Gibbon's principles of Systematic Colonisation and embodies Colonel William Light's 1837 plan defined by its layout of North and South Adelaide incorporating gridded street pattern (including hierarchy of roads), six town squares separated by the River Torrens/Karrawirra Pari and encircled by the Adelaide Park Lands.

The landscaping and beautification of the Adelaide Park Lands has a long history, with significant influence of design, formal gardens, tree planting and maintenance being influenced by William O'Brien (1861–1874), William Pengilly (1867–1883), John Ednie Brown (1878–1890) and August Wilhelm Pelzer (1899–1932) who were appointed as City Gardeners. Many of these influences are still evident today.

Today the Adelaide Park Lands consist of 29 individual Parks and six City Squares all with a variety of different features and facilities that form the heart of the Greater Adelaide Open Space System (formerly the Metropolitan Open Space System) for Greater Metropolitan Adelaide.

The Adelaide Park Lands form a cohesive network of open spaces that are managed at a whole of Park Lands scale, in precincts, and at individual park scale.

The City of Adelaide is within the Green Adelaide urban landscape management region which contains 17 metropolitan councils. Green Adelaide works

towards a cooler, greener, wilder and more climate-resilient metropolitan South Australia. Green Adelaide led the successful application for Adelaide to be awarded National Park City status in 2021. Adelaide is the first city in Australia and the second in the world to have this status with an aim to improve liveability by connecting people with nature through everyday actions.

## Data and Insights

### Adelaide Park Lands Allocation

The following figures have been derived using Geographical Information Systems (GIS) and are based on the registered Adelaide Park Lands Plan.

Adelaide Park Lands (Managed by City of Adelaide)	691 ha
Adelaide Park Lands Roads (Managed by City of Adelaide)	70 ha
Adelaide Park Lands (Managed by Government of South Australia)	171 ha
Adelaide Park Lands Plan (Total)	932 ha

Figure 3 Adelaide Park Lands Allocation

### Kurna Yarta

- Kurna Kardla Parranthi (cultural burn) held in Carriageway Park/Tuthangga (Park 17)
- Annual Kids on Country event held in G S Kingston Park/Wirrarninthi (Park 23)
- Created the Place of Reflection in Rymill Park/Murlawirrapurka (Park 14)

### Biodiversity (Survey 2024)

- 12% of the Adelaide Park Lands are classified as Key Biodiversity Areas
- 7 Key Biodiversity Areas
- High diversity of native habitats and species
- 337 tree species
- Over 250 native plant species
- 5 pre-European ecological communities
- 12 threatened or near-threatened species
- 7 microbat species, and 71 native bee species, including the discovery of at least 2 new species of bees

An aerial photograph of Adelaide, South Australia, showing the city skyline, the River Torrens, and the Adelaide Park Lands. The parklands are a large green area with many trees and a winding path. In the background, there are hills and more city buildings.

## Vision

Located on Kurna Yarta, the Adelaide Park Lands support our environment, provide connections to nature and offer places for people to participate in events, cultural experiences, sporting and recreational activities. We will work together to enhance and protect the Adelaide Park Lands for future generations.

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### Adelaide Park Lands Trees (2022 audit)

- 56,022 trees surveyed
- 33.9% of the Adelaide Park Lands are covered by tree canopy
- Canopy cover has increased from 27.3% to 33.9% in the period 2015 – 2022
- 72% of the total City of Adelaide tree canopy is located in the Adelaide Park Lands

### Water Use

- 185 hectares of irrigated area
- 71 points provide recycled water for irrigation, water features and buildings
- 775 megalitres of recycled wastewater used to irrigate Adelaide Park Lands open spaces in 2022
- On average 220 megalitres of water is extracted from River Torrens/Karrawirra Pari to irrigate the North Adelaide Golf Course

### Aquatic Ecosystems

- 4 major aquatic habitats (river, lake, creek, wetland)
- 8 native fish species, 2 native turtle species and yabbies found in River Torrens/Karrawirra Pari
- 1 native aquatic mammal, Rakali (water rat)
- 50 distinct riparian vegetation associations
- 1 sighting of the short-finned eel (*Anguilla australis* above Torrens Weir (very rare occurrence)
- 23 native plant species

### Urban Stormwater

- 5,260 megalitres of urban stormwater is discharged into Adelaide Park Lands water courses every year
- 279 tonnes of gross pollutants were captured by traps before entering Adelaide Park Lands watercourses in 2021
- 143 tonnes of gross pollutants (litter, leaves and branches) were collected by traps stopping them from entering Karrawirra Pari

### Adelaide Park Lands Hardstand and Built Form (2023 audit)

- 3.4% of the total Adelaide Park Lands is hard surface (not including roads)
- 4.1% of the total Adelaide Park Lands is built form
- 411 buildings

### Adelaide Park Lands Lease/Licences (2024)

- 31 leases which exceed five years (including rights of extension)
- 57 lease/licences for sporting facilities
- 17 leases for community business purposes
- 9 ministerial leases/licences
- 100+ event licences granted annually

### Adelaide Park Lands Facilities

- 28 formal gardens
- 13 playgrounds
- 2 skate parks

### Sporting Facilities

- 36 general sports fields
- 35 cricket pitches
- 4 basketball facilities (5 leased courts, 3 community courts and 3 half courts)
- 5 netball facilities (32 leased courts and 2 community courts)
- 22 tennis facilities (83 leased courts and eight community courts)

### Events

- 135 medium/major events held (2023)

### Access and Connections

- 19.5km Adelaide Park Lands Trail
- 15 on-ramps connecting Metropolitan Adelaide to Adelaide Park Lands and the city
- Sealed and unsealed pathways

### Adelaide Park Lands Car Parking (2022 audit)

#### *Car parking adjacent to the Adelaide Park Lands*

- 6,478 spaces of on-street parking managed by City of Adelaide
- 1,318 spaces of on-street parking (managed by adjoining councils/other authorities)

#### *Car parking on the Adelaide Park Lands*

- 2,346 spaces – designated car parks
- 4,929 spaces – temporary/event/permit parking
- 1,413 spaces – designated car parks (managed by other authorities)

### City of Adelaide Operational Management of the Adelaide Park Lands

- 25,000+ rose bushes pruned annually
- 60,000 annuals grown and planted annually
- 32 garden beds with 4 different displays annually
- 540 ha of turf mown and over 150km of turf edged annually
- 75km of shared paths and bike tracks maintained
- 10,500 irrigation sprinklers maintained
- Over 15,600m<sup>3</sup> of green organics recycled annually

# Existing Uses of the Adelaide Park Lands



- |                                 |  |                                |                                    |
|---------------------------------|--|--------------------------------|------------------------------------|
| River Torrens / Karrawirra Pari | Sports Courts                            | West Terrace Cemetery          | Horse Depasturing Boundary         |
| Wetlands / Water Bodies         | Sports Field                             | Green Space / Pervious Surface | Train Line                         |
| Tree Canopy 2022                | Playspaces                               | Hardstand / Impervious Surface | Creeks                             |
| Key Biodiversity Areas          | Adelaide Botanic Garden and Botanic Park | Train Corridor                 | Adelaide Park Lands Trail          |
| Buildings                       | Adelaide Zoo                             |                                | Criterium Track / Pedal Prix Track |

Source: City of Adelaide 2024



# Adelaide Park Lands Definitions

The following definitions have been developed with guidance from the Statutory Principles of the *Adelaide Park Lands Act 2005* and will provide consistency when referencing to the Adelaide Park Lands.

## Adelaide Park Lands

In accordance with the *Adelaide Park Lands Act 2005*, Adelaide Park Lands refers to the land shown on the Adelaide Park Lands Plan (GRO) (refer to Appendix A – Adelaide Park Lands Tenure) and includes the City Squares; Brougham Gardens/Tantutitingga (Park 29) and Palmer Gardens/Pangki Pangki (Park 28); roads running through or bordering the Adelaide Park Lands; and any other land vested in or under the care, control or management of, the Crown, a state authority or a local government body.

The Adelaide Park Lands do not include:

1. Parliament House, the premises known as Old Parliament House, or the land appurtenant to Parliament House, or Old Parliament House
2. Government House or the land appurtenant to Government House
3. Any land vested in the Commonwealth, or an agency or instrumentality of the Commonwealth.

## Park Lands Purposes

Adelaide Park Lands Purposes align with the Statutory Principles outlined under section 4(1) of the *Adelaide Park Lands Act 2005*, including:

- 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 Adelaide Park Lands may restrict or prevent access to particular parts of the Adelaide Park Lands)
- 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.

Adelaide Park Lands uses that do not meet this definition should be limited and where appropriate returned to Park Lands Purpose.

## Restricted Public Access (Alienation)

Restricted Public Access (Alienation) refers to areas of the Adelaide Park Lands which are not publicly accessible.

## Permanent Net loss of Adelaide Park Lands

The Adelaide Park Lands Plan is a registered plan through the General Registry Office (GRO).

A 'net loss' of the Adelaide Park Lands would occur if the boundary of this plan is amended resulting in land currently being registered within the Plan being removed from the Plan.

## Return to Publicly Accessible Adelaide Park Lands

Land registered within the Adelaide Park Lands Plan that has previously been used for a purpose that does not meet the definition of a Park Lands Purpose being permanently returned to the public for a 'Park Lands Purpose'.

# Executive Summary

## Kadaltilla/Adelaide Park Lands Authority



**Dr Jane Lomax-Smith AM**

Lord Mayor  
Presiding Member



**Elinor Walker**

Deputy Presiding Member



**Justyna Jochym**



**Mitzi Nam**



**Ashley Halliday**



**Allison Bretones**



**Ben Willmore**



**Stephanie Johnston**



**Craig Wilkins**



**Keiran Snape**

Deputy Lord Mayor  
Councillor

The Kadaltilla/Adelaide Park Lands Authority (Kadaltilla) is the principal advisor to the City of Adelaide and the Government of South Australia on the protection, management, enhancement, and promotion of the Adelaide Park Lands. Kadaltilla is established pursuant to section 5 of the *Adelaide Park Lands Act 2005 (SA)* and operates as a subsidiary of the City of Adelaide, pursuant to section 42 of the *Local Government Act 1999 (SA)*. Kadaltilla acts in accordance with its Charter and the *Adelaide Park Lands Act 2005 (SA)*.

On 11 May 2023, the Minister for Planning approved a change to Kadaltilla's Charter so that it would be branded as the 'Kadaltilla/Adelaide Park Lands Authority'(Kadaltilla).

### **Kadaltilla Membership:**

Pursuant to section 6 of the *Adelaide Park Lands Act 2005*, membership of the Kadaltilla/Adelaide Park Lands Authority comprises:

- The Lord Mayor (as Presiding Member) or, if the Lord Mayor chooses not to be a member of Kadaltilla, a person appointed by the City of Adelaide (as the Presiding Member)
- Four other members appointed by the City of Adelaide
- Five members appointed by the Minister (one of whom will be the Deputy Presiding Member).

### **Adelaide Park Lands Management Strategy – Update**

The Adelaide Park Lands Management Strategy (the Strategy) has been developed by Kadaltilla/Adelaide Park Lands Authority and sets the strategies, projects and planning considerations that will be used by Kadaltilla/Adelaide Park Lands Authority, the City of Adelaide, the Government of South Australia, cultural institutions, and community stakeholders to guide decisions relating to the Adelaide Park Lands.

Using a spatial planning approach and focusing on key themes identified through stakeholder and community

consultation, the Strategy provides a bold vision towards 2036 for the overall enhancement and protection of the Adelaide Park Lands.

**The Strategy relates to all land managed by state agencies, authorities and City of Adelaide in the Adelaide Park Lands Plan and aims to:**

1. Protect the integrity of the Adelaide Park Lands National Heritage Values
2. Manage the Adelaide Park Lands in an environmentally and financially sustainable manner
3. Increase the community's use of the Adelaide Park Lands
4. Ensure the Adelaide Park Lands are widely accessible to the public
5. Safeguard and celebrate the natural, cultural and recreational values of the Adelaide Park Lands
6. Improve the quality of landscapes and facilities
7. Improve the community's awareness of the natural and cultural heritage of the Adelaide Park Lands through interpretation.

**In planning for the future of the Adelaide Park Lands the Statutory Principles of the *Adelaide Park Lands Act 2005* (the Act) must be observed.**

- 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 City of Adelaide, 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.

The Strategy takes into account a range of trends and changes affecting the Adelaide Park Lands, including: climate, population growth in City of Adelaide and Greater Adelaide, and increasing demand for use. It also takes into account a growing demand for their protection due to public recognition of their uniqueness.

As the heart of our vibrant state, Adelaide is immersed in the Adelaide Park Lands which are a defining feature of the city and all it has to offer. Beyond the picturesque landscapes of high biodiversity and heritage value, arts and music festivals, rich cultural heritage, major sporting and cultural events, the Adelaide Park Lands are a much-loved natural asset that must be protected for future generations.

As the venue for many of Adelaide's and South Australia's premier events and tourist attractions, the Adelaide Park Lands are critical to promoting and enhancing the social, cultural and economic life of the city.

**The Strategy secures this future and responds to the critical challenges of:**

- Embedding Kaurna culture
- Respecting and acknowledging the past
- Improving climate resilience
- Learning from management of parks across the world.



## Kadaltilla Strategic Plan

Kadaltilla's Strategic Plan 2024–2028 includes the following guiding principles and pillars:

### Guiding Principles

- Preserve and strengthen the integrity of the Adelaide Park Lands
- Promote the values of the Adelaide Park Lands – as Adelaide's defining feature, and an internationally unique asset
- Partner with Council and the state government to advocate the benefits of the Adelaide Park Lands
- Advise government at all levels on the management and usage of the Adelaide Park Lands for the benefit of all South Australians.

### Pillars



Figure 4 Kadaltilla Strategic Plan Pillars



# Governance

Governance of the Adelaide Park Lands is shared between state government and the City of Adelaide. Kadaltilla/Adelaide Park Lands Authority is the principal advisor to the state government and the

City of Adelaide on the Adelaide Park Lands and is responsible for preparing the Adelaide Park Lands Management Strategy.

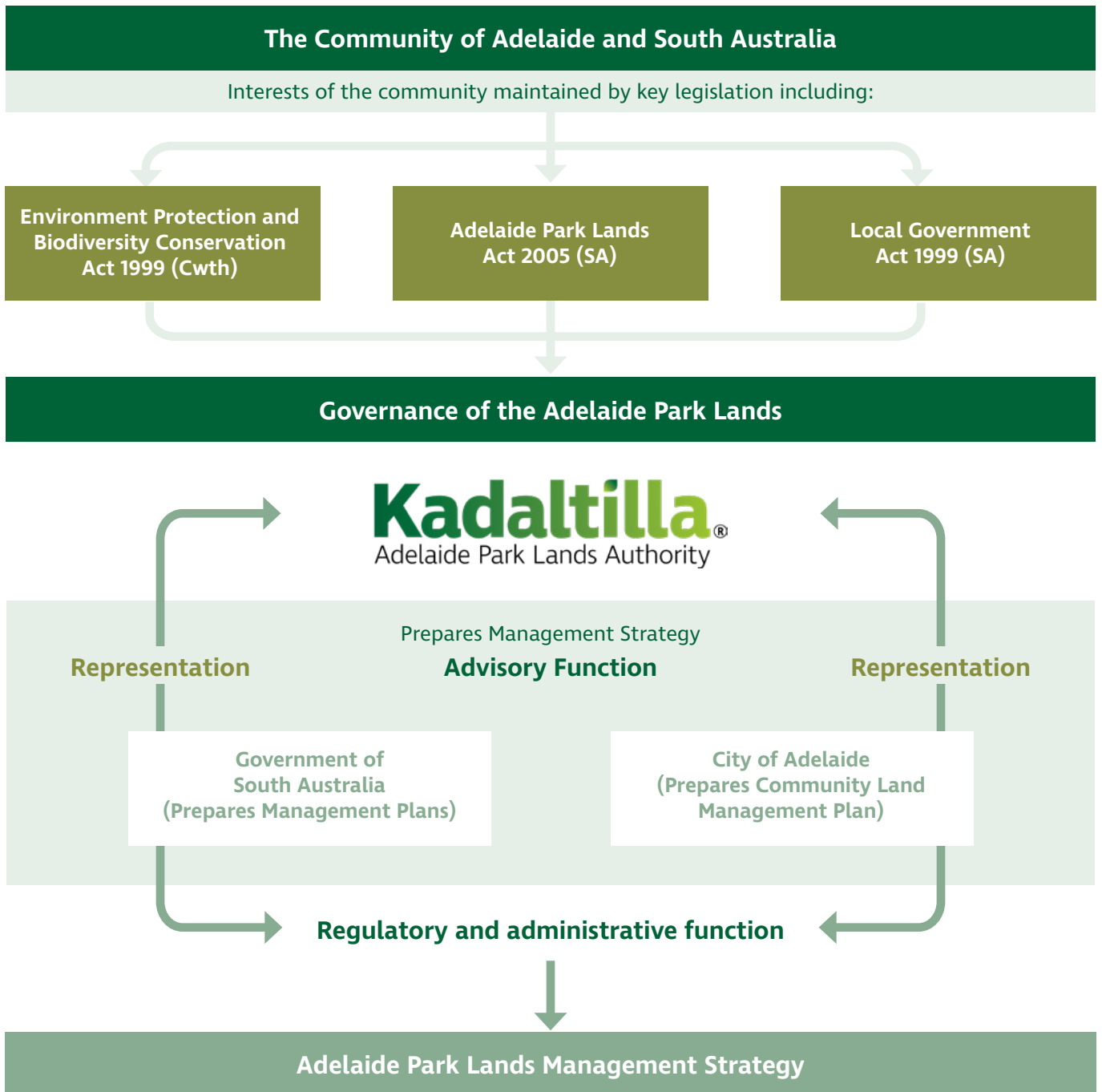


Figure 5 Adelaide Park Lands Governance

# Consultation

The Strategy has been informed by extensive community and stakeholder engagement where we gathered thousands of individual comments and ideas.

To deliver on what we heard, the Strategy retains core strategies from the Adelaide Park Lands Management Strategy 2015–2025 whilst providing additional opportunities for the enhancement and protection of the Adelaide Park Lands.

To share the Strategy as well as provide up-to-date data about the Adelaide Park Lands, at different scales, the update includes an interactive digital version accessible for the community.

## Community and stakeholder engagement included

- 2 drop-in sessions
- 10 workshops
- One informal gathering
- 3 online surveys
- 4 presentations
- Monthly Steering Group meetings

## We heard from

- 18 stakeholder groups
- 246 forum attendees
- 356 community submissions
- 2,500 YourSay comments

## Listening to Kurna

- Relationship with Kurna Yerta Aboriginal Corporation



## What we learnt from you

We heard that the Adelaide Park Lands play a vital role in creating a healthy, respectful and vibrant lifestyle for Adelaide and South Australia.

---

### Places and Spaces

- Mental health and wellbeing
- Connection and community spaces
- Improve existing and create new facilities

### Natural Systems, Cultural Landscapes and Climate Resilience

- Kaurua land management and culture
- More natural spaces
- Climate resilience
- Health of Karrawirra Pari

### Connections and Networks

- Safety
- Active transport
- Connections to inner metropolitan Adelaide

### Partnerships, Planning and Investment

- Better governance
- Protect for future generations
- More volunteers and community involvement
- Shared investment





# Part B

Priorities  
Directions  
Goals

# Design Quality

Design quality relates to the 'look and feel' of the natural environment, places and spaces, as well as how successfully they meet the needs of the people who use and experience them.

High quality design helps to improve our quality of life, attract investment and reduce our impact on the environment. Within the Adelaide Park Lands, designs for natural landscapes, the upgrade or redevelopment of community buildings and infrastructure must respond to their site and context, sitting comfortably within and enhancing the broader experience of its park setting.

## South Australia's Principles of Good Design

These Principles help us recognise, discuss and support the role that design plays in making our buildings and places better for people, the environment and economy.

### Context

Good design is contextual because it responds to the surrounding environment and contributes to the existing quality and future character of a place.

### Inclusive

Good design is inclusive and universal because it creates places for everyone to use and enjoy, by optimising social opportunity and equitable access.

### Durable

Good design is durable because it creates buildings and places that are fit-for-purpose, adaptable and long-lasting.

### Value

Good design adds value by creating desirable places that promote community and local investment, as well as enhancing social and cultural value.

### Performance

Good design performs well because it realises the project potential for the benefit of all users and the broader community.

### Sustainable

Good design is sustainable because it is environmentally responsible and supports long-term economic productivity, health and wellbeing.

Source: Office for Design and Architecture SA

## Crime Prevention Through Environmental Design (CPTED)

The Adelaide Park Lands will be designed taking the principles of Crime Prevention Through Environmental Design into consideration, including but not limited to supporting sight lines through vegetation placement and management.

## Universal Design

Universal design principles ensure that as many people as possible of all ages and abilities can use a space. For Adelaide Park Lands it means planning and design is inclusive, healthy and safe for everyone to use as part of their everyday life. This includes design that responds over time to changing needs and values, facilitating more opportunities for participation and enjoyment of the Adelaide Park Lands. For example, increasing female participation in sport and considering the needs of children.





An aerial photograph of Adelaide Park Lands, showing a dense canopy of green trees. In the foreground, there is a paved area with some yellow equipment. In the middle ground, a tennis court and a basketball court are visible. The background features a city skyline with various high-rise buildings under a clear sky.

**This Strategy contains three goals that guide the Adelaide Park Lands directions and strategies.**

Planning for the Adelaide Park Lands occurs at a Park Lands wide level as well as at a precinct level.

The Park Lands wide strategies have been grouped under three goals.

---

# Adelaide Park Lands Directions and Priorities

## Goal 1

### Places and Spaces

Places of activity, creativity and tranquillity for everyone that support our changing lifestyles, health and wellbeing; offer diverse landscapes and natural beauty and provide a range of sport, recreational, sensory and stimulating experiences.

## Goal 2

### Connections and Networks

A system of connected and legible places and spaces enabling safe movement via paths and trails linking the city to the suburbs, hills and coast.

## Goal 3

### Natural Systems, Cultural Landscapes and Climate Resilience

Places that thrive in the face of a changing climate and celebrate Adelaide's unique natural and cultural heritage.





# Goal 1

## Places and Spaces

# Goal 1 — Places and Spaces

## Strategies

The Adelaide Park Lands are a place to meet and enjoy diverse experiences

### Strategy 1.1

Create a network of hubs that respond to the needs of growing and changing communities in the city and neighboring suburbs to create spaces for all South Australians and visitors to enjoy.

### Strategy 1.2

Create places and attractions that set the Adelaide Park Lands apart.

### Strategy 1.3

Promote the Adelaide Park Lands as a visitor and tourist destination.

### Strategy 1.4

Upgrade or redevelop community buildings that provide for a diversity of uses including recreational, sporting, educational and cultural uses that prioritise community access and inclusion.

### Strategy 1.5

Create healthy ecosystems that encourage appreciation, connection and use and improve health, wellbeing and liveability.

The Adelaide Park Lands will host diverse events, from small to large, in more places more often

### Strategy 1.6

Create spaces to accommodate cultural, sporting, artistic and recreational events of varying types and sizes that are planned and delivered to minimise environmental impacts and that promote active and public transport.

### Strategy 1.7

Provide both permanent and temporary infrastructure to attract and service world-class events in the Adelaide Park Lands.

The Adelaide Park Lands are Adelaide's hub for sport and recreation

### Strategy 1.8

Strengthen the role of the Adelaide Park Lands as a regional destination for competitive sport and a variety of active and passive forms of recreation.

### Strategy 1.9

Optimise the community use of sport and recreation areas outside formal game and training times.

## Community Buildings

Community buildings in the Adelaide Park Lands consist predominantly of sport and recreation, public amenity buildings and small-scale structures. These facilities are extensively utilised by community sport and recreation groups, schools, and the community.

As community buildings reach the end of their useful asset life, they may no longer respond to community needs. Consideration of the future of these buildings and how their upgrade or redevelopment can best serve user groups and the public will be imperative.

The City of Adelaide has committed to a program of annual investment to upgrade or redevelop community buildings in the Adelaide Park Lands so that community buildings respond to current and future needs. Joint investment in the upgrade or redevelopment of community buildings will be required in order to provide exemplary development outcomes.

Community building upgrades or redevelopment will be prioritised based on asset condition, functionality and the capacity of the building to benefit multiple eligible community organisations into the future.

Community buildings will be of an appropriate height and form within their landscape context including consideration of topography, vegetation, tree canopy, sight lines to adjacent heritage and built forms, balanced with a building's intended use.

Community buildings will be created as welcoming spaces that offer the facilities required to meet community expectations, changing values and needs and minimum sporting code requirements for the intended use.

Sharing resources, services and facilities through collaboration will help create more sustainable and efficient community buildings, as well as provide opportunities to increase diversity of activity and maximise investment in the Adelaide Park Lands. Community buildings will support a range of community organisations including sport and recreation clubs, community education and community service providers. This will ensure that buildings are activated throughout the day and evening, providing opportunities for people to play, learn and interact with the Adelaide Park Lands.

## Public Amenities

Public amenities (toilets) in the Adelaide Park Lands will be designed to accommodate diverse needs and support the participation of all community members in the Adelaide Park Lands through inclusion of a range of appropriate facilities and universal design.

Public toilets should be well sited, conveniently located to enhance community activity and visitor enjoyment. They should consider both current and future needs.

The redevelopment of public amenities should, where possible, provide for an even distribution of facilities throughout the Adelaide Park Lands and areas of high use.

Design, position and management of public amenities will ensure that everyone feels included and safe including at night and/or when they are alone.

Public amenities shall complement their Adelaide Park Lands setting and where appropriate be incorporated into community buildings.

## Hubs

Hubs are a combination of open space elements that complement surrounding uses and landscape character, and support people to visit and prolong their stay in the Adelaide Park Lands.

The Adelaide Park Lands contain a range of existing hubs, such as the one in Bunday's Paddock/Tidlangga (Park 9), which includes barbecue facilities, picnic tables, shelter and play features. An upgrade of existing or development of future hubs within the Adelaide Park Lands will respond to the needs of growing and changing communities and age groups in the city and neighbouring suburbs. Hubs will vary in what they include and be designed to respond to community needs and climate change impacts.

Hubs may be complementary to community buildings or exist on their own. Where a community building is proposed, consideration should be given to the provision of a hub to support active outdoor recreation and passive relaxation. This will optimise the benefits from community buildings and support the improved health and wellbeing of the community.

Hubs may include a combination of the following elements:

- Play features
- Natural shaded areas
- Landscaped setting
- Picnic setting
- Seating
- Open shelter or pavilion (where there is community support or need)
- Rubbish bins
- Barbecues
- Fitness equipment
- Wayfinding and interpretive signage
- Public art
- Bicycle parking, pump, and repair stations
- Drinking fountains
- Lighting for evening use and safety
- Defibrillator
- Event infrastructure – such a power and water supply.

## Formal Parks

Formal Parks offer high levels of amenity to attract users and encourage them to stay, providing places for respite with comfort and facilities, and areas for activity, play and amusement. They are well connected to the surrounding suburbs and the city and generally include sustainably irrigated open space for activity and play opportunities.

Formal Parks often provide services and facilities to attract, and in turn, cater for high levels of visitation. Formal Parks complement the existing cultural landscapes within the Adelaide Park Lands and create new landscapes that reflect our diverse cultural identity, offer beauty and delight, and provide opportunities for active and non-active recreation. Formal Parks provide opportunities for socialisation and the development and strengthening of communities and our collective identity.

Formal Parks include ornamental garden areas containing both native and exotic plant species and may include paved plazas and opportunities for events of various sizes.

## Sport and Recreation

The Adelaide Park Lands is the home of metropolitan sport and caters for the needs of organised competitive sport, as well as more casual sporting pursuits and informal recreation opportunities.

Sporting areas in the Adelaide Park Lands typically consist of large areas of irrigated open space for ovals and pitches, hard surface and courts, and are partially bounded by trees providing a visual backdrop and shade for spectators.

Recreation areas include riparian corridors, walking and cycling trails, formal and informal open spaces.

The Adelaide Park Lands will continue to provide for sport and recreation opportunities and prioritise open accessible spaces for the public to enjoy outside of programmed sport and recreation times.

Identified through master planning, increasing the offering of active recreation facilities will provide

residents and visitors access to infrastructure such as running loops, urban nature trails and equipment-based exercise. These offerings will be in close proximity to community buildings, Adelaide Park Lands Trail and public transport networks.

Acknowledging that certain uses may temporarily restrict access to particular parts of the Adelaide Park Lands ensures that uses such as organised sport can occur.

## Playspaces

The Adelaide Park Lands are home to a number of highly valued playspaces which are used by city residents and visitors to the Adelaide Park Lands.

Planning for the renewal of playspaces will be identified through master planning of parks and precincts and provide the opportunity for innovation and contemporary design considerations to achieve interesting and dynamic outdoor playspaces.

Playspaces in the Adelaide Park Lands will be designed to:

- Consider Kurna culture and heritage
- Be equitable, inclusive, accessible and promote flexible use and incorporate elements that allow for challenge and risk, augmented, intergenerational and nature play
- Provide diversity in learning and play experiences and minimise duplication of play experiences with adjoining councils
- Where appropriate, use the natural landscape features as the basis for play, including creeks and water bodies and other natural systems and minimise the use of non-natural materials, elements and impervious surfaces
- Where appropriate, playspaces will be linked to the Adelaide Park Lands Trail, within close proximity to active transport or co-located with other facilities, such as community buildings.

## Events

With a dynamic cultural life, Adelaide has an enviable reputation as one of the world's most liveable cities. It hosts a year-round calendar of events and activities that delight, inspire and engage local, national and international audiences.

The Adelaide Park Lands offers a wonderful backdrop for a huge variety of events. Its diverse range of beautiful open spaces host major events through to small-scale community events and weddings.

Acknowledging that certain uses may temporarily restrict or prevent access to particular parts of the Adelaide Park Lands ensures that uses such as ticketed events can occur.

Indicator	Target	Baseline
<b>Community Access</b>	Return Helen Mayo Park/Tulya Wardli (Park 27C) to Park Lands Purpose	Limited community access and use
<b>Landscape Types</b>	Clearly identified landscape types appropriate to location	Five pre-European typologies

Figure 6 Places and Spaces – Targets





## Priorities

The following new moves are identified to guide improvements towards 2036:

### **Helen Mayo Park/Tulya Wardli (Park 27C)**

Deliver a master plan and commence return of Helen Mayo Park/Tulya Wardli (Park 27C) to an Adelaide Park Lands destination connecting the North Terrace Health and Education Precinct and Karrawirra Pari to the city.

### **New Women's and Children's Hospital Integration**

The site will be developed over the next 10 to 15 years and requires integration and connectivity within the wider Bonython Park and Riverbank Precincts.

### **Community Buildings**

Upgrade prioritised buildings within the Adelaide Park Lands to offer purpose-designed, safe and accessible facilities, whilst also providing multi-function spaces for flexible community use.

### **Adelaide Aquatic Centre Integration**

A new Adelaide Aquatic Centre will be built immediately south of the existing facility at Denise Norton Park/Pardipardinyilla (Park 2) in the northern Adelaide Park Lands as an all electric, sustainable and contemporary aquatic facility. The integration and connectivity of the new facility with the wider Adelaide Park Lands will be a key priority and deliverable of master planning for the Northern Park Lands.

### **Light Square/Wauwi Master Plan**

Deliver a master plan for Light Square/Wauwi that explores connection and Care for Country, improved tree canopy, succession planting, heritage values, transport, walking and cycling connectivity, events, adjacent uplift and future uplift potential, climate change mitigation, artwork and cultural celebrations, smart technology and increased residential population and changing demographics.



### **Northern Park Lands Master Planning**

Undertake master planning for the Northern Park Lands (Parks 2, 3, 4, 5, 6) that provides for consideration of Kurna culture, improved connections to surrounding suburbs and delivers a high quality natural asset for the community.

### **Bonython Park/Tulya Wardli (Park 27) Master Plan**

Deliver a master plan for Bonython Park/Tulya Wardli (Park 27) that provides improvements to the broader Precinct including Kurna culture, greening, playspaces, connectivity and integration with the New Women's and Children's Hospital.

### **Master Plans for the Squares**

Prepare master plans for Hurtle Square/Tangkaira, Hindmarsh Square/Mukata and Wellington Square/Kudnartu to respond to growth in the city and changing community needs.

### **Whitmore Square/Iparrityi Stage 2 Implementation**

Deliver the Whitmore Square/Iparrityi Master Plan through asset renewal and succession planting, to build upon improvements already delivered through lighting and path upgrades.

### **Victoria Park/Pakapakanthi (Park 16) Implementation**

Commence the staged implementation of recommendations within the Victoria Park/Pakapakanthi (Park 16) Master Plan in collaboration with the local community, stakeholders and land managers to improve accessibility and amenity throughout Victoria Park/Pakapakanthi (Park 16).

### **Reimagining Rymill Park/Murlawirrapurka (Park 14)**

Continue improvements aligned to the Rymill Park/Murlawirrapurka (Park 14) Master Plan including new landscaping and tree planting and creation of promenades. Enhance the kiosk to improve the quality of experience for users.





# Goal 2

## Connections and Networks



## Goal 2 — Connections and Networks

### Strategies

#### The Adelaide Park Lands are a network of connected parks

##### Strategy 2.1

Improve the Adelaide Park Lands Trail linking all parks and providing a pleasant and convenient cycling and walking route.

#### The Adelaide Park Lands connect the city to the inner suburbs

##### Strategy 2.2

Connect the Adelaide Park Lands with the hills, coast and Greater Adelaide open space network.

##### Strategy 2.3

Improve public and active transport connections with Adelaide Park Lands and work with neighbouring councils to reduce access barriers.

##### Strategy 2.4

Improve safety, universal design and connectivity within and to the Adelaide Park Lands.

#### The Adelaide Park Lands are easily identifiable

##### Strategy 2.5

Develop an identifiable landscape character for Adelaide Park Lands edges (urban address).

##### Strategy 2.6

Create a strong, cohesive overall Adelaide Park Lands identity.

#### The Adelaide Park Lands invite exploration and are safe and easy to access and move around in, day and night

##### Strategy 2.7

Install wayfinding signage enhancing the legibility of paths and connections across the Adelaide Park Lands.

##### Strategy 2.8

Develop a network of bicycle parking and bicycle facilities across the Adelaide Park Lands.

##### Strategy 2.9

Establish shared walking and cycling paths throughout the Parks that include safe connections and crossing points and designed to accommodate different travel modes.

##### Strategy 2.10

Create a path network within each park that complements the landscape character and desired use of the park.

##### Strategy 2.11

Where appropriate return car parking on the Adelaide Park Lands to a Park Lands Purpose and consider temporary uses of existing car parking to provide greater community benefit.

##### Strategy 2.12

Incorporate smart technology in priority locations across the Adelaide Park Lands including technologies such as pedestrian counters and charging facilities.

##### Strategy 2.13

Strengthen the urban address of the Adelaide Park Lands through large tree species and native plantings.

##### Strategy 2.14

Promote the Adelaide Park Lands Trail and enhance to provide greater connections, safer crossings, greening and improved wayfinding with an aim to develop a continuous/unbroken trail linking the Adelaide Park Lands.

##### Strategy 2.15

Provide lighting to support safe movement throughout the Adelaide Park Lands balanced with preservation of environmental values and biodiversity.

### Movement Types

The spatial planning approach for movement explains the variety of ways in which safe and legible connections into and through the Adelaide Park Lands

are provided, allowing users to access the diversity of activities and attractions that are on offer.

## Promenades

Promenades provide key pedestrian and cycle connections into significant activity centres within the Adelaide Park Lands, linking to both the surrounding suburbs and the city, tying in with major metropolitan pedestrian routes and bikeways and cross-city links. Promenades provide important connections through the Adelaide Park Lands connecting the city to Greater Adelaide and beyond.

Promenades are typically tree-lined with ornamental planting, lighting, seating, wayfinding and interpretive signage.

## Urban Address

The urban address provides a structured, designed perimeter to the Adelaide Park Lands with a level of amenity to attract and welcome people. It is a transitional space designed to encourage and entice exploration deeper into the Adelaide Park Lands. More legible entries and open views (where appropriate) visually and physically connect people to the opportunities within. It provides comfort and amenity for use as a place in its own right.

The urban address plays an important wayfinding role, paying particular attention to major pedestrian and cycle links connecting the city to Greater Adelaide.

It responds to anticipated growth to inner-rim suburbs surrounding the Adelaide Park Lands and to outer edges of the city. The urban address reverses the focus from the city providing an interface that looks outward to the inner suburbs.

## Adelaide Park Lands Trail

The Adelaide Park Lands Trail provides an iconic recreational circuit linking Adelaide Park Lands Precincts and offering varying levels of amenity. In some locations, the Trail provides connectivity to the Greater Adelaide strategic walking and cycling network.

Typically it includes a 3 metre to 3.5 metre sealed surface, tree-lined edges and a consistent character at path intersections, road crossings and rest points. Lighting is strategically provided to key sections of the Trail based on levels of night-time use.

Where the Adelaide Park Lands Trail location coincides with another movement type, the Trail will take precedence, except where the other movement type is of a higher quality or amenity, for example a promenade.

## Edge Paths

Edge paths provide routes along the Adelaide Park Lands where they interface with roads, providing pedestrian and cycle links associated with the road network.

Edge paths provide connections along the Adelaide Park Lands perimeter creating a variety of informal recreational circuits and providing transition between built form, transport infrastructure and park.

The design of edge paths will prioritise the use of permeable surfaces that respond to climate change impacts and reduce urban heat storage rather than black asphalt.

## Walking and Running Trails

Walking and running trails within the Adelaide Park Lands are developed to provide a variety of experiences across a range of park types.

Typically these trails provide connections within a park or informal planting area and connect more broadly via other path networks.

Walking trails and running tracks include wayfinding and interpretive signage that may range from information regarding biodiversity in the Adelaide Park Lands, to distance markers for runners and walkers.

The design of walking and running trails will prioritise the use of permeable surfaces that respond to climate change impacts.

## Shared Paths

Shared paths provide the balance of connections in the Adelaide Park Lands. They provide a base level of connection for walking and cycling, offering varying levels of amenity depending on location.

Typically they include a sealed surface with a consistent width to enable shared use. Shared paths often connect to active transport routes linking active cross-city links through to greater Adelaide and beyond. These may be lit depending on location and frequency of night-time use.

## Access Roads

Access roads allow for vehicular access into some sections of the Adelaide Park Lands.

The creation of new access roads will be minimised and only provided where no alternative exists and provide safety and accessibility outcomes (eg emergency service access).

Where appropriate access roads will be narrowed to a consistent width to reduce impervious surfaces and the impact on the natural landscape.

Access roads will minimise their impact on the landscape, incorporating trees and other plantings, as well as Water Sensitive Urban Design techniques.

## Car Parking

The Strategy supports an overall reduction in existing car parking in the Adelaide Park Lands.

Existing car parking is accommodated in some locations in the Adelaide Park Lands. Where appropriate, existing car parking will encourage multiple uses such as market stall, events, community sport and recreation opportunities and electric vehicle charging to maximise public access to existing infrastructure.

Car parking will minimise its impact on the landscape, provide for additional greening and trees and incorporate Water Sensitive Urban Design.

## Fencing

Fencing in the Adelaide Park Lands will provide for safety, temporary event purposes or where it is a requirement of a sporting code.

If fencing is provided for sporting purposes the priority will be to maintain public access to these spaces outside of programmed usage. Fencing should not be provided for security purposes.

Heritage fencing may be maintained to preserve heritage connections.

Low scale, open fencing is the preferred option that retains visual amenity, visual permeability and public accessibility.

## Smart Technology

The incorporation of smart technology will be considered to assist in the planning and management of the Adelaide Park Lands, including sensors to capture visitor numbers, path usage, dwell time and micro-climate data.

## Priorities

The following priorities will enhance and protect the Adelaide Park Lands.

### Greenhill Road Corridor

Provide improvements to the Greenhill Road Corridor including an expanded east-west walking and cycling connection, wayfinding and storytelling, safer road crossings, shade and amenities

### Great Connections

Improve pedestrian and cycling networks with regular and safe crossing points, amenity along the route and path lighting.

### The Urban Address

Provide an increased level of amenity and attraction along Adelaide Park Lands frontages to both the city and inner-rim suburbs with a focus on park entries to encourage and entice further exploration deeper into the parks.

### Amazing Art

Consider permanent and temporary displays of art including art trails and interactive artworks across the Adelaide Park Lands.

### Lights, Lights, Lights

Provide wildlife appropriate lighting along key paths, at hubs, sporting ovals and the urban address to support increased night-time use and improve safety.

### Shade Avenues

Protect and enhance heritage planting avenues and review opportunities for new avenue planting to provide shade for users.

### Wayfinding and Interpretation

Continue to install wayfinding and interpretive signage across all parks as necessary, particularly when associated with other park upgrades, including opportunities for the expression of Kaurna culture.

### Adelaide Park Lands Trail Improvements


Enhance the Adelaide Park Lands Trail through greater connections, safer crossings, greening and improved wayfinding. Aim to deliver a continuous/unbroken trail linking the Adelaide Park Lands and an iconic trail experience.

Indicator	Target	Baseline
<b>Clear path hierarchy across Adelaide Park Lands</b>	Provide clear path hierarchy for all new projects from 2024.	Adopt an Adelaide Park Lands path and trail asset hierarchy.
<b>Safe road and path crossing points</b>	Undertake safety upgrades to all road crossings by 2036.	Prioritise crossings with the highest traffic volumes over 20,000 vehicles per day.
<b>Active transport users</b>	Increase number of active transport users by improving Adelaide Park Lands pathways, lighting and signage.	1,342 movements (2022 Super Tuesday counts)
<b>Car parking</b>	Reduce existing car parking on land managed by the City of Adelaide by 5%.	2,346 car parking spaces (2022 Audit)
<b>Connectivity with surrounding bicycle networks</b>	Ensure connections are maintained and where possible improved with all surrounding bicycle networks with a preference for off-road connections.	River Torrens Linear Path Marino Rocks Greenway/ Mike Turtur Bikeway Rugby/Porter Bikeway Outer Harbor Greenway

Figure 7 Connections and Networks – Targets







# Goal 3

## Natural Systems, Cultural Landscapes and Climate Resilience

# Goal 3 — Natural Systems, Cultural Landscapes and Climate Resilience

## Strategies

### The Adelaide Park Lands are a place of natural beauty and Kaurna cultural significance

#### Strategy 3.1

Recognise, promote and protect sites of Kaurna cultural heritage and significance and work with Kaurna Miyurna to provide education to the community about these sites.

#### Strategy 3.2

Work with Kaurna Miyurna to return Caring for Country practices to the Adelaide Park Lands, such as promoting and facilitating Cultural Burns as effective land management in grassland and woodland settings.

#### Strategy 3.3

Provide a positive visitor experience of sites of cultural significance.

#### Strategy 3.4

Establish a range of natural, ornamental and cultural landscapes celebrating the diversity of the Adelaide Park Lands.

#### Strategy 3.5

Seek to incorporate regenerative practices into the planning, design, and management of the Adelaide Park Lands to improve social and environmental wellbeing.

### The Adelaide Park Lands celebrate biodiversity

#### Strategy 3.6

Through Biodiversity Sensitive Urban Design enhance biodiversity in the Adelaide Park Lands and provide food, resources and habitat.

#### Strategy 3.7

Continue to protect and enhance habitats and ecosystem health to achieve a net increase in biodiversity.

#### Strategy 3.8

Seek opportunities to improve the quality and condition of sites with remnant vegetation.

#### Strategy 3.9

Participate and lead in global urban biodiversity initiatives and research.

#### Strategy 3.10

Continue to survey, monitor and improve our knowledge of Adelaide Park Lands biodiversity. Share data and report findings.

### The Adelaide Park Lands are water sensitive, with healthy watercourses

#### Strategy 3.11

Enhance the ecological health of Adelaide Park Lands watercourses including slowing the flow, improving water quality and greater diversity of aquatic and terrestrial flora and fauna.

#### Strategy 3.12

Ensure sustainable water use across the Adelaide Park Lands.

#### Strategy 3.13

Enhance and promote the role of submerged native aquatic vegetation in river, lake and wetland settings.

### The Adelaide Park Lands are climate resilient

#### Strategy 3.14

Strengthen the Adelaide Park Lands' role in developing a climate resilient city and in reducing the urban heat island effect.

#### Strategy 3.15

Design and manage the Adelaide Park Lands to recognise the increasingly important value of open space in response to a growing population.

#### Strategy 3.16

Retain and strengthen distinctive mature tree species through succession planting.

**Strategy 3.17**

Seek opportunities to increase greening and tree canopy, including through community participation.

**Strategy 3.18**

Understand the risks for tree species and biodiversity from pests, diseases and climate change and develop adaptation responses.

**Strategy 3.19**

Ensure climate change risks and opportunities are assessed and integrated in decision making and management of the Adelaide Park Lands.

The Adelaide Park Lands are valued as a National Heritage site worthy of World Heritage Listing

**Strategy 3.20**

Ensure the values of the National Heritage Listing are protected and promoted.

**Strategy 3.21**

Progress World Heritage Listing of the Adelaide Park Lands and City Layout.

**Strategy 3.22**

Demonstrate best practice in managing heritage assets.

**Strategy 3.23**

Retain existing spatial layouts and pathway alignments which are part of the National Heritage Values of the Adelaide Park Lands.

**Strategy 3.24**

Maintain and enhance views and vistas to the skyline and Adelaide Hills through carefully planned tree planting and spatial arrangements to reinforce the open and expansive character of the Adelaide Park Lands.

The Adelaide Park Lands are a place of shared appreciation and knowledge

**Strategy 3.25**

Share knowledge, provide education and promote Adelaide Park Lands values to ensure the Adelaide Park Lands are appreciated and recognised as a unique asset for South Australia.

**Biodiversity**

The natural heritage and biodiversity within the Adelaide Park Lands is one of its most valuable components. Adelaide is fortunate to have pockets of vegetation that have lineage back to pre-European times when Kurna Miyurna were primary custodians of Kurna Yarta.

These vegetation pockets, along with soil indicators, provide important clues to how we can manage the land and encourage and support more native species and biodiversity to return to the city.

Planting of diverse native species will be according to the five pre-European planting associations occurring in the Adelaide Park Lands to enhance and expand Key Biodiversity Areas.

The Adelaide Botanic Garden contributes to South Australia's biodiversity and conservation efforts. The State Herbarium, located within the grounds of the Adelaide Botanic Garden, undertakes research and gathers information for the various collections within the Herbarium. This includes research under the themes of: biodiversity discovery, species populations, climate change, and history and collections. Also located within the Adelaide Botanic Garden is the South Australian Seed Conservation Centre that helps to protect the state's threatened plant species from extinction and supports the restoration of habitats across the state.

**Key Biodiversity Areas**

A Key Biodiversity Area is a management boundary that prioritises high value native biodiversity. At least one Key Biodiversity Area is in each of the five recognised pre-European vegetation communities across the Adelaide Park Lands.



Key Biodiversity Areas contain medium and high-quality biodiversity with remnant vegetation or native revegetation. This improves ecological connectivity and facilitates movement of animals and plant material (eg seed) across and between Key Biodiversity Areas. Creating space for plants and wildlife to move makes the Adelaide Park Lands more resilient to threats presented by climate change, disease and pests.

Plant species that have adapted to the local conditions of soil, temperature and rainfall are most likely to survive with little additional intervention. These landscapes and species have also been shaped by Kaurna cultural practices for millennia, including the skillful use of fire. Kaurna fire management or Culture Burning, benefits the biodiversity within Key Biodiversity Areas. These plants also attract and support native fauna species that assist with pollination, relying on them for food and shelter.

Key Biodiversity Areas are not irrigated, relying on rainfall and watercourses. They embrace the open woodland and grassland aesthetic of the original Adelaide Plains. They enhance and protect areas of significant biodiversity and remnant vegetation while providing a recreation opportunity to escape from the city and suburbs into a natural landscape experience for walking and discovery, picnicking and playing, roaming and relaxing.

## Woodlands / Grasslands

Woodlands and grasslands are characterised by a highly diverse ground-layer of vegetation. Woodlands have large shrubs and a 20-50% canopy coverage of medium to large trees while grasslands will have an almost complete lack of trees.

The Woodland/Grassland landscape offers a high diversity of habitats and resources, and therefore high native biodiversity. Engagement opportunities are presented through interpretation and events/activities to gain a deeper understanding of Adelaide's pre-European vegetation and ecosystems.

## Tree Canopy and Greening

The City of Adelaide defines tree canopy in the Adelaide Park Lands as green infrastructure (trees and shrubs) identified with a height of 1 metre and above.

The Adelaide Park Lands has varied levels of tree canopy cover. The aim is to provide an overall increase in canopy cover and understorey that is balanced with the open space and recreational requirements of the community. This will include succession planting in existing areas as well as new climate resilient canopy trees. Natural shade will be provided adjacent playing fields for spectator comfort and along trails and paths to improve shading, cooling and amenity.

## Climate Resilience

Projected changes to seasonal conditions and frequency of extreme weather events will impact the Adelaide Park Lands. The quality of open spaces and capacity of natural systems will evolve as the climate changes.

The Adelaide Park Lands themselves mitigate the urban heat island as they surround the City of Adelaide with irrigated gardens, lawns and vegetation which provide a cooling effect. They also play a role in flood mitigation, with features such as the Torrens Lake and Pakapakanthi Wetland.

## Riparian

Riparian landscapes exist in the Adelaide Park Lands as remnants of original watercourses as well as the purposeful construction of new features such as wetlands, basins and swales to manage stormwater.

## Brown Hill Keswick Creek Catchment

The southern area of Adelaide is within the Brown Hill Keswick Creek water catchment, where Gleeson Creek and other waterways west of Mount Osmond enter the City of Adelaide via Victoria Park/Pakapakanthi (Park 16)

and flow westward along Park Lands Creek across to Blue Gum Park/Kurangga (Park 20). Now part of the urban drainage network, these flow paths connect with the City of Unley and ultimately contribute stormwater runoff to Keswick Creek. In the western Park Lands, the city also contributes stormwater runoff to Keswick Creek, via GS Kingston Park/Wirrarinithi (Parks 23), Ellis Park/Tampawardli (Park 24) and Gladys Elphick Park/Narnungga (Park 25).

## River Torrens/Karrawirri Pari Catchment

The River Torrens/Karrawirra Pari catchment extends from the upper reaches of the Torrens Valley from the north, east and also via smaller creeks on the south eastern side of the city, ultimately draining through the centre of Adelaide, filling the Torrens Lake and discharging downstream beyond Bonython Park/Tulya Wardli (Park 27) to the coast via the City of West Torrens. Several tributaries discharge into the river, notably Botanic Creek which captures rainfall from suburbs in the City of Burnside and First Creek, a major urban waterline connected to Waterfall Gully.

The catchment is managed across multiple local government boundaries and is collectively used as a stormwater conveyance system with a majority of Adelaide's urban stormwater discharging via the Torrens Lake. In periods of high rainfall, substantial volumes of silt and debris is transported into waterways and is deposited into the lower reaches, where it accumulates just beyond the Torrens weir, creating a dynamic and ever changing environment.

## Stormwater

Throughout the Adelaide Park Lands, stormwater from urban roads and properties is discharged into drainage channels connected to riparian landscapes and directly enters primary water systems such as:

- River Torrens/Karrawirri Pari
- Park Lands Creek
- Botanic Creek

- Wirrarninthe Wetlands
- Pakapakanthe Wetlands
- First Creek Managed Aquifer Recovery and Storage System
- Main Lake/Kainka Wirra.

These drainage networks offer opportunity to re-establish riparian features and use water sensitive urban design approaches to minimise stormwater contaminants from polluting waterways and improve water quality.

## Water Features

Constructed water features are located throughout the Adelaide Park Lands for amenity purposes and stormwater detention. Key water features include:

- Light Square/Wauwi water feature
- Rymill Lake and fountain
- Bonython Park/Tulya Wardli (Park 27) Boat Pond
- Veale Gardens creek
- Himeji Gardens
- Victoria Square/Tarntanyangga Three Rivers Fountain
- Hindmarsh Square/Mukata fountain.

## Water Use

Water used to irrigate the Adelaide Park Lands includes a mix of recycled wastewater, groundwater, potable mains, and surface water from the River Torrens/Karrawirra Pari.

The City of Adelaide is a major customer of the Glenelg to Adelaide Park Lands recycled water network using 85% of non-potable water for irrigation. Expanding the use of sustainable water resources to support Adelaide Park Lands amenity and recreation.

## Heritage

Heritage includes natural assets and built form together with cultural associations and practices. Enhancing heritage provides the opportunity to increase awareness and protection of the Adelaide Park Lands to ensure values are retained into the future.

The cultural significance of a place is defined as the aesthetic, historic, scientific, social, or spiritual value for past, present, or future generations. It is embodied in the place itself, in its fabric, its setting, its contents, in the associated documents, in its use, and in people's memories and association with the place

## UNESCO World Heritage

The City of Adelaide is leading a bid for World Heritage Status for Adelaide and its rural settlement landscapes, including the Adelaide Park Lands.

The nomination will be finalised jointly by the state government and Australian Government and submitted to the World Heritage Centre.

## National Heritage

The Adelaide Park Lands and City Layout was included on the National Heritage List on 7 November 2008.

The following National Heritage conservation principles apply to the Adelaide Park Lands:

- The National Heritage values are the basis for the future conservation and management of the Adelaide Park Lands and City Layout.
- Conserve the Adelaide Park Lands and City Layout in accordance with the principles and practices of the Australia ICOMOS Charter of Places of Cultural Significance (the Burra Charter) and its future revisions.
- Retain, conserve, and restore the identified heritage attributes of the Adelaide Park Lands and City Layout, including their form, spatial arrangements and fabric.

- Retain the Adelaide Park Lands and City Squares as public land for the use and enjoyment of all South Australians.
- Ensure the Park Lands and City Squares retain their cultural heritage significance when considering the ongoing use, change, development and maintenance of the place.
- Fulfil the objectives and statutory principles of the *Adelaide Park Lands Act 2005*.
- Observe and comply with the legislative requirements arising from the *EPBC Act 1999*, *Heritage Places Act 1993* and *Planning, Development and Infrastructure Act 2016*.
- Promote the National Heritage Values of the Adelaide Park Lands and City Layout through education and interpretation programs to enhance appreciation of their significance to all Australians.
- Record changes to the Adelaide Park Lands and City Layout which affect their National Heritage value.
- Regularly monitor the condition and integrity of the National Heritage Values.

The Adelaide Park Lands and City Layout National Heritage Management Plan will be used by the City of Adelaide, Government of South Australia and Federal Government agencies to guide decision making in the Adelaide Park Lands.

National Heritage Values are Park Lands wide considerations. Advice will be sought from the Australian Government for actions with the potential to impact on National Heritage Values.

## State Heritage

The South Australian Heritage Council has recommended the Adelaide Park Lands, Squares and City Layout be recommended to the Minister for Planning for State Heritage Area consideration. State and Local Heritage Places are found throughout the Adelaide Park Lands.

## Kaurna Cultural Heritage

The Adelaide Park Lands are located on Kaurna Yarta (Country). The land that forms the Adelaide Park Lands and the River Torrens/Karrawirra Pari have significant cultural and spiritual value for Kaurna Miyurna. Information regarding Kaurna heritage is included in the Precinct Plans section of this Strategy.



## Priorities

The following priorities will enhance and protect the Adelaide Park Lands:

### KYAC Country Plan

The KYAC Country Plan will encompass the whole of the Kurna Peoples Native Determination Area. Once developed it will help inform approaches to Caring for Country.

### Restore Riparian Corridors

Realign and naturalise creek networks to improve water quality, biodiversity movement and fauna habitat. Incorporate opportunities for informal recreation and nature play, boardwalks and walking trails, and wayfinding and interpretive signage.

### Strategic Water Resources

Improve the sustainable sourcing and use of water throughout the Adelaide Park Lands for sport, recreation, planting, amenity and cooling.

### Greening and Canopy Cover

Increase tree canopy cover and understorey vegetation and reduce hard surfaces in the Adelaide Park Lands, prioritising areas that are the most vulnerable to heat and where tree canopy is at risk from climate change.

### UNESCO World Heritage Bid

Recognised as one of the most complete examples of nineteenth-century colonial planning, achieving UNESCO World Heritage status for the Adelaide Park Lands and City Layout would bring international recognition and attention to our region, be a source of local, state and national pride, and boost optimism and investment.

### State Heritage Listing

Progress the South Australian Heritage Council's recommendation for State Heritage nomination of the Adelaide Park Lands.

### Biodiversity Monitoring Program

Establish and implement a biodiversity monitoring program and investigate methods to accurately plan and report on biodiversity.

Indicator	Target	Baseline
<b>Kurna Knowledge and Capacity Building</b>	Aboriginal people employed to work in the Adelaide Park Lands.	Aboriginal rangers engaged
<b>Water Quality</b>	Across the three receiving water bodies in the City of Adelaide: 80% reduction in suspended solids 90% reduction in gross pollutants 60% reduction in phosphorus 45% reduction in nitrogen.	1,122,282 kg/yr 307,939 kg/yr 2,391 kg/yr 13,068 kg/yr
<b>River Health</b>	Reduce Torrens Lake carp density to 50 kg/ha by 2026 and maintain the density below this threshold to 2030.	65 kg/ha

Figure 8 Natural Systems, Cultural Landscapes and Climate Resilience – Targets



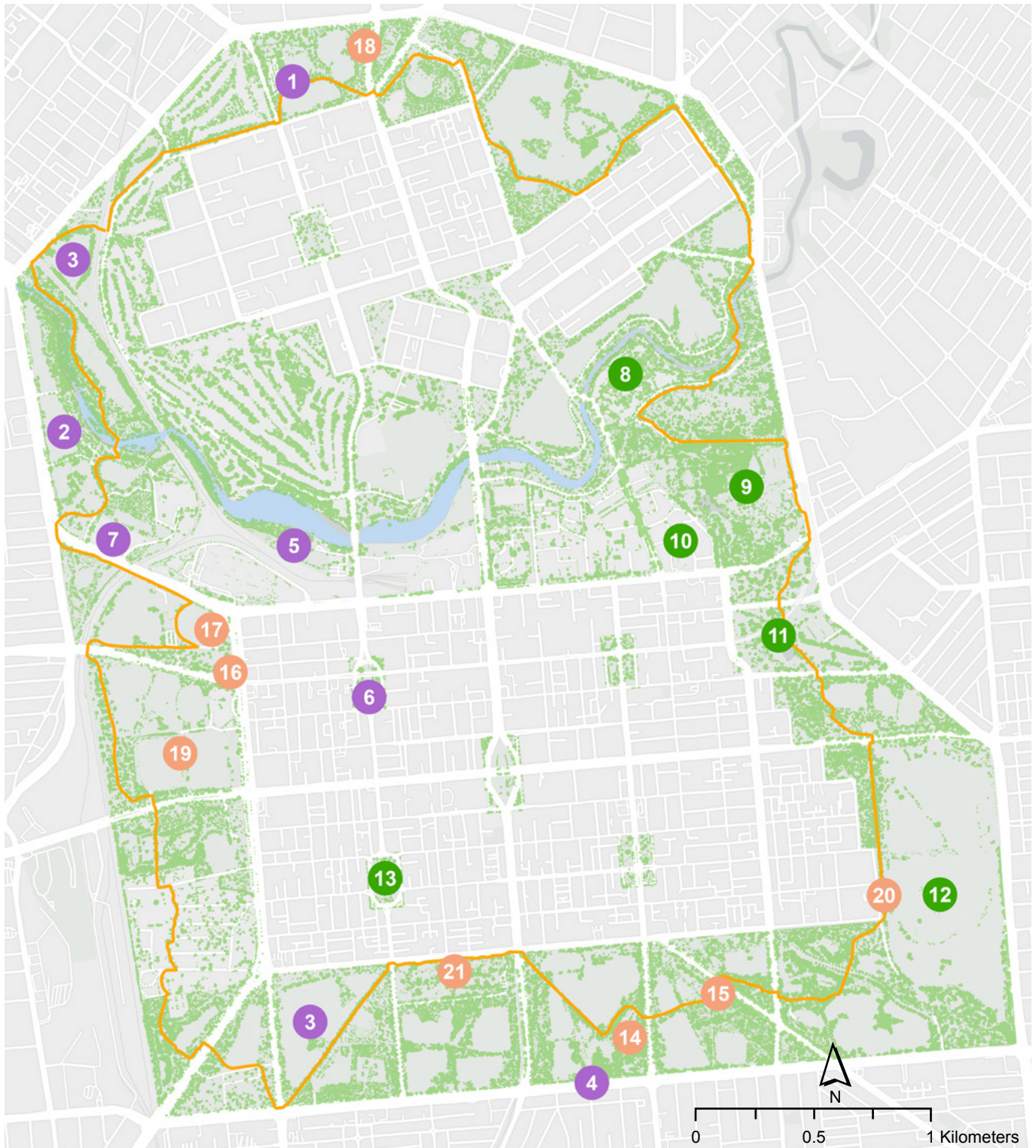
**The following Strategic Priorities have been identified through the development of this Strategy. The priorities have been identified through community and stakeholder consultation and through the Government of South Australia and City of Adelaide priorities.**

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Also highlighted are Strategic Priorities which are currently In Progress or have been Achieved that were identified through the Adelaide Park Lands Management Strategy (2015–2025) or through state government priorities. Projects without numbers are not location specific, they are Adelaide Park Lands wide priorities.



# Strategic Priorities



- Achieved
- New Moves
- In Progress
- Tree Canopy 2022
- River Torrens / Karrawirra Pari
- Adelaide Park Lands Trail

## New moves



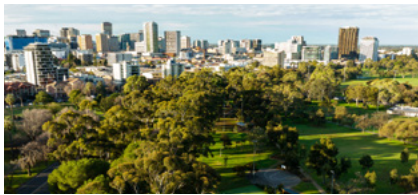
**1** Adelaide Aquatic Centre Integration



**2** Bonython Park/  
Tulya Wardli (Park 27)  
Master Plan



**3** Community Buildings



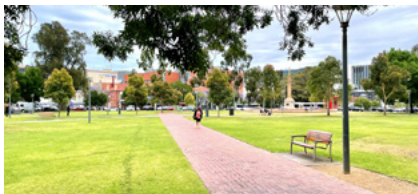
**4** Greenhill Road Corridor



**5** Helen Mayo Park/  
Tulya Wardli (Park 27C)



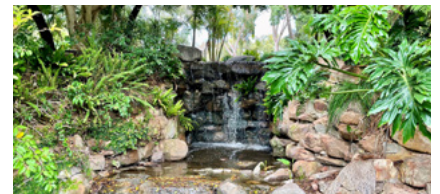
KYAC Country Plan



**6** Light Square/  
Wauwi Master Plan



**7** New Women's and  
Children's Hospital  
Integration



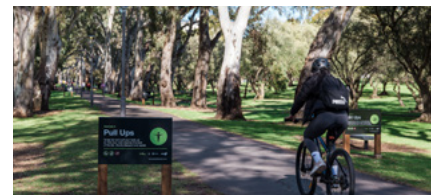
Strategic Water Resources



Biodiversity monitoring program



State Heritage Listing



Adelaide Park Lands Trail  
Improvements

# In progress



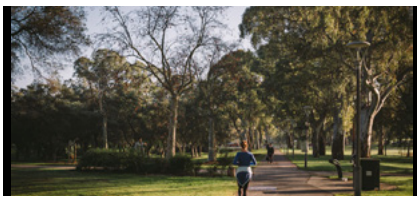
**8** Adelaide Zoo Master Plan Implementation



**9** Adelaide Botanic Garden Master Plan Implementation



Amazing Art



Great Connections



Greening and Canopy Cover



Lights Lights Lights



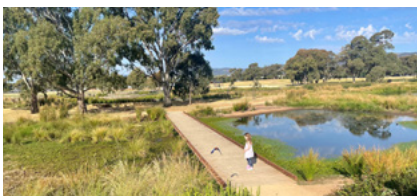
**10** Lot Fourteen Implementation



Master Plans for the Squares



**11** Reimagining Rymill Park/ Murlawirrapurka (Park 14)



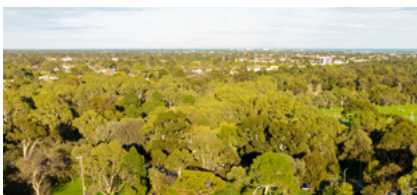
Restore Riparian Corridors



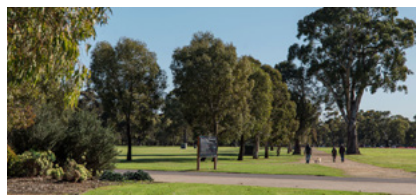
Shade Avenues



The Urban Address



UNESCO World Heritage Bid



**12** Victoria Park/Pakapakanthi (Park 16) Implementation



Wayfinding and Interpretation



**13** Whitmore Square/Iparrityi Stage 2

## Achieved



### 14 BMX and Youth Activity Hub

An expanded BMX track including multiple skill level training tracks creates a significant destination in Blue Gum Park/Kurangga (Park 20). Associated attractions include nature and adventure play complemented by the adjacent Tree Climb course and kiosk.



### 15 Central Park in the South

Nestled under the protective boughs of an expansive Moreton Bay fig, the much loved Pelzer Park/Pityarilla (Park 19) playspace has undergone a major refurbishment. Interactive water play elements allow children to weave a flow of water through rock and sand paths. Traditional play equipment sits alongside cubby house structures inspired by Aboriginal Wurlies.

The creek bed weaves through the centre of the hub and is home to thousands of new plants.



### 16 City Skate Plaza

Located next to West Terrace and nestled in the Adelaide Park Lands, City Skate is a facility built for skating, BMX and other wheeled sports from beginner to advanced skill levels.

City Skate is the largest skate park in South Australia and attracts local, national and international events.



### 17 Newmarket Urban Park

Gladys Elphick Park/Narnungga (Park 25) provides a wide range of user experiences serviced by high quality infrastructure including the sports hub and new skate facility.

The park has been transformed with high quality irrigated lawn areas together with natural settings providing a range of passive and recreational pursuits. The urban address has been enhanced attracting people and providing a transition between the Adelaide Park Lands and the north-west sector of the city.



**18 Northern Activity Hub**

The Northern Activity Hub includes upgraded tennis courts, new fencing, basketball rings and tennis nets.

A community hub provides a small plaza, seating, BBQs, and outdoor exercise facility.

Newly planted trees, entry statement plantings and landscape treatments create a shaded setting with improved shared paths and pedestrian lighting increasing accessibility for the community.



**19 People's Park of the West**

Ellis Park/Tampawardli (Park 24) continues to be used for a wide range of sporting and cultural uses. With a large amount of open space the plateau continues to provide an ideal location for large events and concerts.

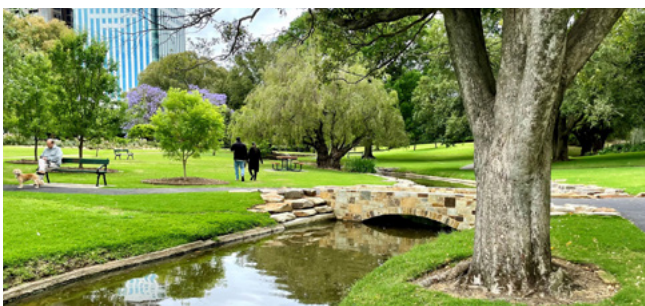
Improvements to user experience included consolidation of buildings, upgrades to vehicular and pedestrian access and safety to the Adelaide High School and new community sports building.



**20 Victoria Park/Pakapakanthi (Park 16) Master Plan**

The Victoria Park/Pakapakanthi (Park 16) Master Plan sets a vision for Victoria Park to:

- Be greener, cooler and more climate resilient
- Celebrate cultural and social values
- Provide space for community use and connection to
- Be biodiverse and improve Adelaide's open grassy woodland landscape character
- Provide quality community sports and recreation
- Attract and support diverse events and activities.



**21 Vibrant Veale**

Veale Gardens, located within Veale Park/Walyu Yarta (Park 21), continues to be a popular place for wedding ceremonies as well as informal recreation.

Accessibility has been improved with replacement footbridges, and improvements to the creek were made to prevent water overflow and soil erosion, ensuring users can continue to enjoy the gardens.





# Part C

Implementation  
Partnerships  
Investment

# Adelaide Park Lands Precinct Plans

Individual parks within the Adelaide Park Lands have been grouped into Precincts which are unique to the Adelaide Park Lands Management Strategy and allow for planning considerations to be provided at the Precinct level.

**The boundaries of the 11 Precincts, Squares and Gardens were determined using the following factors:**

- Existing and proposed landscape character
- Communities of interest in the city and inner suburbs
- Adjacent council boundaries
- Major infrastructure and transport corridors
- Management arrangements including third party responsibilities.

All Precincts are informed with reference to existing state and local government strategies and plans.

Each Precinct Plan provides a high level overview of site context, Heritage Places and natural systems and identifies future drivers for change.

Master planning will generally be the next stage of planning for the Precincts. The Precinct Considerations identified in the Precinct Plans will assist in site analysis and identifying future opportunities. Once a master plan is approved by the relevant landowner for a Park or Precinct, this information will take precedence.

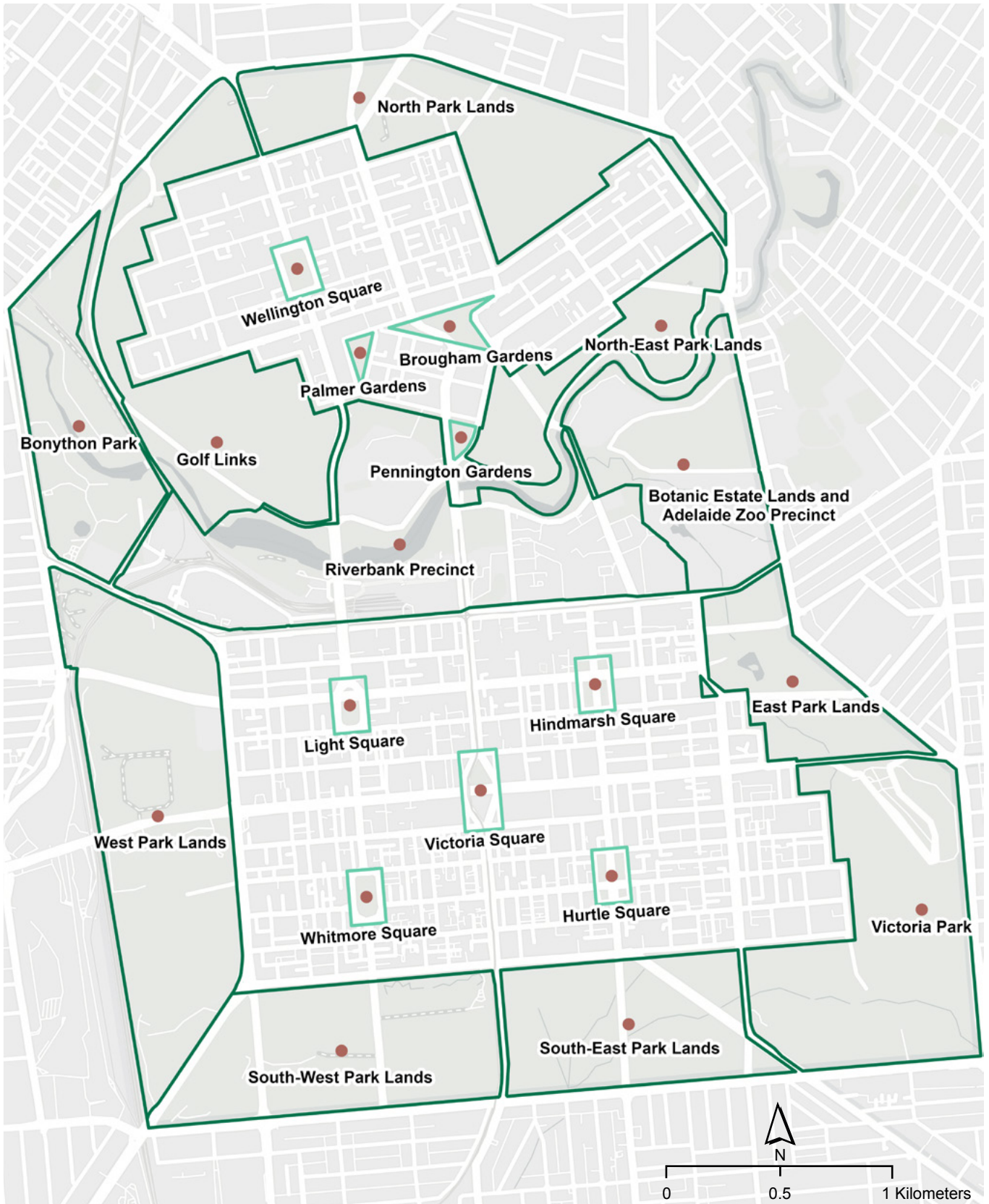
**Descriptions of Kaurna and Historic Heritage draws on the work of:**

- National Heritage Management Plan for the Adelaide Park Lands and City Layout
- Community Land Management Plan for the Adelaide Park Lands
- Adelaide Park Lands and Squares Aboriginal Heritage (Australian Cultural Heritage Management, 2005)
- Adelaide Park Lands and Squares Cultural Landscape Assessment Study (David Jones 2007) which highlights the works of landscape designers and gardeners John Ednie Brown, August Pelzer and William Pengilly.

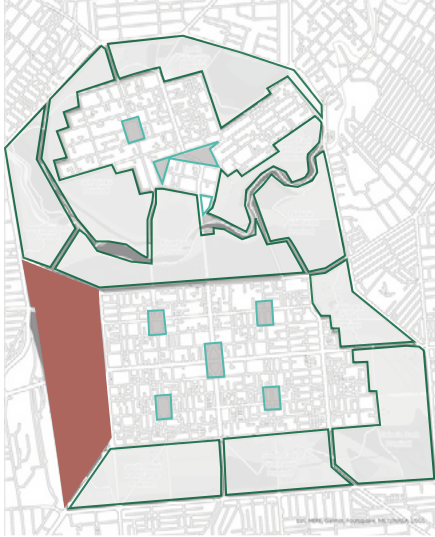
**The Precincts are:**

- West Park Lands Precinct
- South-West Park Lands Precinct
- South-East Park Lands Precinct
- Victoria Park Precinct
- East Park Lands Precinct
- North Park Lands Precinct
- Golf Links Precinct
- Bonython Park Lands Precinct
- River Bank Precinct
- Botanic Estate Lands and Adelaide Zoo Precinct
- North-East Park Lands Precinct
- Squares and Gardens

# Adelaide Park Lands Precincts, Squares and Gardens



# West Park Lands Precinct



## Precinct Snapshot

### Parks included in Precinct

- G S Kingston Park/Wirrarinithi (Park 23)
- Ellis Park/Tampawardli (Park 24)
- Gladys Elphick Park/Narnungga (Park 25)

### Size of Precinct

121 hectares or 13% of the total area of the Adelaide Park Lands

### Tree Count and Canopy

22.5% canopy cover provided by 6,846 trees

### Key Precinct Uses

- West Terrace Playground
- City Skate
- Narnungga Urban Forest
- Karen Rolton Oval
- Wirrarinithi Wetland and Education Trail
- West Terrace Cemetery
- Adelaide High School

## Context

The West Park Lands Precinct is bordered by rail lines to the west, West Terrace to the east and several arterial roads dissecting the Precinct. Despite containing a diverse range of places and landscapes, including two State Heritage Places (Adelaide High School and West Terrace Cemetery), four city gateways, a large dedicated events space, over 18 hectares of playing fields, three important biodiversity sites and around 48 hectares of open woodland, the West Park Lands Precinct has one of the lowest levels of visitation of all the Adelaide Park Lands Precincts.

## Kaurna

There are general references to regular use of this area as a camping venue by Aboriginal peoples pre-contact and post-contact and there is also a record of a stone flake artefact found on these grounds. In 1844 Ellis Park/Tampawardli (Park 24) was the site of a planned fight between Kaurna people and Ngarrindjeri people which was prevented by police.

Aboriginal people are buried in West Terrace Cemetery and the playground in G S Kingston Park/Wirrarinithi (Park 23) was frequented by Aboriginal children living in the West End of Adelaide during the 1930s to 1950s.

## Historic Heritage

G S Kingston Park/Wirrarinithi (Park 23) retains its general shape and form as planned by Colonel William Light, and has substantial early tree planting including perimeter plantations. The park is dominated by the highly significant West Terrace Cemetery, a State Heritage Place which contains remnant exotic and indigenous vegetation as well as built features.

Ellis Park/Tampawardli (Park 24) and Gladys Elphick Park/Narnungga (Park 25) retain their original shape and form as devised by Colonel William Light. They reflect the philosophies, spatial and planting design intent, including species plantings and pathway alignments, of early landscape designers, Brown and Pelzer.

Ellis Park/Tampawardli (Park 24) and Gladys Elphick Park/Narnungga (Park 25) were originally used for soil and stone extraction, agistment, temporary

encampment and council works before being used for recreational purposes and more organised sporting grounds in the 1920s and beyond. A tree planting program intermittently occurred.

### Landscape

A number of specimen trees are scattered throughout the Precinct. The designed Kingston Gardens with its bandstand and remnant exotic tree plantings, is a significant cultural heritage feature in G S Kingston Park/Wirrarminthi (Park 23). The West Terrace Playground was designed by Pelzer in 1915.

Current access into the parks and movement through, particularly north-south, is limited.

Karen Rolton Oval and the City Skate Park provide key activity hubs. Amenity and activity are spread throughout the Precinct with a diversity of offerings.

### Drivers for Change

Situated between a growing city and rapidly growing resident and worker populations in West Torrens, the opportunity to create attractive places and spaces that draw people to and activate the West Park Lands

has never been greater. The development of the new Royal Adelaide Hospital and biomedical precinct, revitalisation of the western end of Hindley Street and the University of South Australia's City West campus will see a substantial increase in the number of people accessing the north-west corner of the city. The resident population in the combined west, north-west and south-west areas of the Central Business District is forecast to grow more than any other area in the city to 2036.

Creating new attractions and facilities to meet the needs of this increased population and improving connections to, between and within each park presents both challenges and opportunities to transform the appearance and increase activation of the West Park Lands Precinct.

There is opportunity to investigate a shared-use bridge over the train lines to connect the South Australian Sports Institute with Adelaide Park Lands Trail. This opportunity links key state government investment to the Adelaide Park Lands whilst also providing the missing link to the western suburbs for commuter cyclists and pedestrians.



## Precinct Considerations

The following considerations will provide guidance for planning at the Precinct level and should be considered along with the Adelaide Park Lands wide planning considerations.

### Existing Features

- 1 Wirrarninthe wetlands
- 2 Desert Ash plantings
- 3 Grove of Moreton Bay Figs
- 4 Row of Desert Ash
- 5 Canary Island Palms
- 6 Row of Desert Ash
- 7 Hill's Fig
- 8 Row of Morton Bay Figs
- 9 Row of Pepper Trees
- 10 Former tram lines
- 11 Manage car parking availability in Wylde Street to ensure use for park users

### Consider Local Heritage Listing of

- 12 Kingston Gardens and bandstand
- 13 Emigration Square/Bureau of Meteorology Memorial interpretive site
- 14 Adelaide High School

## Future Considerations

- 15 Enhance landscaping of Sir Donald Bradman Drive and Glover Avenue with planting of large eucalyptus
- 16 Create a hub to support environmental education and manage as a Key Biodiversity Area into the future
- 17 Improve water quality and mitigate downstream urban stormwater impacts
- 18 Enhance the Wirrarninthe Interpretive Trail
- 19 Investigate opportunity to connect Adelaide Park Lands Trail to South Australian Sports Institute via shared-use bridge
- 20 Create an urban address as a response to a growing population in the city's west
- 21 Improve connectivity across Sir Donald Bradman Drive via land bridges/wildlife bridges
- 22 Link the Adelaide Park Lands to the Squares
- 23 Investigate opportunities to construct a footbridge over Glover Terrace
- 24 Upgrade existing hub to better service the South West corner of the city
- 25 Upgrade existing hub and manage City Skate Park as a regional/state level facility
- 26 Consider future requirements for the Cemetery through master planning
- 27 Create a hub and continue to enhance the Narnungga Urban Forest. Explore additional uses of this space, especially regarding its potential biodiversity values
- 28 Investigate removal of hardstand areas in Edwards Park/Wirrarninthe (Park 23 South) and return to a Park Lands Purpose.

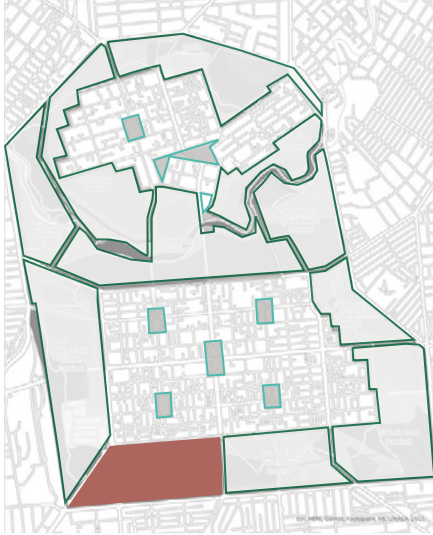
# West Park Lands Precinct



- |                              |                      |                      |
|------------------------------|----------------------|----------------------|
| Precinct Boundary            | Shared Paths         | Urban Address        |
| Existing Features            | Promenade            | Riparian             |
| Future Considerations        | Green Street         | Sport and Recreation |
| <b>Movement</b>              | Access Road          | Woodland / Grassland |
| Active Transport Connections | Bikeway              | Formal Park          |
| Active Transport Paths       | <b>Landscape</b>     | Views + Vistas       |
| Adelaide Park Lands Trails   | Upgrade Existing Hub |                      |
| Edge Paths                   | Future Hub           |                      |



# South-West Park Lands Precinct



## Precinct Snapshot

### Parks included in Precinct

- Josie Agius Park/Wikaparntu Wirra (Park 22)
- Golden Wattle Park/Mirnu Wirra (Park 21 West)
- Veale Park/Walyu Yarta (Park 21)

### Size of Precinct

88 hectares or 9.4% of the total area of the Adelaide Park Lands

### Tree Count and Canopy

32% canopy cover provided by 7,222 trees

### Key Precinct Uses

- Veale Gardens
- Princess Elizabeth Playspace
- Regional Netball Facility
- Key Biodiversity Area
- Lundie Gardens
- Adelaide Pavillion
- Walyu Yarta Community Garden

## Context

The South-West Park Lands Precinct is bordered by South Terrace, Anzac Highway, Greenhill Road and Peacock Road. The land use is relatively balanced between high to medium quality remnant native grassland and woodland and a mixture of dedicated sports (netball, soccer, tennis and multi-use fields). The northern section has high-quality play spaces and formal gardens while the facilities and some landscape values in southern section are in need of revitalisation.

## Kurna

The Precinct was regularly used as a camping venue, a source of food and site for burials. Traditional camping stopped in this area in the 1860s when Aboriginal peoples were forced from the south Park Lands.

Some Kurna people associate areas in Golden Wattle Park/Mirnu Wirra (Park 21 West) with spiritual danger and believe this park has historical links to suspected colonial violence in the dispossession of their ancestors.

## Historic Heritage

Golden Wattle Park/Mirnu Wirra (Park 21 West) and Veale Park/Walyu Yarta (Park 21) were once considered a single park, however upon the introduction of Sir Lewis Cohen Avenue (1902–1903) the two parks were separated. The area is bound by Peacock Road, Greenhill Road, South Terrace and Sir Lewis Cohen Avenue.

The remainder of the Precinct retains its original shape and form as devised by Colonel William Light.

Substantial tree planting that accords with the design and species intent of Brown and Pelzer, such as species plantings and pathway alignments are intact today.

## Landscape

Featuring large areas of open woodland, smaller dispersed areas of remnant native vegetation and playing fields, the South-West Park Lands Precinct accommodates a mix of dedicated sport facilities for netball, soccer and tennis with less emphasis on multi-use playing fields.

Veale Gardens boasts highly refined landscaping features, including creeks, fountains and exotic vegetation. There are several contemporary structures within the gardens, including the Walyu Yarta Community Garden, and the Adelaide Pavilion.

North-south and east-west routes are limited and do not connect well to the city or the suburbs.

Activation, other than that provided by sporting uses, Veale Gardens, and Princess Elizabeth Playspaces, is limited.

The management of Key Biodiversity Areas will be primarily focused on their conservation and sustainable expansion rather than activation.

The Precinct will continue to support environmental education and provide a space for the engagement of community volunteers and education groups.

## Drivers for Change

Nestled between a strong and growing south-west city community to the north and an increasingly intensive corridor of mixed-use development along Greenhill Road in the south, the South-West Precinct is well positioned to attract city and suburban residents and workers from Keswick, Wayville and Unley into the Adelaide Park Lands for a variety of recreational and sports activities. The community's positive response to the redevelopment of the Princess Elizabeth Playspace attests to the potential benefits to be realised from improving the appearance and functionality of areas fronting South Terrace.

Ensuring that the urban address provides an attractive frontage to the Adelaide Park Lands' northern and southern edges will be critical in enticing more people into the Precinct, especially in the south as these sections of the Adelaide Park Lands are currently under-utilised with low visitation rates.



## Precinct Considerations

The following considerations will provide guidance for planning at the Precinct level and should be considered along with the Adelaide Park Lands wide planning considerations.

### Existing Features

The Precinct contains cultural heritage landscape and contributory features such as exotic species, avenues and corridors, remnant plant species and associated biodiversity from the Mallee Box Woodland and Grey Box/SA Blue Gum Woodland that was managed by Kurna Miyurna.

- 1 Pine trees south of the Princess Elizabeth Playground
- 2 The Sugar Gum avenue
- 3 Remnant wattle and white cypress pines grove plantings
- 4 Lundie Garden
- 5 Perimeter woodland planting
- 6 Veale Gardens
- 7 Moreton Bay Fig Avenue
- 8 Nurses Memorial Garden
- 9 Manage car parking for the Royal Adelaide Show according to the Deed of Agreement with the Royal Agricultural and Horticultural Society of SA
- 10 Manage Key Biodiversity Areas towards their corresponding pre-European vegetation communities (composition and structure)
- 11 Continue to manage as an informal recreation area

### Consider Local Heritage Listing of

- 12 Princess Elizabeth Playspace, including sign, original trees and shelter shed

### Future Considerations

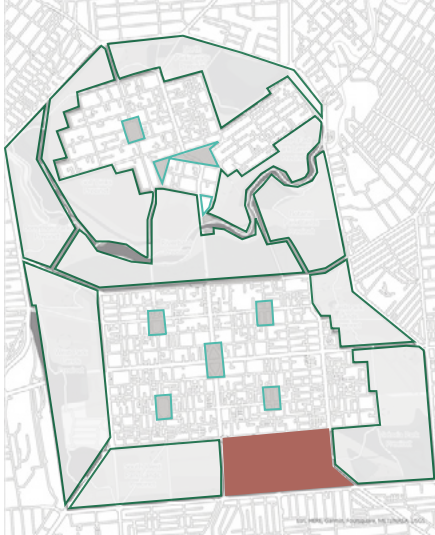
- 13 Investigate the removal of access road and return to a Park Lands Purpose
- 14 Create an urban address to incorporate off-road cycling movement, and improved public transport accessibility
- 15 Align shared-use path with lighting that is appropriate/sensitive to biodiversity
- 16 Link the Adelaide Park Lands to the city and suburbs by developing strong 'green street' connections
- 17 Realign the Adelaide Park Lands Trail and investigate signalised crossing over Goodwood Road
- 18 Improve pedestrian crossing points at Greenhill Road / Anzac Highway intersection
- 19 Create a hub and continue to support the Community Garden
- 20 Investigate consolidation of hardstand and buildings within the Precinct in consultation with stakeholders and adjoining councils
- 21 Provide a fenced, off-leash dog park that is able to utilise facilities and car parking associated with the adjacent netball hub
- 22 Investigate upgrade or redevelopment of community buildings
- 23 Provide a new playspace within the park

# South-West Park Lands Precinct



- |                              |   |                      |
|------------------------------|---|----------------------|
| Precinct Boundary            | Potential Adelaide Park Lands Trail Realignment | <b>Landscape</b>     |
| Existing Features            | Edge Paths                                      | Existing Hub         |
| Future Considerations        | Shared Paths                                    | Future Hub           |
| <b>Movement</b>              | Promenade                                       | Urban Address        |
| Active Transport Connections | Green Street                                    | Sport and Recreation |
| Active Transport Paths       | Bikeway   | Woodland / Grassland |
| Adelaide Park Lands Trails   |   | Formal Park          |
|                              |   | Views + Vistas       |

# South-East Park Lands Precinct



## Precinct Snapshot

### Parks included in Precinct

- Part of Carriageway Park/Tuthangga (Park 17)
- Peppermint Park/Wita Wirra (Park 18)
- Pelzer Park/Pityarilla (Park 19)
- Blue Gum Park/Kurangga (Park 20)

### Size of Precinct

57 hectares or 6.1% of the total area of the Adelaide Park Lands

### Tree Count and Canopy

39% canopy cover provided by 4,002 trees

### Key Precinct Uses

- Sporting fields and courts
- Petanque piste
- Glover Playground
- Marshmallow Park and Oxbow playspace
- City Dirt – BMX Park
- Fenced dog park
- TreeClimb Adelaide
- Himeji Gardens
- Osmond Gardens
- South Park Lands Creek
- Contributory historic features such as memorials, exotic species, avenues and corridor

## Context

The South-East Park Lands occupy the area between Peacock Road and Hutt Street. These parks primarily accommodate sporting fields which are used by schools and clubs for hockey, soccer, tennis, Australian Rules Football, basketball, cricket, athletics, softball and petanque. In order to support these activities, the usability of sports fields and playing courts across the Precinct needs to be improved with their associated buildings revitalised. Areas of open woodland surrounding the sports fields and courts are prominent landscape features with many large, beautiful trees fronting Park Land edges.

### Kaurna

The Precinct was regularly used as a camping venue, a source of food and site for burials. Traditional camping stopped in this area in the 1860s when Aboriginal peoples were forced from the south Park Lands.

### Historic Heritage

The Precinct maintains the shape designed by Colonel William Light and substantial tree planting, incorporating perimeter pathways and sweeping paths, including a large mass planting in the southern corner.

The introduction of Osmond Gardens in 1907, provided a formal gardenesque landscape and considerably change the landscape.

The Himeji Garden, opened in 1985, represents Japanese garden design principles. The grounds are frequently used for formal events and weddings.

There is evidence of Brown and Pelzer's design intent throughout the Precinct.

## Landscape

The Precinct is characterised by a combination of open woodlands and sports fields. The landscape is characterised by large open grassed spaces semi-enclosed by predominantly native groves of trees, with open spaces generally used for sporting activities.

The area is renowned for its significant vegetation elements, particularly avenues such as Kurrajong Avenue, Sellar Avenue of White Cedars, Lombardy Poplar Avenue, and White Poplar Avenue.

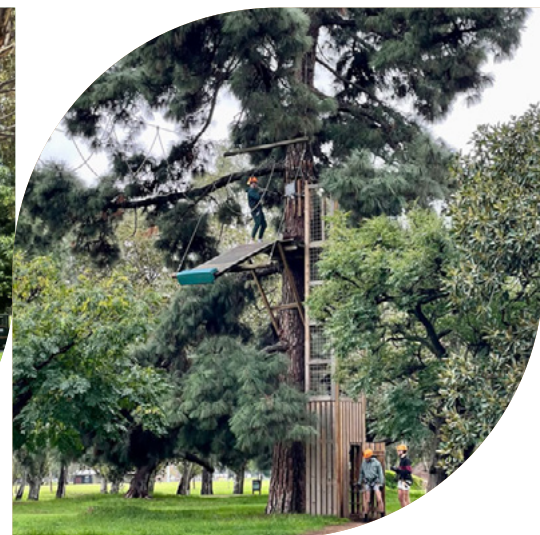
Significant changes have been made to the creek system in an attempt to naturalise it and encourage public visitation. This includes bank lay-backs and native revegetation to increase biodiversity, facilitate wildlife movement, and improve water quality.

## Drivers for Change

Growing resident and worker populations in the south of the city and the north of Unley, Parkside and Eastwood provide the impetus for a reimagined Adelaide Park Lands environment that will enable more people to participate in a variety of recreational and sports activities.

The urban address plays an important role in drawing people into the Precinct while access to the various amenities supporting recreation and sport will be enhanced to activate the parks, facilitate higher levels of social interaction and provide for casual surveillance.

As a pre-eminent sport and recreation precinct in the Adelaide Park Lands, improvements to playing fields, courts and sports infrastructure will fuel the community's capacity to participate in a wide range of physical activities with positive health and wellbeing outcomes.



## Precinct Considerations

The following considerations will provide guidance for planning at the Precinct level and should be considered along with the Adelaide Park Lands wide planning considerations.

### Existing Features

The Precinct contains cultural heritage landscape and contributory features such as exotic species, avenues and corridors.

- 1 Sugar Gum Avenue – Ponder Avenue
- 2 English Elms and Desert Ash in playground
- 3 Stone Pines
- 4 Kurrajong Avenue
- 5 Sellar Avenue (White Cedar)
- 6 Manage Osmond Gardens and Himeji Gardens as significant public attractions
- 7 Continue stormwater management and flood mitigation
- 8 Manage car parking availability for Precinct visitors
- 9 Manage Marshmallow Park as a major regional activity hub for informal recreation

### Consider Local Heritage Listing of

- 10 Osmond Gardens
- 11 Himeji Gardens
- 12 Glover Playground

## Future Considerations

- 13 Explore opportunities to naturalise the drainage line along Glen Osmond Road whilst retaining important historic features
- 14 Pursue convenient and safe access across adjoining main roads (Greenhill Road)
- 15 Improve the long-term management of creek and drainage lines by removing weeds and continuing to pare back creek banks and reintroduce native vegetation
- 16 Create an urban address to incorporate off-road cycling movement, an improved public transport accessibility
- 17 Link the Adelaide Park Lands to the city and suburbs by developing strong 'green street' connections
- 18 Manage the BMX track as a regional youth activity hub and seek opportunities to upgrade including increased amenities
- 19 Integrate community courts further into the Precinct and promote community use of courts
- 20 Create a hub that delivers an urban gateway plaza to the city
- 21 Transform this area into a Formal Park with a number of prominent sculptures
- 22 Investigate upgrade or redevelopment of community buildings
- 23 Investigate consolidation of hardstand and buildings within the Precinct in consultation with stakeholders and adjoining councils

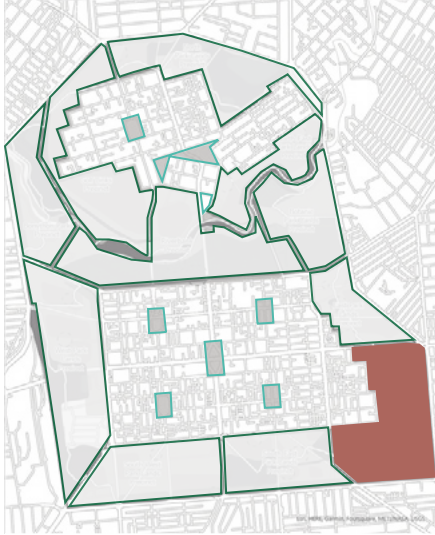
# South-East Park Lands Precinct



- |                              |                      |                      |
|------------------------------|----------------------|----------------------|
| Precinct Boundary            | Shared Paths         | Urban Address        |
| Existing Features            | Promenade            | Riparian             |
| Future Considerations        | Green Street         | Sport and Recreation |
| <b>Movement</b>              | Bikeway              | Woodland / Grassland |
| Active Transport Connections | <b>Landscape</b>     | Formal Park          |
| Active Transport Paths       | Existing Hub         | Views + Vistas       |
| Adelaide Park Lands Trails   | Upgrade Existing Hub |                      |
| Edge Paths                   | Future Hub           |                      |



# Victoria Park Precinct



## Precinct Snapshot

### Parks included in Precinct

- Victoria Park/Pakapakanthi (Park 16)
- Carriageway Park/Tuthangga (Park 17)

### Size of Precinct

42 hectares or 4.5% of the total area of the Adelaide Park Lands

### Tree Count and Canopy

26% canopy cover provided by 4,045 trees

### Key Precinct Uses

- Major event space for motor racing and Adelaide Equestrian Festival
- Criterium cycling track
- Botanic and Park Lands Creek
- Pakapakanthi Wetlands
- Sporting fields
- Walking and running loops
- Victoria Park Precinct – grandstand and surrounding buildings State Heritage Places
- Historic Elm Carriageway
- Historic Glenelg Service Water Reservoir
- Contributory historic features such as memorials, exotic species, avenues and corridor

## Context

The Victoria Park Precinct occupies the area between Hutt Street, Greenhill Road, Fullarton Road and Wakefield Road.

The Precinct provides for a diverse range of formal and informal activities, with Victoria Park/Pakapakanthi (Park 16) providing an important regional open space.

The Precinct plays an important role in affording uninterrupted views from the city to the Adelaide Hills – one of the key National Heritage Values.

Previously home to horse racing, the Precinct hosts motor sport events and the cycling criterium track, both unique assets of regional importance.

## Kaurna

History held by members of the Kaurna community indicates that the area was used for camping and corroborees.

In 1980, members of the Pitjantjatjara, Yankunytjatjara, and other Aboriginal Elders from the north-west of the state converged here to protest for Aboriginal Land Rights. This stand ultimately led to the passage of the *SA Pitjantjatjara Land Rights Act, 1981* and the establishment of the freehold Aboriginal Lands in the north-west of the state.

On 14 May 2021, the Kaurna community and the City of Adelaide collaboratively delivered the first Kaurna Kardla Parranthi Cultural Burn Project in Carriageway Park/Tuthangga (Park 17).

## Historic Heritage

The Precinct retains its original shape and design from Colonel William Light's Plan.

The area south of Botanic Creek holds state and national significance, hosting the inaugural Arbor Day Plantings in 1889 and reviving them in the late 1980s. The 1880s Grandstand, Victoria Park Racecourse is registered as a State Heritage Place.

## Landscape

The Precinct comprises of open woodlands and sports with a riparian corridor. There are two watercourses

through the Precinct including the Park Lands Creek and Botanic Creek.

It is characterised by large open grassed spaces, generally used for sporting activities, that are semi-enclosed by predominantly native groves of trees.

Victoria Park/Pakapakanthi (Park 16) contains a Key Biodiversity Area with remnant and rare vegetation including important grasslands. Expansion of the Key Biodiversity Area aims to restore the site to a Grey Box Grassy Woodland.

There will be an ongoing commitment to the management of the conservation values for the remnant vegetation site and the protection of the Chequered Copper Butterfly (*Lucia limbaria*) habitat in the park.

Carriageway Park/Tuthangga (Park 17) contains significant areas of remnant native vegetation currently managed by community volunteers, an avenue of mature Elm trees and the upper reaches of the Park Lands Creek network. The Precinct also accommodates playing fields, courts and spaces for active and passive activities.

The 3.2 hectare Pakapakanthi Wetlands is a key feature of the Precinct and provides water quality improvements, fauna habitat, flood risk mitigation and a high-quality natural asset for outdoor recreation and fauna habitat.

A network of pathways provide access to and through

the Precinct including primary commuter routes from the eastern suburbs.

Activity occurs throughout the Precinct with high demand during events and festivals.

Amenity and activities will be introduced more broadly across the Precinct in accordance with the 2024 Master Plan for Victoria Park/Pakapakanthi (Park 16) which prioritises the following principles:

- Be greener, cooler and more climate resilient
- Celebrate cultural and social values
- Continue to provide space for unprogrammed community use and connection to nature
- Be biodiverse and improve Adelaide's open grassy woodland landscape character
- Provide consistent quality community sports and recreation
- Be a park that attracts and supports a diverse range of events and activities.

## Drivers for Change

Located opposite an increasingly diverse south-east community and expanding health and medical precinct in the city, and increasing inner-suburban resident and worker populations in Unley, Eastwood and Dulwich to the south and east, the Victoria Park Precinct will continue to attract users for a diverse range of sport and recreation pursuits. Improving connections and wayfinding to Hutt Street main street could also encourage visitors to the Precinct.



## Precinct Considerations

The following considerations will provide guidance for planning at the Precinct level and should be considered along with the Adelaide Park Lands wide planning considerations.

### Existing Features

The Precinct contains cultural heritage landscape and contributory features such as exotic species, avenues and corridors with significant native revegetation.

- 1 Major stands of River Red Gums
- 2 Sugar Gum Avenue – Ponder Avenue
- 3 Olive Grove with heritage value
- 4 Arbor Day Tree Planting
- 5 Manage Key Biodiversity Area 1 as a Grey-box Woodland and continue to support community initiatives
- 6 Former offices of the Adelaide Racing Club
- 7 Kiosk and café
- 8 The white concrete planter bowl (horse racing history)
- 9 Former Glenelg Reservoir and fencing
- 10 Tuthangga Survey Benchmark
- 11 Butterfly conservation zone
- 12 High quality Grey-box Woodland remnant vegetation

### Consider Local Heritage Listing of

- 13 Turnstile Building and Grandstand Entrance Gates
- 14 Heritage Grandstand

## Future Considerations

- 15 Reveal existing stormwater drains and increase opportunities for interaction with the existing Botanic and Park Lands Creek to the south
- 16 Continue to monitor Pakapakanthi wetland and seek opportunities to capitalise on its novel ecosystems for species conservation
- 17 Reinforce the distinct landscape of Victoria Park/ Pakapakanthi (Park 16) through additional tree planting to pathways while maintaining open areas for grassland and biodiversity planting
- 18 Capitalise on Elm Avenue
- 19 Provide additional cultural history signage and interpretive material
- 20 Enhance Kaurna Kardla Parranthi – cultural burn site
- 21 Improve the path network to reduce conflicts between pedestrians, cyclists and joggers through new and improved pathways
- 22 Create new and enhance the existing nodes along key pedestrian access points and strengthen connectivity into the city from neighbouring suburbs
- 23 Create strong ‘green street’ connections linking with key walking and cycling networks
- 24 Install signalised crossing to enhance safety of Adelaide Park Lands Trail
- 25 Create a strong physical and visual connection between the Grandstand and the adjacent Adelaide Park Lands spaces by creating a new hub
- 26 Investigate opportunities for safer crossing point for Wakefield Road
- 27 Create a Formal Park to frame Glen Osmond Road and Hutt Street gateways
- 28 Incorporate elements of play along a restored creek line
- 29 Implement smart technologies and environmental monitoring
- 30 Continue to work with SA Motor Sport Board to minimise disruption to community access including pre and post events and minimise environmental impact

# Victoria Park Precinct



- 31** Relocate amenities block closer to the Pakapakanthi Wetland
- 32** Investigate consolidation of hardstand and buildings within the Precinct in consultation with stakeholders and adjoining council

- 33** Create a hub to support environmental education at the Pakapakanthi wetland
- 34** Investigate upgrade or redevelopment of community buildings

# East Park Lands Precinct



## Precinct Snapshot

### Parks included in Precinct

- Rundle Park/Kadlitpina (Park 13)
- Rymill Park/Murlawirrapurka (Park 14)
- King Rodney Park/Ityamai-itpina (Park 15)

### Size of Precinct

42 hectares or 4.5% of the total area of the Adelaide Park Lands

### Tree Count and Canopy

37% canopy cover provided by 2,036 trees

### Key Precinct Uses

- Major event spaces
- Botanic Creek
- Rymill Lake
- Quentin Kenihan Inclusive Playspace
- Petanque piste
- Peace and Friendship Garden
- Adelaide Bowling Club
- Sporting fields
- Glover East Playground
- O-Bahn busway tunnel entrance/exit
- Basketball courts and skate park
- Contributory historic features such as memorials, exotic species, avenues and corridors

## Context

One of the most visited Precincts of the Adelaide Park Lands, the East Park Lands hosts a diverse range of events including the Adelaide Fringe Festival, motor racing, the Australian International Three Day (Equestrian) Event and various food and community festivals.

These events attract large numbers of local, national and international visitors to its gardenesque and attractive semi-natural landscapes.

The Precinct provides a key gateway into the city from eastern Adelaide.

### Kaurna

The Precinct was a major camping area (1840s–1900) for Kaurna People and would have been an area of swamp leading into the waterhole in the Botanic Garden providing a wealth of food and resources.

The 'Place of Reflection' in Rymill Park/ Murlawirrapurka (Park 14) is a dedicated space for members of the Stolen Generations, and their family, friends and wider community to meet and support each other. The space is designed to highlight the important links between the natural world and cultural lives of Aboriginal and Torres Strait Islander peoples.

### Historic Heritage

Overall Rundle Park/Kadlitpina (Park 13), Rymill Park/ Murlawirrapurka (Park 14) and King Rodney Park/ Ityamai-itpina (Park 15) retain their original shape and form as devised by Colonel William Light. There is evidence of substantial tree planting that accords with the general spatial and species intent of Brown, Pelzer and Pengilly, including pathway alignments and species plantings that reinforce a semi-formal Victorian style.

A cross-axial pathway lined with white cedars dissects Rundle Park/Kadlitpina (Park 13) and has been evident since the 1870s.

Two cross-axial pathways, evident since the 1870s, and lined with Oriental Planes and White Cedars, dissect Rymill Park/Murlawirrapurka (Park 14). Both pathways constitute important Precinct aesthetic and design elements.

In the 1950–1960s, Rymill Park/Murlawirrapurka (Park 14) was transformed to accommodate a lake, picnic and recreation grounds, as well as a large formal rose garden planting layouts.

The Precinct contains Local Heritage Places of significance. The War Horse Memorial Trough and Obelisk are located near Wakefield Road. The Valve House, which was moved and rebuilt in the eastern end of Rundle Park/Kadlitpina (Park 13), is the last remaining structure from the Kent Town Waterworks, demolished in the 1980s.

The Alice in Wonderland Statue and the Picanniny Statue in Rymill Park/Murlawirrapurka (Park 14) are considered to be of cultural and historic importance and are potential Local Heritage Places.

The Rymill Park/Murlawirrapurka (Park 14) 1961 design features including the lake, footbridges, sign, rose gardens and sundial, are also considered to be of cultural and historic importance.

### Landscape

Rundle Park/Kadlitpina (Park 13) and Rymill Park/Murlawirrapurka (Park 14) are structured and highly utilised parks.

King Rodney Park/Ityamai-itpina (Park 15) is characterised by large open grassed spaces semi-enclosed by predominantly native groves of trees. Open spaces are generally used for sporting activities. Significant areas of native vegetation and revegetation exist in this Park including native grasses.

The southern section of Rundle Park/Kadlitpina (Park 13) functions as an open public garden, containing the well-maintained Rymill Park Rose Garden and picnic facilities.

Enhancement of Adelaide Park Lands Trail and key promenades will further reinforce primary north-south and east-west connections. This will occur within a defined path hierarchy.

Activated temporarily by key Adelaide events, the Precinct has temporary hubs as well as defined sporting hubs.

The Rymill Lake renewal project, reopening of the Rymill Park Kiosk and Botanic Creek rehabilitation will further activate an already well-loved Precinct.

## Drivers for Change

Population growth in the city's east and in Kent Town and Norwood provide a strong impetus for reimagining the future of the East Park Lands and building on its proximity to a number of key state government investment sites.

The O-Bahn busway extension running underneath and through Rymill Park/Murlawirrapurka (Park 14) will continue to have a significant impact on how the Precinct will develop in the future, while Lot Fourteen will shape many of the activities occurring in Rundle Park/Kadlitpina (Park 13).



## Precinct Considerations

The following considerations will provide guidance for planning at the Precinct level and should be considered along with the Adelaide Park Lands wide planning considerations.

### Existing Features

The Precinct contains cultural heritage landscape and contributory features such as exotic species, avenues and corridors with significant native revegetation.

- 1 Aleppo Pine stand
- 2 White Cedar avenues
- 3 Camphor Laurel circle
- 4 Northern Rose Garden
- 5 Southern Rose Garden
- 6 London Plane Tree avenue
- 7 Olive grove
- 8 SA Blue Gum avenue
- 9 Pepper Tree avenue
- 10 Manage car parking availability to ensure use by patrons visiting the Precinct including the public car park adjacent the Adelaide Bowling Club
- 11 Retain community access to Quentin Kenihan Inclusive Playspace for daylight hours during event times
- 12 Manage the Glover East Playgrounds recognising its heritage value and provide upgrades to this hub to for additional community benefit

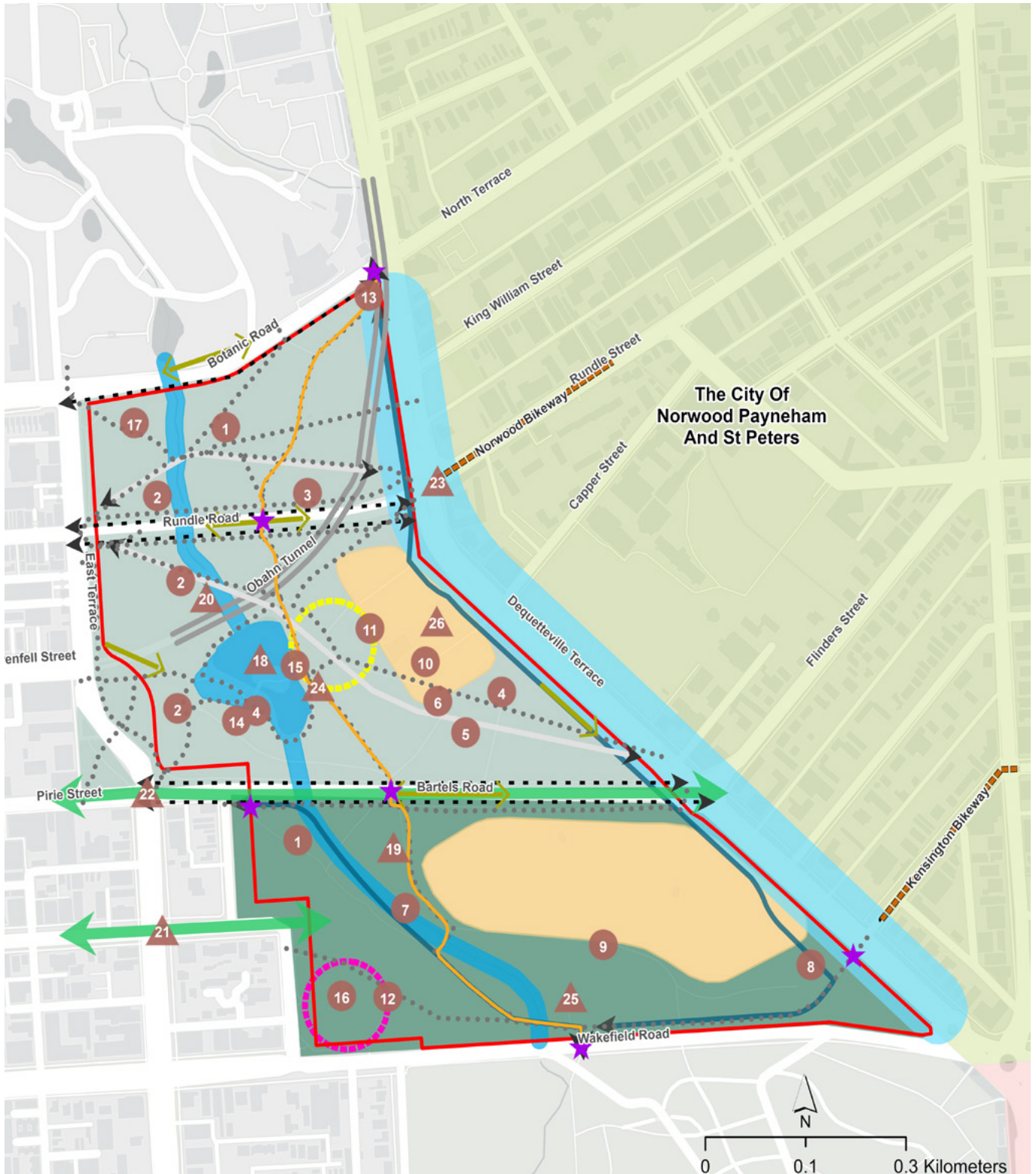
### Consider Local Heritage Listing of

- 13 Valve house
- 14 Alice in Wonderland statue
- 15 The 1961 landscape design of Rymill Park Murlawirrapurka (Park 14) including the lake, footbridges, sign, rose gardens and sundial
- 16 Glover Playground including shelter shed, sign and original trees
- 17 Manage the war memorial horse trough and obelisk

### Future Considerations

- 18 Complete the Rymill Lake renewal project
- 19 Reveal existing stormwater drains and increase opportunities for interaction with the existing Botanic Creek and Park Lands Creek to the South
- 20 Create a promenade which strengthens the east-west links
- 21 Create strong 'green street' connections
- 22 Link the Adelaide Park Lands to the city
- 23 Provide active transport connection linking to King William Street
- 24 Support the re-opening of the Rymill Park Kiosk
- 25 Investigate opportunity to reimagine the skate park in King Rodney Park/Ityamai-itpina (Park 15)
- 26 Open up the bowling club to engage with its Adelaide Park Lands surroundings

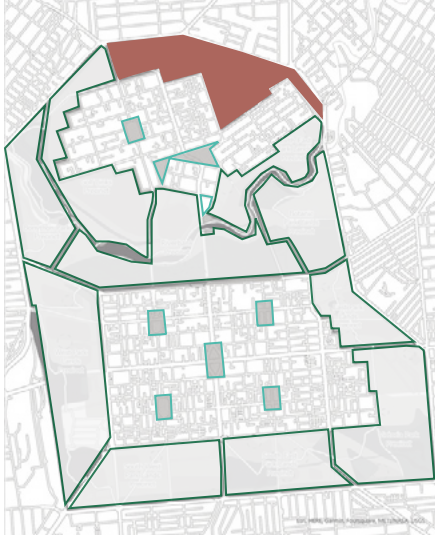
# East Park Lands Precinct



- |                              |                  |                      |
|------------------------------|------------------|----------------------|
| Precinct Boundary            | Edge Paths       | Upgrade Existing Hub |
| Existing Features            | Shared Paths     | Urban Address        |
| Future Considerations        | Promenade        | Riparian             |
| <b>Movement</b>              | Green Street     | Sport and Recreation |
| Active Transport Connections | Access Road      | Woodland / Grassland |
| Active Transport Paths       | Bikeway          | Formal Park          |
| Adelaide Park Lands Trails   | <b>Landscape</b> | Views + Vistas       |
|                              | Existing Hub     |                      |



# North Park Lands Precinct



## Precinct Snapshot

### Parks included in Precinct

- Denise Norton Park/Pardipardinyilla (Park 2)
- Yam Daisy Park/Kantarilla (Park 3)
- Reservoir Park/Kangatilla (Park 4)
- Bragg Park/Ngampa Yarta (Park 5)
- Lefevre Park/Nantu Wama (Park 6)
- The Olive Groves/Kuntingga (Park 7)
- The Olive Groves/Parngutilla (Park 8)

### Size of Precinct

84 hectares or 9% of the total area of the Adelaide Park Lands

### Tree Count and Canopy

33% canopy cover provided by 5,303 trees

### Key Precinct Uses

- Bush Magic Playground
- Glover Playground
- Adelaide Aquatic Centre
- North Adelaide Dog Park
- Sport and recreation playing fields
- Horse depasturing
- Key Biodiversity Areas
- Biodiverse Carbon Offset Planting
- Contributory historic features such as exotic species, avenues and corridors

## Context

The North Park Lands encompass the area between Jeffcott Street in the west to the intersection of MacKinnon Parade with Hackney Road in the east. The precinct accommodates a diverse range of facilities and activities for public use. These include the increasingly popular North Adelaide Dog Park, the large horse paddocks and the State Heritage Place Olive Groves off Mann Terrace and the redevelopment of the Adelaide Aquatic Centre.

High quality recreation spaces exist within the Precinct to serve North Adelaide and the open space needs of adjoining communities.

## Kaurna

There is general reference that points to the regular use of the Adelaide Park Lands as a camping area and there probably would have been camp sites in the Precinct. It has been noted that it is likely that Aboriginal trade routes passed through Denise Norton Park/Pardipardinyilla (Park 2), Yam Daisy Park/Kantarilla (Park 3), Reservoir Park/Kangatilla (Park 4) and Bragg Park/Ngampa Yarta (Park 5) and that they would have been traditional hunting country. Some sites in the Precinct may contain Aboriginal burials.

## Historic Heritage

The Precinct does not contain any State or Local Heritage Places, however Kangatilla contains the SA Water Reservoir site which was nominated as a State Heritage Place by the City of Adelaide.

Overall the Precinct retains the original shape and form as devised by Colonel William Light. The only variation is the realignment of Lefevre Road to intersect with Main North Road, but its original alignment is still evident by the retention of some of the original street tree plantings.

There is evidence of underlying planting structures by Brown and Pelzer throughout the Precinct which contains a variety of vegetation and natural elements of heritage value.

## Landscape

The Precinct is characterised by large open grassed spaces semi-enclosed by predominantly native groves of trees, with open spaces generally used for sporting activities.

Significant areas of native vegetation and revegetation exist. There are two Key Biodiversity Areas within the Precinct which will continue to be enhanced and protected.

Nineteenth-century perimeter planting contains some of the largest and most significant trees in the Precinct.

Densely planted pines, Red Gums and Sugar Gums stand in excellent condition along the north and east perimeter of the Precinct.

The Glover Playground is situated central to the western perimeter, established in 1920 with a donation from the then Lord Mayor Charles Glover.

Enhancements to the Adelaide Park Lands Trail and alignment with the new Adelaide Aquatic Centre provide the main pedestrian and cycling access to the Precinct.

There is some distance between the few points of activity that are predominantly focused around playspaces, the North Adelaide Dog Park and the Adelaide Aquatic Centre. Works along Prospect Road have improved access to the playing courts.

The redevelopment of the Adelaide Aquatic Centre, renewal of the Bush Magic Playground and the Adelaide Park Lands interface will provide for a hub within the Precinct.

There has been a long association with horse depasturing in Lefevre Park/Nantu Wama (Park 6) along with a bridle track. The bridle track originally opened in 1939.

Depasturing is grazing of the natural resources of the land and is managed by the City of Adelaide through a depasturing licences.

Lefevre Park/Nantu Wama (Park 6) will continue to include areas for horses to depasture and a bridle

track. This area also contains significant areas of biodiversity which will continue to be managed as Key Biodiversity Area 4.

## Drivers for Change

The Adelaide Aquatic Centre in Denise Norton Park/Pardipardinyilla (Park 2) is currently under redevelopment by the Government of South Australia. The new facility will ensure this park remains a key destination in the North Park Lands Precinct and will provide state of the art aquatic facilities at a regional scale.

Denise Norton Park/Pardipardinyilla (Park 2) also contains a range of recreational and sporting landscapes for formal and informal facilities for cricket, tennis and family picnics. The Bush Magic Playground, which is due for renewal, will form part of a wider urban design upgrade to Denise Norton Park/Pardipardinyilla (Park 2) as part of the Adelaide Aquatic Centre redevelopment.

Growing resident and worker populations in Fitzroy, Prospect, Medindie, Gilberton and North Adelaide provide a significant opportunity to increase activation of the Precinct by adding value to existing facilities and creating new attractions.

The redevelopment of the Adelaide Aquatic Centre is likely to draw people into the Precinct from across the metropolitan area. The potential development of a light rail connection through North Adelaide extending north along Prospect Road, together with planned improvements to greenways and bikeways connecting the city with the northern and western suburbs, will result in greater numbers of people moving through the Precinct.

The renewal of the Bush Magic Playground with contemporary design and the inclusion of outdoor learning opportunities will provide further activation of the Precinct. There is an opportunity to investigate the return of Lefevre Road between Main North Road and Lefevre Terrace, which is under the care, control and management of the City of Adelaide to Park Lands Purpose. This would reconnect Reservoir Park/Kangatilla (Park 4) and Bragg Park/Ngampa Yerta (Park 5).

## Precinct Considerations

The following considerations will provide guidance for planning at the Precinct level and should be considered along with the Adelaide Park Lands wide planning considerations.

### Existing Features

The Precinct contains cultural heritage landscape and contributory features such as exotic species, avenues and corridors.

- 1 River Red Gums and SA Blue Gums
- 2 Norfolk Island Pines
- 3 Canary Island Date Palms
- 4 Aleppo Pines
- 5 Port Jackson Fig
- 6 Tree species along Jeffcott Road
- 7 Horse depasturing and paddock configuration
- 8 Pedestrian pathways
- 9 Remnant native vegetation
- 10 Kingston Terrace woodland
- 11 Sugar Gum plantation
- 12 Aleppo Pine plantation
- 13 Maintain stormwater detention basin adjacent Robe Terrace
- 14 The Olive Groves/Kuntingga (Park 7) and The Olive Groves/Parngutilla (Park 8)
- 15 Habitat of rare Chequered Copper Butterfly (*Lucia limbaria*)
- 16 Biodiverse Carbon Offset Planting Demonstration Site

- 17 Key Biodiversity Area #3 and #4
- 18 Protected Conservation Zone – Remnant Mallee Box Woodland
- 19 Manage Key Biodiversity Areas as Mallee Box Woodland

### Consider Local Heritage Listing of

- 20 SA Water reservoir
- 21 Glover Playground signage and fence posts

### Future Considerations

- 22 Support planting of additional screening vegetation around SA Water and SAPN facilities
- 23 Undertake traffic modeling and consultation with community and Department for Infrastructure and Transport to investigate the closure of Lefevre Road and return to a Park Lands Purpose
- 24 Undertake enhancement and required realignment to the Adelaide Park Lands Trail to support movement across and in the Precinct
- 25 Upgrade the existing Glover Playground hub for informal recreation and include further interpretation of heritage elements
- 26 Relocation and development of a new aquatic facility (incorporating upgraded landscaping and other works to surrounding areas) within Denise Norton Park/Pardipardinyilla (Park 2)
- 27 Return former Adelaide Aquatic Centre to a Park Lands Purpose
- 28 Renew playspace and integrate into a hub with links to the new Adelaide Aquatic Centre
- 29 Support enhancement of the former sports field in Reservoir Park/Kangatilla (Park 4) into a biodiversity-focus hub that prioritises community use

# North Park Lands Precinct



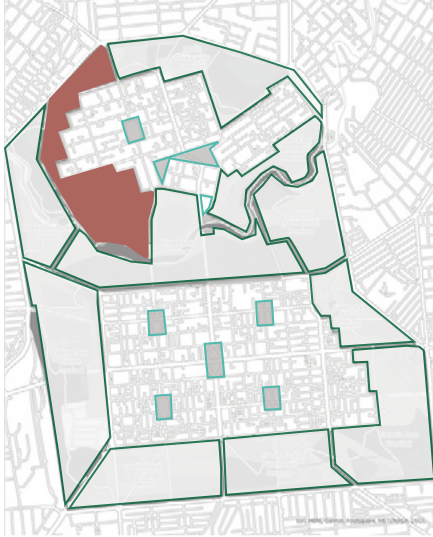
**30** Investigate the removal of under-utilised tennis courts and return to a Park Lands Purpose

**31** Investigate upgrade or redevelopment of community buildings

**32** Investigate consolidation of hardstand and buildings within the Precinct in consultation with stakeholders and adjoining councils

**33** Upgrade the North Adelaide Dog Park hub to improve accessibility

# Golf Links Precinct



## Precinct Snapshot

### Parks included in Precinct

- Possum Park/Pirtawardli (Park 1)

### Size of Precinct

72.4 hectares or 7.8% of the total area of the Adelaide Park Lands

### Tree Count and Canopy

34.4% canopy cover provided by 3,289 trees

### Key Precinct Uses

- Two full-size, 18-hole golf courses (referred to as 'North Course' and 'South Course')
- Par 3 golf course
- North Adelaide Golf Clubhouse
- Mills Terrace community tennis courts
- Historic Strangways Terrace fence posts
- Contributory historic features such as exotic species, avenues and corridors
- Remnant vegetation
- Views and vistas

## Context

The Golf Links Precinct occupies the area bordered by War Memorial Drive, Park Terrace, Jeffcott Road, Barton Terrace, Mills Terrace, Strangways Terrace, Railway lines and Montefiore Road.

Accommodating mostly golfing activities associated with the City of Adelaide Golf Links, Possum Park/Pirtawardli (Park 1) is characterised by wide open spaces surrounded by magnificent boulevards of large trees.

### Kaurna

As part of the Red Kangaroo Dreaming this area is significant to Kaurna people and plays a central role in our shared history.

A portion of Pirtawardli or 'Native Location' was located in this park and has importance to the Kaurna community. Subsurface archaeological deposits may exist.

History held by members of the Kaurna community indicates that this was a site for boxing tournaments up until the 1960s. North of the weir is where Aboriginal people used to gather and were not allowed to cross to the south side of the river in the early 1900s.

It was the place of the first Colonial Iron Store, Tinninyawodli and later became a place of hangings for Aboriginal and European people.

Prior to European settlement, the landscape of the area would have been characterised by River Red Gum and SA Blue Gum Woodland in the southern section of the Park and Mallee Box Woodland in the northern section of the Park.

### Historic Heritage

North Adelaide Golf Course developed early in the twentieth century, expanded in the 1920s, and further extended northwards in the 1940s. A smaller Par 3 course to the south was added in the 1960s.

The planting implemented to service the golf course was introduced by August Pelzer, following from

Brown's species selection proposal, but adapted to suit the golf course design.

The area is highly significant to the early history of Adelaide's establishment, being located on one of the main transport routes from Port Adelaide.

### Landscape

The landscape is predominantly irrigated golf fairways and greens set amongst an open woodland.

Greater variety is proposed through the introduction of Formal Parks and an urban address to the edges of the Precinct.

There is currently very little access around or through the golf links.

A number of key connections are proposed providing links to North Adelaide, Bonython Park/Tulya Wardli (Park 27) and Bowden. Formalised edge paths are provided for improved pedestrian amenity.

The focus will be on improving the North Adelaide Golf Course Club House to increase amenity within the Precinct.

## Drivers for Change

Expanding resident and worker populations in Bowden and Brompton, and a maturing population in North Adelaide will fuel the demand for a broader range of recreational and sporting activities, particularly in the northern sections of the Precinct. The Bowden Urban Village development, extension of the Adelaide Aquatic Centre and revitalisation of the Riverbank is likely to attract more people (local residents and visitors) into the Precinct. Establishing better facilities and connections will be an important way of encouraging people to stay longer and explore the diverse cultural and natural landscapes that characterise Possum Park/Pirtawardli (Park 1).



## Precinct Considerations

The following considerations will provide guidance for planning at the Precinct level and should be considered along with the Adelaide Park Lands wide planning considerations.

### Existing Features

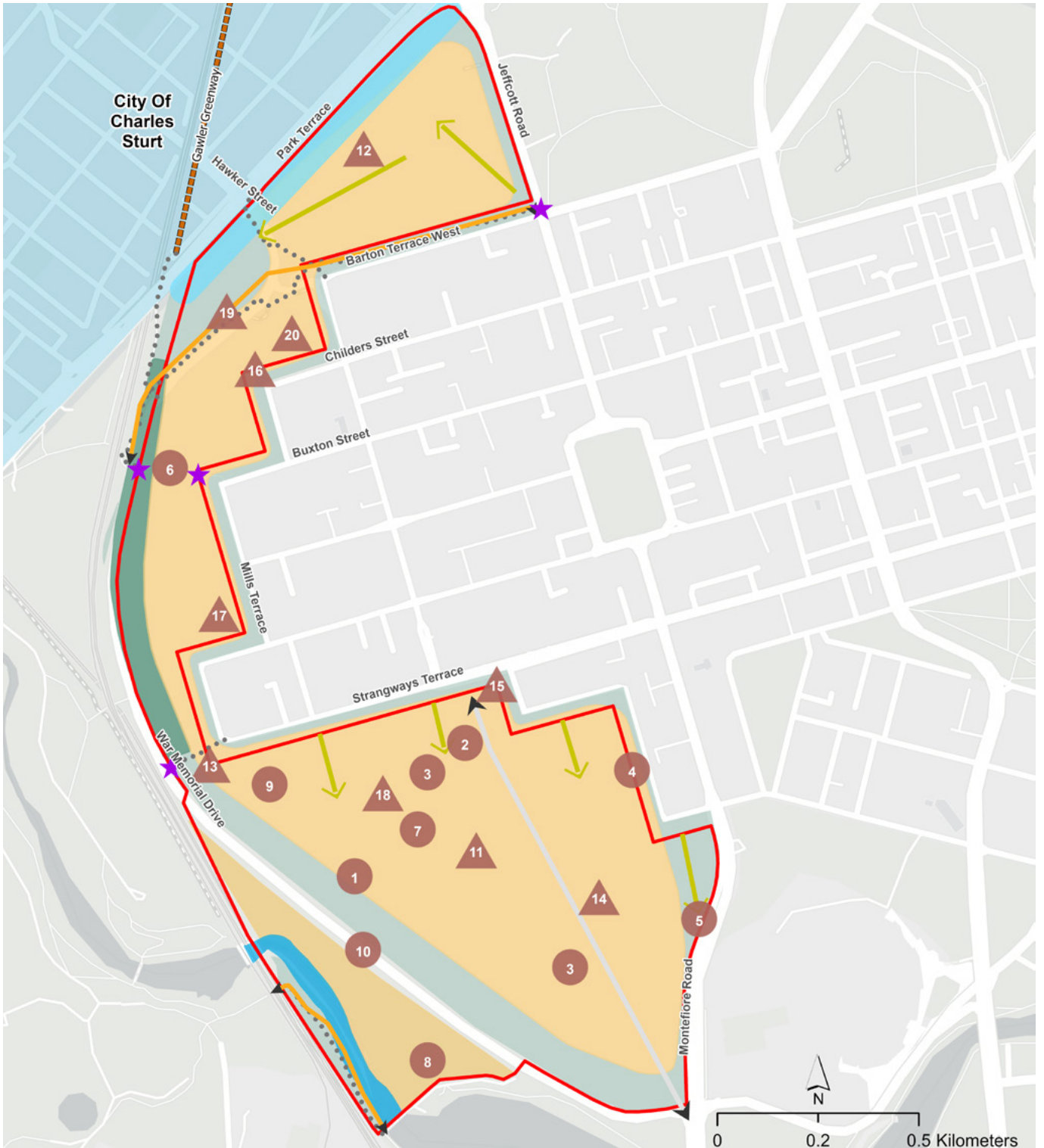
The Precinct contains cultural heritage landscape and contributory features such as exotic species, avenues and corridors.

- 1 Moreton Bay Fig avenues
- 2 Oriental Plane avenue north-east of the golf course clubhouse
- 3 Italian Poplar avenues
- 4 Strangways Terrace olive grove dating from 1870s
- 5 Lemon-Scented Gum grove
- 6 North Course Ironbarks
- 7 Golf course use and layout
- 8 Pirltawardli Aboriginal area
- 9 Site of Colonial Iron Store
- 10 Manage car parking availability for park visitors including users of golf courses and tennis facilities

## Future Considerations

- 11 Undertake succession planting between the golf course fairways to strengthen ecosystem processes, improve biodiversity values, and increase visual amenity
- 12 Explore opportunities to naturalise the drainage line along Park Terrace to increase wildlife movement, and improve safety and appearance
- 13 Seek opportunities to heritage list, celebrate and interpret historic park features such as Strangways Terrace fence posts
- 14 Provide a promenade between Montefiore Hill and Hill Street linking to the North Adelaide Golf Course clubrooms
- 15 Investigate options to strengthen connection from Ward Street across the Golf Course to Bonython Park / Tulya Wardli (Park 27)
- 16 Connect Childers Street to the North Adelaide Railway Station, café and beyond to the community facilities in Bonython Park/Tulya Wardli (Park 27) and Bowden
- 17 Improve access and amenity to the community courts adjacent Mills Terrace
- 18 Support enhancement and increased usage of the North Adelaide Golf Links golf courses, clubhouse and supporting facilities to broaden opportunities for social activity and other sporting activities
- 19 Investigate an alternative Park Lands Purpose for all or part of the northern section of the North Adelaide Golf Course
- 20 Revegetate and enhance vegetation and understorey of the vegetated areas of the golf course.

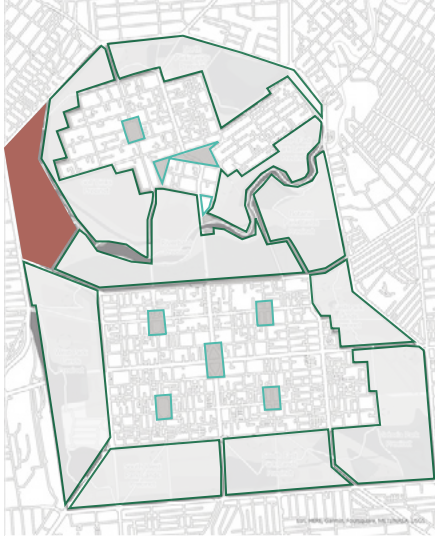
# Golf Links Precinct



- ▬ Precinct Boundary
- Existing Features
- ▲ Future Considerations
- ★ Active Transport Connections
- ↔ Adelaide Park Lands Trails
- ⋯ Shared Paths
- ↔ Promenade
- ▬ Bikeway
- Landscape**
- ▭ Sport and Recreation
- ▭ Woodland / Grassland
- ▭ Formal Park
- ▭ Urban Address
- ▭ Riparian
- ↘ Views + Vistas



# Bonython Park Precinct



## Precinct Snapshot

### Parks included in Precinct

- Bonython Park/Tulya Wardli (Park 27)

### Size of Precinct

59 hectares or 6.3% of the total area of Adelaide Park Lands

### Tree Count and Canopy

37.4% canopy cover provided by 2,395 trees

### Key Precinct Uses

- River Torrens (Karrawirra Pari), Torrens Lake, Torrens Weir
- Large open woodland areas and stands of trees of historic, botanical and aesthetic merit
- Event space for large music festivals, visiting circuses and many smaller community events
- Model boat pond, playspaces, picnic grounds, kiosk
- Learn to ride facility
- Contributory historic features such as exotic species, avenues and corridors
- Remnant vegetation
- Police Barracks
- Old Adelaide Gaol

## Context

The Precinct occupies the area bordered by Park Terrace, Port Road, the Royal Adelaide Hospital Precinct, Montefiore Road, War Memorial Drive, Mildred Road and Barton Road.

Traditionally serving as a recreational space for both the wider metropolitan community and locals from the Cities of West Torrens and Charles Sturt, the Precinct boasts prominent natural features.

The surrounding road and rail infrastructure, as well as the River Torrens/Karrawirra Pari itself, pose accessibility challenges for many of the Park's attractions, particularly for nearby communities in North Adelaide, Thebarton, Hindmarsh, Brompton, and Bowden. This issue is particularly significant considering the limited availability of quality open spaces for these communities.

The Precinct serves the leisure and recreation needs of the community through the provision of facilities including three soccer pitches, two playgrounds, boating lake, Skate Park, the Adelaide Park Lands Trail and the River Torrens Linear Park path. It hosts a number of licence holders and is major and unique location for a range of community events.

### Kaurna

The Park is known as Bonython Park/Tulya Wardli (Park 27), the Kaurna component of which loosely translates as 'blue gum place'. Tulya Wardli has significance as one of the many parks which comprise the Adelaide Park Lands as a place where the Kaurna people lived.

Along the Karrawirra Pari at a location called Pilta Wodli, the first then-named 'Native Location' or 'Aboriginal Location' was formally established and intended by colonial governments to concentrate local Aboriginal people in one place and provide education. Given the restriction to their way of life, Kaurna and Ngarrindjeri people did not cooperate. At this location, in 1845, children were separated from their parents and relocated, creating the first of the Stolen Generations. This location has strong cultural values to the Kaurna and South Australian Aboriginal communities.

The Precinct is culturally significant to Kaurna people, incorporating several elements that are relevant to heritage management planning, including:

- The physical status of the river, banks and environs including native vegetation, associated physical evidence (such as traditional burials and archaeological sites)
- Historic associations of the area as an important place of pre-colonial habitation, ceremony and hunting.

These factors make the Park equally important for the future as an ongoing part of Kurna cultural life and relationship to their cultural landscape, and should be considered in management of the Park and project planning.

### Historic Heritage

Bonython Park/Tulya Wardli (Park 27) consists of a highly modified landscape that experienced complete clearing during the initial years of colonial settlement. While the Park possesses general spatial integrity of the form devised by Colonel William Light in his Adelaide Park Lands and City Layout, it has been slowly reduced over time.

The olive plantation, Adelaide Gaol, Railway lines and marshalling yards reflect government infrastructure history that underpinned the development of the state.

Bonython Park/Tulya Wardli (Park 27) has historic significance and was the venue for cattle and sheep to be agisted, watered and grazed awaiting sale or slaughtering in the Slaughter House. Olives were also extensively planted, maintained and harvested by Adelaide Gaol prisoners.

The Olive Plantations are a significant manifestation of the horticultural advancement and vision of the emerging colony.

The Precinct contains State Heritage Places and important Kurna and Historic Heritage archaeological features.

### Landscape

Bonython Park Precinct is currently segregated into large areas of open space used for events, the playspace and surrounds, Old Adelaide Gaol and the river corridor.

Greater integration of spaces is achieved through Formal Parks, with increased activation to the north and connection with the Old Adelaide Gaol to the south.

Current movement is not well defined and access to some areas is problematic. Key connections can be investigated linking Karrawirra Pari to Port Road.

Improving the movement network and connections linking Thebarton to North Adelaide will be an ongoing priority.

Providing a greater number of flexible hubs, specifically rest nodes, will be an ongoing priority to serve the expanding City of West Torrens, City of Charles Sturt and Bowden Urban Village communities and activate the river edge and centre of the Precinct.

### Drivers for Change

The Bonython Park Precinct will continue to see significant change driven by the state government's New Women's and Children's Hospital on the former Police Barracks site.

While expanding resident and worker populations in the inner western suburbs and North Adelaide provide a solid platform for reimagining the future of Bonython Park/Tulya Wardli (Park 27), it is the nature and scale of the development occurring in close proximity to the park that will play a major role in its ongoing activation.

The development of the new Women's and Children's Hospital, Bowden Urban Village, and the urban corridor along Port Road including the former West End Brewery site, will lead to a substantial increase in the number of people accessing areas adjacent to Bonython Park/Tulya Wardli (Park 27).

Creating appealing attractions and facilities that through collaboration between City of Adelaide, adjoining councils and the state government will be critical in facilitating greater use of the Precinct and providing valuable open spaces to these communities.

## Precinct Considerations

The following considerations will provide guidance for planning at the Precinct level and should be considered along with the Adelaide Park Lands wide planning considerations.

### Existing Features

The Precinct contains cultural heritage landscape and contributory features such as exotic species, avenues and corridors.

- 1 Sugar Gum plantation
- 2 Moreton Bay Fig, Hackberry and Lemon-Scented Gums
- 3 Olive Plantation A
- 4 Olive Plantation C
- 5 Olive Plantation Hedge
- 6 River Red Gum Grove
- 7 Sheoak grove
- 8 Ash plantation
- 9 Pre-European vegetation in biodiversity conservation area
- 10 Continue to support the restoration and rehabilitation of the River Torrens/Karrawirra Pari
- 11 Continue succession planting with River Red Gum and SA Blue Gum to replace willows and poplars
- 12 Bunyip Trail and woodland revegetation site
- 13 Manage Key Biodiversity Area #6 as a River Red Gum Woodland

The Precinct includes locations of cultural and historic importance including

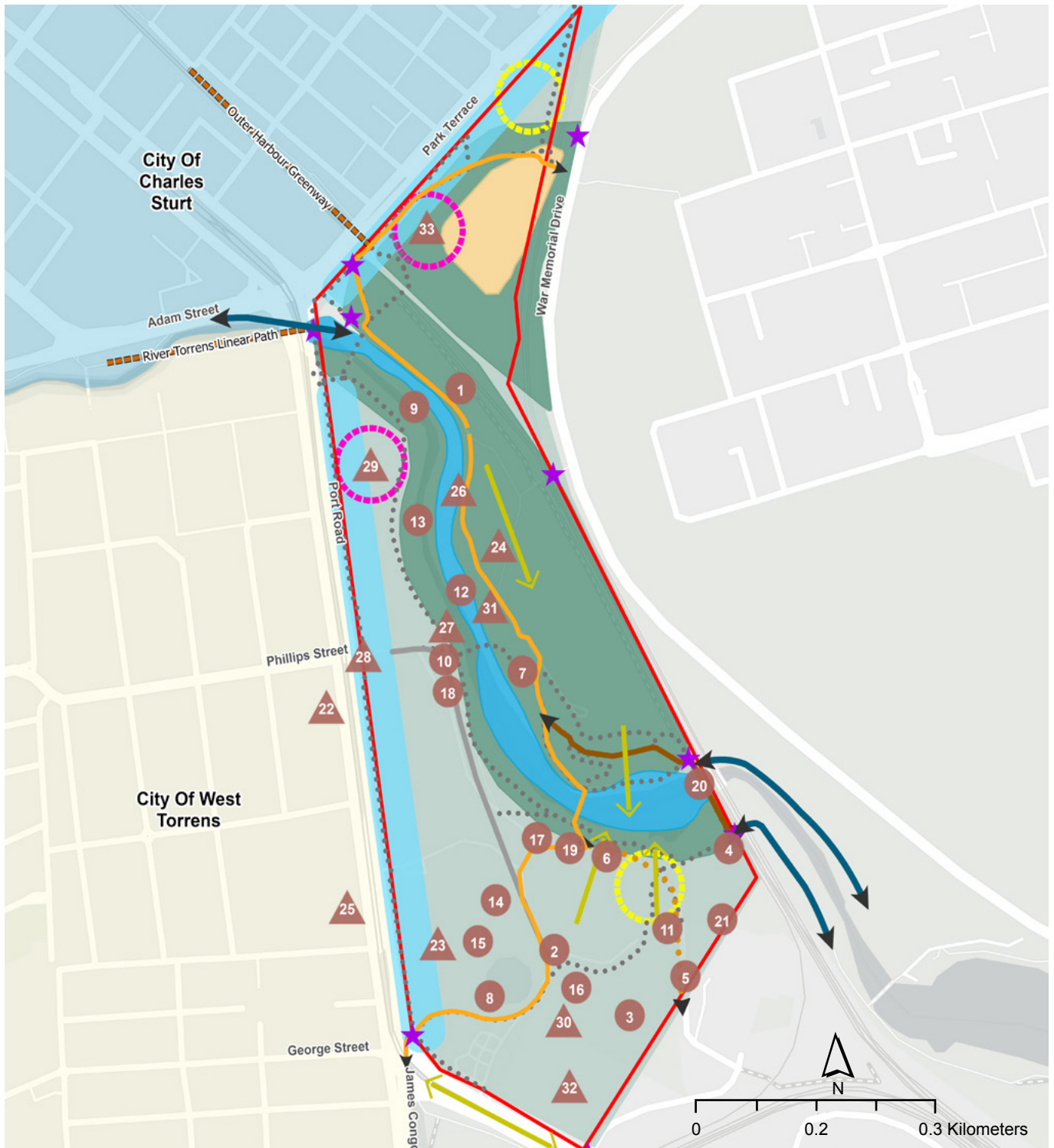
- 14 Slaughterhouse
- 15 Cattle Market

- 16 Slaughterhouse Manager's residence
- 17 Kurna location (Bromley's Camp)
- 18 Buffalo Row
- 19 Coromandel Row
- 20 Railway bridge
- 21 Former powder magazine and Powder Keeper's cottage

### Future Considerations

- 22 Encourage innovative water management practices and effective stormwater management including connections with City of West Torrens
- 23 Investigate the removal of the former netball courts and return to a Park Lands Purpose
- 24 Create a native grass meadow with selected local native species for biodiversity and seed production
- 25 Work with adjoining councils to provide effective walking and cycling connections through the Adelaide Park Lands
- 26 Reimagine the existing access road by providing a consistent road width and reducing hardstand where appropriate and maintaining cycling and walking connections
- 27 Provide walking trails and boardwalks along and over the river within a regenerated riparian environment
- 28 Provide pedestrian and bicycle priority at vehicle entry points into the park through improved signage and intersection design
- 29 Work with adjoining councils and community to plan and deliver a hub to respond to the population growth along Port Road
- 30 New contemporary play settings around the New Women's and Children's Hospital
- 31 Investigate consolidation of hardstand and buildings within the Precinct in consultation with stakeholders and adjoining councils

# Bonython Park Precinct

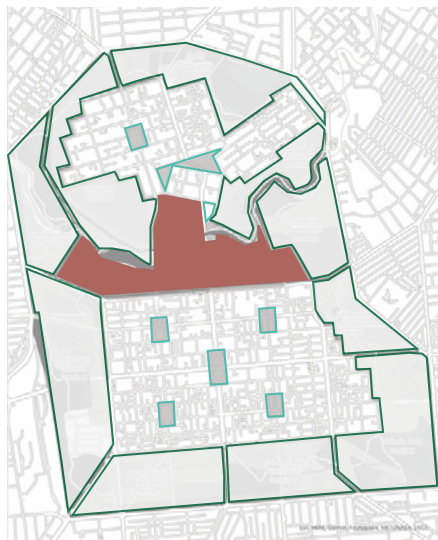


- |                              |   |                      |
|------------------------------|---|----------------------|
| Precinct Boundary            | River Torrens Linear Park Trail                 | Upgrade Existing Hub |
| Existing Features            | Potential Adelaide Park Lands Trail Realignment | Urban Address        |
| Future Considerations        | Shared Paths                                    | Riparian             |
| <b>Movement</b>              | Access Road                                     | Sport and Recreation |
| Active Transport Connections | Bikeway   | Woodland / Grassland |
| Active Transport Paths       | <b>Landscape</b>                                | Formal Park          |
| Adelaide Park Lands Trails   | Existing Hub                                    | Views + Vistas       |

**32** Support the integration of the new Women's and Children's Hospital with the landscape.

**33** Investigate upgrade or redevelopment of community buildings

# Riverbank Precinct



## Precinct Snapshot

### Parks included in Precinct

- Part of Red Gum Park/Karrawirra (Park 12)
- Tarntanya Wama (Park 26)
- Part of Bonython Park/Tulya Wardli (Park 27)
- Frome Park/Nellie Raminyemmerin Park

### Size of Precinct

132 hectares or 14% of the total area of Adelaide Park Lands

### Tree Count and Canopy

19% tree canopy cover provided by 3,703 trees

### Key Precinct Uses

- South Australian Parliament
- Adelaide Festival Centre
- Adelaide Railway Station
- Adelaide Convention Centre
- Elder Park
- Adelaide Oval
- Memorial Drive Tennis Centre
- South Australian Museum
- Migration Museum of South Australia
- Art Gallery of South Australia
- State Library of South Australia
- Health and medical research and services
- Adelaide Botanic High School
- Lot Fourteen
- Old Adelaide Gaol Police Barracks
- The University of Adelaide
- University of South Australia

## Context

Occupying the area between Port Road in the west and Hackney Road in the east. The Riverbank Precinct is a strategically important part of the Adelaide Park Lands. Its location between the Central Business District and North Adelaide, and its accommodation of the River Torrens, Festival Centre and Parliament House, make it an important part of the lives of all South Australians.

The Riverbank Precinct is the subject of a major state government revitalisation initiative, which seeks to transform the Precinct into a mixed-use Precinct accommodating a host of health, research, cultural, entertainment, government, commercial, tourism, educational, recreational and sporting activities designed to activate the area and showcase its natural attributes.

Within the Riverbank Precinct the Government of South Australia has identified four distinct subzones, including:

- Health Subzone centred on the Royal Adelaide Hospital, South Australian Medical Research Institute (SAHMRI) and two world-class medical research centres developed by the University of Adelaide and University of South Australia.
- Entertainment Subzone features a redeveloped plaza area, with restaurants, cafés, water features, public artwork, seating, shelters and improved lighting, linking Elder Park and the Riverbank Footbridge to the Adelaide Railway Station and North Terrace.
- Cultural Institutions Subzone accommodates universities, Art Gallery of South Australia, South Australian Museum, Migration Museum and State Library.
- Innovation Subzone contains Lot Fourteen, Adelaide Botanic High School, and Frome Park Nellie Raminyemmerin Park.

For the purposes of this Strategy, the Riverbank Precinct occupies the area bordered by Montefiore Road, Pennington Terrace, King William Road and North Terrace. It includes most of the Health Subzone, the Entertainment Subzone, Cultural Institutions Subzone and Innovation Subzone. The central feature of the Precinct is the River Torrens/Karrawirra Pari, of significant cultural heritage value to Kurna people and long recognised as a major focal point of the city's historical development.

## Kaurna

There were traditional camps and burial grounds along both banks of the River Torrens/Karrawirra Pari and there is a high potential for burials or archaeological sites to be disturbed by landscaping and earthworks along both sides of the river. These traditional Kaurna camping and ceremonial areas, also used for firewood and construction timber, were heavily impacted by the growth of Adelaide. Red gum forests were rapidly transformed into bare grasslands.

Pingku (Pinky Flat) was an important traditional camp site with strong associations to the cultural power and significance of the River Torrens/Karrawirra Pari. It was a traditional ceremonial and corroboree grounds, before and after the establishment of the City of Adelaide.

There are highly significant cultural sites and associations in parts of the Precinct that are complex and confidential and cannot be reported or included in Park interpretation and signage or material.

## Urban Landscape

The Urban Landscape is a highly modified landscape setting of the Adelaide Park Lands and is limited to the southern side of the Riverbank Precinct. The Urban Landscape consists of urban features including significant built form, plaza spaces, promenade connections and some areas of natural elements that provide for a Formal Park setting. It offers a high quality public realm and supports opportunities for events of various sizes.

## Drivers for Change

The Riverbank Precinct is at the centre of a major state government initiative to revitalise the area including the development of the new Women's and Children's Hospital, continued development of Lot Fourteen and the revitalisation of Festival Plaza. Higher education is also a focus of this area including the new Flinders University Campus in Festival Plaza and merged Adelaide University.

These developments, as well as those envisaged in the future, will see a substantial increase in the number of people (locals and visitors) accessing and using the Riverbank Precinct for a diverse range of social, recreational, sporting, entertainment, commercial and government activities. Ensuring that people can safely

and conveniently access and enjoy the various attractions on offer, while strengthening the visual connection to and showcasing the environmental importance of the river's natural attributes, will be critical in facilitating the sustainable use of the Precinct.

## Tarntanya Wama (Park 26)

A reimagined river frontage, incorporating a series of activity hubs on its northern and southern banks, will enable people to interact with the river and engage in many different on and off water activities.

Opportunities to develop wetlands to improve water quality and increase people's engagement with and understanding of the importance of the river ecosystem will also be explored. The hubs will offer a range of facilities and attractions for local people and visitors to the Precinct, including play opportunities, interpretive trails, boardwalks and well-provisioned viewing areas, encouraging longer stays during the day and night.

A new, centrally located shared-use path extending from the Botanic Garden in the east through to Bonython Park/Tulya Wardli (Park 27) in the west will seamlessly connect these activity hubs and provide additional links to shaded paths running north-south between North Adelaide and North Terrace.

To the north, an enhanced interface along Pennington Terrace will draw people into a hub established around Adelaide Oval. Improved access between Pennington Terrace and the Adelaide Oval will also be created to improve accessibility to Adelaide Oval and to encourage greater use of its northern park setting.

To the south, an extended frontage along North Terrace between the new Royal Adelaide Hospital and Kintore Avenue in the east will activate the southern edge of the Precinct by providing safe and convenient crossings to a re-designed Festival Plaza, supported by a host of restaurants/cafés and retail outlets. The frontage to North Terrace will also allow for the development of transitional spaces into the Central Business District, highlighting the connectivity between the Riverbank with the business and tourist districts of the city centre.

East-west connections from the Precinct into Tulya Wardli, the new Royal Adelaide Hospital and the Old Adelaide Gaol will be upgraded and will include lighting to illuminate the bridge structures and other

prominent features of the built environment as well as increase the safety of the path connections. The River Torrens Linear Path will also be improved to link the riverfront with areas further east and west. Identifying ways to improve connection between the new Royal Adelaide Hospital and the River will be investigated.

### Lot Fourteen

Lot Fourteen is a growing innovation district which targets sectors with an emphasis on technology-enabling and creative industries.

The opportunity exists to create a new and exciting environment at Lot Fourteen including contributing public space to the Adelaide Park Lands and transforming adjacent areas. New development within the Precinct should be integrated into the Adelaide Botanic Garden, Adelaide Riverbank and the Adelaide Park Lands more broadly.

The Lot Fourteen site should be planned and managed to optimise the open space, community and cultural benefits generated by the diverse community and cultural attractions and events across the broader North Terrace and East End precincts. Identifying opportunities to celebrate Aboriginal and Torres Strait Island culture will contribute to sharing this area with a range of audiences. Overall, plans for the site should maximise the land returned to flexible community open space.

Innovative adaptive reuse of heritage buildings will maximise their contribution to the economic viability of the site and the East End as a whole.

Frome Park/Nellie Raminjemmerin Park, located north of Lot Fourteen, provides opportunities for general and informal recreation and landscaping should continue to complement that of the Adelaide Botanic Gardens and Botanic Park. The remaining significant sight line from the Barr Smith Library of the University of Adelaide through this park to the Botanic Garden should be maintained.

## Strategic Priorities

**Master plans have been developed for much of the Precinct and strategic moves include to**

- 1 Deliver the Riverbank Master Plan
- 2 Deliver the Lot Fourteen Master Plan

## Precinct Considerations

The following considerations will provide guidance for planning at the Precinct level and should be considered along with the Adelaide Park Lands wide planning considerations.

### Existing Features

The Precinct contains cultural heritage landscape and contributory features such as exotic species, avenues and corridors.

- 3 War Memorial Oak
- 4 Remnant White Cedar pathway
- 5 Moreton Bay Figs
- 6 River Red Gums
- 7 Pennington Gardens West
- 8 Creswell Gardens
- 9 Stella Bowen Park
- 10 Elder Park and Elder Park Rotunda
- 11 Light's Vision
- 12 Statue of Hercules
- 13 Memorial to Captain Ross Smith
- 14 Cultural sites in the Precinct are protected under the *Aboriginal Heritage Act 1988*
- 15 Due to cultural associations, interpretation of Red Kangaroo Rock site should not be included in Park signage or material

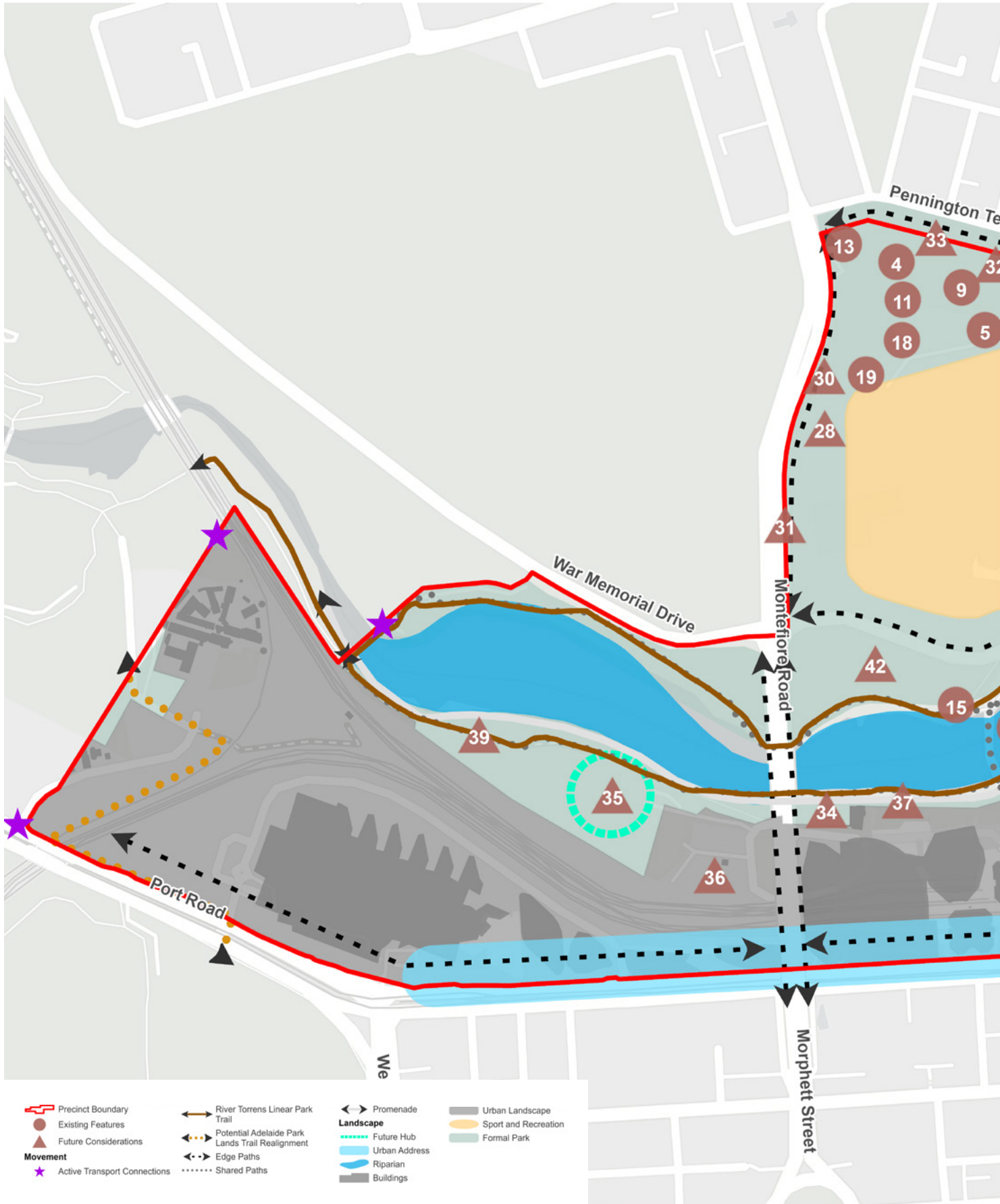
- 16 Maintain and seek to strengthen sight line from Frome Park/Nellie Raminyemmerin Park
- 17 Riverbank Precinct Footbridge
- 18 Barr Smith Walk
- 19 Fireman Gardener's Memorial Fountain
- 20 Pennington Gardens Fountain
- 21 Reedman Memorial Drinking Fountain
- 22 Creswell Garden Sign
- 23 Sir Donald Bradman statue
- 24 Artworks and sculptures
- 25 Aboriginal and Torres Strait Islander Memorial
- 26 Vietnam War Memorial
- 27 Pioneer Women's Memorial Garden

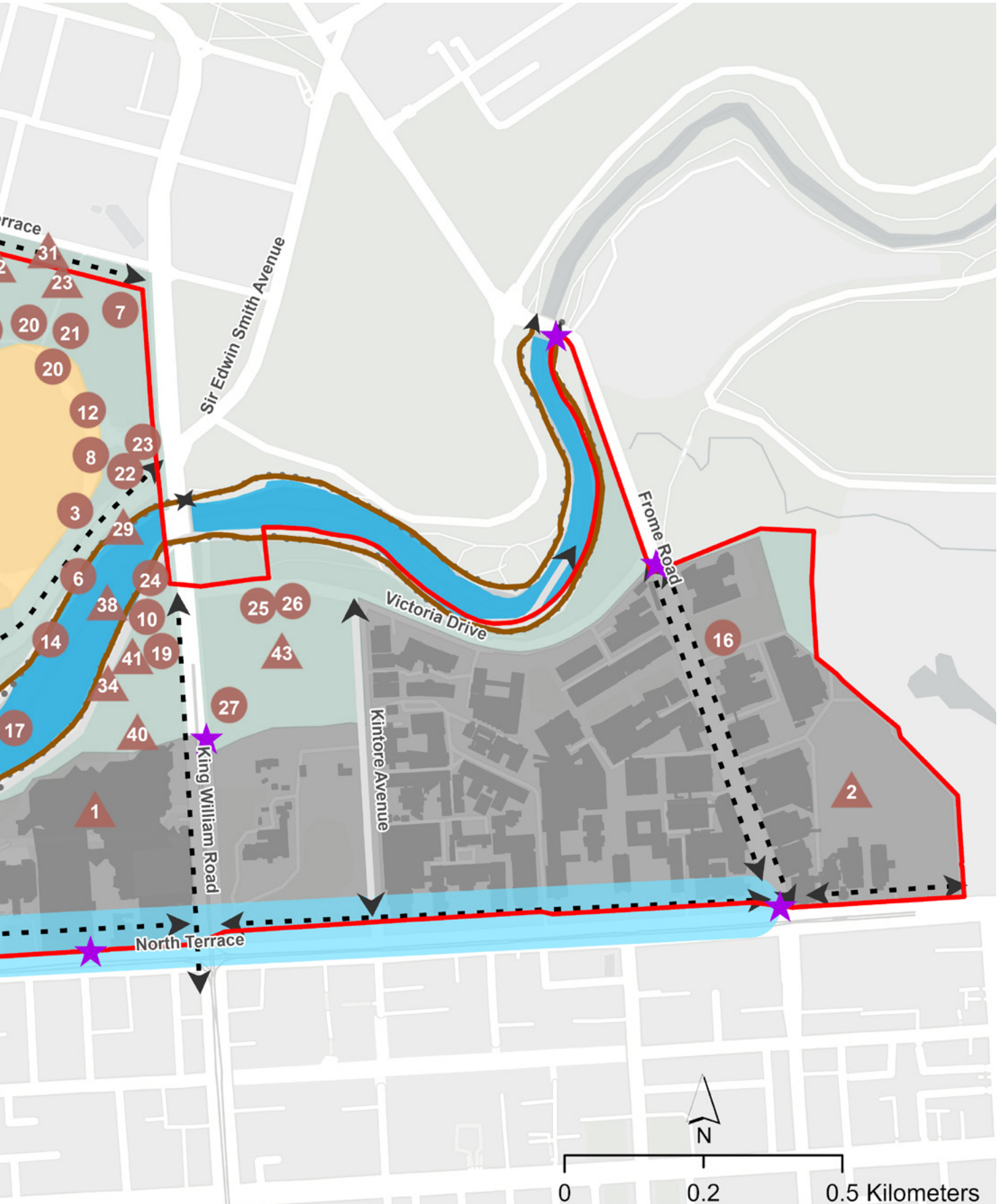
### Future Considerations

- 28 Create open woodland north of Oval No. 2
- 29 Improve water quality and biodiversity of the River Torrens/Karrawirra Pari and incorporate opportunities to engage with the river
- 30 Consider the impact of any re-landscaping or earthworks on any culturally significant site
- 31 Reinforce perimeter planting along War Memorial Drive, Pennington Terrace and Montefiore Road
- 32 Enhance interface along Pennington Terrace to draw people into Tarntanya Wama (Park 26)
- 33 Restrict the existing roadway to its current width and alignment and exclude any new buildings from Oval No. 2
- 34 Improve connectivity and accessibility to other Precincts and Central Business District
- 35 Deliver a Master Plan for Helen Mayo Park/Tulya Wardli (Park 27C)
- 36 Investigate potential return of the state government car park in Helen Mayo Park/Tulya Wardli (Park 27C) to Park Lands Purpose
- 37 Reimagine the river frontage to enable greater interaction with the river and encourage diverse activities and tourism
- 38 Retain a mix of formal and informal recreational use of the River Torrens Karrawirra Pari and provide related infrastructure
- 39 Provide for informal recreation, including the River Torrens Linear Trail
- 40 Provide public facilities, furniture and amenities to support activities and events held in Tarntanya Wama (Park 26)
- 41 Retain Elder Park as a major event venue for temporary community cultural and sporting events
- 42 Provide shade tree plantings to define the Pingku (Pinky Flat) space
- 43 Investigate opportunities to increase public use of the Torrens Parade Ground

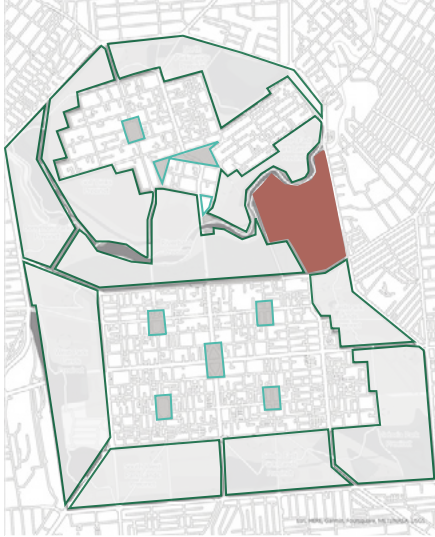


# Riverbank Precinct





# Botanic Estate Lands and Adelaide Zoo Precinct



## Precinct Snapshot

### Size of Precinct

71.8 hectares or 7.7% of the total area of the Adelaide Park Lands

### Parks included in Precinct

Mistletoe Park/Tainmuntilla (Park 11)

### Tree Count and Canopy

45.9% canopy cover provided by 5,900 trees

### Key Precinct Uses

- Adelaide Zoo
- Adelaide Botanic Garden
- Botanic Park
- National Wine Centre
- State Heritage Places including the Goodman Building, Tram Barn, Bicentennial Conservatory, North Lodge, East Lodge, Palm House, Simpson Kiosk, Museum of Economic Botany, former Asylum Medical Officer's Residence
- Grey-headed Flying fox colony in Botanic Park
- Contributory historic and cultural features such as exotic and native species, avenues and corridors
- First Creek Managed Aquifer Recovery and Storage System and Main Lake/Kainka Wirra

## Context

Comprised of several state government managed areas, the Botanic Estate Lands and Adelaide Zoo Precinct includes the Adelaide Zoo, Adelaide Botanic Garden, Botanic Park and National Wine Centre.

As a major drawcard for tourists and visitors to Adelaide, the Precinct experiences the highest rates of visitation of all the Adelaide Park Lands with the Adelaide Zoo, Adelaide Botanic Garden and National Wine Centre scoring highly on overall levels of satisfaction amongst visitors. While it is important to sustain and build on the quality of experiences available, it is equally important to apply a 'light touch' to any future development within the Precinct to maintain and ensure its ongoing popularity as a special place within the Adelaide Park Lands.

### Kaurna

The Botanic Creek waterway and particularly the waterhole that is now the Main Lake Adelaide Botanic Garden/Kainka Wirra were important for Kaurna people. Kainka Wirra was the main waterhole of Parnatatyia 'King Rodney,' one of the leading Kaurna men of the Adelaide Plains, as told by his daughter Iparrityi.

The areas within the Adelaide Zoo, Adelaide Botanic Garden, Botanic Park and surrounds were culturally significant to Kaurna people and were used for burials, camping, ceremonies and other activities

## Drivers for Change

The delivery of the Adelaide Botanic Garden Master Plan, Botanic Park Management Plan and Zoos Master Plan are key initiatives generating change in the Precinct.

## Adelaide Botanic Garden

The Adelaide Botanic Garden Masterplan 2021 was developed with a deep understanding of the role of botanic garden in contemporary society and the site's natural topography, its structure and heritage and its management by the Board of the Botanic Gardens and State Herbarium appointed by the Minister, under the *Botanic Gardens and State Herbarium Act (2024)* and Regulations (2021).

The Adelaide Botanic Garden and State Herbarium offer a range of education opportunities for students and teachers of all ages. This allows for discovery about plants, culture, science and connecting to nature to contribute to health and wellbeing.

Key initiatives in the Masterplan include:

- The Main Lake/Simpson Kiosk precinct upgrade
- North Lodge and East Lodge heritage restoration and activation projects
- Classgrounds and Simpson Shade House upgraded
- Bicentennial Conservatory restored and renovated
- International Rose Garden upgrade to World Federation of Rose Societies Garden of Excellence status
- Managed aquifer storage and recovery system enhancements
- Continued improvements to the new Eastern Entrance through the Outback Garden
- Kitchen Garden extended
- Niobe Hill precinct upgrades
- New themed and interpreted rare and endangered seed production garden
- North Terrace entrance entry and precinct
- Francis Arbor building upgrade providing new entrance to the site
- Sustainable long-term waterways management
- Visitor experience and facilities infrastructure upgraded
- Key living collections expanded and enhanced including local provenance species.

The details of the 110 priority actions arising from the Adelaide Botanic Garden Masterplan 2021 can be read at Adelaide Botanic Garden Masterplan.

## Botanic Park

Botanic Park was gazetted as a botanic estate under the care and control of the state in 1855 and is one of four botanic estates managed by the Board of the Botanic Gardens and State Herbarium under the *Botanic Gardens and State Herbarium Act (2024)* and Regulations (2021). Aspects of future priorities for Botanic Park are included in the Adelaide Botanic Garden Masterplan 2021, a Botanic Park Management Plan (2002) and Botanic Park Event Vegetation Management Plan (2002).

Botanic Park contains a state significant living tree collection, displayed in an arboretum landscape. It also has a River Torrens/Karrawirra Pari frontage which is the focus of an ongoing project to revegetate with local provenance species. The park is a popular recreation facility for family gatherings and the venue for significant major outdoor events, such as WOMADelaide, which now utilise all areas of the park. The site is an integral part of the operations of the Adelaide Botanic Garden. Botanic Park is more recently the location of the Grey-headed Flying-fox colony in Adelaide, and future activation concepts under consideration include the creation of 'Botanic Loop', a high treetop level walk to enable visitors to learn about the importance of the work of the Botanic Garden and the threatened flying-fox.



## Adelaide Zoo Precinct

Adelaide Zoo opened to the public on 23 May 1883, making it the second oldest zoo in Australia. Since that time, many generations of South Australians have passed through its gates. Adelaide Zoo has retained many original and significant architectural, heritage and botanical features, giving it a style and character of its own. This city-based zoo occupies eight hectares of the Adelaide Park Lands and is home to more than 250 species of exotic and native animals. In 2015, a 20-year master plan was developed for Adelaide Zoo (Zoos SA Master Plan 2015–2035), with a mid-term review and addendum developed in 2023 (Adelaide Zoo Master Plan Addendum 2023). The master plan is focused on developments reflective of a vibrant city oasis showcasing life’s diversity, and offering visitors an accessible, intimate and rich experience that complement the offerings of the adjacent Riverbank Precinct.

## Strategic Priorities

Master Plans have been developed for much of the Precinct and strategic moves include to

- 1 Deliver the Zoos South Australia Master Plan
- 2 Deliver the Adelaide Botanic Garden Master Plan
- 3 Deliver the Botanic Park Management Plan

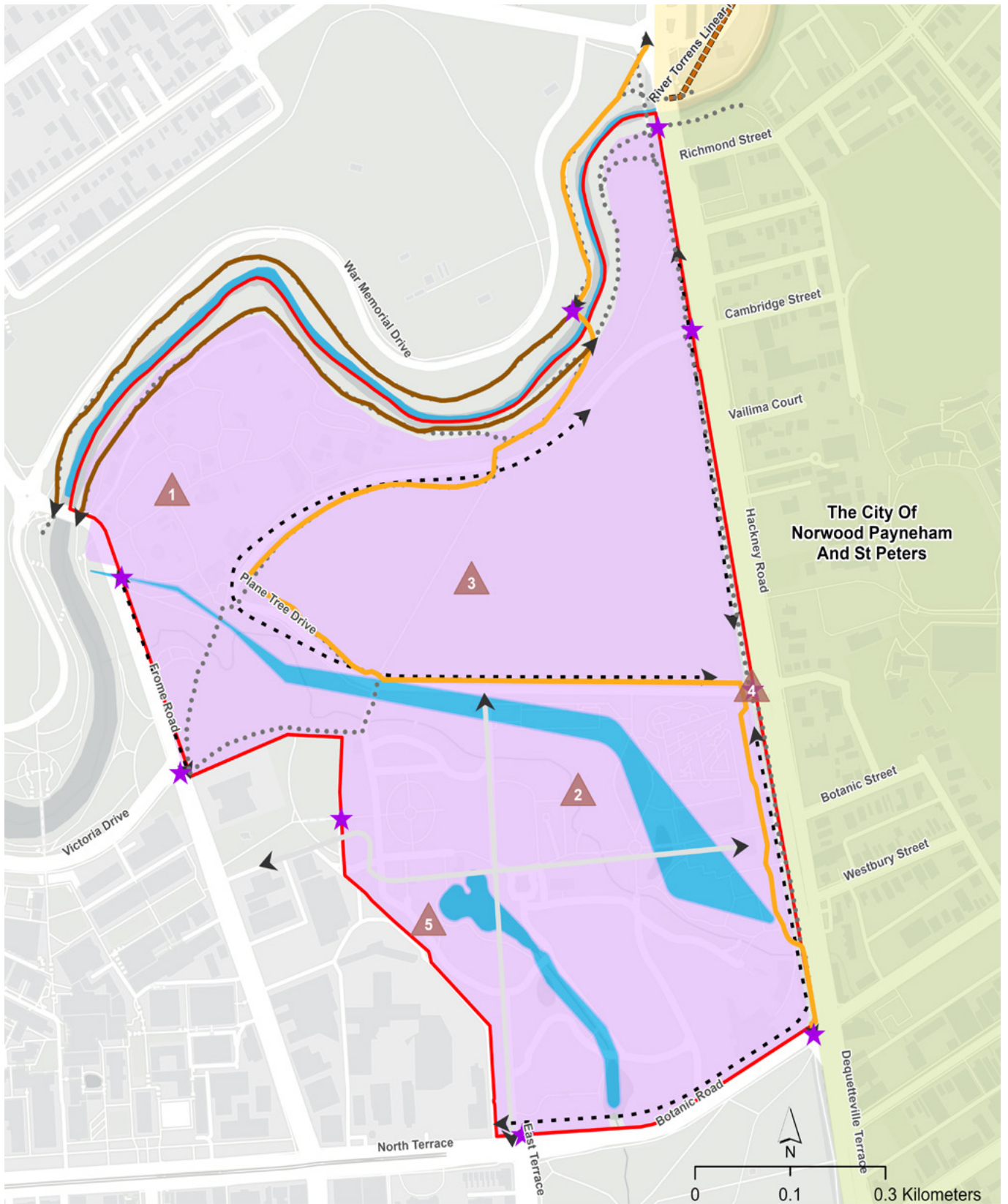
## Precinct Considerations

The following considerations will provide guidance for planning at the Precinct level and should be considered along with the Adelaide Park Lands wide planning considerations.

- 4 Assess options to increase safe crossing across Hackney Road to the Botanic Garden and Botanic Park for walkers, cyclists and users of mobility aids, and for an increase in public transport connections
- 5 Deliver the proposed Adelaide Botanic Garden and Lot Fourteen interface projects to enhance and add value to the eastern end of the North Terrace cultural boulevard.

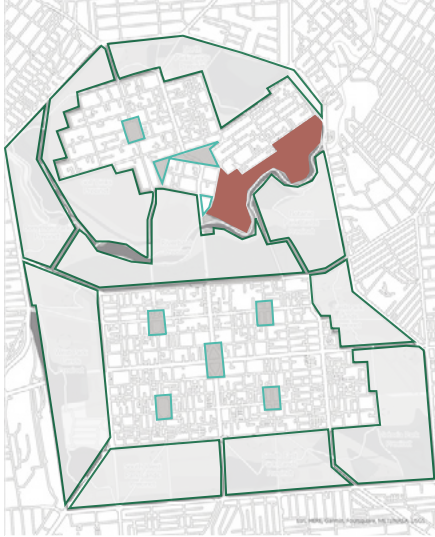


# Botanic Estate Lands and Adelaide Zoo Precinct



- Precinct Boundary
- Future Considerations
- Movement**
- Active Transport Connections
- Adelaide Park Lands Trails
- River Torrens Linear Park Trail
- Edge Paths
- Shared Paths
- Promenade
- Bikeway
- Landscape**
- Cultural Living Collections Precinct
- Riparian

# North-East Park Lands Precinct



## Precinct Snapshot

### Parks included in Precinct

- Bunday's Paddock/Tidlangga (Park 9)
- Bullrush Park/Warnpangga (Park 10)
- Mistletoe Park/Tainmuntilla (Park 11)
- Red Gum Park/Karrawirra (Park 12)

### Size of Precinct

36 hectares or 3.9% of the total area of the Adelaide Park Lands

### Tree Count and Canopy

23% canopy cover provided by 1,149 trees

### Key Precinct Uses

- Significant sports ovals used by licensees
- Lower North Adelaide Playground
- Petanque piste
- Archery field
- Grass tennis courts
- City of Adelaide Nursery
- Key Biodiversity Area
- Contributory historic features such as exotic species, avenues and corridors
- Remnant vegetation

## Context

The North-East Park Lands occupy the area between King William Road and Sir Edwin Smith Avenue to the west, Finnis Street and MacKinnon Parade to the north, Mann and Hackney Roads to the east and the River Torrens/Karrawirra Pari to the south. This Precinct contains sporting grounds held under licence by the University of Adelaide and a number of popular recreational facilities, including the Lower North Adelaide Playground, Peace Park, a semi-ornamental areas, petanque piste and archery field.

### Kaurna

River Torrens/Karrawirra Pari flows through the Precinct which provided an important source of food, and a place to meet and camp. Red Gum Park/Karrawirra (Park 12) has been a significant meeting site for Aboriginal peoples including, in recent times, meetings related to Reconciliation and Native Title.

### Historic Heritage

Overall, the Precinct retains the original shape and form of the Parks as devised by Colonel William Light.

From the 1850s to the late 1870s areas of the Precinct were used for grazing, fire wood collection, and agistment.

Tree planting that aligns with the general spatial and species intent of Brown's treatise on South Australian tree culture (1880) including pathway alignments are still evident through the Precinct.

## Landscape

While Bunday's Paddock/Tidlangga (Park 9), Bullrush Park/Warnpangga (Park 10) and Red Gum Park/Karrawirra (Park 12) have a predominantly structured recreational and sporting character, Mistletoe Park/Tainmuntilla (Park 11) is characterised by a semi-natural landscape containing important areas of remnant vegetation and sites of significant restoration and revegetation.

Bunday's Paddock/Tidlangga (Park 9) and Bullrush Park/Warnpangga (Park 10) are characterised as structured and maintained sports grounds.

Mistletoe Park/Tainmuntilla (Park 11) contains an identified Key Biodiversity Area.

Minor connections and edge paths are already well established within the Precinct.

A defined river pathway connection along the river front would provide an improved connection to the River Torrens/Karrawirra Pari.

## Drivers for Change

As sporting activities continue to expand in the Precinct there is likely to be further demands for facilities such as clubrooms to support these uses.

Care will be needed to ensure facilities do not adversely affect residential areas in North Adelaide and that they are available for broader community use outside formal sporting times.

While adjacent residential areas in North Adelaide house a relatively stable population, an intensification of development in the Town of Walkerville will see more people accessing the Precinct from the east to participate in the variety of recreational and sporting activities.

Lot Fourteen and Adelaide Botanic High School are likely to attract more people into the North-East Park Lands. Ensuring that there are safe connections through to this Precinct from these developments and from Melbourne Street will be a key driver.





## Precinct Considerations

The following considerations will provide guidance for planning at the Precinct level and should be considered along with the Adelaide Park Lands wide planning considerations.

### Existing Features

The Precinct contains cultural heritage landscape and contributory features such as exotic species, avenues and corridors.

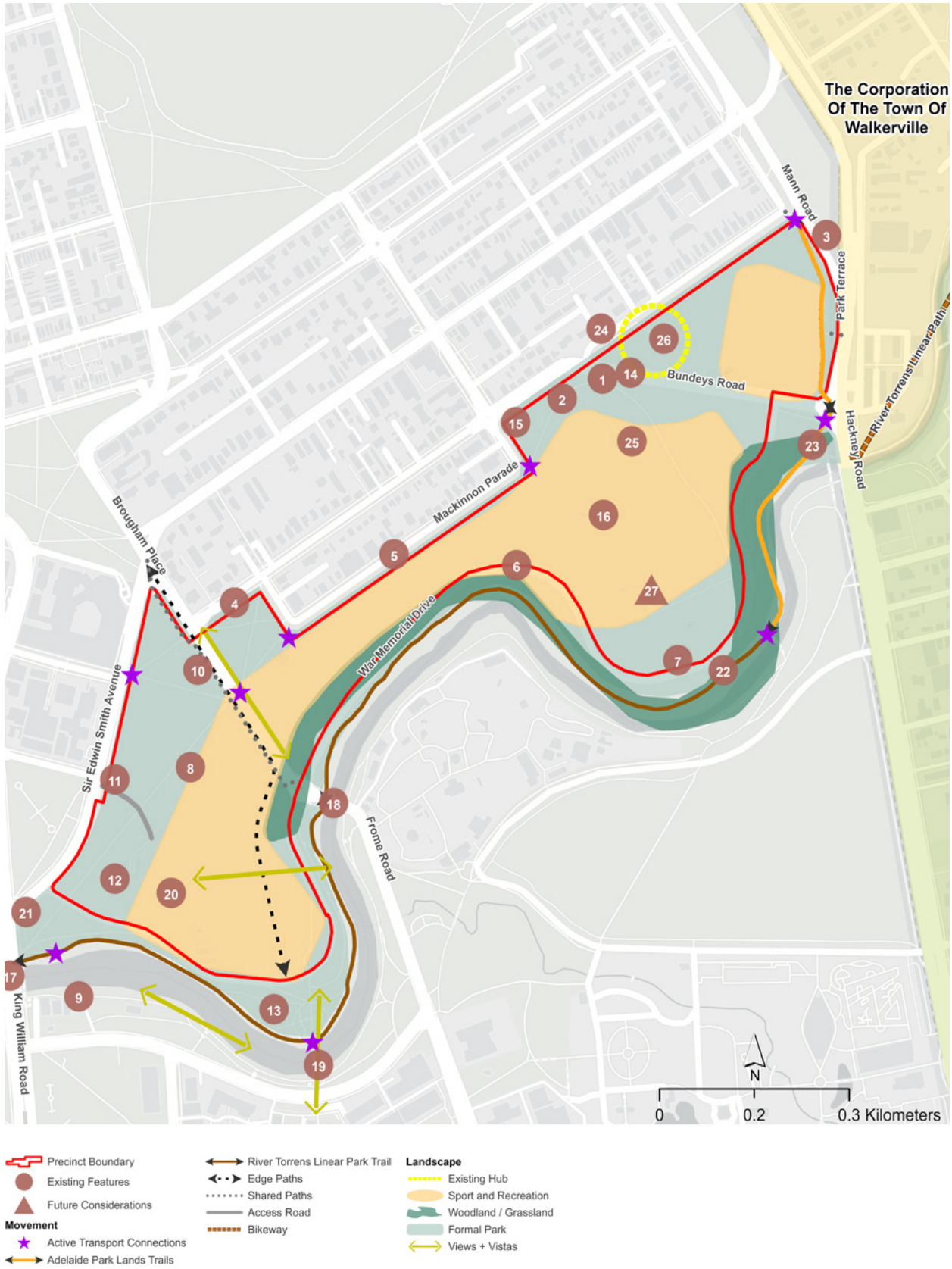
- 1 Aleppo Pine and River Red Gum grove of trees
- 2 English Elm plantation
- 3 Group plantation of Sugar Gum, Moort, Melaleuca spp., Weeping Bottlebrush, and She Oak
- 4 English Elm Grove
- 5 River Red Gum plantation
- 6 Key Biodiversity Area
- 7 Sculptures and picnic area within River Torrens/ Karrawirra Pari banks
- 8 Drainage swale north of Adelaide University Oval
- 9 River Torrens/Karrawirra Pari Watercourse and lake
- 10 Aleppo Pine row located on the southern flank of MacKinnon Parade
- 11 Moreton Bay Fig grove located on side of Sir Edwin Smith Avenue
- 12 Kei Apple hedge behind the University of Adelaide 'pavilion'
- 13 Remnant McEwin Arboretum trees
- 14 Two gate posts and series of eight fence posts on MacKinnon Parade

- 15 Lower North Adelaide War Memorial
- 16 Former Teachers Training College Grandstand
- 17 Adelaide Bridge over the River Torrens/ Karrawirra Pari
- 18 Albert Bridge over the River Torrens/ Karrawirra Pari
- 19 The University of Adelaide Footbridge
- 20 University of Adelaide Grandstand, War Memorial Drive, North Adelaide
- 21 Memorial to G.F. Angas and J.H. Angas
- 22 Manage Key Biodiversity Area #5 as a River Red Gum Woodland
- 23 Stormwater detention basin and urban address
- 24 Manage car parking availability in MacKinnon Parade to ensure availability for users of park facilities
- 25 Maintain running and fitness loops and associated facilities
- 26 Manage courts for community use and further enhance the hub

### Future Considerations

- 27 Work with community and licence holders to develop a master plan to address future community, sport and recreation needs

# North-East Park Lands Precinct



# Adelaide Squares and Gardens

The city's Squares and Gardens are a highly valued element of the city's fabric and its distinctive heritage-listed layout. In order to optimise their value to the South Australian and local resident community, it is important that the Squares and Gardens are enhanced in ways that better serve a growing and increasingly diverse city community.

To that end, the following sections put forward a series of planning considerations for the Squares and Gardens that are designed to enhance their attractiveness to a wide cross-section of the resident, worker and visitor populations and, as a result, to increase their use.

In time, the Squares and Gardens will be master planned to determine the appropriate level of infrastructure and enable an integrated and coordinated approach to their future enhancement.

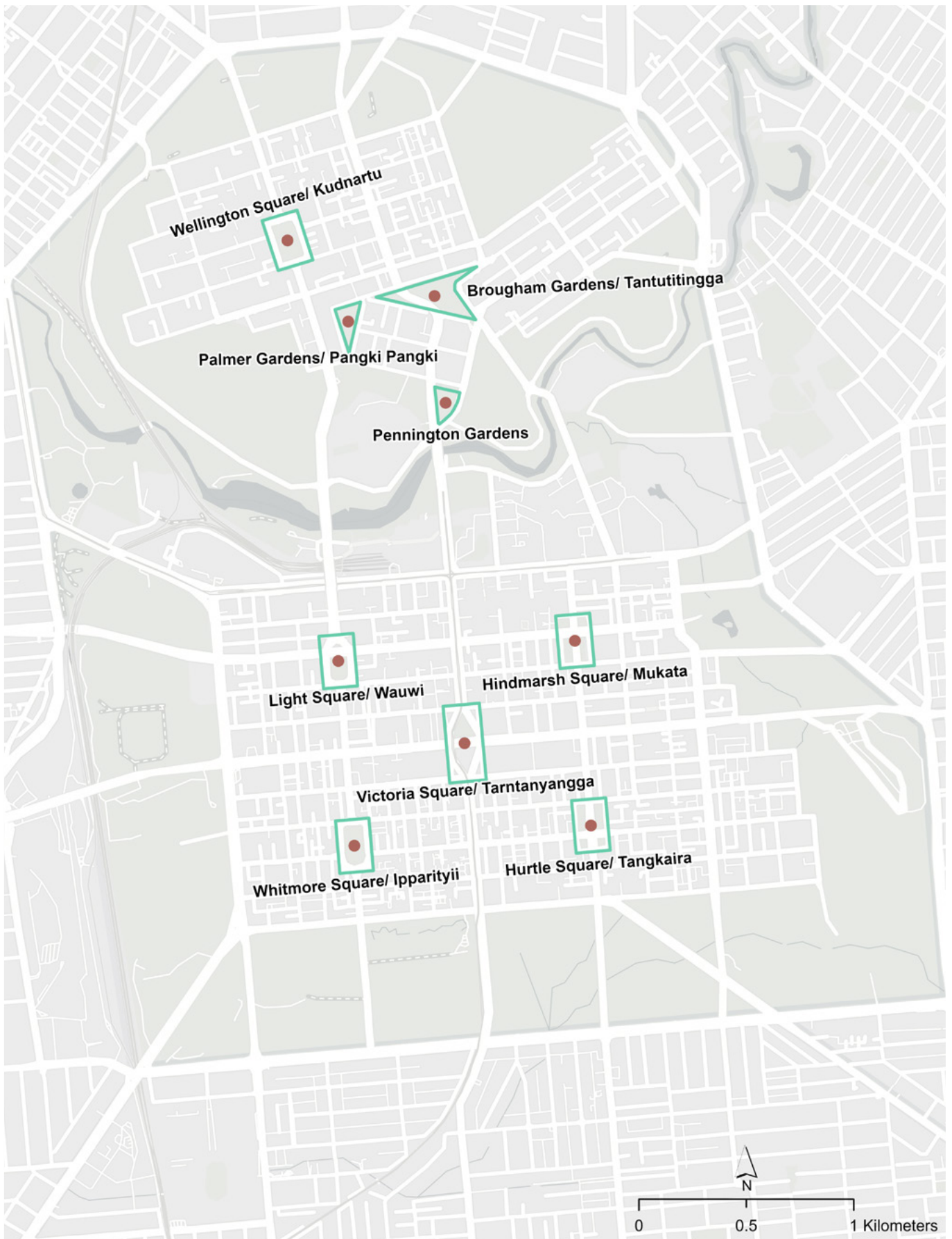
Movement within each Square and Garden is generally well defined via pathways. Vehicle movements are generally to the perimeter of Squares with some roads bisecting the Squares into segments.

Where practical, return of road to Squares to align with the National Heritage Values is desirable.

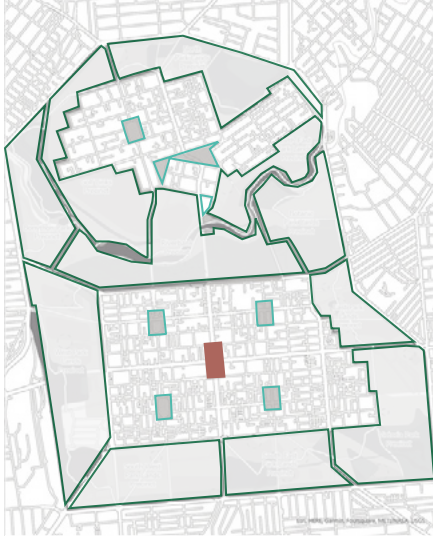
Each Square and Garden is considered a hub due to their attraction for residents and visitors as green open space within the city.



# Adelaide Squares and Gardens



# Victoria Square/Tarntanyangga



## Precinct Snapshot

### Size

2.94 hectares

### Tree Count

18% tree canopy cover provided by 174 trees

### Key Precinct Uses

- Major event spaces
- John Dowie's 'Three Rivers' fountain
- Australian Aboriginal Flag
- Australian National Flag
- Queen Victoria Statue
- John McDouall Stuart Statue
- Captain Charles Sturt Statue
- Charles Cameron Kingston Statue
- Public toilet
- Desert Ash Corridor
- Ngaru mularta/Chalk Sticks
- Victoria Square/Tarntanyangga Fountain

## Context

Victoria Square/Tarntanyangga is the geographic and civic centre of the city and regarded as one of its great public places.

The first stage of the Victoria Square/Tarntanyangga Master Plan has reinforced its status as Adelaide's premier gathering place and venue for a diverse range of local, national and international events.

The second stage of the Master Plan will enhance connections between the Square and the Adelaide Central Market, activate its western and eastern edges and provide for a more appealing and versatile public space.

## Kaurna

Victoria Square/Tarntanyangga is of high cultural, spiritual and physical significance to the Kaurna people and to the wider Aboriginal community.

Victoria Square/Tarntanyangga has special associations as the central camp and traditional meeting place of the Tarntanyangga Clan of Kaurna community and for Aboriginal visitors.

The Square is linked to Tarnda Kanya, the Red Kangaroo rock site on the south side of the River Torrens/Karrawirra Pari, a highly significant cultural heritage site concerned with this Creation Ancestor. From the 1960s Victoria Square/Tarntanyangga became a focus for Aboriginal activities. These activities included its role as a central meeting place for Aboriginal people from all over Australia, becoming a social and gathering point outside the central Police Station (now the Commonwealth Law Courts building) and Court House.

Victoria Square/Tarntanyangga is where the National Aboriginal Flag (the red, black and yellow Aboriginal flag) designed by Harold Thomas, was flown for the first time anywhere on National Aboriginal and Islander Day on 9 July 1971. It now flies permanently alongside the Australian flag on one of the two tall flagpoles in the centre of the Square.

## Historic Heritage

Victoria Square/Tarntanyangga was created in Colonel William Light's Adelaide Park Lands and City Layout of 1836 resulting in an area of approximately now six hectares, including a park and roadway, comprising the Square. The design incorporated a central square to function as Adelaide's focal point and provide open space for recreational activities. On his first map, Light called the Precinct 'The Great Square'. It was eventually named in honour of Princess Victoria before her accession in 1837.

Light surveyed the Square as a rectangle on a north-south axis and sketched an approximate internal spatial configuration of two rectangular park areas with a rectangular encircling an east-west movement system. This spatial configuration remained from 1864 until 1883 when King William Street was constructed north-south through the Square, with the Queen Victoria statue being unveiled in its present location in 1894.

The Square was a dusty, treeless paddock until 1854, when the City of Adelaide embarked on a planting program, constructed four broad diagonal pedestrian paths and erected a wooden fence. Other work on the Square included construction of an east-west roadway that created two garden areas. A fountain was also considered, but it took 100 years for this idea to come to fruition.

By 1883, plans were underway to extend King William Street directly through Victoria Square/Tarntanyangga,

dividing it into four garden areas. The original wooden fence was replaced by ornate iron railings which were relocated to the University of Adelaide. A statue of Queen Victoria, who had ascended to the throne in June 1837, was erected in the centre of the Square in 1894. The layout remained unchanged until 1967 when the Square assumed its present diamond form. Landscape design remodelling works again transpired in 1945–46 and 1966.

## Landscape

Victoria Square/Tarntanyangga reflects the staged implementation of the Victoria Square/Tarntanyangga Master Plan. Open turf spaces are regularly renewed following impacts from major events and festivals.

## Drivers for Change

Master Plan recommendations are the primary drivers of change although the steady diversification of uses surrounding the Square, including more residential development and the establishment of local and international education providers, is seeing its increased use. Residential development in the King William Street area is projected to continue to grow and house almost 20% of city growth to 2036. The Square's proximity to the Adelaide Central Market, one of the city's most treasured facility, creates opportunities for Victoria Square/Tarntanyangga to improve access to the Adelaide Central Market precinct and to host a program of events and activities that will attract people to the locality with benefits to local retailers and businesses.



## Precinct Considerations

The following considerations will provide guidance for planning at the Precinct level and should be considered along with the Adelaide Park Lands planning considerations.

### Existing Features

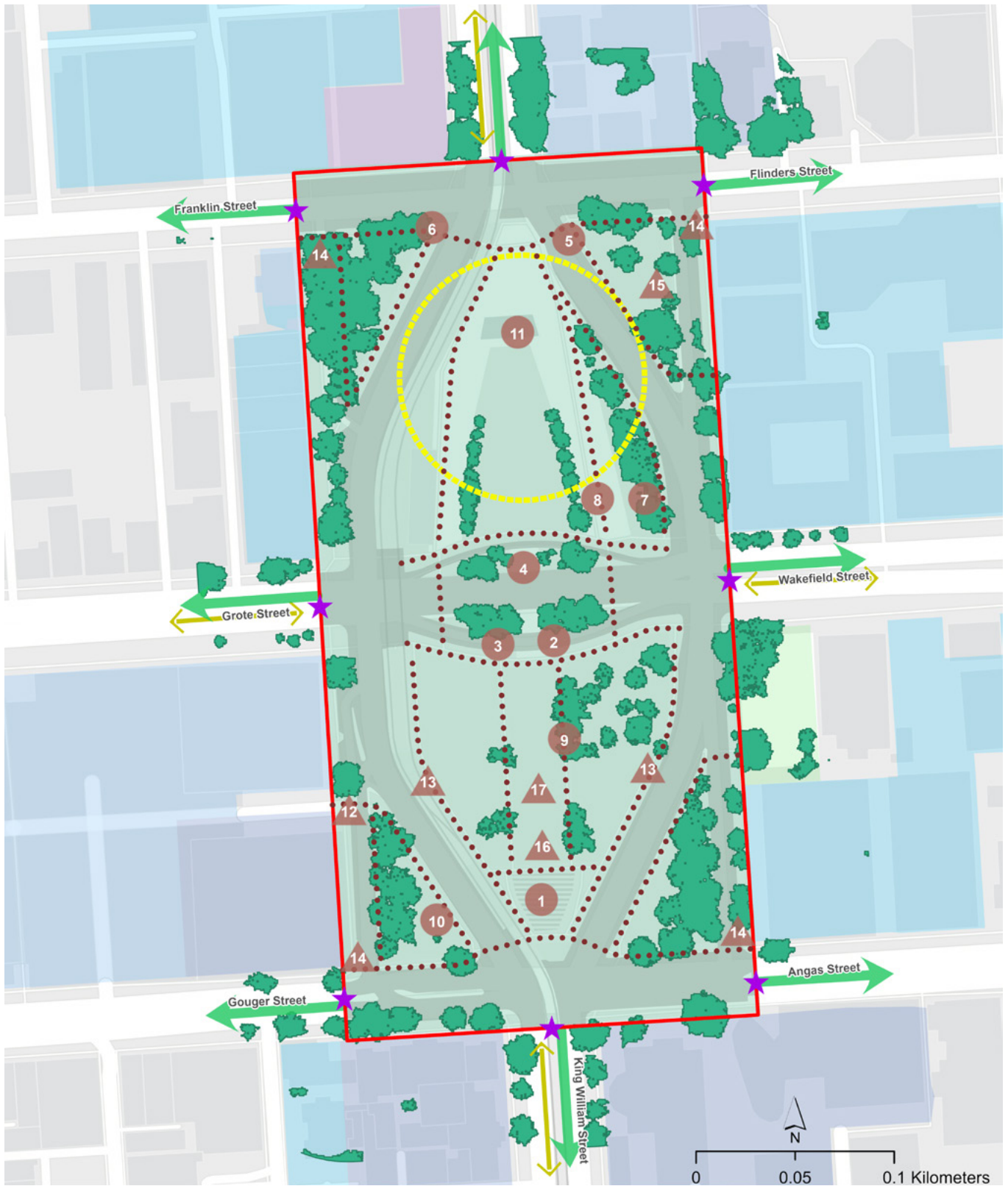
The Square contains cultural heritage landscape and contributory features such as exotic species, avenues and corridors.

- 1 John Dowie's 'Three Rivers' fountain
- 2 Australian Aboriginal Flag
- 3 Australian National Flag
- 4 Queen Victoria Statue
- 5 John McDouall Stuart Statue
- 6 Captain Charles Sturt Statue
- 7 Charles Cameron Kingston Statue
- 8 Public toilet
- 9 Desert Ash Corridor
- 10 Ngaru mularta|Chalk Sticks
- 11 Victoria Square/Tarntanyangga Fountain

## Future Considerations

- 12 Improve connections to the Adelaide Central Market Precinct and facilitate opportunities for Adelaide Central Market events to occur in the Square
- 13 Establish two new promenades in the south of the Square to connect with the central plaza existing northern promenades
- 14 Realign the surrounding roads to create a consolidated Square
- 15 Create an active interface to the eastern edge
- 16 Provide opportunities for events in the south of the Square including celebrations of Kaurna culture

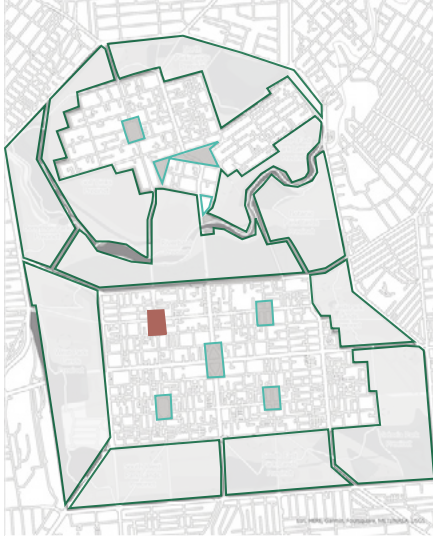
# Victoria Square/Tarntanyangga



- |                              |                  |                            |
|------------------------------|------------------|----------------------------|
| Precinct Boundary            | Green Street     | <b>Generalised Landuse</b> |
| Existing Features            | <b>Landscape</b> | Commercial                 |
| Future Considerations        | Existing Hub     | Retail Commercial          |
| <b>Movement</b>              | Tree Canopy 2022 | Public Institution         |
| Active Transport Connections | Formal Park      | Recreation                 |
| Path Network                 | Views + Vistas   | Utilities / Industry       |



# Light Square/Wauwi



## Precinct Snapshot

### Size

1.56 hectares

### Tree Count

27% tree canopy cover provided by 191 trees

### Key Precinct Uses

- Colonel Light Monument and Grave
- Artworks
  - 'The Eternal Question' Richard Tipping
  - 'Knot' Bert Flugelman
  - 'Catherine Helen Spence' – Ieva Pocuis
- Pride Walk

## Context

Despite having some 55,000 vehicles travelling through and around the Square each day, Light Square/Wauwi provides high quality open spaces catering for major events through to small community gatherings. The Square features a range of distinctive mature tree species, important public art installations and the State Heritage Place Colonel William Light's Grave and monument, the area is surrounded by a range of uses including health, education, entertainment, accommodation and the arts and supports day and night-time economy.

## Kaurna

The Square served as the main community meeting place for Aboriginal and Torres Strait Islander peoples, including local Kaurna Miyurna and neighbouring Narungga and Ngarrindjeri peoples from the 1900s where people socialised, shared stories and organised rallies and protests. Wauwi was named to commemorate the wife of Kadlitpina. Wauwi is the Kaurna name for female Kangaroo.

## Historic Heritage

Light Square/Wauwi was named after Colonel William Light, the first Surveyor-General of Adelaide, responsible for its planning and layout. When he died in 1839, he was buried in the Square. Over his grave there now stands a memorial in the form of a marble column surmounted by the representation of a surveyor's theodolite.

## Landscape

The original layout was compromised in 1910 when Currie Street was cut through the Square. The Square is now split into two parts and consists of a large southern rectangle and a small northern semi-circle.

In 1983 council embarked on an improvement program of Light Square/Wauwi and a redesign plan was developed and later implemented. The program included the undergrounding of power lines, the widening of footpaths around the perimeter, planting of extra street trees, and elms around the perimeter, work on the memorial, construction and landscaping

of the southern median strips and the northern quadrant, incorporation of the Catherine Helen Spence Statue and the resurfacing of all internal footpaths.

Improving walking and cycling connections to, through and from the Square will encourage local residents and workers to adopt more active travel options, while increasing the safety of crossings to the northern section of the Square from the adjacent Arts SA and TAFE sites is a priority.

## Drivers for Change

There has been a substantial increase in the number and diversity of residents living in and around Light Square/Wauwi in recent years, providing a strong platform to reimagine the character and benefits of the Square. Light Square/Wauwi will continue to support a growing population in the city's north-west, which could house 8% of the city's residents to 2036. As population and density increase the importance of this green space will grow. Along with residential development, the area will change through an increase in higher education, health and medical uses.

The capacity for Light Square/Wauwi to meet the diverse needs of users provides the opportunity to transform the Square to better connect to its surrounding uses and River Torrens/Karrawirra Pari and support community wellbeing. A master plan is being developed to guide investment and partnerships and aims to rebalance the public space for greening, cooling, biodiversity, events and activities and to create a safer, inclusive and welcoming environment for people to meet, stay, walk, wheel and cycle.



## Precinct Considerations

The following considerations will provide guidance for planning at the Precinct level and should be considered along with the Adelaide Park Lands planning considerations.

### Existing Features

The Square contains cultural heritage landscape and contributory features such as exotic species, avenues and corridors.

- 1 Indian Coral Tree
- 2 Carob
- 3 Swamp Sheoak
- 4 Morton Bay Fig
- 5 Hills Weeping Fig
- 6 Italian Poplar Avenue
- 7 Irish Strawberry
- 8 Chinese Elm Avenue
- 9 Golden Ash
- 10 Colonel William Light Grave and Monument
- 11 The Eternal Question sculpture by Richard Tipping
- 12 Knot sculpture by Bert Flugelman
- 13 Catherine Helen Spence sculpture by Ieva Pocius
- 14 Pride Walk

### Future Considerations

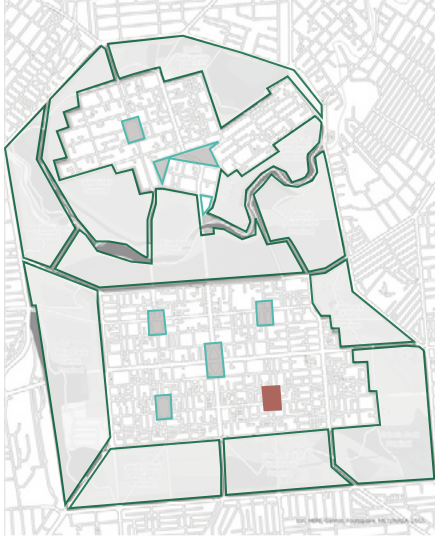
- 15 Support opportunities to improve the connection of the Square with the Adelaide Park Lands
- 16 Minimise parking around the Square
- 17 Through master planning seek opportunities to reconfigure the surrounding roads and improve safety, active transport, and crossing points, reduce traffic impacts and identify any opportunities to return Adelaide Park Lands Roads to Park Lands Purpose
- 18 Define the unique character of the Square and create flexible spaces for gathering and events
- 19 Improve amenity by increasing greening for cooling and biodiversity and to contribute to health and wellbeing
- 20 Consider opportunities for play within the Square through universal landscape design such as surrounding public art and water feature.
- 21 Improve comfort throughout the seasons and resilience to climate change through increased tree canopy and passive design principles.
- 22 Interpret and reflect a diversity of cultures including Kaurna and Historic Heritage.

# Light Square/Wauwi



- |                              |                            |                         |
|------------------------------|----------------------------|-------------------------|
| Precinct Boundary            | Green Street               | Non Private Residential |
| Existing Features            | <b>Landscape</b>           | Education               |
| Future Considerations        | Upgrade Existing Hub       | Public Institution      |
| <b>Movement</b>              | Tree Canopy 2022           | Commercial              |
| Active Transport Connections | Formal Park                | Retail Commercial       |
| Promenade                    | Views + Vistas             | Utilities / Industry    |
| Path Network                 | <b>Generalised Landuse</b> | Vacant Urban Land       |
|                              | Residential                |                         |

# Hurtle Square/Tangkaira



## Precinct Snapshot

### Size

1.83 hectares

### Tree Count

27% tree canopy cover provided by 434 trees

### Key Precinct Uses

- Artworks
  - The Forest of Dreams – Anton Hart
  - Ceramic Birdbath – Stephen Bowers
  - Hurtle Square sign and plinth

## Context

Located within the south-east of the city, Hurtle Square/Tangkaira is surrounded by predominantly residential uses yet experiences low visitation. Hurtle Square/Tangkaira is heavily dominated by through-traffic running north-south along Pulteney Street and east-west along Halifax Street.

The impact of this traffic adds to the disconnection between residents and workers and the open space offerings of the Square, despite its formal garden character and magnificent trees.

## Kaurna

The Precinct has also been referred to as 'Memory Square' by Kaurna people. It was a central meeting place for Indigenous peoples from the 1920s and 1960s but not as popular as Victoria Square/Tarntanyangga, Light Square/Wauwi or Whitmore Square/Iparrityi due to higher number of Aboriginal residents in the west end of Adelaide.

Tangkaira was named to commemorate the wife of Ityamai-itpina, Tangkaira or 'Charlotte, from the Clare District'.

## Historic Heritage

Hurtle Square/Tangkari was named after Sir James Hurtle Fisher, the first Resident Commissioner and pioneer founder of the colony of South Australia. The South Australian Commissioners appointed Fisher to organise the local constitution. In 1837, Fisher saved the Adelaide Park Lands from land speculators. Fisher was elected the first Lord Mayor of the City of Adelaide (1840–1842).

## Landscape

The original layout for the Square was compromised in 1909 when electric tram tracks were laid, dividing the Square into its current four quadrants.

Hurtle Square/Tangkaira has been a focus for public art, with the inclusion of a pigeon fountain and 'The Forest of Dreams' art installation.

## Drivers for Change

As the south-east sector of the city continues to grow its resident population, the potential for Hurtle Square to host community events and provide more contemplative spaces away from a heavily trafficked environment will increase. Providing amenities, improved access to the Square and attractive vistas into and out of the Square will be essential if this potential is to be realised.



## Precinct Considerations

The following considerations will provide guidance for planning at the Precinct level and should be considered along with the Adelaide Park Lands planning considerations.

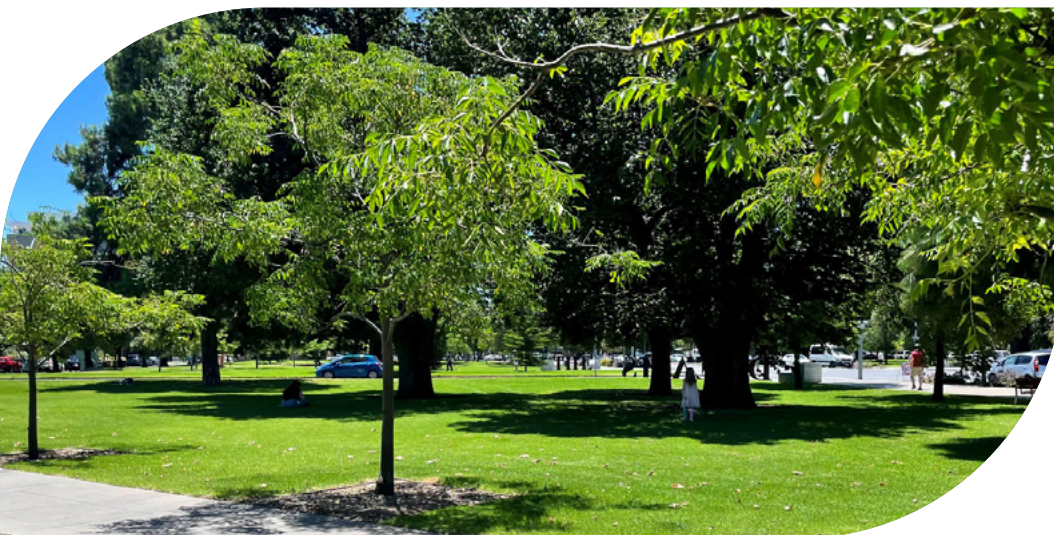
### Existing Features

The Square contains cultural heritage landscape and contributory features such as exotic species, avenues and corridors.

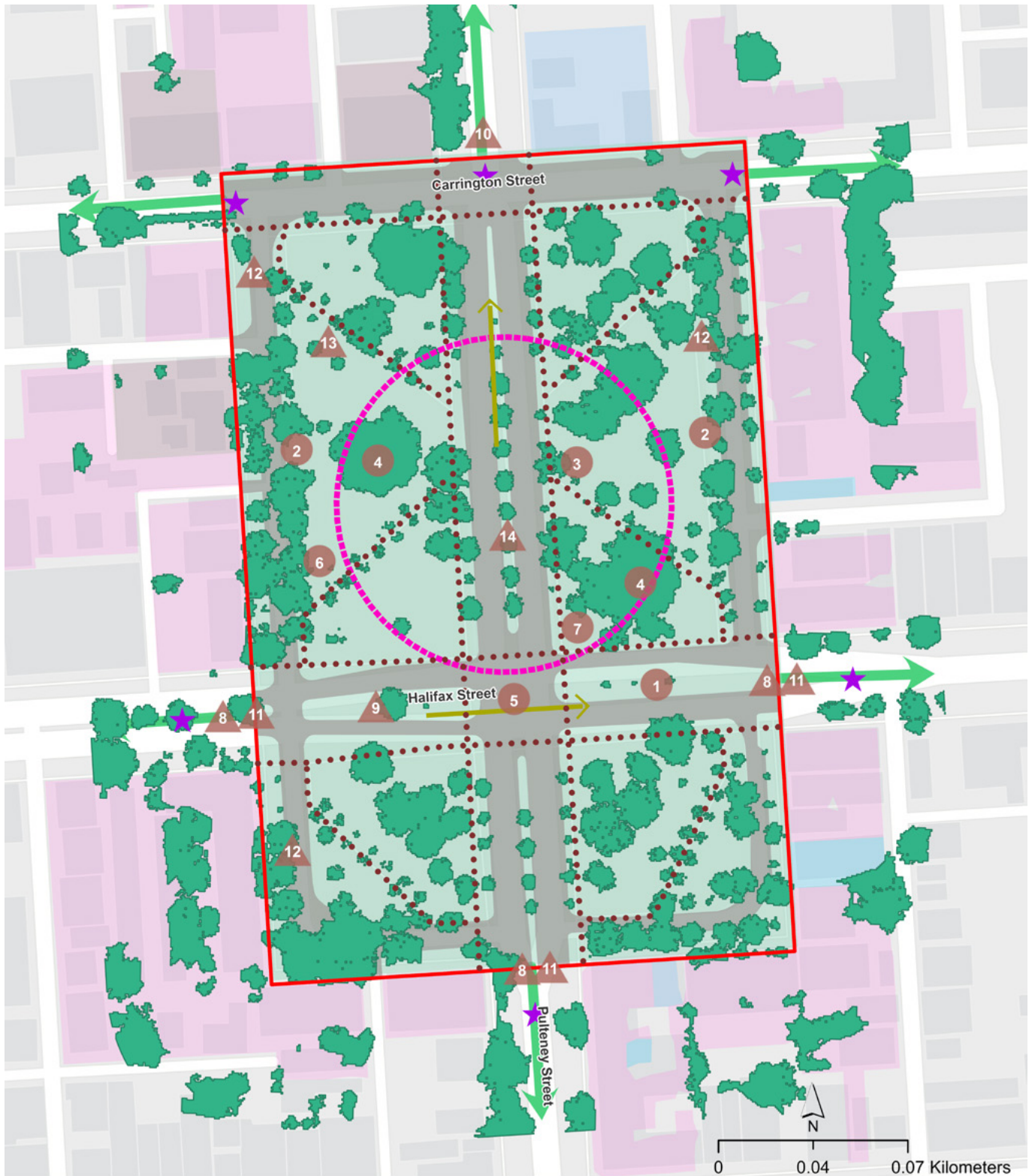
- 1 Captain Cook Pines
- 2 Desert Ash Lines
- 3 Pepper Trees
- 4 Morton Bay Figs
- 5 The Forest of Dreams artwork by Anton Hart
- 6 Untitled sculpture by Stephen Bowers
- 7 Hurtle Square sign and plinth

## Future Considerations

- 8 Reimagine the east, west and southern perimeter roads to manage car parking and deliver pedestrian spaces
- 9 Investigate treatments to the Halifax Street intersection to better integrate it into the Square and visually connect the northern and southern areas
- 10 Provide opportunities along the northern edge to encourage activation and connection with surrounding commercial activities
- 11 Support opportunities to improve the connection of the Square with the Adelaide Park Lands
- 12 Minimise parking around the Square
- 13 Consider the inclusion of local play opportunities including water play and climbable artworks
- 14 Develop a master plan for the Square including a strategy for succession planting, investigate opportunities to reconfigure the surrounding roads and identify opportunities to return Adelaide Park Lands roads to Park Lands Purpose.



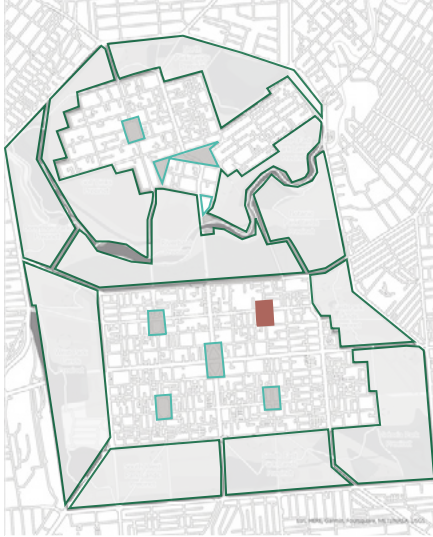
# Hurtle Square/Tangkairra



- |                              |                      |                            |
|------------------------------|----------------------|----------------------------|
| Precinct Boundary            | Green Street         | <b>Generalised Landuse</b> |
| Existing Features            | <b>Landscape</b>     | Residential                |
| Future Considerations        | Upgrade Existing Hub | Non Private Residential    |
| <b>Movement</b>              | Tree Canopy 2022     | Commercial                 |
| Active Transport Connections | Formal Park          | Retail Commercial          |
| Path Network                 | Views + Vistas       |                            |



# Hindmarsh Square/Mukata



## Precinct Snapshot

### Size

1.4 hectares

### Tree Count

29% tree canopy cover provided by 201 trees

### Key Precinct Uses

- Untitled – Paul Trappe Statue
- Hindmarsh Square/Mukata Playspace

## Context

Surrounded and bisected by wide roadways which effectively cut the Square into four discrete sections, Hindmarsh Square/Mukata is dominated by 125 car parks that encircle the southern sections of the Square. Nonetheless the Square offers a beautiful gardenesque and cultural heritage landscape featuring large Moreton Bay Figs, Jacaranda tree planted in memory of Margaret Tobin, Hackberry, Silky Oaks, Captain Cook Pines, Golden Ashes and Desert Ashes. The addition of the Hindmarsh Square/Mukata Playspace and Paul Trappe Statue have enhanced the usability of the Square and broadened its appeal to residents, workers and visitors to the city.

## Kaurna

History held by members of the Aboriginal community indicate that the Precinct was an important meeting place for Aboriginal Elders prior to colonisation.

Mukata was King John's wife, a prominent member of the Kaurna community.

## Historic Heritage

Anecdotal evidence suggests this is the most heavily-used Square reflecting its proximity to Rundle Mall, the East End and surrounding office buildings. The original layout of the Square has changed. When established by Light, the Square was one large grassed area, curved to the north to accommodate the tram and the roads. It is now comprised of four quadrants divided by Grenfell and Pulteney Streets.

## Landscape

The Hindmarsh Square/Mukata Master Plan commenced implementation with removal and replacement of trees as part of the upgrade of Pulteney Street, and removal of the toilet and gardeners' facility. Since then, the Hindmarsh Square Playspace has been installed with subsequent landscaping of the north-west quadrant, and landscaping of the north-east quadrant.

## Drivers for Change

The Hindmarsh area will continue to see mixed-use growth. Hindmarsh Square/Mukata is well placed to contribute to the significant surrounding green space of the Eastern Adelaide Park Lands and Adelaide Botanic Gardens while being uniquely positioned to provide a green refuge for visitors to Rundle Street and Rundle Mall and neighbouring workers and residents.

Through future master planning, the investigations into the narrowing of roadways and a reduction in car parking and prioritising pedestrian access would help the interface of the Square with surrounding land uses and provide a more enticing environment for people.



## Precinct Considerations

The following considerations will provide guidance for planning at the Precinct level and should be considered along with the Adelaide Park Lands wide planning considerations.

### Existing Features

The Square contains cultural heritage landscape and contributory features such as exotic species, avenues and corridors.

- 1 Moreton Bay Figs
- 2 Row of Hackberries
- 3 Group of Silky Oaks in north-eastern quadrant
- 4 Captain Cook Pine
- 5 Desert Ash Avenues
- 6 Untitled sculpture by Paul Trappe
- 7 Hindmarsh Square/Mukata Playspace

## Future Considerations

- 8 Reduce or remove car parking to the eastern and western edges
- 9 Consider more structure to the park including tree planting, seating and shelter
- 10 Support opportunities to integrate adjoining uses and businesses to add vibrancy and improve urban environment
- 11 Develop a strategy for succession planting and investigate opportunities to reconfigure the surrounding roads and identify any opportunities to return Adelaide Park Lands roads to a Park Lands Purpose
- 12 Explore upgrading to services to accommodate a range of small and medium-sized events.

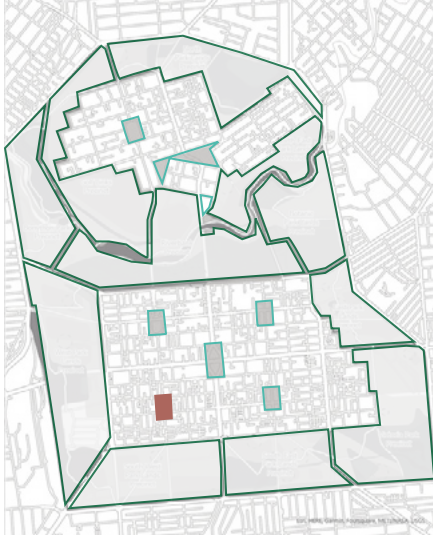


# Hindmarsh Square/Mukata



- |                              |                      |                            |
|------------------------------|----------------------|----------------------------|
| Precinct Boundary            | Path Network         | Views + Vistas             |
| Existing Features            | Green Street         | <b>Generalised Landuse</b> |
| Future Considerations        | <b>Landscape</b>     | Residential                |
| <b>Movement</b>              | Upgrade Existing Hub | Commercial                 |
| Active Transport Connections | Tree Canopy 2022     | Retail Commercial          |
|                              | Formal Park          |                            |

# Whitmore Square/Iparrityi



## Precinct Snapshot

### Size

2.05 hectares

### Tree Count

26% tree canopy cover provided by 305 trees

### Key Precinct Uses

- Artworks
- Community spaces
- Community basketball court and table tennis table

## Context

Nestled within the south-west of the city, Whitmore Square/Iparrityi has traditionally served the open space needs of the community. Characterised by a gardenesque landscape containing magnificent trees including Moreton Bay Figs, Arizona Cypresses, Pepper Trees, Desert Ashes, Camphor Laurels and Holm Oaks, Whitmore Square/Iparrityi has been identified as a place providing a range of play opportunities for local residents.

Amenities such as the table tennis tables and 3-on-3 basketball courts have reinforced the role of the Square as an important focal point for active play, local events and community gatherings for the south-west city community.

The Whitmore Square/Iparrityi Master Plan establishes a high-level vision for the future of the Square, and a plan for improvements to achieve that vision. The Master Plan is a framework for planning and design that will:

- Help to guide future works
- Help the public visualise the Square's potential
- Enable the City of Adelaide to plan and implement staged improvements.

Delivery of the Master Plan will be progressed over a number of years through asset renewal and succession planting.

## Kurna

In 2003 the Square was renamed Whitmore Square/Iparrityi to honour Iparrityi, a Kurna ancestor born in the 1840s and recognise its significance as a meeting place for Aboriginal peoples, particularly in the 1930–1940s.

Ipparrityi was a principal female Kurna informant, sharing her knowledge about Kurna culture and language including place names and important sites throughout Adelaide. Iparrityi died in 1929 and is referred to as 'the last woman of the Adelaide Tribe'.

## Historic Heritage

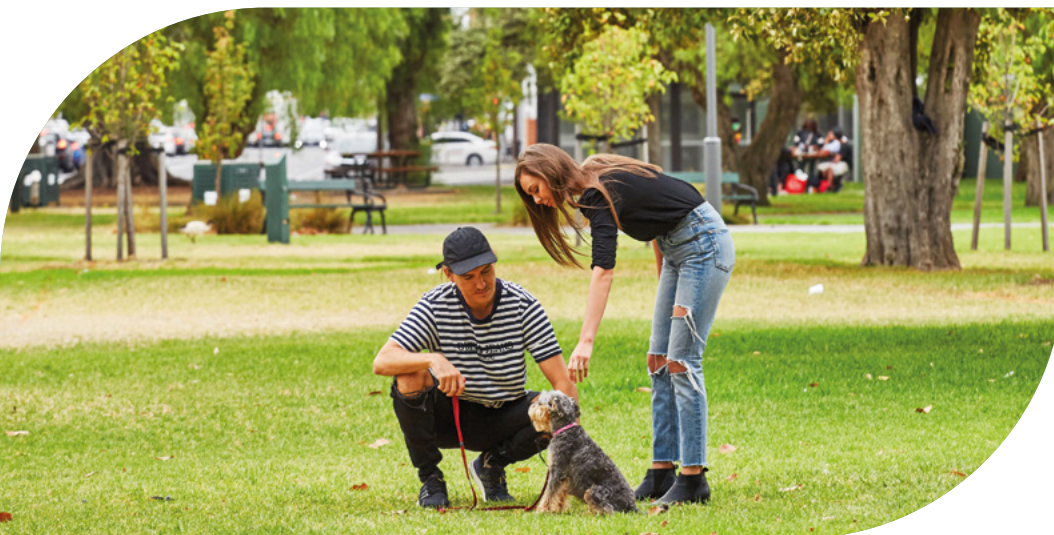
Whitmore Square/Iparrityi was named after Mr William Woolryche Whitmore, one of the Colonisation Commissioners for South Australia and a member of the House of Commons. The original layout of the Square has remained remarkably intact from when first laid out in Colonel William Light's Plan. The only changes are the reduced angles of the corners of the Square, leaving some small traffic islands.

## Landscape

The Square provides a large open space, surrounded by mature exotic trees and is well used by residents. The Square has also become a focus for public art initiatives in the city, including the Shaun Kirby sculpture 'Voyagers'.

## Drivers for Change

As the resident population in the south-west sector of the city is forecast to grow there is a significant opportunity to build on the range of facilities available in the Square to enhance its role as a place that the local community values. Its accessibility to the Adelaide Central Market adds to the Square's appeal as a dynamic open space catering for an increasingly diverse population.



## Precinct Considerations

The following considerations will provide guidance for planning at the Precinct level and should be considered along with the Adelaide Park Lands wide planning considerations.

### Existing Features

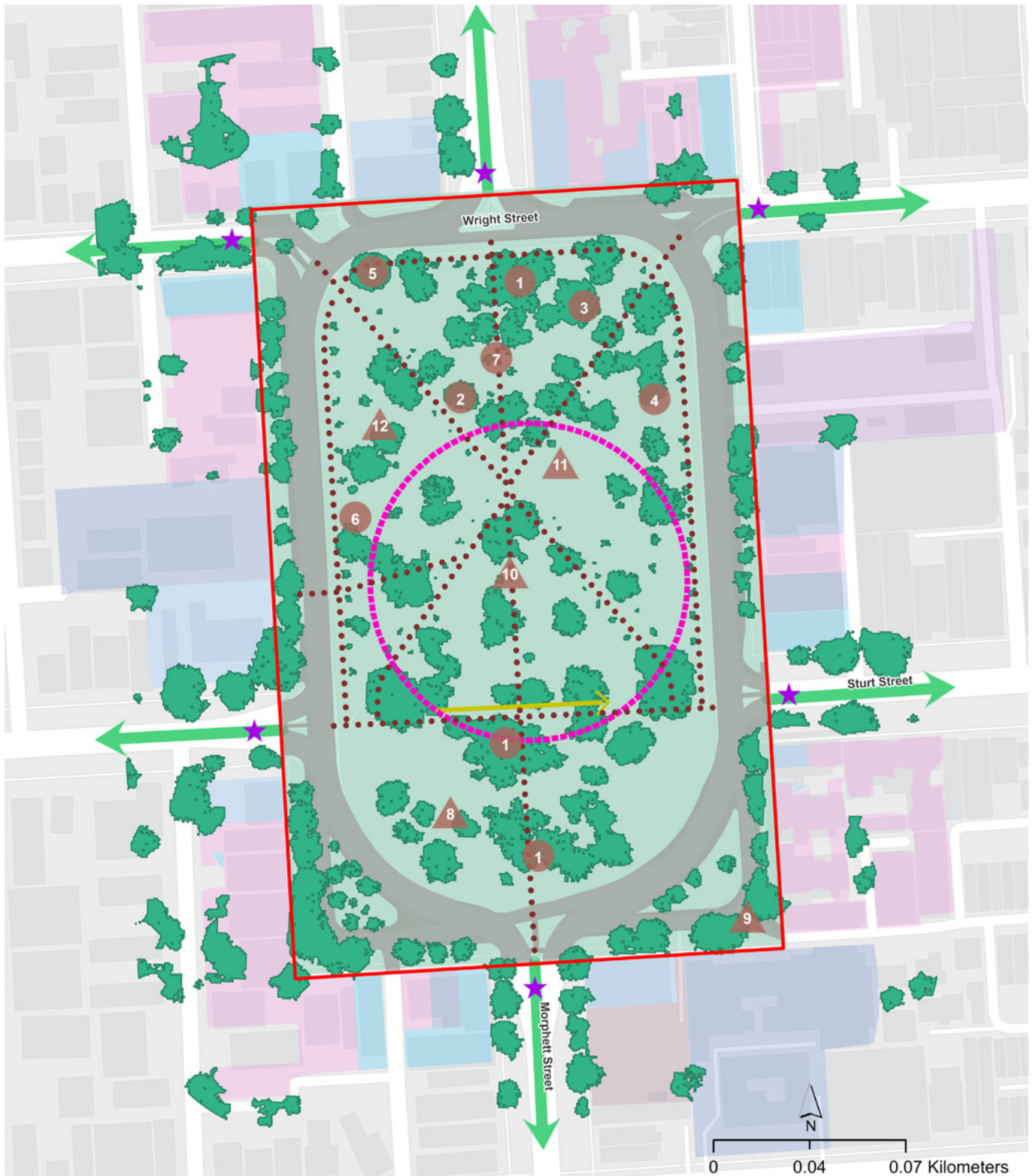
The Square contains cultural heritage landscape and contributory features such as exotic species, avenues and corridors.

- 1 Moreton Bay Figs
- 2 Arizona Cypress
- 3 Pepper Tree Avenue
- 4 Desert Ash Lines
- 5 Holm Oak
- 6 Voyagers artwork by Shaun Kirby
- 7 John Ednie Brown Memorial

## Future Considerations

- 8 Provide new path networks that are located as part of a master planning exercise that considers broader movement patterns and any changes to road alignments and vehicle movements
- 9 Reduce bitumen in and around the Square and integrate possible services or transport systems
- 10 Consider a central promenade that addresses key movement patterns across the Square and provides a central spine from which the Square's spatial arrangements can be developed
- 11 Expand on the community basketball court and table tennis to create a hub which may include a central plaza and additional opportunities for community activities, including children's play
- 12 Consider more structure to the park and the creation of outdoor rooms including tree planting, seating and shelter.

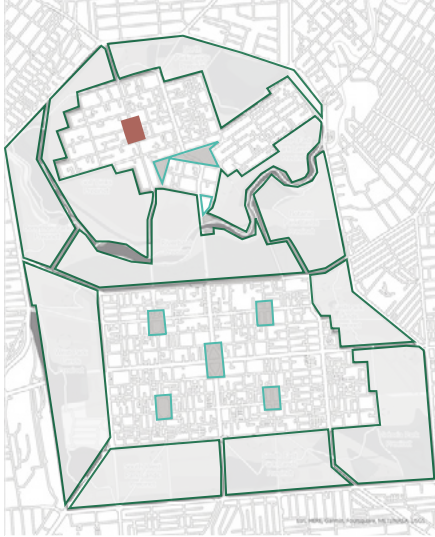
# Whitmore Square/Iparrityi



- |                              |                      |                            |
|------------------------------|----------------------|----------------------------|
| Precinct Boundary            | Green Street         | <b>Generalised Landuse</b> |
| Existing Features            | <b>Landscape</b>     | Residential                |
| Future Considerations        | Upgrade Existing Hub | Non Private Residential    |
| <b>Movement</b>              | Tree Canopy 2022     | Commercial                 |
| Active Transport Connections | Formal Park          | Retail Commercial          |
| Path Network                 | Views + Vistas       | Public Institution         |
|                              |                      | Utilities / Industry       |



# Wellington Square/Kudnartu



## Precinct Snapshot

### Size

2.74 hectares

### Tree Count

29% tree canopy cover provided by 276 trees

### Key Precinct Uses

- Gardens

## Context

As a key focal point for the residents and workers of North Adelaide, Wellington Square/Kudnartu has been identified as providing opportunities for additional play and nature play elements as well as more contemplative spaces for the community.

### Kaurna

Knowledge held by members of the Kaurna community indicates that the Precinct used to connect what is now the golf course, as part of a travelling and hunting area used by Aboriginal peoples.

The Kaurna name for the Square commemorates Kudnartu, a Kaurna woman from the Crystal Brook area in the northern-most region of Kaurna country.

Her marriage in 1848 to Thomas Adams, a shepherd, was the first official marriage between a settler and an Aboriginal person in South Australia. She became known as Mary Anne Adams.

### Historic Heritage

Wellington Square/Kudnartu has Historic Heritage significance as an integral part of the Adelaide Park Lands and City Layout, and it is also the only Square located in North Adelaide. The spatial arrangement and plantings are substantially the same as when the city was laid out by Colonel William Light in 1836. The Square was named after Field Marshal the Duke of Wellington, who recommended the appointment of Light. The layout of the Square (according to the Smith Survey of the 1880s) has altered little since it was established, with the same path pattern and style of Victorian tree plantings.

### Landscape

Featuring a range of exotic and native tree species set within an open, semi-natural and gardenesque landscape, Wellington Square/Kudnartu displays a distinct 'village green' character complemented by highly structured plantings and pathway alignments.

## Drivers for Change

Wellington Square/Kudnartu will increasingly become a place for communities to engage in a diverse range of recreational activities.

Improving pedestrian connectivity and safer crossing points should be the main focus whilst retaining the Square's historical layout of pathways and continuing to provide a high quality formal garden landscape.



YOU ARE AT:

# Wellington Square / Kudnartu



Adelaide Aquatic Centre 11 min



O'Connell Street 6 min  
Lefevre Terrace 12 min



## Precinct Considerations

The following considerations will provide guidance for planning at the Precinct level and should be considered along with the Adelaide Park Lands wide planning considerations.

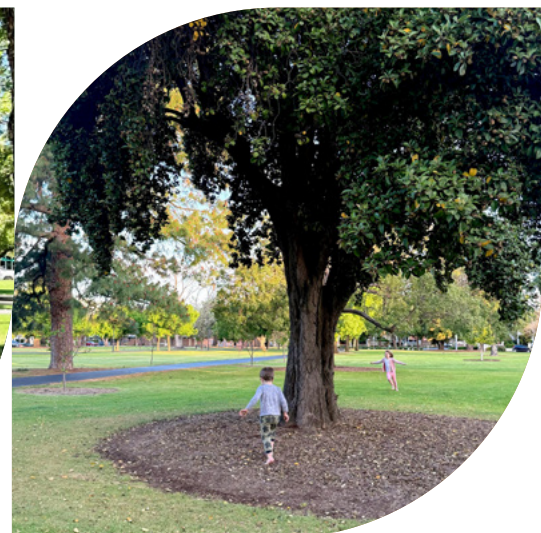
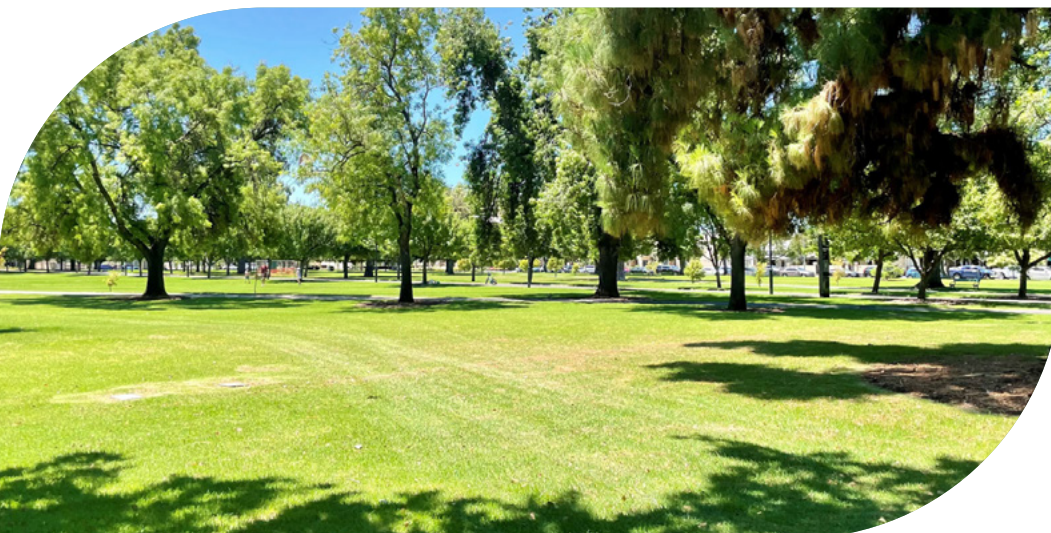
### Existing Features

The Square contains cultural heritage landscape and contributory features such as exotic species, avenues and corridors.

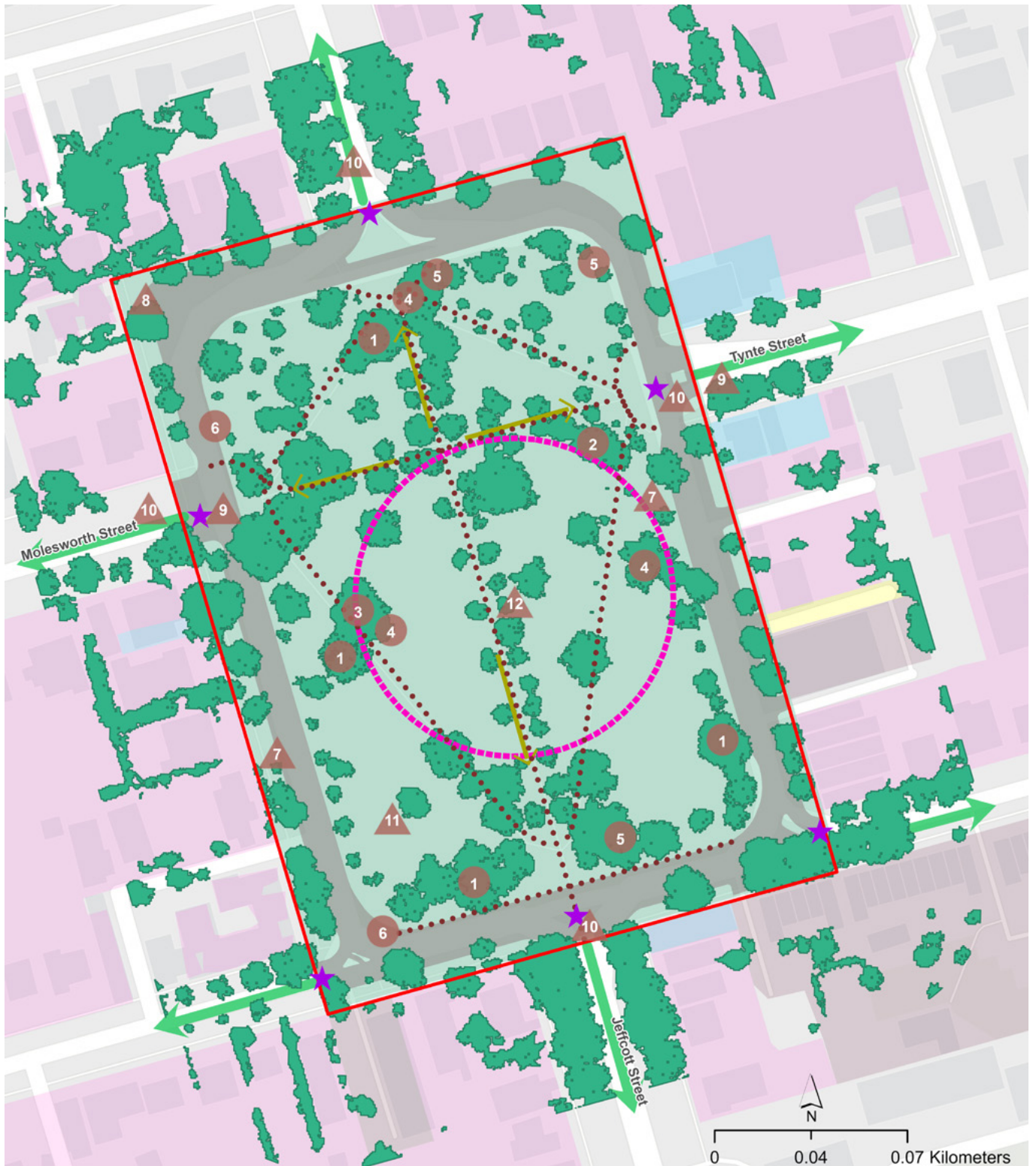
- 1 Kurrajongs
- 2 Arizona Cypress
- 3 Canary Island Pine
- 4 Carob
- 5 Elms
- 6 Bluestone kerbing and bollards

## Future Considerations

- 7 Minimise parking around the Square
- 8 Seek opportunities to reduce bitumen in the Square
- 9 Investigate traffic changes, pedestrian crossings and road surface treatments to improve pedestrian and cycle connections
- 10 Support opportunities to improve the connection of the Square with the Adelaide Park Lands
- 11 Provide play opportunities for local residents
- 12 Create more structured outdoor spaces through tree and garden planting that offer areas for relaxing and contemplation.

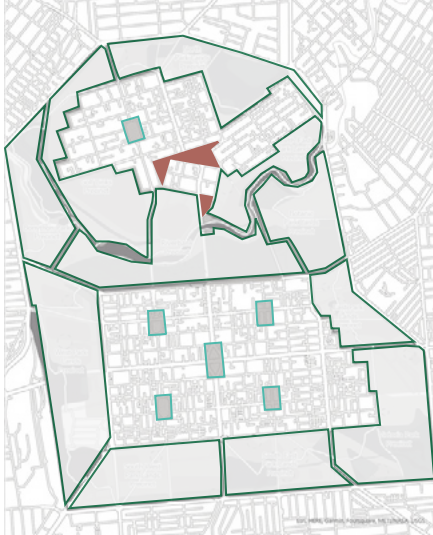


# Wellington Square/Kudnartu



- |                              |                      |                            |
|------------------------------|----------------------|----------------------------|
| Precinct Boundary            | Green Street         | <b>Generalised Landuse</b> |
| Existing Features            | <b>Landscape</b>     | Residential                |
| Future Considerations        | Upgrade Existing Hub | Non Private Residential    |
| <b>Movement</b>              | Tree Canopy 2022     | Commercial                 |
| Active Transport Connections | Formal Park          | Retail Commercial          |
| Path Network                 | Views + Vistas       | Vacant                     |

# Gardens Precinct



## Precinct Snapshot

### Gardens included in Precinct

- Palmer Gardens/Pangki Pangki (Park 28)
- Brougham Gardens/Tantutitingga (Park 29)
- Pennington Gardens

### Size

7.6 hectares or 0.8% of the total area of the Adelaide Park Lands

### Tree Count

21% canopy cover provided by 539 trees

### Key Precinct Uses

- Formal gardens
- Lawn areas
- Notable plant specimens
- Women's War Memorial Garden, Cross of Sacrifice and Stone of Remembrance

## Context

Brougham Gardens/Tantutitingga (Park 29) and Palmer Gardens/Pangki Pangki (Park 28) are formal gardens providing attractive and high quality open spaces within the most densely populated areas of the city. Both gardens have largely retained their original shape and form and are characterised by substantial tree planting, including a significant palm collection, reinforcing a Victorian gardenesque landscape. The Gardens also accommodate a distinctive axial pathway system dating from the 1870s which complements the nineteenth century character of the surrounding Victorian mansions, churches and slate kerbing.

### Kaurna

In 1972 an Aboriginal Tent Embassy was set up in the Precinct in support of the national tent set up on the lawns of Parliament House.

The Kaurna translation of Tantutitingga is Native Lilac Place (*Hardenbergia violaceae*). Pangki Pangki was a Kaurna tracker and guide.

### Historic Heritage

Overall, the Precinct retains the original shape and form of the Parks as devised by Colonel William Light.

Palmer Gardens/Pangki Pangki (Park 28) and Brougham Gardens/Tantutitingga (Park 29) do not contain any State or Local Heritage Places.

The Women's War Memorial Garden, Cross of Sacrifice and Stone of Remembrance are located in Pennington Gardens East and a State Heritage Place. This garden, dating from the early 1920s is a tribute to the women of South Australia and their contributions during the First World War.

### Landscape

Brougham Gardens/Tantutitingga (Park 29) has vegetation and natural elements of merit including:

- Palm (Phoenix species) collection dating from 1890s arising from a donation from Sir Samuel Way

- Italian Cypress (*Cupressus sempervirens*) act as a frame to the entry path on the northern flanks of the Garden.
- Carob (*Ceratonia siliqua*) on eastern triangle of the gardens.

Palmer Gardens/Pangki Pangki (Park 28) contains the following vegetation and natural elements of heritage value:

- Camphor Laurel (*Cinnamomum camphora*) located in the north-west corner of the gardens dated around the 1920s is of medium significance visually and botanically.
- The palm collection dating from 1890s arising from a donation from Sir Samuel Way. Four date palms are still evident and these have some historic and botanic significance.

Pennington Gardens was designed by Pelzer in the gardenesque style, with formal paths and garden beds. The redevelopment of Adelaide Oval has changed the layout but it retains its formality set with historic statues and a fountain.

## Drivers for Change

Surrounded by growing resident and worker populations, Brougham Gardens/Tantutitingga (Park 29) and Palmer Gardens/Pangki Pangki (Park 28) will continue to provide appealing places of respite for local residents and visitors alike. The relocation of the Women's and Children's Hospital may change visitation to this area. Future uses of the Women's and Children's Hospital site will influence considerations for the Gardens Precinct. However, residential colleges adjacent Brougham Gardens/Tantutitingga (Park 29) and Palmer Gardens/Pangki Pangki (Park 28) will continue to see a need for informal recreation spaces for students and members of the public. Enhancing both Gardens with attractive planting regimes comprising a mix of exotic and native trees will provide residents and visitors with an appealing setting for a range of enriching outdoor activities and relaxation. The Gardens Precinct will continue to be attractive and well-designed oases in dense parts of the city, with high quality formal gardens, open vistas across playing fields, to the southern horizon, and towards the city centre.



## Precinct Considerations

The following considerations will provide guidance for planning at the Precinct level and should be considered along with the Adelaide Park Lands wide planning considerations.

### Existing Features

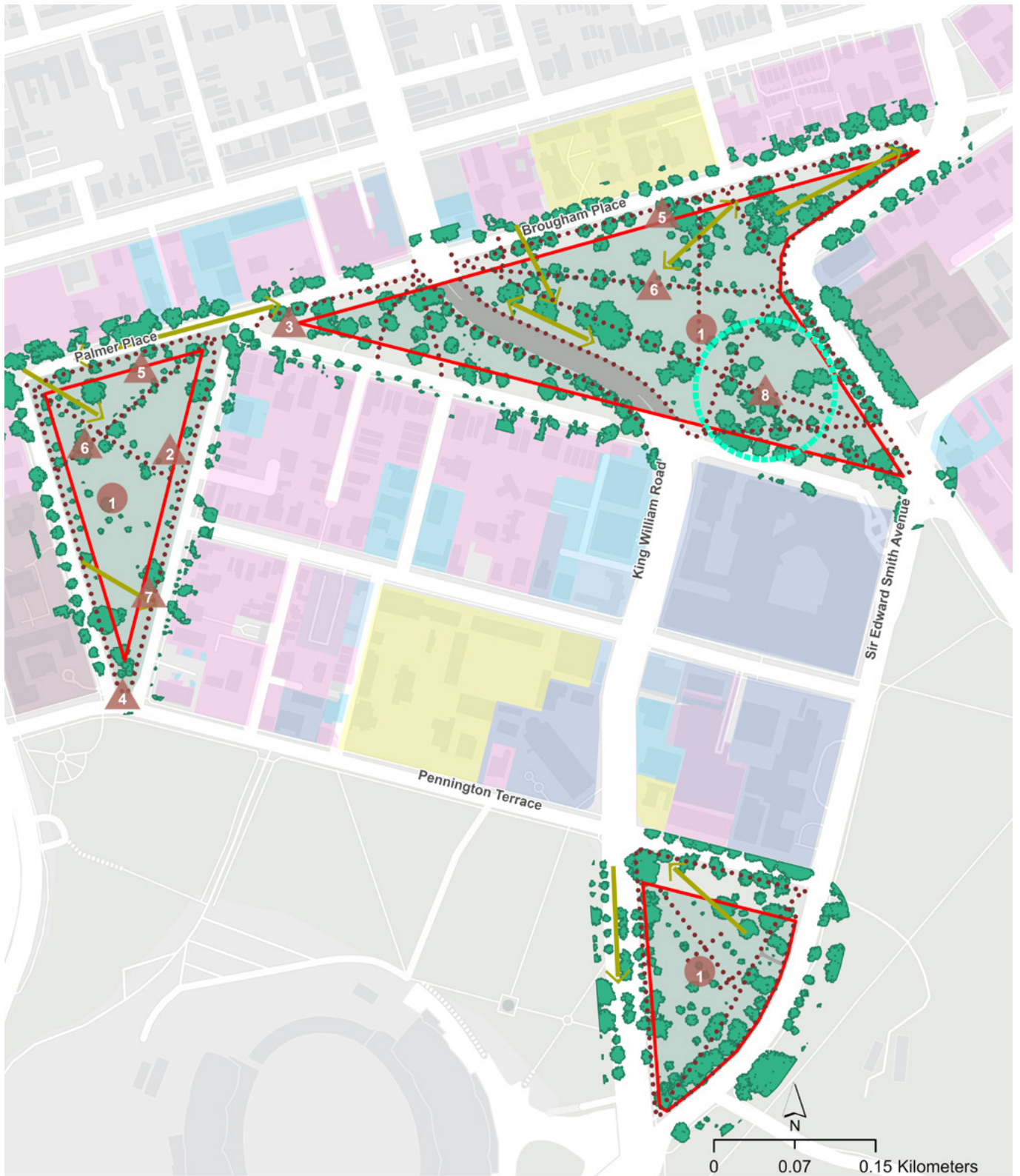
The Gardens contain cultural heritage landscape and contributory features such as exotic species, avenues and corridors.

- 1 Maintain and reinforce the structure and formal landscape character

### Future Considerations

- 2 Improve path connections generally and increase the number of through routes
- 3 Improve connections between Palmer Gardens/ Pangki Pangki (Park 28) and Brougham Gardens/ Tantutitingga (Park 29)
- 4 Improve connections with Montefiore Hill and Light's Vision
- 5 Provide more places and spaces for relaxing and socialising along the northern interface
- 6 Provide more strategically located seating within the gardens and to its edges
- 7 Investigate potential locations for a significant piece of public art
- 8 Provide a hub with shelter, seating and opportunities for congregation and investigate opportunities for pop-up/plugin catering.

# Gardens Precinct



- |                       |                            |                         |
|-----------------------|----------------------------|-------------------------|
| Precinct Boundary     | <b>Landscape</b>           | Non Private Residential |
| Existing Features     | Future Hub                 | Education               |
| Future Considerations | Tree Canopy 2022           | Commercial              |
| <b>Movement</b>       | Formal Park                | Retail Commercial       |
| Path Network          | Views + Vistas             | Public Institution      |
|                       | <b>Generalised Landuse</b> | Utilities / Industry    |
|                       | Residential                |                         |



# Partnerships, Planning and Investment

In planning for the future of the Adelaide Park Lands, the following planning policy documents are relevant.

## Strategic Planning Context

### Management Plans for Adelaide Park Lands

The Government of South Australia and City of Adelaide are required to prepare Management Plans for the Adelaide Park Lands.

The City of Adelaide Community Land Management Plans (CLMP) for the Adelaide Park Lands set out objectives, policies and proposal for management of the Adelaide Park Lands, states performance targets and measures, provide information on any restrictions to public use or movement through the Adelaide Park Lands, and include specific information on relevant policies for the granting of leases and licences.

The CLMP must be consistent with the Adelaide Park Lands Management Strategy.

The state government's Management Plans for the Adelaide Park Lands outline the management for the Adelaide Park Lands under state government or Agency/Authority ownership.

### Planning and Design Code – Adelaide Park Lands Zone

Development in the Adelaide Park Lands is assessed against the state government's Planning and Design Code.

The Adelaide Park Lands Zone provides 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/ Pardipardinyilla (Park 2).

### Greater Adelaide Regional Plan (GARP)

The Greater Adelaide Regional Plan (GARP) provides the overall planning framework for the growth and development of the Greater Adelaide Region.

The GARP recognises the need for the protection of the Adelaide Park Lands as an important historical, cultural and environmental significant state asset whilst providing a range of recreational and sporting facilities for the community and surrounding state-significant strategic infill developments.

The GARP sets principles for connecting people with nature and places, creating quality open spaces for everyone and increasing climate resilience through green open spaces, biodiversity, increased tree canopy and reducing heat island impacts.

The GARP will allow for a holistic view of growth for the Greater Adelaide Region which must be considered in the planning for the Adelaide Park Lands, as an open space system for all South Australians.

### City of Adelaide – City Plan

City Plan is an urban design and strategic planning process that outlines the spatial vision, goals, and strategies for future sustainable growth and development across the City of Adelaide into the next decade to achieve a target population of 50,000 residents by 2036.

The City Plan links with the Adelaide Park Lands Management Strategy through Strategy 2 – Open Space at Your Doorstep. This City Wide Strategy outlines the need for The Adelaide Park Lands and the City Squares to provide places for active and passive recreation and social engagement with a mix of urban uses around the Squares.

City Plan contains data and insights for the Adelaide Park Lands through a range of spatial data layers. These layers provide contextual strategic planning information to assist in evidence-based decision making for the Adelaide Park Lands.



# Greater Adelaide Open Space System

Much of what makes Adelaide such a unique and beautiful city is its open spaces and landscapes, including the Adelaide Park Lands.

The underpinning strength of open space for Greater Adelaide is the Greater Adelaide Open Space System (formerly the Metropolitan Open Space System) which is a network of parks and open spaces located throughout Greater Adelaide.

The Adelaide Park Lands and the River Torrens/Karrawirra Pari are at the heart of the Greater Adelaide Open Space System.

The Adelaide Park Lands are a unique, National Heritage Listed landscape that require a holistic approach to increased greening, water sensitive urban design, stormwater management, water quality and climate resilience. The Adelaide Park Lands will be responsive to the needs of a growing population in the city, and continue to support the Greater Adelaide Open Space System.

## Population Growth

The importance of enhancing and protecting the Adelaide Park Lands will increase as Greater Adelaide grows. As will the need for the expansion of the Greater Adelaide Open Space System with quality open green spaces in surrounding metropolitan Adelaide areas.

The Adelaide Park Land's surrounding suburbs of Bowden, Brompton, Thebarton, Kent Town, Keswick and Glenside are experiencing or anticipating significant population growth. They are identified as State Significant Infill areas in the Greater Adelaide Regional Plan.

Further growth along and south of Greenhill Road and selected locations in Burnside, Walkerville and Prospect Local Government Areas will increase demand for use of the Adelaide Park Lands and local open space provisions.

Prioritising works in the Adelaide Park Lands serving the largest population concentrations and areas of largest population increase will become important over the next 5 to 10 years.

## Comparison of Open Space Systems

In South Australia there is a legislative requirement for new developments to contribute 12.5% of land toward public open space. A population-ratio standard is a method which can be applied to describe the provision of open space relative to the level of population.

12.5% of open space applied to 35 hectares of a low density development area equates to around 4 ha per 1,000 people (based on 15 dwellings per hectare and 1.9 persons per household). This figure is consistent with benchmarks used in the Australian Capital Territory (4 ha) and Queensland (4–5 ha) but greater than the New South Wales benchmark.

Forecast population increases vary from 3% in City of Unley to 43% in the City of Adelaide. Projected growth on the western, southern and northern boundaries of the Adelaide Park Lands is likely to have a significant impact on demand for quality and accessible open space.

As Greater Adelaide's population grows the proportion of open space per 1,000 people will reduce. It is imperative that there is shared investment in the Adelaide Park Lands and increased investment in open space provision through the expansion of the wider Greater Adelaide Open Space System. This public open space is required to support communities and is essential to the physical and social health and wellbeing of the community.

The following table outlines the allocation of open space for the City of Adelaide (Adelaide Park Lands) and the adjoining councils. The table highlights the adjoining councils that currently meet the benchmark of 4 hectares per 1,000 people.

Adjacent Council Comparison	Open Space (Hectares)	Ha per 1,000 people
<b>City of Adelaide (Adelaide Park Lands - Community Land)</b>	691	26.5
<b>City of Norwood, Payneham and St Peters</b>	180	4.85
<b>Town of Walkerville</b>	33	4.32
<b>City of Burnside</b>	190	4.18
<b>City of Charles Sturt</b>	403	3.39
<b>City of West Torrens</b>	173	2.84
<b>City of Prospect</b>	23	1.15
<b>City of Unley</b>	30	0.76

Figure 9 Adjacent Council Open Space Comparison

Source: Relevant Council Websites

The following table outlines the allocation of open space for four capital cities in Australia. The comparison highlights the significance of the open space provision in the capital city, which is one significant factor to the liveability of the City of Adelaide.

Capital City Comparison	Open Space (Hectares)	Ha per 1,000
<b>City of Adelaide (Adelaide Park Lands - Community Land)</b>	691	26.5
<b>City of Melbourne</b>	555	7.38
<b>City of Perth</b>	547	3.18
<b>City of Sydney</b>	377	2.36

Figure 10 Capital City Open Space Comparison

Source: Relevant Council Websites

### Adelaide Park Land's Investment

Through the Strategy, the City of Adelaide and the Government of South Australia will investigate amendment of the Planning and Design Code, to introduce an Adelaide Park Lands Open Space Offset Scheme or Adelaide Park Lands Overlay to unlock investment in the Adelaide Park Lands. This initiative would apply to future developments that will rely on the Adelaide Park Lands for open space provision.



## Return Areas

Continue to identify land within the Adelaide Park Lands that does not meet the definition of a 'Park Lands Purpose' and offers limited or restricted public access. It is a key priority that this land be returned to a 'Park Lands Purpose'.

### Notable Return to Park Lands Areas

Outlined below are notable return to Park Lands Areas by the City of Adelaide and the Government of South Australia.

<b>Road from Mills Terrace and Barnard Street to North Adelaide Station in Possum Park/ Pirltawardli (Park 1) in 1980</b>	0.5 ha
<b>Victoria Park/Pakapakanthi (Park 16) Racecourse built form and car park in 2008</b>	1.6 ha
<b>Fitzroy Croquet Club building in Reservoir Park/Kangatilla (Park 4) in 2004</b>	121 m <sup>2</sup>
<b>Veale Gardens Conservatory in 2016</b>	51m <sup>2</sup>

Figure 11 Adelaide Park Lands return areas by City of Adelaide

<b>SA Water land in Gladys Elphick Park/Narnungga (Park 25) in 2015</b>	5.4 ha
<b>Hackney Bus Depot to Botanic Garden (not including the Tram Barn or Goodman Building) in 1988</b>	5.46 ha
<b>Land West of Morphett Street bridge – (Helen Mayo Park/Tulya Wardli) in 1992</b>	3.2 ha
<b>Former Royal Adelaide Hospital car park in Frome Park/Nellie Raminyemmerin in 1990</b>	1.8 ha
<b>E&amp;WS depot in Rundle Park/Kadlipina (Park 13) in 1984</b>	1.3 ha
<b>Old Bureau of Meteorology in Ellis Park/Tampawardli in 1979</b>	0.3 ha
<b>Post-tel Recreational Institute in Ellis Park/Tampawardli (Park 24) in 1990</b>	0.8 ha
<b>Land either side of North Adelaide Station Road (including woodyard site) in Mary Lee Park Tulya Wardli (Park 27B) in 1990</b>	1.1 ha
<b>North Adelaide Railway Station in Possum Park/Pirltawardli (Park 1) in 1989</b>	0.2 ha

Figure 12 Adelaide Park Lands return areas by Government of South Australia and Australian Government

## Return Areas Schedule

A review has been undertaken to identify opportunities to return areas of the Adelaide Park Lands. The following assessment criteria has been used as part of this review.

The transfer of any land from the Government of South Australia to the City of Adelaide would be dependent on a case being made to the relevant registered custodian of the land.

- Land that is currently under the care, control or management of the Crown or a state authority that could be transferred to the care, control and management of the City of Adelaide to allow for increased public access.
- Hardstand areas that no longer meet their intended use (eg sports courts that are no longer used for sport), and could be returned to a Park Lands Purpose.

Consultation with stakeholders will be undertaken to further investigate the opportunities outlined in the Return Areas Schedule.



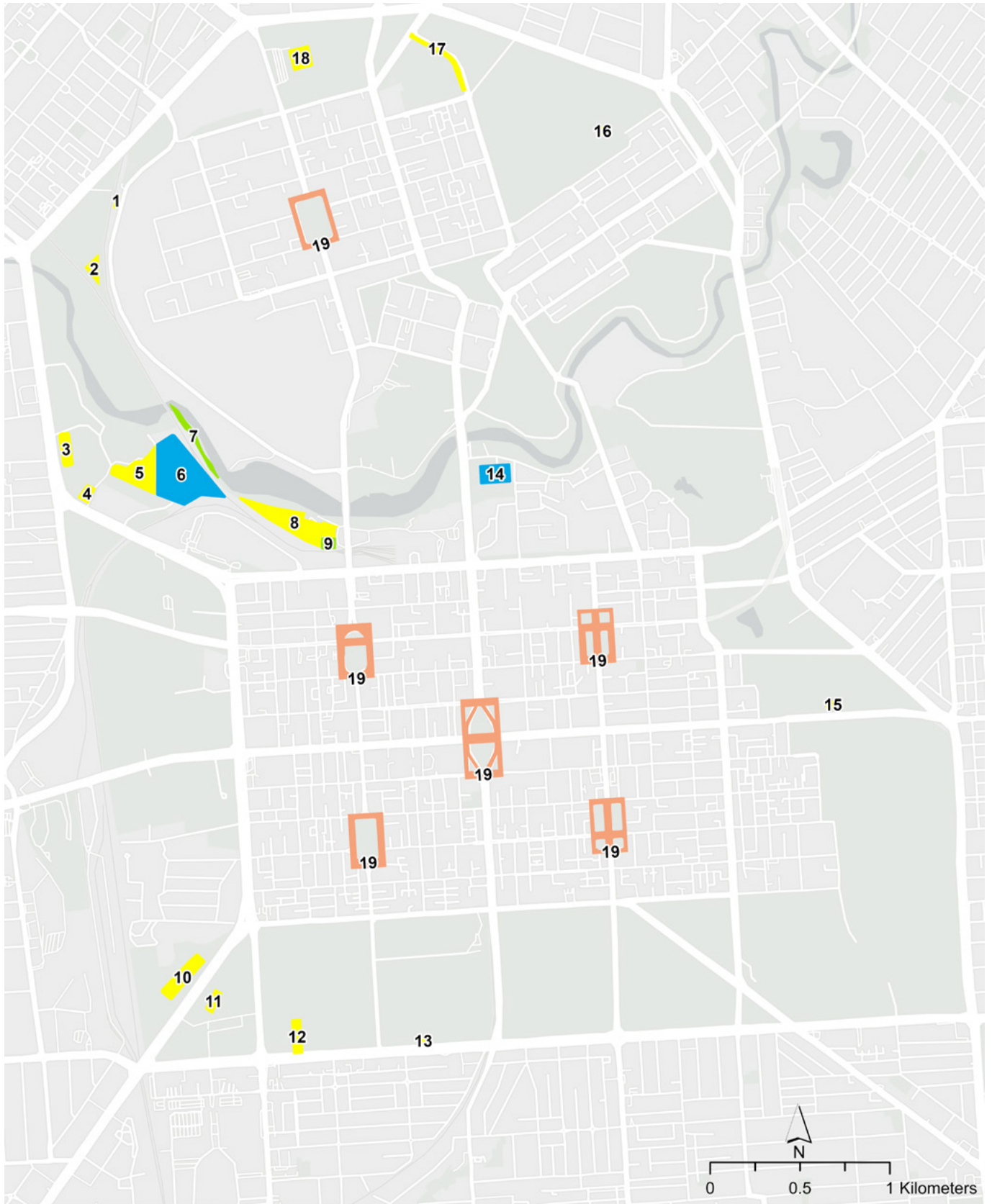
Site No.	Park No.	Custodian	Current Description	Opportunity	Priority/ Timing
1	27	Corporation of the City of Adelaide	Informal Car Parking (next to North Adelaide Train Station)	Investigate opportunities to return to a Park Lands Purpose	Medium 5–10 Years
2	27	Corporation of the City of Adelaide	Vacant land	Investigate opportunities to return to a Park Lands Purpose	Medium 5–10 Years
3	27	Corporation of the City of Adelaide	Former sports courts	Investigate opportunities to return to a Park Lands Purpose – removal of hardstand surface	High 1–5 Years
4	27	Corporation of the City of Adelaide	SAPOL Road Safety Centre	Undertake feasibility to maintain Mock Roadway or return to Park Lands Purpose following the relocation of SAPOL facilities in 2024	High 1–5 Years
5	27	Corporation of the City of Adelaide	SAPOL – horse agistment area	Investigate opportunities to return to a Park Lands Purpose post the new Women’s and Children’s Hospital completion	Medium 5–10 Years

Site No.	Park No.	Custodian	Current Description	Opportunity	Priority/Timing
6	27	Minister for Climate, Environment and Water	Adelaide Gaol, Powder Magazine and Roma Mitchell Garden	Investigate opportunities to increase public access to the Adelaide Gaol Precinct	Medium 5–10 Years
7	27	Minister for Climate, Environment and Water	Linear strip of land on edge of River Torrens Trail	Investigate opportunities to return to City of Adelaide	Medium 5–10 Years
8	27	Corporation of the City of Adelaide	Helen Mayo Park/ Tulya Wardli (Park 27)	Through master planning, return to Park Lands Purpose and increase public accessibility	High 1–5 Years
9	27	Minister for Infrastructure and Transport	Car Park	Investigate opportunities to return to City of Adelaide and return to Park Lands Purpose	High 1–5 Years
10	23	Corporation of the City of Adelaide	Former sports courts	Investigate opportunities to return to a Park Lands Purpose	High 1–5 Years
11	22	Corporation of the City of Adelaide	Former sports courts	Investigate opportunities to return to a Park Lands Purpose – removal of hardstand surface	High 1–5 Years
12	21	Corporation of the City of Adelaide	Access driveway	Investigate opportunities to return to a Park Lands Purpose – removal of hardstand surface	High 1–5 Years
13	21	Corporation of the City of Adelaide	Former sports courts/club room	Investigate opportunities to return to a Park Lands Purpose	High 1–5 Years
14	12	Minister for Climate, Environment and Water	Torrens Parade Ground	Investigate opportunities to increase public use of this space	Low 10–20 Years
15	15	Corporation of the City of Adelaide	Temporary skate park	Investigate opportunities to formalise the temporary skate park or remove hardstand areas and return to a Park Lands Purpose	High 1–5 Years
16	6	Corporation of the City of Adelaide	Sports courts	Investigate opportunities to return to a Park Lands Purpose – removal of hardstand surface	High 1–5 Years
17	4 and 5	Corporation of the City of Adelaide	Lefevre Road	Undertake traffic modelling and consultation with community and Department for Infrastructure and Transport to investigate the closure of Lefevre Road and return to a Park Lands Purpose	Low 10–20 Years
18	2	Corporation of the City of Adelaide	Adelaide Aquatic Centre	Post completion of the new Adelaide Aquatic Centre – return existing Adelaide Aquatic Centre to a Park Lands Purpose	High 1–5 Years
19	Victoria/ Tantanyangga, Hindmarsh/ Mukata, Hurtle/ Tangkaira, Light/Wauwi, Wellington/ Kudnartu, Whitmore/ Iparrityi	Corporation of the City of Adelaide	Adelaide Park Lands roadways	Through master planning, investigate opportunities to return portions of Adelaide Park Lands roadways around the Park Lands Squares to a Park Lands Purpose through the narrowing of Park Lands roads	Low 10–20 Years

Figure 13 Return Areas Schedule



# Return Areas Map



Return to City of Adelaide

Investigate narrowing of Park Lands Roads

Return to Park Lands Purpose

Investigate Increased Public Access

## Return Area Priorities to 2036

### **Helen Mayo Park/Tulya Wardli (Park 27C)**

Helen Mayo Park/Tulya Wardli (Park 27C) is an under-utilised park with little amenity offered for community benefit. A master plan is required to guide the strategic improvement of the site and integration with the city and surrounding built and natural form.

### **SAPOL Horse Agistment Area**

The relocation of the South Australian Mounted Police Unit provides an opportunity to return the former horse agistment area to a Park Lands Purpose and to integrate with the surrounding open space, recreation and health precincts.

### **Former Hard Courts (Tennis, Netball, Basketball) and Carparking**

Hard court spaces that are no longer in use provide an opportunity to increase permeable surfaces, water retention and tree canopy in the Adelaide Park Lands.



# Investment Framework

To achieve the Strategy's outcomes, clear pathways for investment are required.

## Investment Opportunities

**The following are identified as the key funding sources for investment in the Adelaide Park Lands.**

- Capital City Committee
- Government of South Australia
- City of Adelaide
- Adjoining councils
- Lease/licence holders in the Adelaide Park Lands

In addition to the City of Adelaide's annual investment in the maintenance of the Adelaide Park Lands and ongoing infrastructure maintenance and improvement program, the City of Adelaide has committed to a program of annual investment to upgrade or redevelop community buildings in the Adelaide Park Lands.

The City of Adelaide's substantial capital investment in the Adelaide Park Lands enhances and protects the Adelaide Park Lands as a highly valued green space, ensuring its ecological integrity and providing vital recreational opportunities for the community.

### Partnerships/Co-Investment (all or combination of)

- City of Adelaide and Government of South Australia
- City of Adelaide and Lease/Licence holders
- City of Adelaide and adjoining councils
- City of Adelaide and community organisations
- City of Adelaide and Australian Government
- Philanthropy
- Community organisations – Sporting Clubs
- Volunteering

## Partnerships

The implementation of this Strategy will be overseen by Kadaltilla in conjunction with the City of Adelaide and the Government of South Australia. It involves the participation of many delivery partners, including Kurna Yerta Aboriginal Corporation, Government of

South Australia departments, agencies, adjoining local councils, volunteers and the broader community.

## Investment Pathways

**Investment in delivering this Strategy will be pursued as follows:**

Asset renewal or improvements

- City of Adelaide/Government of South Australia/Australian Government
- Partnerships/Co-investment

Environmental/Natural System

- City of Adelaide/Government of South Australia
- Partnerships/Co-investment
- Volunteering
- Philanthropy

Community Sports

- Partnerships/Co-investment
- Community organisations/Sporting clubs
- Philanthropy

Tourism and Heritage

- City of Adelaide/Government of South Australia/Australian Government
- Partnerships/Co-investment
- Philanthropy

Major public infrastructure

- City of Adelaide/Government of South Australia/Australian Government
- Partnerships/Co-investment

## Investment Assessment Criteria

**Future investment in the Strategy seeks to:**

- Reflect growth in the city and adjoining council areas
- Provide trail, path connectivity and improving active transport access to the Adelaide Park Lands
- Resolve gaps in the quantity, quality, mix and type of open spaces
- Provide opportunities to enhance connectivity through waterways and biodiversity corridors
- Protect and enhance Aboriginal and Historic Heritage

- Improve Connection to Country and reconciliation
- Protect and enhance National Heritage Values
- Service the South Australian community
- Acknowledge current trends and future population and demographic projections
- Improve climate resilience
- Meet conservation and biodiversity priorities, based on comprehensive biodiversity survey data
- Improve vegetation quality and increase tree canopy coverage
- Reduce and mitigate urban heat effects
- Improve water quality and flood mitigation
- Align with state and federal strategic open space objectives.

## 4-Year Investment Priorities

Priority projects have been identified to guide future investment in the enhancement and protection of the Adelaide Park Lands. Projects should leverage state and federal investment in community infrastructure to address societal change, population increase and the need for climate resilience.

### Projects

- Strategic Water Resources
- Helen Mayo Park/Tulya Wardli (Park 27C)
- Victoria Park/Pakapakanthi (Park 16) Master Plan implementation
- Adelaide Aquatic Centre Development
- Adelaide Park Lands Trail improvements
- New Women's and Children's Hospital
- Bonython Park/Tulya Wardli (Park 27) Master Plan including Kate Cocks Park/Port Road Development
- Golden Wattle Park/Mirnu Wirra (Park 21 West) Community Building Redevelopment
- Mary Lee Park/Tulya Wardli (Park 27B) Community Building Redevelopment
- Increasing greening and canopy cover
- Light Square/Wauwi event infrastructure
- Greenhill Road Corridor
- Northern Park Lands Master Planning
- Whitmore Square/Iparrityi Stage 2
- River Torrens/Karrawirra Pari Restoration
- Establish and implement a biodiversity monitoring program
- State Heritage Listing of the Adelaide Park Lands



# Appendices

# Appendix A – Adelaide Park Lands Tenure



- City of Adelaide (Community Land)
- State
- Commonwealth
- Exempt

## Appendix A – Adelaide Park Lands Tenure

In accordance with Section 18(3)(a) of the *Adelaide Park Lands Act 2005* the following table outlines; (i) the occupation, tenure and existing use of the land; and (ii) provides information about the State Government's or the Council's (as the case may be) plans for the use and management of the land into the future; and (iii) identifies any plans or feasible options for increasing public access to the land for recreational purposes (taking into account the existing or proposed use of the land); and (iv) if the land is owned, occupied or under the care, control or management of the Crown or a State authority—provide information about its suitability for use as park lands under the care, control and management of the Adelaide City Council, or through transferring the land to the Council, and, if appropriate, a program for its future use as park lands.

The Land Tenure list is current as at August 2024.

Parcel Identification	Title	Occupation	Existing Use	Future Plans or Feasible Options
<b>D24125Q1</b>	CR5667/595	The Corporation of The City of Adelaide	G S Kingston Park/Wirrarinithi (Park 23)	Continue existing use
<b>D24125Q2</b>	CR5667/595	The Corporation of The City of Adelaide	G S Kingston Park/Wirrarinithi (Park 23)	Continue existing use
<b>D28392A33</b>	CR5739/885	Minister for Environment and Water	Bonython Park/Tulya Wardli (Park 27) Linear reserve and olive grove adjacent to the River Torrens/Karrawirra Pari and rail corridor and between the weir and rail bridge	Potential transfer to City of Adelaide for care, control and management subject to resolution of potential contamination concerns.
<b>D28393A1</b>	CR6245/913	Minister for Education	Adelaide Botanic High School	Current use to continue
<b>D30327A51</b>	CR6102/709	The Corporation of The City of Adelaide	Mary Lee Park/Tulya Wardli (27B)	Current use to continue
<b>D30327A53</b>	CR5260/214	Transadelaide	Railway corridor between the River Torrens/Karrawirra Pari and North Adelaide Railway Station. Vested for railway purposes pursuant to the <i>Railways Act 1878</i> .	Current use to continue
<b>D33772A102</b>	CL6185/34 OM021309	Riverside Rowing Club Inc.	Riverside Rowing Club – west of Morphett Street bridge	Current use to continue. Transfer to City of Adelaide as part of Adelaide Botanic High land swap – Future consideration of site as part of master planning for Helen Mayo Park/Tulya Wardli (Park 27C)

Parcel Identification	Title	Occupation	Existing Use	Future Plans or Feasible Options
<b>D33772A103</b>	CR5220/707	Minister for Environment and Water	Pulteney Boat Club – west of Morphett Street bridge	Current use to continue. Transfer to City of Adelaide as part of Adelaide Botanic High land swap – Future consideration of site as part of master planning for Helen Mayo Park/Tulya Wardli (Park 27C)
<b>D34345A5</b>	CT5320/362	Minister for Transport, Infrastructure and Local Govt	Railway corridor north of North Adelaide Railway Station.	Continue existing use
<b>D34345A6</b>	CR5373/132	The Corporation of The City of Adelaide	North Adelaide Railway Station	Opportunity to repurpose North Adelaide Railway Station building and return southern portion of allotment to an Adelaide Park Lands Purpose
<b>D35577A100</b>	CR5220/421	The Corporation of The City of Adelaide	Unley High School and Norwood International High School Rowing Shed	Continue existing use
<b>D35577A101</b>	CL 6229/569	Adelaide Rowing Club Inc.	Adelaide Rowing Club	Current use to continue – Potential transfer to City of Adelaide for care, control and management
<b>D35577A102</b>	CR5220/422	The Corporation of The City of Adelaide	Adelaide Riverbank Lawns	Continue existing use
<b>D38136A104</b>	CT6260/649	Minister for Infrastructure and Transport	Car park	Opportunity for transfer to City of Adelaide as part of master planning for Helen Mayo Park/Tulya Wardli (Park 27C)
<b>D51367A11</b>	CT6077/8	The University of Adelaide	The Faculty of Health and Medical Sciences, University of Adelaide — Helen Mayo North Building	Continue existing use
<b>D51367A12</b>	CT 6203/478	Urban Renewal Authority	Hanson Institute. Dedicated as a reserve for the purposes of the Institute of Medical and Veterinary Science pursuant to s.5 of the Crown Lands Act 1929.	Continue existing use
<b>D51367A13</b>	CT 6203/493	Urban Renewal Authority	EziPark Car Park. Dedicated as a reserve to be used for the purposes of car parking pursuant to s.5 of the Crown Lands Act 1929.	Continue existing use



Parcel Identification	Title	Occupation	Existing Use	Future Plans or Feasible Options
<b>D51367A14</b>	CT 6203/582	Urban Renewal Authority	Lot Fourteen development	Innovation Precinct
<b>D51367A22</b>	CT5696/850	The Corporation of The City of Adelaide	Frome Park/Nellie Raminyemmerin	Portion of allotment for Adelaide Botanic High expansion
<b>D56872A51</b>	CR6166/588	The Corporation of The City of Adelaide	Bonython Park/Tulya Wardli (Park 27) – vacant land east of SAPOL Barracks	To form part of the New Women's and Children's Hospital Site (car park)
<b>D56872A54</b>	CR6166/588	The Corporation of The City of Adelaide	Gladys Elphick Park/Narnungga (Park 25)	Continue existing use
<b>D56872A62</b>	CT5999/487	Minister for Transport, Infrastructure and Local Govt	Railway land under Port Road bridge	Continue existing use
<b>D56872A63</b>	CT5999/494	Minister for Transport, Infrastructure and Local Govt	Railway land under Port Road bridge	Continue existing use
<b>D56872A72</b>	CT6171/219	Minister for Transport, Infrastructure and Local Govt	Railway land under Port Road bridge	Continue existing use
<b>D56872A74</b>	CR6112/377	The Corporation of The City of Adelaide	Gladys Elphick Park/Narnungga (Park 25)	Continue existing use
<b>D56872A80</b>	CR5999/489	The Crown	South Australian Police Barracks	To form part of the New Women's and Childrens Hospital Site (Main Building)
<b>D59055Q101</b>	CT 6260/651	Urban Renewal Authority	Roadway east of Montefiore Road	Continue existing use
<b>D59055Q102</b>	CT 6260/651	Urban Renewal Authority	Roadway east of Montefiore Road	Continue existing use
<b>D66751A101</b>	CR5943/442	Board of the Botanic Gardens and State Herbarium	Botanic Garden of Adelaide	Continue existing use
<b>D73209A60</b>	CT6181/304	Minister for Education and Child Development	Adelaide High School	Continue existing use
<b>D73209A65</b>	CT6102/724	The Corporation of the City of Adelaide	Ellis Park/Tampawardli (Park 24)	Continue existing use
<b>D73209A66</b>	CT6181/304	Minister for Education and Child Development	Adelaide High School	Continue existing use
<b>D73209Q61</b>	CR6102/722	The Corporation of the City of Adelaide	Ellis Park/Tampawardli (Park 24)	Continue existing use
<b>D73209Q62</b>	CR6102/722	The Corporation of the City of Adelaide	G S Kingston Park/Wirrarninthi (Park 23)	Continue existing use
<b>D73209Q63</b>	CR6102/722	The Corporation of the City of Adelaide	G S Kingston Park/Wirrarninthi (Park 23)	Continue existing use

Parcel Identification	Title	Occupation	Existing Use	Future Plans or Feasible Options
<b>D73606A200</b>	CR6161/289	The Corporation of the City of Adelaide	Helen Mayo Park/Tulya Wardli (Park 27C)	Future master planning of site to determine opportunities
<b>D73606A201</b>	CR6102/700	The Corporation of the City of Adelaide	Bonython Park/Tulya Wardli (Park 27) – river bank	Future master planning of Helen Mayo Park/Tulya Wardli (Park 27C) to determine opportunities
<b>D73606A204</b>	CR6102/701	The Corporation of the City of Adelaide	Bonython Park/Tulya Wardli (Park 27) – car park	Future master planning of Helen Mayo Park/Tulya Wardli (Park 27C) to determine opportunities
<b>D81642A100</b>	CR6102/703	The Corporation of the City of Adelaide	Tarntanya Wama (Park 26) – Adelaide Oval surrounds and Pennington Gardens	Continue existing use
<b>D81642A105</b>	CR6102/711	The Corporation of the City of Adelaide	Mary Lee Park/Tulya Wardli (Park 27B)	Continue existing use
<b>D81642A106</b>	CR6102/711	The Corporation of the City of Adelaide	Possum Park/Pirltawardli (Park 1) – Golf Course	Continue existing use
<b>D81642A107</b>	CR6102/710	The Corporation of the City of Adelaide	Possum Park/Pirltawardli (Park 1) – Golf Course	Continue existing use
<b>D81642A108</b>	CR6102/710	The Corporation of the City of Adelaide	Denise Norton Park/Pardipardinyilla (Park 2) – Adelaide Aquatic Centre	New Adelaide Aquatic Centre – Future master planning of broader site to consider opportunities
<b>D81642A109</b>	CR6102/710	The Corporation of the City of Adelaide	Yam Daisy Park/Kantarilla (Park 3) – Key Biodiversity Area	Continue existing use
<b>D81642A110</b>	CR6102/713	The Corporation of the City of Adelaide	Bragg Park/Ngampa Yarta (Park 5)	Continue existing use
<b>D81642A111</b>	CR6102/713	The Corporation of the City of Adelaide	Lefevre Park/Nantu Wama (Park 6) – Horse depasturing	Continue existing use
<b>D81642A112</b>	CR6102/713	The Corporation of the City of Adelaide	The Olive Groves/Kuntingga (Park 7)	Continue existing use
<b>D81642A113</b>	CR6102/713	The Corporation of the City of Adelaide	The Olive Groves/Parngutilla (Park 8)	Continue existing use
<b>D81642A114</b>	CR6302/315	The Corporation of the City of Adelaide	Bunday's Paddock/Tidlangga (Park 9)	Continue existing use
<b>D81642A115</b>	CR6302/315	The Corporation of the City of Adelaide	Mistletoe Park / Tainmuntilla (Park 10)	Continue existing use
<b>D81642A119</b>	CR6182/535	The Corporation of the City of Adelaide	Victoria Park/Pakapakanthi (Park 16)	Continue existing use
<b>D81642A120</b>	CR6102/704	The Corporation of the City of Adelaide	Josie Agius Park/Wikaparntu Wirra (Park 22)	Continue existing use

Parcel Identification	Title	Occupation	Existing Use	Future Plans or Feasible Options
<b>D81642A121</b>	CR6102/705	The Corporation of the City of Adelaide	Light Square/Wauwi (Northern section)	Continue existing use
<b>D81642A122</b>	CR6102/705	The Corporation of the City of Adelaide	Light Square/Wauwi (Western section)	Continue existing use
<b>D81642A123</b>	CR6102/706	The Corporation of the City of Adelaide	Hindmarsh Square/Mukata (all parts)	Continue existing use
<b>D81642A124</b>	CR6102/706	The Corporation of the City of Adelaide	Hindmarsh Square/Mukata (North East Corner)	Continue existing use
<b>D81642A125</b>	CR6102/706	The Corporation of the City of Adelaide	Hindmarsh Square/Mukata (South West Corner)	Continue existing use
<b>D81642A126</b>	CR6102/706	The Corporation of the City of Adelaide	Hindmarsh Square/Mukata (South East Corner)	Continue existing use
<b>D81642A127</b>	CR6102/702	The Corporation of the City of Adelaide	Whitmore Square/Iparityi	Continue existing use
<b>D81642A128</b>	CR6137/492	The Corporation of the City of Adelaide	Hurtle Square/Tangkaira (South West Corner)	Continue existing use
<b>D81642A129</b>	CR6102/703	The Corporation of the City of Adelaide	Adelaide Oval Precinct	Continue existing use
<b>D83004A8 (PART)</b>	CT6145/130	Minister for Transport, Infrastructure and Local Govt,	Rail Corridor – West of Cemetery	Continue existing use
<b>D85638A11</b>	CR6166/588	The Corporation of the City of Adelaide	Southern section of New Royal Adelaide Hospital (open space)	Continue existing use
<b>D85638A12</b>	CR6112/475	The Corporation of the City of Adelaide	Gladys Elphick Park/ Narnungga (Park 25) – Urban Forest	Continue existing use
<b>D85638A13</b>	CR6166/588	The Corporation of the City of Adelaide	Bonython Park/Tulya Wardli (Park 27)	Portion of allotment will accommodate New Women's and Children's Hospital
<b>D85638A14</b>	CR6112/473	The Corporation of the City of Adelaide	Karrawirra Pari - River Torrens - North Western Section	Continue existing use
<b>D85645A20</b>	CT6238/315	Minister for Transport, Infrastructure and Local Govt	Australian Bragg Centre for Proton Therapy and Research (SAHMRI 2)	Continue existing use
<b>D85645A30</b>	CT6229/257	Minister for Transport, Infrastructure and Local Govt	SAHMRI (South Australian Health and Medical Research Institute)	Continue existing use
<b>D85645A60</b>	CT6072/231	Minister for Health and Wellbeing	South West section of New Royal Adelaide Hospital (open space)	Continue existing use
<b>D86067A17</b>	CR6144/507	The Corporation of the City of Adelaide	John E Brown Park/Tulya Wardli (Park 27A)	Continue existing use

Parcel Identification	Title	Occupation	Existing Use	Future Plans or Feasible Options
<b>D86132A200</b>	CR6074/282	Treasurer	National Wine Centre – Leased to Adelaide University	Continue existing use
<b>D86132A201</b>	CR6074/283	Board of the Botanic Gardens and State Herbarium	State Herbarium of South Australia – First Creek Wetland Herbarium	Continue existing use
<b>D88232A51</b>	CR6159/446	The Corporation of the City of Adelaide	Victoria Square/Tarntanyangga – North west corner	Continue existing use
<b>D88232A52</b>	CR6159/446	The Corporation of the City of Adelaide	Victoria Square/Tarntanyangga – Northern portion	Continue existing use
<b>D88232A53</b>	CR6159/446	The Corporation of the City of Adelaide	Victoria Square/Tarntanyangga – North-eastern corner	Continue existing use
<b>D88232A54</b>	CR6152/729	Minister for Transport, Infrastructure and Local Govt	Tram corridor	Continue existing use
<b>D88232A55</b>	CR6159/446	The Corporation of the City of Adelaide	Victoria Square/Tarntanyangga – South-west corner	Continue existing use
<b>D88232A56</b>	CR6159/446	The Corporation of the City of Adelaide	Victoria Square/Tarntanyangga – Southern portion	Continue existing use
<b>D88232A57</b>	CR6159/446	The Corporation of the City of Adelaide	Victoria Square/Tarntanyangga – South-east corner	Continue existing use
<b>D88232A58</b>	CR 6152/729	Minister for Transport, Infrastructure and Local Govt	Tram corridor	Continue existing use
<b>D88255A50</b>	CR 6161/905	The Corporation of the City of Adelaide	Closed roadway (Deviation Road) form part of Narnungga Urban Forest	Continue existing use
<b>D90434A23</b>	CT 6145/121	Minister for Transport, Infrastructure and Local Govt	Rail Corridor - West of Cemetery	Continue existing use
<b>D90434A24</b>	CT 6145/122	Minister for Transport, Infrastructure and Local Govt	Rail Corridor - West of Ellis Park / Tampawardli	Continue existing use
<b>D90434A25</b>	CT 6145/123	Minister for Transport, Infrastructure and Local Govt	Rail Corridor - Section over Glover Avenue - Ellis Park / Tampawardli	Continue existing use
<b>D90434A28</b>	CT 6145/128	The Corporation of the City of Adelaide	Rail Corridor - Section over Glover Avenue - Ellis Park / Tampawardli	Continue existing use
<b>D90434A31</b>		The Corporation of the City of Adelaide	Rail Corridor - Section over Glover Avenue - Ellis Park / Tampawardli	Continue existing use
<b>D90434A30</b>	CT 6145/126	Minister for Transport, Infrastructure and Local Govt	Rail Corridor - West of Narnungga Urban Forest	Continue existing use

Parcel Identification	Title	Occupation	Existing Use	Future Plans or Feasible Options
<b>D90661A100</b>	CT 6125/317	Adelaide Cemetery Authority	Adelaide Cemetery	Continue existing use
<b>D90661A101</b>	CR 6125/318	The Corporation of the City of Adelaide	Linear strip in front of Adelaide Cemetery	Continue existing use
<b>D92795A2</b>	CR 6132/226	The Corporation of the City of Adelaide	King Rodney Park/Ityamai-itypina (Park 15)	Continue existing use
<b>D111983A100</b>	CT 6274/622	Minister for Transport and Infrastructure	Adelaide Medical School - North Terrace	Continue existing use
<b>D111983A101</b>	CT6274/623	Minister for Transport and Infrastructure	University of SA Bradley Building/MOD	Continue existing use
<b>D111983A102</b>	CT 6280/799	Minister for Health and Wellbeing	Royal Adelaide Hospital	Continue existing use
<b>D111983Q103</b>	CT 6260/652	Minister for Transport and Infrastructure	Rail Corridor - North of Health Precinct	Continue existing use
<b>D111983Q104</b>	CT 6260/652	Minister for Transport and Infrastructure	Rail Corridor - North of Health Precinct	Continue existing use
<b>D121055A50</b>	CR6302/307	The Corporation of the City of Adelaide	O-Bahn Corridor	Continue existing use
<b>D121055A51</b>	CR6302/308	Minister for Transport and Infrastructure	O-Bahn Corridor	Continue existing use
<b>D121055A52</b>	CR6302/309	The Corporation of the City of Adelaide	Rymill Park/Murlawirrapurka (Park 14)	Continue existing use
<b>D121055A53</b>	CR6302/317	The Corporation of the City of Adelaide	Rundle Park/Kadlitpina (Park 13)	Continue existing use
<b>D121055A54</b>	CR6302/311	Board of Botanic Gardens & The State Herbarium	Botanic Garden - Buildings and wetlands	Continue existing use
<b>D121055A55</b>	CR6302/312	Board of Botanic Gardens & The State Herbarium	Botanic Park	Continue existing use
<b>D121055A56</b>	CR6302/313	The Corporation of the City of Adelaide	Karrawirra Pari - River Torrens - section between Frome Rd Bridge and Hackney Road	Continue existing use
<b>D121055A57</b>	CR6302/314	The Corporation of the City of Adelaide	Karrawirra Pari - River Torrens - Bullrush Park/Warnpangga (Park 10)	Continue existing use
<b>D128908A601</b>	CT 6283/654	Adelaide Festival Centre Trust	Adelaide Festival Centre	Continue existing use
<b>D128908A602</b>	CT 6277/532	Urban Renewal Authority	Festival Plaza/Festival Tower	Continue existing use
<b>D128908A603</b>	CT 6283/655	Urban Renewal Authority	Portion of Festival Plaza/ Adelaide Casino	Continue existing use

Parcel Identification	Title	Occupation	Existing Use	Future Plans or Feasible Options
<b>D128908A607</b>	CT 6277/535	Urban Renewal Authority	Portion of Festival Plaza	Continue existing use
<b>D128908Q604</b>	CT 6277/534	Urban Renewal Authority	Adelaide Convention Centre/ Riverside Centre/ InterContinental Adelaide	Continue existing use
<b>D128908Q605</b>	CT 6277/534	Urban Renewal Authority	Adelaide Convention Centre/ Riverside Centre/ InterContinental Adelaide	Continue existing use
<b>D128908Q606</b>	CT 6277/534	Urban Renewal Authority	Adelaide Convention Centre/ Riverside Centre/ InterContinental Adelaide	Continue existing use
<b>F11089A23 (PART)</b>	CT5722/148	Minister for Transport, Infrastructure and Local Govt	Small section of railway corridor under Anzac Highway	Continue existing use
<b>F218068A100</b>	CR5779/242	The Corporation of the City of Adelaide	Wellington Square/Kudnartu	Continue existing use
<b>F218072A109</b>	CR6137/492	The Corporation of the City of Adelaide	Hurtle Square/Tangkaira - North-West Corner	Continue existing use
<b>F218072A110</b>	CR6137/492	The Corporation of the City of Adelaide	Hurtle Square/Tangkaira - North-East Corner	Continue existing use
<b>F218072A114</b>	CR6137/492	The Corporation of the City of Adelaide	Hurtle Square/Tangkaira - South-East Corner	Continue existing use
<b>F219636A50</b>	CT6141/463	Minister for Transport, Infrastructure and Local Govt	Small section of railway corridor - West of G S Kingston Park/Wirrarninthi (Park 23)	Continue existing use
<b>F38386A23</b>	CT5948/489	Minister for Environment and Water	Torrens Parade Ground and Buildings	Investigate opportunities to increase public use of this space
<b>F38386Q20</b>	CR6102/717	The Corporation of the City of Adelaide	Red Gum Park/Karrawirra (Park 12) - Torrens Parade Ground surrounds	Continue existing use
<b>F38386Q21</b>	CR6102/717	The Corporation of the City of Adelaide	Red Gum Park/Karrawirra (Park 12) - Torrens Parade Ground surrounds	Continue existing use
<b>F38386Q22</b>	CR6102/717	The Corporation of the City of Adelaide	Red Gum Park/Karrawirra (Park 12) - River Bank north of Adelaide University	Continue existing use
<b>F41835A2</b>	CR5807/962	The Corporation of the City of Adelaide	Karrawirra Pari - River Torrens - section between Lightning Bridge/Karntu Waadlakatha and Torrens Wier	Continue existing use
<b>F41835A3</b>	CR5807/963	The Corporation of the City of Adelaide	Karrawirra Pari - River Torrens - section between Torrens Wier and Montefiore Rd Bridge	Continue existing use

Parcel Identification	Title	Occupation	Existing Use	Future Plans or Feasible Options
<b>F41835A4</b>	CR5807/964	The Corporation of the City of Adelaide	Karrawirra Pari - River Torrens - section between Montefiore Rd Bridge and King William Rd Bridge	Continue existing use
<b>F41835A5</b>	CR5807/965	The Corporation of the City of Adelaide	Karrawirra Pari - River Torrens - section between King William Rd Bridge and Frome Rd Bridge	Continue existing use
<b>F48969A100</b>	CR6166/587	The Corporation of the City of Adelaide	Tramway adjacent Peacock Road	Continue existing use
<b>F58800A10</b>	CT6141/289	Minister for Transport, Infrastructure and Local Govt	Small section of railway corridor under Port Rd Bridge	Continue existing use
<b>H105100S1007</b>	CR5754/513	The Corporation of the City of Adelaide	Carriageway Park/Tuthangga (Park 17) - Glenelg Service Reservoir Historic Site	Continue existing use
<b>H105100S1008</b>	CR5754/514	The Corporation of the City of Adelaide	Bonython Park/Tulya Wardli (Park 27) - linear strip south of Torrens Wier	Continue existing use
<b>H105100S1009</b>	CR5765/293	The Corporation of the City of Adelaide	Bonython Park/Tulya Wardli (Park 27) - linear strip south of Torrens Wier - part of River Torrens trail	Continue existing use
<b>H105100S1018</b>	CR5737/419	The Corporation of the City of Adelaide	Red Gum Park/Karrawirra (Park 12) - Jolley's Boathouse, Adelaide High School Rowing Club, Torrens Rowing Club	Continue existing use
<b>H105100S1187</b>	CR6043/263	Royal Zoological Society of South Australia Inc	East end of Adelaide Zoo	Continue existing use
<b>H105100S1198</b>	CR5766/798	The Corporation of the City of Adelaide	G S Kingston Park/Wirrarninthi (Park 23)	Continue existing use
<b>H105100S1203</b>	CR5760/638	Minister for Environment and Water	Part of Old Adelaide Goal site	Current use to continue. Investigate opportunities to increase public access to the Adelaide Gaol Precinct post completion of the new Women's and Children's Hospital
<b>H105100S1204</b>	CR5761/141	Minister for Infrastructure	Portion of former Powder Magazine	Current use to continue. Investigate opportunities to increase public access to the Adelaide Gaol Precinct post completion of the new Women's and Children's Hospital

Parcel Identification	Title	Occupation	Existing Use	Future Plans or Feasible Options
H105100S1205	CT6129/107	The University of Adelaide	The University of Adelaide	Continue existing use
H105100S1206	CT6129/107	The University of Adelaide	The University of Adelaide	Continue existing use
H105100S1207	CT6077/7	The University of Adelaide	The University of Adelaide	Continue existing use
H105100S510	CR5759/861	Libraries Board of South Australia	State Library	Continue existing use
H105100S519	CR5754/509	The Corporation of the City of Adelaide	Small portion of Adelaide High School - North East corner	Continue existing use
H105100S549	CR5756/336	Minister for Environment and Water	Old Adelaide Goal. Declared for Adelaide Goal purposes pursuant to the <i>Municipal Corporations Amendment Act 1863</i> .	Current use to continue. Investigate opportunities to increase public access to the Adelaide Gaol Precinct post completion of the new Women's and Children's Hospital
H105100S561	CR5759/681	South Australian Museum Board	SA Museum and old Armoury Building	Continue existing use
H105100S562	CR5759/863	Art Gallery Board	State Gallery	Continue existing use
H105100S590	CR6043/263	Royal Zoological Society of South Australia Inc	Adelaide Zoo	Continue existing use
H105100S591	CR5754/510	The Corporation of the City of Adelaide	Mistletoe Park/Tainmuntilla (Park 11) - Karrawirra Pari riverbank (Southern side)	Continue existing use
H105100S592	CT6129/107	The University of Adelaide	The University of Adelaide	Continue existing use
H105100S593	CR5251/900	University of South Australia	University of SA - City East Campus	Continue existing use
H105100S6017	CR6102/717	The Corporation of the City of Adelaide	Carriageway Park/Tuthangga (Park 17)	Continue existing use
H105100S6018	CR6102/717	The Corporation of the City of Adelaide	Peppermint Park/Wita Wirra (Park 18)	Continue existing use
H105100S6019	CR6102/717	The Corporation of the City of Adelaide	Pelzer Park/Pityarilla (Park 19)	Continue existing use
H105100S6020	CR6102/717	The Corporation of the City of Adelaide	Blue Gum Park/Kurangga (Park 20)	Continue existing use
H105100S6021	CR6102/717	The Corporation of the City of Adelaide	Veale Park/Walyu Yarta (Park 21) and Golden Wattle Park/Mirnu Wirra (Park 21W)	Continue existing use
H105100S6023	CR6102/717	The Corporation of the City of Adelaide	G S Kingston Park/Wirrarninthe (Park 23) - Edwards Park	Continue existing use



Parcel Identification	Title	Occupation	Existing Use	Future Plans or Feasible Options
<b>H105100S6026</b>	CR6102/717	The Corporation of the City of Adelaide	Tarntanya Wama (Park 26) - Elder Park	Continue existing use
<b>H105100S6028</b>	CR5754/517	The Corporation of the City of Adelaide	G S Kingston Park/Wirrarininthi (Park 23) - North Eastern section	Continue existing use
<b>H105100S610</b>	CR6257/171	Minister for Education	Migration Museum and Chapel Café	Continue existing use
<b>H105100S614</b>	CR5756/657	Minister for Health and Ageing	Institute of Medical & Veterinary Science	Continue existing use
<b>H105100S693</b>	CT5685/768	The University of Adelaide	The University of Adelaide	Continue existing use
<b>H105100S694</b>	CT5685/769	The University of Adelaide	The University of Adelaide	Continue existing use
<b>H105100S695</b>	CT6077/7	The University of Adelaide	The University of Adelaide	Continue existing use
<b>H105100S737</b>	CT6129/107	The University of Adelaide	The University of Adelaide	Continue existing use
<b>H105100S745</b>	CR5759/682	South Australian Museum Board	The Science Centre and ArtLab	Continue existing use
<b>H105100S756</b>	CR5754/511	The Corporation of the City of Adelaide	National War Memorial	Continue existing use
<b>H105100S762</b>	CT6205/154	Urban Renewal Authority	Former SA Dental Hospital.	Lot Fourteen development
<b>H105100S769</b>	CR5754/512	The Corporation of the City of Adelaide	Tarntanya Wama (Park 26) - Pembroke, Unley High and Norwood High Rowing Club	Continue existing use
<b>H105100S771</b>	NA	The Corporation of the City of Adelaide	Tarntanya Wama (Park 26) - Pembroke, Unley High and Norwood High Rowing Club	Continue existing use
<b>H106100S1191</b>	CR5766/849	The Corporation of the City of Adelaide	Possum Park/Pirltawardli (Park 1) - unmade roadway through Golf Course	Continue existing use
<b>H106100S1192</b>	CR5744/254	The Corporation of the City of Adelaide	Brougham Gardens/Tantutittingga (Park 29)	Continue existing use
<b>H106100S1193</b>	CR5896/254	The Corporation of the City of Adelaide	Brougham Gardens/Tantutittingga (Park 29)	Continue existing use
<b>H106100S1194</b>	CR6142/421	The Corporation of the City of Adelaide	Red Gum Park/Karrawirra (Park 12)	Continue existing use
<b>H106100S1604</b>	CR6144/507	The Corporation of the City of Adelaide	Reservoir Park/Kangatilla (Park 4)	Continue existing use
<b>H106100S1611</b>	CR6144/507	The Corporation of the City of Adelaide	Mistletoe Park/Tainmuntilla (Park 10)	Continue existing use
<b>H106100S1612</b>	CR6144/507	The Corporation of the City of Adelaide	Red Gum Park/Karrawirra (Park 12)	Continue existing use

Parcel Identification	Title	Occupation	Existing Use	Future Plans or Feasible Options
<b>H106100S1627</b>	CR6144/507	The Corporation of the City of Adelaide	Possum Park/Pirltawardli (Park 1) - Golf Course	Continue existing use
<b>H106100S1628</b>	CR6144/507	The Corporation of the City of Adelaide	Possum Park/Pirltawardli (Park 1) - Golf Course	Continue existing use
<b>H106100S1630</b>	CR6144/507	The Corporation of the City of Adelaide	Red Gum Park/Karrawirra (Park 12)	Continue existing use
<b>H106100S1631</b>	CR6144/507	The Corporation of the City of Adelaide	Mistletoe Park/Tainmuntilla (Park 11) - Karrawirra Pari riverbank (Northern side)	Continue existing use
<b>H106100S1633</b>	CR6144/507	The Corporation of the City of Adelaide	Red Gum Park/Karrawirra (Park 12) - Norther portion	Continue existing use
<b>H106100S1634</b>	CR6144/507	The Corporation of the City of Adelaide	Brougham Gardens/Tantutittingga (Park 29)	Continue existing use
<b>H106100S1635</b>	CR6144/507	The Corporation of the City of Adelaide	Brougham Gardens/Tantutittingga (Park 29)	Continue existing use
<b>H106100S1636</b>	CR6144/507	The Corporation of the City of Adelaide	Brougham Gardens/Tantutittingga (Park 29)	Continue existing use
<b>H106100S1637</b>	CR6144/507	The Corporation of the City of Adelaide	Brougham Gardens/Tantutittingga (Park 29)	Continue existing use
<b>H106100S1638</b>	CR6144/507	The Corporation of the City of Adelaide	Palmer Gardens/Pangki Pangki (Park 28)	Continue existing use
<b>H106100S1639</b>	CR6144/507	The Corporation of the City of Adelaide	Tarntanya Wama (Park 26) - Pinky Flat	Continue existing use
<b>H106100S1640</b>	CR6144/507	The Corporation of the City of Adelaide	Possum Park/Pirltawardli (Park 1) - Par 3 Golf Course	Continue existing use
<b>H106100S1641</b>	CR6144/507	The Corporation of the City of Adelaide	Mary Lee Park/Tulya Wardli (Park 27B)	Continue existing use
<b>H106100S1643</b>	CR6059/925	Minister for Infrastructure	SA Water Reserve	Continue existing use
<b>H106100S1644</b>	CR6144/507	The Corporation of the City of Adelaide	Possum Park/Pirltawardli (Park 1) - Golf Course	Continue existing use
<b>H106100S1648</b>	CR6144/507	The Corporation of the City of Adelaide	Red Gum Park/Karrawirra (Park 12) - North West portion	Continue existing use
<b>X1</b>		Minister for Transport and Infrastructure	Forms part of Morphett Street Bridge	Continue existing use
<b>X2</b>		The Corporation of the City of Adelaide	Forms part of Morphett Street Bridge	Continue existing use

Figure 14 Adelaide Park Lands Tenure Schedule

## Appendix B – Excluded Land

Parcel Identification	Title	Registered Proprietor/Custodian
<b>D112570A1</b>	CR6183/88	Minister for Environment and Water
<b>D112570A2</b>	CR6183/89	Minister for Environment and Water
<b>D128908A608</b>	CR6277/536	Minister for Infrastructure and Transport
<b>D128908A609</b>	CR6277/537	Minister for Infrastructure and Transport
<b>D15497A29</b>	CT5432/944	Australian Rail Track Corp Ltd
<b>D56872A61</b>	CT5999/486	Australian Rail Track Corp Ltd
<b>D90434A26 (PART)</b>	CT6148/335	Australian Rail Track Corp Ltd
<b>D90434A29</b>	CT6145/125	Australian Rail Track Corp Ltd
<b>F14185A22</b>	CT5803/625	Australian Rail Track Corp Ltd
<b>F22072A23</b>	CT5444/119	Australian Rail Track Corp Ltd
<b>F22072A24</b>	CT5444/119	Australian Rail Track Corp Ltd
<b>F22072A25</b>	CT5444/119	Australian Rail Track Corp Ltd
<b>D90434A23 (PART)</b>	CT6145/121	Minister for Infrastructure and Transport

Figure 15 Adelaide Park Lands Excluded Land



## Appendix C – Adelaide Park Lands Leases Exceeding Five Years

In accordance with section 18(3)(b) of the *Adelaide Park Lands Act 2005* the following table identifies any land within the Adelaide Park Lands that is, or that is proposed to be (according to information in the possession of the Authority), subject to a lease or licence with a term exceeding 5 years (including any right of extension).

This table is current as at August 2024.

Lessor	Lessee	Term	Details	Comment
City of Adelaide	Prince Alfred College	21 years	Commenced 1/10/2021	Park 9
City of Adelaide	The University of Adelaide	42 years	Commenced 1/07/2013	Parks 10 and 12
City of Adelaide	Adelaide High School	21 years	Commenced 1/09/2013	Park 12 Rowing Club
City of Adelaide	Prince Alfred College	21 years	Commenced 1/03/2011	Park 12 Rowing Club
City of Adelaide	Jolley's Restaurant	3 + 5 + 5 + 5 years	Commenced 1/08/2021	Park 12 – east of King William Street bridge
City of Adelaide	Loungers Boatshed Café	15 years	Commenced 1/01/2023	Park 12 – east of King William Street Bridge
City of Adelaide	Popeye Motorboats	9 years 11 months	Commenced 1/01/2017	Park 12 – east of King William Street bridge
City of Adelaide	Adelaide Bowling Club	15 years	Commenced 1/01/2014	Adelaide Park 14 (Rymill Park/Murlawirrapurka) – Dequetteville Terrace
City of Adelaide	The Velo	9 years 11 months	Commenced 1/10/2015	Park 16 – Basement Grandstand Building
City of Adelaide	Victoria Park Social Club	9 years 11 months	Commenced 1/01/2017	Park 16 – Old Bookmakers and Entrance Building
City of Adelaide	Kiosk on 16	9 years 11 months	Commenced 12/01/2017	Park 16 – Victoria Park Kiosk
City of Adelaide	Adelaide Pavilion	4 + 6 + 5 years	Commenced 7/01/2019	Park 21
City of Adelaide	Bureau of Meteorology	42 years	Commenced 1/01/2017	Park 24
City of Adelaide	Comets Football Club Inc	21 years	Commenced 1/01/2019	Park 24
City of Adelaide	Adelaide High School	42 years	Commenced 7/01/2015	Park 24 – to facilitate the extension of Adelaide High School over Adelaide Park Lands
City of Adelaide	South Australian Cricket Association	21 + 21 years	Commenced 1/01/2017	Park 25
City of Adelaide	War Memorial Drive Tennis Club	50 years	Commenced 1/01/1999	Sublease to David Lloyd Leisure (Next Generation) – also for 50 years
City of Adelaide	SA Tennis Association	21 + 21 years	Commenced 7/01/2015	Park 26 – War Memorial Drive

Lessor	Lessee	Term	Details	Comment
<b>City of Adelaide)</b>	Minister for Transport and Infrastructure (DPTI)	80 years	Expires 16/11/2091	Park 26 – Adelaide Oval East and West. Subleased to Stadium Management Authority (SMA)
<b>City of Adelaide</b>	Minister for Transport and Infrastructure (DPTI)	80 years	Expires 16/11/2091	Park 26 – Adelaide Oval #2
<b>City of Adelaide</b>	Minister for Police (SAPOL)		Expires 28/02/2030	Park 27 – SAPOL mock roadway
<b>City of Adelaide</b>	Minister for Health	42 years	Commenced 1/01/2016	Land in front of the New Royal Adelaide Hospital
<b>Government of South Australia</b>	Adelaide Rowing Club – east of Morphett Street bridge	5 x 7 years extensions	Expires 1/03/2026	
<b>Government of South Australia</b>	Adelaide Festival Centre Trust	20 years plus 10 year extension	Expires 30/06/2038	Adelaide Festival Centre (Festival Theatre, Dunstan Playhouse, Amphitheatre, Space Theatre)
<b>Government of South Australia</b>	Pon Choung Law or Nominee	5 year term plus 2 x 5 year extensions	Expires 30/06/2038	Elder Park Kiosk
<b>Government of South Australia</b>	Commercial Operations Pty Ltd	10 year term plus 2 x 5 year extensions	Expires 30/12/2037	Malt Shovel Taphouse
<b>Government of South Australia</b>	Royal Geographical Society of South Australia	10 year term plus 3 x 10 years extensions	Expires 1/11/2056	State Library (within Mortlock wing)
<b>Government of South Australia</b>	Writers SA	5 year term plus 3 + 2 years extension	Expires 1/01/2028	State Library (within Institute Building)
<b>Government of South Australia</b>	National Archives of Australia – Adelaide office of the Australian Government agency	5 year term plus 5 year extension and annual renewal from 2023	Commenced 4/08/2014	State Library (within Mortlock wing)
<b>Government of South Australia</b>	ARTKW Pty Ltd (trading as AGSA Eats)	5 year term plus 3 + 2 year extensions	Commenced 1/06/2021	Art Gallery
<b>Government of South Australia</b>	RSL, Vietnam Veterans Association, RAAFA	5 year term plus 5 years extension (each lessee)	To commence in 2024	Torrens Parade Ground building

Figure 16 Adelaide Park Lands Leases Exceeding Five Years

# Appendix D – National Heritage Values for the Adelaide Park Lands and City Layout

(as gazetted on 7 November 2008)

## **Criterion A: the place has outstanding heritage value to the nation because of the place's importance in the course, or pattern, of Australia's natural or cultural history.**

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: the place has outstanding heritage value to the nation because of the place's possession of uncommon, rare or endangered aspects of Australia's natural or cultural history.**

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: the place has outstanding heritage value to the nation because of the place's importance in demonstrating the principal characteristics of: (i) a class of Australia's natural or cultural places; or (ii) a class of Australia's natural or cultural environments.**

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: the place has outstanding heritage value to the nation because of the place's importance in demonstrating a high degree of creative or technical achievement at a particular period.**

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: the place has outstanding heritage value to the nation because of the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.**

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

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

**Criterion H: the place has outstanding heritage value to the nation because of the place's special association with the life or works of a person, or group of persons, of importance in Australia's natural or cultural history.**

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.



# Glossary of Terms

In the context of the Adelaide Park Lands, the following explanation of terms apply:

## **Accessible**

Removing barriers to enable all people to participate in their communities.

## **Activation / Activity / Activated**

Activation of the Adelaide Park Lands refers to a diverse range of people feeling welcome and invited to use the spaces for a variety of purposes.

Places can be activated by inviting people to use them on a permanent or temporary basis.

## **Active transport**

A physical activity undertaken as a means of transport and not purely as a form of recreation. It generally refers to walking, cycling and wheeling for travel, but may also include other activities such as the incidental activity associated with the use of public transport.

## **Adelaide Park Lands and City Layout**

The physical expression of the Plan designed and laid out by Colonel William Light in 1837 which remains substantially intact.

## **Adelaide Park Lands Precincts**

Individual parks within the Adelaide Park Lands that are grouped together to form Precincts for the purposes of the Adelaide Park Lands Management Strategy.

## **Building Footprint**

The area of a building measured to the outside wall line, not including hardstand areas.

## **Concept Plan**

A concept plan shows design ideas in a drawing. The concept should outline the proposed development and the potential use of a site. A concept plan will not generally contain detailed drawing of a proposal and may be for a whole Park, Precinct or single element (eg playspace).

## **Destination**

A destination in the Adelaide Park Lands is a high quality place that has a distinctive landscape, design features, facilities and activities that respond to the needs of the public. These destinations form the basis of an Adelaide Park Lands hub.

## **Drivers for Change**

Drivers for change refer to external factors that may affect the Adelaide Park Lands as a whole network or at a Precinct level, including population growth, climate change and societal changes.

## **Hardstand**

Areas of impervious surfaces, not including building footprint.

## **Hub**

A hub within the Adelaide Park Lands refers to destinations and centres of activity that respond to community needs and may be permanent, or temporary. Hubs contain a combination of publicly accessible amenities, such as picnic settings, shade structures and play spaces.

**Key Biodiversity Area**

The Key Biodiversity Areas (KBA) in the Adelaide Park Lands are a management boundary that prioritises high value native biodiversity. At least one Key Biodiversity Area is in each of the five recognised pre-European vegetation communities across the Adelaide Park Lands.

**Landscape Typology / Character**

Landscape Typology or Character of the Adelaide Park Lands refers to the interplay of vegetation, water bodies and other natural features, combined with the effects of land use and built development, which makes one landscape different from another.

**Master Plan**

A master plan is a long-term planning framework that presents a vision for the future and sets out priorities for change and planning principles for a defined Park or Precinct of the Adelaide Park Lands.

**Open Space**

Areas of grass, trees, or other vegetation, riparian areas, or hardstand set apart for recreational or aesthetic purposes in an otherwise urban environment that are freely accessible to the public.

**Open Shelter/Pavilion**

An open shelter/pavilion refers to a structure that is not enclosed, publicly accessible and not under lease or licence. The size of open shelters/pavilions will be a design response to the landscape typology/character and prioritise the use of natural materials.

**Planning Considerations**

Planning considerations both Park Lands wide and at the Precinct level provide future guidance for master plans or concept plans for parks or Precincts of the Adelaide Park Lands. Planning considerations are developed based on societal changes, population growth or where opportunities have been identified.

**Regenerative Planning**

Focusing on restoring the natural environment and encouraging long-term sustainability, increased biodiversity, and enhanced climate resilience.

**Tree Canopy**

Tree canopy in the Adelaide Park Lands as green infrastructure (trees and shrubs) identified at 1 metre and above.

**Water Sensitive Urban Design (WSUD)**

Water Sensitive Urban Design is an approach to the planning and design of urban environments that supports restoration of the natural water cycle and integrates more sustainable use of water resources such as stormwater and wastewater to protect water quality.

**Kadaltilla**<sup>®</sup>  
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xx October 2024

The Hon. Nick Champion MP  
Minister for Planning  
GPO Box 11032  
ADELAIDE, SA 5001  
[MinisterChampion@sa.gov.au](mailto:MinisterChampion@sa.gov.au)

Dear Minister Champion,

### **ADELAIDE PARK LANDS MANAGEMENT STRATEGY – TOWARDS 2036**

I write to you in my capacity as the Presiding Member of the Kadaltilla / Adelaide Park Lands Authority (Kadaltilla), the principal advisory body to both the City of Adelaide and the State Government on the protection, management, enhancement, and promotion of the Adelaide Park Lands.

At its meeting on 24 October 2024, Kadaltilla approved the proposal to vary by substitution the Adelaide Park Lands Management Strategy (APLMS) in accordance with the *Adelaide Park Lands Act 2005* (the Act).

The requirements of Section 18 subsection (4) and subsection (12) of the Act for varying the APLMS have been met.

The Authority now provides a report and furnishes copies of the report and proposal as finalised by the Authority to the Minister; and the Adelaide City Council to confer on the report and proposal who may then -

*a) adopt the proposal with or without amendment; or*

*(b) refer the proposal back to the Authority for further consideration and, if appropriate, amendment and then subsequently adopt the proposal, with or without amendment, after taking into account any report or recommendation from the Authority.*

Enclosed with this letter is a consolidated table of compliance outlining the activities and dates related to the legislative requirements of varying the APLMS.

In accordance with Section 18 subsection (8) of the Act, the Minister and the City of Adelaide must confer on the report and proposal and may then adopt the proposal with or without amendment.

To this end, I request that you confer with the City of Adelaide via exchange of letters on the report and proposal.

The City of Adelaide will consider the matter at the 12 November 2024 meeting of Council the outcome of which will be conferred to the Minister.

Pending decision by Council and the Minister, the next step is detailed in Section 18 subsection (9):



*(9) The Minister must, within 6 sitting days after a proposal is adopted under subsection (8), cause copies of the management strategy (with any amendments) to be laid before both Houses of Parliament.*

We look forward to the successful adoption of the APLMS and its future implementation.

Yours sincerely,

Dr Jane Lomax-Smith AM  
**LORD MAYOR**  
Presiding Member, Kadaltilla / Adelaide Park Lands Authority

Enclosure 1: Record of process and decisions for review of the Adelaide Park Lands Management Strategy

Enclosure 2: Kadaltilla Report and Proposal to vary the Adelaide Park Lands Management Strategy – Towards 2036

**Enclosure 1 - Record of process and decisions for review of the Adelaide Park Lands Management Strategy**

<p><b>Section of Adelaide Park Lands Act 2005 (SA)</b> <b>Part 4 – Management of Adelaide Park Lands</b> Division 1 – Adelaide Park Lands Management Strategy Section 18 – Adelaide Park Lands Management Strategy</p>	<p><b>Actions taken - decisions</b></p>
<p>(1) There will be an Adelaide Park Lands Management Strategy.</p>	<p>The Adelaide Park Lands Management Strategy 2015-2025 is the strategy.</p>
<p>(2) The management strategy will be prepared and maintained by the Authority.</p>	<p>The Authority is undertaking a comprehensive review of the management strategy in accordance with S18(14) and proposes that the management strategy be varied by the substitution of a new management strategy in accordance with S18(12).</p>
<p>(3) The management strategy must— (a) in relation to each piece of land within the Adelaide Park Lands owned, occupied or under the care, control or management of the Crown, a State authority or the Adelaide City Council— (i) describe the occupation, tenure and existing use of the land; and (ii) provide information about the State Government's or the Council's (as the case may be) plans for the use and management of the land into the future; and (iii) identify any plans or feasible options for increasing public access to the land for recreational purposes (taking into account the existing or proposed use of the land); and (iv) if the land is owned, occupied or under the care, control or management of the Crown or a State authority—provide information about its suitability for use as park lands under the care, control and management of the Adelaide City Council, or through transferring the land to the Council, and, if appropriate, a program for its future use as park lands; and</p>	<p>The new management strategy achieves the requirements of the legislation in the following sections of the strategy: (3)(a)(i) Appendix A – Adelaide Park Lands Tenure (3)(a)(ii) Part B -Priorities, Directions, Goals and Part C – Implementation, Partnerships, Investment (3)(a)(iii) Part C – Implementation, Partnerships, Investment – Return Area and Appendix A – Adelaide Park Lands Tenure (3)(a)(iv) Part C – Implementation, Partnerships, Investment – Return Area</p>
<p>(3)(b) identify any land within the Adelaide Park Lands that is, or that is proposed to be (according to information in the possession of the Authority), subject to a lease or licence with a term exceeding 5 years (including any right of extension), other than a lease or licence that falls within any exception prescribed by the regulations for the purposes of this paragraph; and</p>	<p>The new management strategy achieves the requirements of the legislation in the following sections of the strategy: (3)(b) Appendix C – Adelaide Park Lands Leases Exceeding Five Years</p>

<p><b>Section of Adelaide Park Lands Act 2005 (SA)</b> <b>Part 4 – Management of Adelaide Park Lands</b> Division 1 – Adelaide Park Lands Management Strategy Section 18 – Adelaide Park Lands Management Strategy</p>	<p><b>Actions taken - decisions</b></p>
<p>(3)(c) identify goals, set priorities and identify strategies with respect to the management of the Adelaide Park Lands; and</p>	<p>The new management strategy achieves the requirements of the legislation in the following sections of the strategy: (3)(c) Part B -Priorities, Directions, Goals</p>
<p>(3)(d) include any other information or material prescribed by the regulations; and</p>	<p>No other information or material is prescribed by the regulations.</p>
<p>(3)(e) be consistent (insofar as is reasonably practicable) with any plan, policy or statement prepared by or on behalf of the State Government and identified by the regulations for the purposes of this section.</p>	<p>(3)(e) The State Government was represented on the Project Steering Committee by Green Adelaide and the Office of Design and Architecture South Australia (ODASA).  The State Government was requested to provide feedback and alignment on 18 July 2022, 21 October 2022 and 29 February 2024, along with ongoing input from South Australian Government agencies, including Planning and Land Use Services (PLUS) and Office of Design and Architecture South Australia (ODASA).</p>
<p>(4) The Authority must, in relation to a proposal to establish or vary the management strategy— (a) prepare a draft of the proposal; and (b) refer the proposal to the Minister, the Adelaide City Council, and any State authority or adjoining council that has a direct interest in the proposal; and (c) at a time determined to be appropriate by the Authority, by public advertisement, invite any interested person to make written submissions to the Authority within a period specified by the Authority (being not less than 1 month from the date of publication of the advertisement), and to attend a public meeting to be held in relation to the proposal.</p>	<p>(4)(a) At its meeting on 23 May 2024, the Authority endorsed the draft Adelaide Park Lands Management Strategy - Towards 2036 for public consultation. (4)(b) The proposal was referred to the Minister on 29 February 2024. The proposal was referred to any State authority or adjoining council that has a direct interest in the proposal on 5 March 2024. The proposal was referred to the City of Adelaide on 21 March 2024. (4)(c) At its meeting on 23 May 2024, the Authority endorsed an 8-week public consultation from 17 June 2024 until 9 August 2024. Numerous in-person and online consultation opportunities, including a public hearing, were advertised on 17 June 2024. A public meeting was held on 25 July 2024.</p>
<p>(5) Subsection (4)(c) does not apply if the proposal relates to a variation of the management strategy that is, in the opinion of the Authority, of minor significance.</p>	<p>Not applicable to the current process</p>
<p>(6) The Authority may, on the basis of any consultation undertaken or submissions received under subsection (4) (or as it thinks fit), amend the proposal.</p>	<p>The Authority has on the basis of consultation undertaken and submission received, amended the strategy in accordance with Section 18(6) of the Act. The strategy as amended was approved by the Authority at its meeting held on 24 October 2024.</p>

<p><b>Section of Adelaide Park Lands Act 2005 (SA)</b> <b>Part 4 – Management of Adelaide Park Lands</b> Division 1 – Adelaide Park Lands Management Strategy Section 18 – Adelaide Park Lands Management Strategy</p>	<p><b>Actions taken - decisions</b></p>
<p>(7) The Authority must then prepare a report on the matter (incorporating the proposal, as finalised by the Authority) and furnish copies of the report to— (a) the Minister; and (b) the Adelaide City Council.</p>	<p>This Enclosure forms part of the Authority’s report on the matter. The Authority approved the report at its meeting held on 24 October 2024.</p>
<p>(8) The Minister and the Adelaide City Council must confer on the report (and proposal) and may then— (a) adopt the proposal with or without amendment; or (b) refer the proposal back to the Authority for further consideration and, if appropriate, amendment and then subsequently adopt the proposal, with or without amendment, after taking into account any report or recommendation from the Authority.</p>	<p>This Enclosure forms part of the Authority’s report on the matter. The report requests that the Minister and the City of Adelaide confer on the matter via exchange of letters. The Authority approved the report at its meeting held on 24 October 2024.</p>
<p>(9) The Minister must, within 6 sitting days after a proposal is adopted under subsection (8), cause copies of the management strategy (with any amendments) to be laid before both Houses of Parliament.</p>	<p>Subject to Ministerial approval of the management strategy.</p>
<p>(10) The Minister and the Adelaide City Council must ensure that copies of the management strategy are kept available for public inspection— (a) in the case of the Minister—at an office designated by the Minister; (b) in the case of the Adelaide City Council—at an office of the Council designated by the Council.</p>	<p>Copies of the management strategy are available for public viewing at the Customer Service Centre located at 25 Pirie Street, Adelaide. An electronic copy is available on the Kadaltilla / Adelaide Park Lands Authority <a href="#">website</a></p>
<p>(11) A State authority and the Adelaide City Council must provide such information as the Authority may reasonably require for the purposes of preparing or revising the management strategy under this section.</p>	<p>The State Government confirmed their commitment to the process and the provision of necessary resources to undertake the revision in correspondence dated 23 February 2022. The City of Adelaide confirmed their commitment on 28 June 2022 to the process and the provision of necessary resources to undertake the revision in its 2022/2023 Business Plan and Budget.</p>
<p>(12) For the purposes of this section, the management strategy may be varied by the substitution of a new management strategy.</p>	<p>The Authority proposed on 22 February 2024 that the management strategy be varied by the substitution of a new management strategy in accordance with S18(12).</p>



<p><b>Section of Adelaide Park Lands Act 2005 (SA)</b>  <b>Part 4 – Management of Adelaide Park Lands</b>            Division 1 – Adelaide Park Lands Management Strategy            Section 18 – Adelaide Park Lands Management Strategy</p>	<p><b>Actions taken - decisions</b></p>
<p>(13) The Authority must prepare the management strategy within 2 years after the commencement of this section.</p>	<p>Not applicable to the current process</p>
<p>(14) The Authority must undertake a comprehensive review of the management strategy at least once in every 5 years.</p>	<p>The APLMS 2015-2025 was completed and approved by the Minister in 2018. The five year comprehensive review of the APLMS 2015-2025 commenced in 2022.</p>

# Kadaltilla

Adelaide Park Lands Authority

## Kadaltilla's Submission to the Draft Festival Plaza Code Amendment for Endorsement

**Thursday, 24 October 2024  
Board Meeting**

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

Public

### Purpose

The purpose of this report is to seek approval of a submission to the State Government's consultation on the draft Festival Plaza Code Amendment (the draft Code Amendment) (**Attachment A**).

On 12 September 2024, the Department for Housing and Urban Development wrote to Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) advising that the draft Code Amendment had been released for public consultation from 12 September to 24 October 2024. The Code Amendment came into interim effect on 12 September 2024.

The draft Code Amendment with supporting information is available on the State Government's website as part of the consultation ([Link 1](#)).

Kadaltilla Board Members were invited to attend one of the key stakeholder information sessions on the draft Code Amendment held by the State Government on 26 September 2024 and 15 October 2024.

A report on the draft Code Amendment was presented to Kadaltilla at its meeting held on 26 September 2024 ([Link 2](#)). Key matters to be submitted to the consultation are set out in this report under the following considerations:

- Alignment with the Principles of the *Adelaide Park Lands Act 2005* (SA) (APL Act) and the Adelaide Park Lands Management Strategy (APLMS)
- Protection of the National Heritage Values and referral under the *Environment Protection, Biodiversity Conservation Act 1999* (Commonwealth) (the EPBC Act)
- Achievement of the principles of good planning as set out in the *Planning, Development and Infrastructure Act 2016* (SA) (the PDI Act) and State Planning Policies (SPP), including SPP 1 – Integrated Planning, SPP 2 – Design Quality, and SPP 7 – Cultural Heritage.

### Recommendation

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

That the Kadaltilla / Adelaide Park Lands Authority:

1. Approves the Kadaltilla / Adelaide Park Lands Authority's draft submission on the draft Festival Plaza Code as contained in Attachment A to Item 6.2 on the Agenda for the meeting of the Board of the Kadaltilla / Adelaide Park Lands Authority held on 24 October 2024.
2. Authorises the Chief Executive Officer, or delegate, to make any minor editorial and formatting changes as required to finalise the submission as contained in Attachment A to Item 6.2 on the Agenda for the meeting of the Board of the Kadaltilla / Adelaide Park Lands Authority held on 24 October 2024.

## Implications

Adelaide Park Lands Management Strategy 2015-2025	<a href="#">Adelaide Park Lands Management Strategy 2015-2025</a> Dynamic, active + tranquil places and Connected places + spaces
2023-2028 Strategic Plan	<a href="#">Kadaltilla / Adelaide Park Lands Authority 2023-2028 Strategic Plan Strategic Plan Alignment – Expert Advice</a> 4.1 Provide advice on plans, projects, and policies for the Adelaide Park Lands 4.2 Engage with City of Adelaide and State Government including input into State Government initiatives
City of Adelaide Strategies	Council endorsed its City Plan – Adelaide 2036 on 10 September 2024. The Festival Plaza is within the North Terrace Local Area of the City Plan which is envisaged as the cultural, institutional and governance heart of South Australia.
Policy	The PDI Act provides the legislative framework for undertaking Code Amendments.
Consultation	This report responds to a consultation process being undertaken by the Department for Housing and Urban Development regarding a State-led amendment to the Planning and Design Code. Kadaltilla’s draft submission is informed by feedback provided by Board Members. Kadaltilla Board Members were invited to attend a key stakeholder information session on the draft Code Amendment held by the State Government on 26 September 2024 and 15 October 2024.
Resource	Not as a result of this report
Risk / Legal / Legislative	Key matters to be submitted to the consultation are set out in this report considering key legislations governing the Adelaide Park Lands.
Design	This report considers the principles of good planning as set out in the PDI Act and SPP 1 – Integrated Planning, SPP 2 – Design Quality, and SPP 7 – Cultural Heritage.
Opportunities	Kadaltilla has been undertaking a comprehensive review of the Adelaide Park Lands Management Strategy (APLMS) and there is an opportunity to strengthen the alignment between the draft Code Amendment and the APLMS.
City of Adelaide Budget Allocation	Not as a result of this report
Capital Infrastructure Projects	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report

# Discussion

## Background

1. The purpose of this report is to seek approval of a submission to the State Government's consultation on the draft Festival Plaza Code Amendment (the draft Code Amendment) (**Attachment A**).
2. On 12 September 2024, the Department for Housing and Urban Development wrote to Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) advising that the draft Code Amendment had been released for public consultation from 12 September to 24 October 2024. The Code Amendment came into interim effect on 12 September 2024.
3. The draft Code Amendment with supporting information is available on the State Government's website as part of the consultation ([Link 1](#)).
4. Kadaltilla Board Members were invited to attend one of the key stakeholder information sessions on the draft Code Amendment held by the State Government on 26 September 2024 and 15 October 2024.

## The draft Code Amendment

5. The Code Amendment proposes to amend the City Riverbank Zone and Entertainment Subzone to facilitate the redevelopment of Festival Plaza.
6. The Subzone currently allows buildings of unlimited height, subject to buildings taller than 20 levels being of exemplary design and not located adjacent to the River Torrens / Karrawirra Pari.
7. The Code Amendment removes existing building height restrictions and includes a new Concept Plan to guide the location of new buildings in relation to Parliament House and the Adelaide Festival Centre.

## Kadaltilla's Submission

8. A report on the draft Code Amendment was presented to Kadaltilla at its meeting held on 26 September 2024 ([Link 2](#)).
9. Key matters to be submitted to the consultation are set out in this report under the following considerations:
  - 9.1. Alignment with the Principles of the *Adelaide Park Lands Act 2005* (SA) (APL Act) and the Adelaide Park Lands Management Strategy (APLMS).
  - 9.2. Protection of the National Heritage Values and referral under the *Environment Protection, Biodiversity Conservation Act 1999* (Commonwealth) (the EPBC Act).
  - 9.3. Achievement of the principles of good planning as set out in the *Planning, Development and Infrastructure Act 2016* (SA) (the PDI Act) and State Planning Policies (SPP), including SPP 1 – Integrated Planning, SPP 2 – Design Quality, and SPP 7 – Cultural Heritage.

### Alignment with the Principles of the APL Act and APLMS

10. Kadaltilla submits that:
  - 10.1. The scale and design of the development enabled by the Code Amendment should demonstrate stronger alignment with the APL Act and APLMS including preserving public spaces, maintaining clear sightlines to the Adelaide Park Lands, minimising encroachment on green areas, and protecting heritage values.
  - 10.2. Access to open space should be strengthened to offset any loss of public open space through the Code Amendment framework, such as investing in restoring alienated areas of the Adelaide Park Lands and exploring alternative access to open space such as opening sections of Government House grounds.
  - 10.3. The State Government should make its full vision for the Riverbank Precinct publicly available.

### Protection of the National Heritage Values and referral under the EPBC Act

11. Kadaltilla submits that:
  - 11.1. The State Government should undertake a referral to the EPBC Act as it relates to the National Heritage Values.
  - 11.2. The Code Amendment should specifically address vistas to and from the Adelaide Park Lands, including the view corridor for Elder Park.
  - 11.3. A greater distance should be maintained from Heritage Places, particularly Parliament House, to protect their visual prominence and historical context.

## Achievement of the principles of good planning and SPPs

12. Kadaltilla submits that:
  - 12.1. The building height allowance should be reduced to respond to the dominant height of Tower 1 rather than establishing the dominant height. The concept plan boundary should be minimised such that building footprint is constrained.
  - 12.2. Greater regard be given to SPP 7 and maintaining the context of a place of heritage value through appropriate and compatible design solutions.
  - 12.3. Future development should deliver a landmark architectural response with reference to leading international practice and adhering to the principles of ecologically sustainable and regenerative design, including green star certification.
  - 12.4. Future development should make a positive contribution to the public realm and at pedestrian scale, including pedestrian connectivity, greening at podium height, continuous canopies and shade cover, natural spaces and landscaping.

### **Next Steps**

13. Pending decision by Kadaltilla, the matters raised in this report will be submitted to the Department for Housing and Urban Development on Friday, 25 October 2024.
14. It should be noted that the City of Adelaide is preparing a separate submission on the draft Code Amendment, which it will consider at its City Planning, Development and Business Affairs Committee on 5 November 2024 and confirm at its Council meeting on 12 November 2024.

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## Links

**Link 1** – [Draft Festival Plaza Code Amendment](#)

**Link 2** – [Kadaltilla / Adelaide Park Lands Authority – Agenda – Thursday, 26 September 2024](#)

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## Attachments

**Attachment A** – Festival Plaza Code Amendment – Kadaltilla Submission

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- END OF REPORT -

# Festival Plaza Code Amendment Kadaltilla Submission

October 2024

## Acknowledgement of Country

The Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) acknowledges the Kurna People as the traditional owners of the Adelaide Plains and pays respect to Elders past and present. Kadaltilla recognises and respects the cultural heritage, beliefs and relationship which the Kurna People have with the land and acknowledges that they are of continuing importance to the Kurna People living today.

Kadaltilla extends that respect to other Aboriginal Language Groups and other First Nations.

Kadaltilla is the principal advisor to both the Council and the State Government on the protection, management, enhancement and promotion of the Adelaide Park Lands.

Kadaltilla is a traditional Kurna word meaning Green place / Green lands / Park Lands.



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## Introduction

On 12 September 2024 the Department for Housing and Urban Development wrote to Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) advising that the draft Festival Plaza Code Amendment has been released for public consultation from 12 September to 24 October 2024.

The draft Festival Plaza Code Amendment proposes changes to the Planning and Design Code to guide future development in the Festival Plaza precinct, situated between Adelaide Railway Station, SkyCity Casino, Parliament House, and King William Road.

This submission outlines Kadaltilla's feedback regarding the draft Festival Plaza Code Amendment.

Key matters to be submitted to the consultation are set out in this submission under the following considerations:

- Alignment with the Principles of the *Adelaide Park Lands Act 2005 (SA)* (APL Act) and the Adelaide Park Lands Management Strategy (APLMS).
- Protection of the National Heritage Values and referral under the *Environment Protection, Biodiversity Conservation Act 1999* (Commonwealth) (the EPBC Act).
- Achievement of the principles of good planning as set out in the *Planning, Development and Infrastructure Act 2016 (SA)* (the PDI Act) and State Planning Policies (SPP), including SPP 1 – Integrated Planning, SPP 2 – Design Quality, and SPP 7 – Cultural Heritage.



## 1. Alignment with the APL Act and APLMS

The draft Code Amendment should be consistent with the principles outlined in the APL Act and the APLMS. The APLMS emphasises the importance of preserving public spaces, maintaining clear sightlines to the Adelaide Park Lands, and protecting heritage values. Any future development should aim to enhance community enjoyment and connection to nature, and not undermine these objectives by encroaching on valuable green space, obstructing views or diminishing the public's experience of the Adelaide Park Lands.

Development in the Riverbank Precinct should demonstrate exemplary design of the public realm and maintain public accessibility. Kadaltilla seeks for the Code Amendment to consider future development in the context of the Adelaide Park Lands and ensure that across the Adelaide Park Lands any losses to public access be offset through investment in restoring alienated areas of the Adelaide Park Lands and exploring alternative access to open space such as opening sections of Government House grounds.

Kadaltilla submits that:

- The scale and design of the development enabled by the Code Amendment should demonstrate stronger alignment with the APL Act and APLMS including preserving public spaces, maintaining clear sightlines to the Adelaide Park Lands, minimising encroachment on green areas, and protecting heritage values.
- Access to open space should be strengthened to offset any loss of public open space through the Code Amendment framework, such as investing in restoring alienated areas of the Adelaide Park Lands and exploring alternative access to open space such as opening sections of Government House grounds.
- The State Government should make its full vision for the Riverbank Precinct publicly available.

## 2. Protection of the National Heritage Values and referral under the EPBC Act

The Adelaide Park Lands and Parliament House are on the National Heritage List and as such the draft Code Amendment and any future development should be referred to the Federal Government for review under the *Environment Protection and Biodiversity Conservation Act 1999* (Cwth) for impact assessment.

Further consideration should be given to the separation between future development and Parliament House to preserve its heritage value while ensuring visual and physical connections are maintained. The setback proposed in The Code Amendment does not sufficiently demonstrate how the proposed setback to Parliament House respects heritage significance and visual connection to the Adelaide Park Lands.

Kadaltilla submits that:

- The State Government should undertake a referral to the EPBC Act as it relates to the National Heritage Values.
- The Code Amendment should specifically address vistas to and from the Adelaide Park Lands, including the view corridor for Elder Park.
- A greater distance should be maintained from Heritage Places, particularly Parliament House, to protect their visual prominence and historical context.

## 3. Alignment of the principles of good planning and SPPs

The prominence of One Festival Tower sets a new landmark within Festival Plaza and future development should be of a lower scale and visually subordinate to the dominance of Tower 1.

The view from Elder Park, set at a lower level, is significant. Elder Park is a key event space for Adelaide, and future development must be sensitive to its role in major state events. Large buildings should not unreasonably disrupt visual connection to the Karrawirra Pari / River Torrens and the Adelaide Park Lands.

Pedestrian activity at the street level and activation at the lower levels is encouraged, including active frontages, green spaces, and public amenities.



Kadaltilla supports the involvement of the Office for Design and Architecture SA (ODASA) in the design review process and adherence to the highest standards of architectural design, particularly given the cultural and environmental importance of the Festival Plaza precinct.

Kadaltilla recommends close examination of international precedents of sustainable and regenerative development such that future development in the Festival Plaza precinct complements its iconic cultural and heritage status, promotes biodiversity, reduces urban heat and achieve certification for sustainability.

Kadaltilla submits that:

- The building height allowance should be reduced to respond to the dominant height of Tower 1 rather than establishing the dominant height. The concept plan boundary should be minimised such that building footprint is constrained.
- Greater regard be given to SPP 7 and maintaining the context of a place of heritage value through appropriate and compatible design solutions.
- Future development should deliver a landmark architectural response with reference to leading international practice and adhering to the principles of ecologically sustainable and regenerative design, including green star certification.
- Future development should make a positive contribution to the public realm and at pedestrian scale, including pedestrian connectivity, greening at podium height, continuous canopies and shade cover, natural spaces and landscaping.

## Conclusion

This section provides a consolidated response to the draft Code Amendment. Kadaltilla submits that:

- The scale and design of the development enabled by the Code Amendment should demonstrate stronger alignment with the APL Act and APLMS including preserving public spaces, maintaining clear sightlines to the Adelaide Park Lands, minimising encroachment on green areas, and protecting heritage values.
- Access to open space should be strengthened to offset any loss of public open space through the Code Amendment framework, such as investing in restoring alienated areas of the Adelaide Park Lands and exploring alternative access to open space such as opening sections of Government House grounds.
- The State Government should make its full vision for the Riverbank Precinct publicly available.
- The State Government should undertake a referral to the EPBC Act as it relates to the National Heritage Values.
- The Code Amendment should specifically address vistas to and from the Adelaide Park Lands, including the view corridor for Elder Park.
- A greater distance should be maintained from Heritage Places, particularly Parliament House, to protect their visual prominence and historical context.
- The building height allowance should be reduced to respond to the dominant height of Tower 1 rather than establishing the dominant height. The concept plan boundary should be minimised such that building footprint is constrained.
- Greater regard be given to SPP 7 and maintaining the context of a place of heritage value through appropriate and compatible design solutions.
- Future development should deliver a landmark architectural response with reference to leading international practice and adhering to the principles of ecologically sustainable and regenerative design, including green star certification.
- Future development should make a positive contribution to the public realm and at pedestrian scale, including pedestrian connectivity, greening at podium height, continuous canopies and shade cover, natural spaces and landscaping.



# Kadaltilla

Adelaide Park Lands Authority

## Kadaltilla's Submission to the Greater Adelaide Regional Plan (the GARP) for Endorsement

**Thursday, 24 October 2024  
Board Meeting**

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

Public

### Purpose

The purpose of this report is to seek approval of a submission to the State Government's consultation on the draft Greater Adelaide Regional Plan (the draft GARP).

On 9 September 2024, the State Planning Commission sent correspondence to the Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) advising that the draft GARP would be on consultation from 23 September 2024 to 4 November 2024.

Kadaltilla Board Members were invited to attend a State Agency Briefing Session on the draft GARP held by the State Government on 25 September 2024.

The GARP provides a vision and strategy for the sustainable development of Greater Adelaide over the next 30 years. It identifies where an additional 315,000 homes can be located and where jobs will be created as the state's population expands. The GARP addresses the maintenance of green spaces and tree canopies, modernising essential services and infrastructure, recognising neighbourhood character, and prioritising environmental sustainability.

At its meeting held on 26 September 2024, an action was recorded to seek feedback from Kadaltilla Board Members to progress the drafting of a submission on the draft GARP for presentation and decision at the Kadaltilla meeting on 24 October 2024.

The draft submission (**Attachment A**) summarises the feedback received from Board Members. Key recommendations include:

- Strengthen and clarify the commitment of the draft GARP to the Adelaide Park Lands by using consistent language that aligns with the APLMS.
- Clarify the boundaries of State Significant Infill Areas to prevent any potential threat to the integrity of the Adelaide Park Lands.
- Elevate biodiversity and ecological resilience as core components of the Adelaide Park Lands' role in the region's climate strategy.
- Prioritise design-led responses to ensure sensitive, sustainable urban growth that enhances the character and values of the Adelaide Park Lands.
- Support the intentions to progress State and World Heritage recognition and bids and Heritage Place with specific strategies that align with heritage conservation efforts.

Based on Kadaltilla's submission to the GARP Discussion Paper, a review of the draft GARP and alignment with the draft Adelaide Park Lands Management Strategy – Adelaide 2036 (APLMS), the following additional point is provided for Kadaltilla's consideration as part of its submission:

- Consult with Kadaltilla and the City of Adelaide on any changes to governance or funding of the Adelaide Park Lands.

## Recommendation

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

That the Kadaltilla / Adelaide Park Lands Authority:

1. Approves the Kadaltilla / Adelaide Park Lands Authority's draft submission on the Greater Adelaide Regional Plan as contained in Attachment A to Item 6.3 on the Agenda for the meeting of the Board of the Kadaltilla / Adelaide Park Lands Authority held on 24 October 2024.
  2. Authorises the Chief Executive Officer, or delegate, to make any minor editorial and formatting changes as required to finalise the submission as contained in Attachment A to Item 6.3 on the Agenda for the meeting of the Board of the Kadaltilla / Adelaide Park Lands Authority held on 24 October 2024.
-

# Implications

Adelaide Park Lands Management Strategy 2015-2025	<a href="#">Adelaide Park Lands Management Strategy 2015-2025</a> The draft GARP includes future directions for managing the Greater Adelaide open space system and is directly relevant to the review of the Adelaide Park Lands Management Strategy.
2023-2028 Strategic Plan	<a href="#">Kadaltilla / Adelaide Park Lands Authority 2023-2028 Strategic Plan Strategic Plan Alignment – Expert Advice</a> 4.1 Provide advice on plans, projects, and policies for the Adelaide Park Lands 4.2 Engage with City of Adelaide and State Government including input into State Government initiatives
City of Adelaide Strategies	The draft GARP has a relationship with the City of Adelaide’s Strategic Plan 2024 - 2028 and the City Plan – Adelaide 2036.
Policy	Regional plans are an instrument under the <i>Planning, Development and Infrastructure Act 2016</i> (SA) that set a long-term vision and planning directions for a region. Regional plans include provisions about the integration of land use, transport infrastructure and the public realm. A regional plan must be consistent with the relevant State Planning Policies. The Adelaide Park Lands are contained within the planning region for Greater Adelaide.
Consultation	This report responds to a consultation process being undertaken by the State Planning Commission in relation to the development of a new GARP. Kadaltilla’s draft submission is informed by feedback provided by Board Members. Kadaltilla Board Members were invited to attend a State Agency Briefing Session on the draft Code Amendment held by the State Government on 25 September 2024.
Resource	Not as a result of this report
Risk / Legal / Legislative	A regional plan must be consistent with the relevant State Planning Policies, including mandatory policies for biodiversity, design quality and climate change. <i>Environment Protection and Biodiversity Conservation (EPBC) Act 1999</i> State Planning Policy 4: Biodiversity, sets out the role of the planning system in biodiversity conservation. The EPBC Act is not referenced in the draft GARP.
Design	National Heritage Management Plan (NHMP) - State Planning Policy 7: Cultural Heritage, sets out the role of the planning system in maintaining and enhancing cultural heritage places.
Opportunities	Kadaltilla has been undertaking a comprehensive review of the Adelaide Park Lands Management Strategy (APLMS), and there is an opportunity to strengthen the alignment between the APLMS and the GARP.
City of Adelaide Budget Allocation	Not as a result of this report
Capital Infrastructure Projects	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	The GARP is a 30-year plan to strategically guide planning and land uses across the Greater Adelaide Region.
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	The Planning and Development Fund enables the Minister for Planning to administer various aspects of the planning system, manage land and contribute to the strategic planning, design and delivery of quality public space that is essential to healthy, liveable communities.

# Discussion

## Background

1. On 2 August 2023, the Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) was invited to participate in the preparation of the new Greater Adelaide Regional Plan (the draft GARP), which is currently being led by the State Planning Commission with the support of the Department of Trade and Investment, Planning and Land Use Services.
2. On 6 November 2023, Kadaltilla provided a response ([Link 1](#)) to the State Planning Commission's GARP Discussion Paper. The response made twelve recommendations focused on the following:
  - 2.1. Acknowledgement of an increased role for the Adelaide Park Lands as the Greater Adelaide population grows
  - 2.2. Reducing reliance on private vehicles
  - 2.3. Increasing greening and climate resilience
  - 2.4. Supporting biodiversity protection
  - 2.5. Engaging with Kurna People.
3. The draft GARP responds to multiple recommendations made in response to the Discussion Paper, including the following observations:
  - 3.1. The importance and significance of the Adelaide Park Lands is recognised in the draft GARP, however there is potential to strengthen and broaden references to the Adelaide Park Lands.
  - 3.2. The State Transport Strategy will be released in early 2025, which will provide greater detail on transport planning for future growth.
  - 3.3. The State Government introduced stronger tree protections in May 2024 and have commenced a Tree Protection and Planting Code Amendment to be completed in 2025.
  - 3.4. The draft GARP promotes Planning with Country as part of the transition to regenerative thinking in planning.
  - 3.5. The draft GARP includes investigation into new governance and funding models to establish, manage and equitably distribute regionally significant open space, including the Adelaide Park Lands and to facilitate a new 'Northern Park Lands'.

## Consultation on the Greater Adelaide Regional Plan (the GARP)

4. On 9 September 2024, the State Planning Commission advised Kadaltilla that the draft GARP would be open for consultation from 23 September 2024 to 4 November 2024. The draft GARP is available in pdf format ([Link 2](#)) and digital online format ([Link 3](#)).
5. Kadaltilla Board Members were invited to attend a State Agency Briefing Session on the draft GARP held by the State Government on 25 September 2024.
6. The GARP provides a vision and strategy for the sustainable development of Greater Adelaide over the next 30 years.
  - 6.1. It identifies where an additional 315,000 homes can be located and where jobs will be created as the state's population expands.
  - 6.2. The GARP addresses the maintenance of green spaces and tree canopies, modernising essential services and infrastructure, recognising neighbourhood character, and prioritising environmental sustainability.
7. Of immediate relevance to Kadaltilla is the following theme and outcome:
  - 7.1. *Natural Resources, Environment and Landscapes, Outcome 4 – A greener, wilder and more climate resilient environment.*

- 7.1.1. The draft GARP outlines key priorities for environmental sustainability, climate resilience, and biodiversity protection. It emphasises addressing the increasing impacts of climate change, such as rising temperatures, extreme weather events, and declining biodiversity.
- 7.1.2. Key strategies include enhancing urban greening, protecting native vegetation, supporting biodiversity-sensitive urban design, mitigating urban heat effects, and promoting climate-adaptive infrastructure.
- 7.1.3. The draft GARP also advocates for protecting Adelaide's natural landscapes, water systems, and coastal environments, while encouraging compact, sustainable urban development.

### **Adelaide Park Lands Management Strategy**

- 8. Kadaltilla is finalising a comprehensive review of the Adelaide Park Lands Management Strategy 2015-2025.
- 9. The Adelaide Park Lands Management Strategy – Towards 2036 (APLMS) will substitute the existing APLMS.
- 10. As a result of the comprehensive review, the APLMS has been amended to ensure stronger alignment with key strategic documents including:
  - 10.1. Draft Greater Adelaide Regional Plan
  - 10.2. Kadaltilla Strategic Plan 2023-2028
  - 10.3. City of Adelaide City Plan 2036
  - 10.4. City of Adelaide Integrated Climate Strategy 2030
  - 10.5. City of Adelaide Community Land Management Plan for the Adelaide Park Lands.
- 11. The APLMS describes the guiding strategies that will inform Kadaltilla, the State Government of South Australia and the City of Adelaide's future planning of the Adelaide Park Lands under three goals.
  - 11.1. Goal 1: Places and Spaces
  - 11.2. Goal 2: Connections and Networks
  - 11.3. Goal 3: Natural Systems, Cultural Landscapes and Climate Resilience.
- 12. A review and comparison of the draft GARP and APLMS has identified areas of strong alignment ([Link 4](#)), with a focus on the following:
  - 12.1. Climate Change, Biodiversity and Urban Greening and Cooling
  - 12.2. Connection of the Adelaide Park Lands to the broader Greater Adelaide Open Space System
  - 12.3. Investment in Community Buildings and sport and recreation
  - 12.4. Aboriginal Cultural Heritage and Values.

### **Kadaltilla's Submission**

- 13. At its meeting held on 26 September 2024, an action was recorded to seek feedback from Kadaltilla Board Members to progress the drafting of a submission on the draft GARP for presentation and decision at the Kadaltilla meeting on 24 October 2024.
- 14. The submission (**Attachment A**) summarises the feedback received from Board Members and provides Kadaltilla's response to the draft GARP. Key recommendations include:
  - 14.1. Strengthen and clarify the commitment of the draft GARP to the Adelaide Park Lands by using consistent language that aligns with the APLMS.
  - 14.2. Clarify the boundaries of State Significant Infill Areas to prevent any potential threat to the integrity of the Adelaide Park Lands.
  - 14.3. Elevate biodiversity and ecological resilience as core components of the Adelaide Park Lands' role in the region's climate strategy.



- 14.4. Prioritise design-led responses to ensure sensitive, sustainable urban growth that enhances the character and values of the Adelaide Park Lands.
- 14.5. Support the World Heritage Bid and Heritage Place with specific strategies that align with heritage conservation efforts.
- 14.6. Correction of the Adelaide Park Lands Name in the “Infrastructure Considerations” section.
15. Based on Kadatilla’s submission to the GARP Discussion Paper, a review of the draft GARP and alignment with the APLMS, the following additional point is provided for Kadaltilla’s consideration as part of its submission:
  - 15.1. Consult with Kadaltilla/Adelaide Park Lands Authority on any changes to governance or funding of the Adelaide Park Lands.

### **Next Steps**

16. Pending Kadaltilla’s decision, the submission will be sent to the State Planning Commission prior to the conclusion of the consultation on 4 November 2024.
17. The City of Adelaide will also be providing a submission on the Greater Adelaide Regional Plan to the State Planning Commission.

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## **Background and Supporting Documents**

- Link 1** – [Kadaltilla’s Submission on the Greater Adelaide Regional Plan Discussion Paper](#)
- Link 2** – [Draft Greater Adelaide Regional Plan \(the Plan\) PDF](#)
- Link 3** – [Draft Greater Adelaide Regional Plan \(the Plan\) digital online format](#)
- Link 4** – [Alignment between the draft GARP and draft APLMS](#)

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## **Attachments**

- Attachment A** – Kadaltilla’s draft submission on the Greater Adelaide Regional Plan

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- END OF REPORT -

# Greater Adelaide Regional Plan Kadaltilla Submission

October 2024

## Acknowledgement of Country

The Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) acknowledges the Kurna people as the traditional owners of the Adelaide Plains and pays respect to Elders past and present. Kadaltilla recognises and respects the cultural heritage, beliefs and relationship which the Kurna people have with the land and acknowledges that they are of continuing importance to the Kurna people living today.

Kadaltilla extends that respect to other Aboriginal Language Groups and other First Nations.

Kadaltilla is the principal advisor to both the Council and the State Government on the protection, management, enhancement and promotion of the Adelaide Park Lands.

Kadaltilla is a traditional Kurna word meaning Green place / Green lands / Park Lands.



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## Introduction

On 9 September 2024, the State Planning Commission advised the Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) that the Greater Adelaide Regional Plan (the Plan) would be open for consultation from Monday, 23 September 2024 until 5:00 pm Monday, 4 November 2024. This submission provides Kadaltilla's response to the Plan.

The Plan will provide a vision and comprehensive strategy for the sustainable development of Greater Adelaide over the next 30 years. The Plan will identify where an extra 315,000 homes can be located and where jobs will be created as the state's population expands. It also addresses the maintenance of green spaces and tree canopies, modernising essential services and infrastructure, recognising neighbourhood character, and prioritising environmental sustainability.

Kadaltilla recognises the importance of this Plan in addressing the unique challenges and opportunities facing Greater Adelaide, particularly concerning the Adelaide Park Lands, which are a treasured asset that embodies our region's historical, cultural, and environmental heritage. As we advocate for the preservation and enhancement of the Park Lands, we believe it is essential to align the objectives of the Plan with a vision that prioritises ecological integrity, community well-being, and cultural significance. Through this submission, we aim to contribute constructive insights and recommendations that will strengthen the Plan's commitment to protecting the Park Lands for current and future generations.



## 1. Protection of the Adelaide Park Lands: A Consistent and Strengthened Commitment

Kadaltilla notes the Plan's reference on p.88 to "*recognising and protecting the Adelaide Park Lands as historically, culturally, and environmentally significant while providing a range of recreation and sport facilities for the community.*" While this is a positive inclusion, we believe the wording can be strengthened and made more consistent with the **Adelaide Park Lands Management Strategy (APLMS)**.

The Adelaide Park Lands serve as a critical environmental and cultural asset. They are globally unique, holding deep Aboriginal significance and contributing substantially to biodiversity and climate resilience. The language used in the Regional Plan should reflect a commitment to holistically protect and celebrate the Adelaide Park Lands, consistent with their status as a living landscape.

### Recommendation:

- Revise the statement on p.88 to include specific commitments to biodiversity conservation, cultural heritage preservation, and community engagement, ensuring it aligns more closely with the APLMS. Consider language such as: "Recognise and protect the Adelaide Park Lands not only as historically, culturally, and environmentally significant but also as essential for biodiversity conservation, community well-being, and ecological health."

## 2. Governance and Funding Models for Regional Open Space

Action 13 in the Plan proposes to investigate new governance and funding models to establish, manage and equitably distribute regionally significant open space, including the Adelaide Park Lands and to facilitate a new 'Northern Parklands'.

As the principal advisor to the City of Adelaide and the State Government on the protection, management, enhancement and promotion of the Adelaide Park Lands, Kadaltilla recommends legislative reform to ensure that governance and funding of the Adelaide Park Lands recognises the range of roles the Adelaide Park Lands play in recreation and sport, biodiversity, tourism and major events, sustainability as well as impacts from development on growth corridors adjacent to the City.

The APLMS identifies a range of priority projects to guide future investment in the enhancement and protection of the Adelaide Park Lands. Kadaltilla recommends a greater emphasis on partner funding arrangements and the consideration and establishment of new funding mechanisms to support the coordination and delivery of the Adelaide Park Lands Management Strategy, noting the limited operating and capital investment beyond the recent commitments of the City of Adelaide.

### Recommendation:

- Any changes to governance and funding of the Adelaide Park Lands should be done in consultation with the Kadaltilla / Adelaide Park Lands Authority and the City of Adelaide.

## 3. Clarify State Significant Infill Areas and Adelaide Park Lands Boundaries

The diagram on p.40, which identifies State Significant Infill Areas, appears to show these infill areas overlapping with the Adelaide Park Lands. This lack of clarity could lead to misunderstandings about the intention to develop within Adelaide Park Lands boundaries, which would be at odds with the statements about their protection.

We urge the Commission to clarify the boundaries of these infill areas, ensuring that the Adelaide Park Lands remain off-limits to development. Infill areas must be sensitively located and designed to preserve the integrity of the Adelaide Park Lands, aligning with the broader goals of conservation, green space protection, and cultural preservation.

### Recommendation:



- Provide a detailed explanation and mapping of the boundaries of State Significant Infill Areas outside of the Adelaide Park Lands.

#### 4. Championing Biodiversity and Climate Resilience

Kadaltilla is particularly supportive of “*Outcome 4: A Greener, Wilder, and More Climate-Resilient Environment*”, but we have concerns about the weighting of priorities within this vision. While the Plan acknowledges the importance of green spaces, there seems to be an emphasis on the Adelaide Park Lands as spaces for ‘open space’ and ‘sport and recreation’.

This approach, while valuable, overlooks the critical biodiversity and ecosystem services that the Adelaide Park Lands provide. From urban cooling and stormwater management to habitat protection and carbon sequestration, the Adelaide Park Lands play a vital role in Adelaide's environmental resilience.

##### **Recommendation:**

- Incorporate biodiversity targets and strategies into the Plan, ensuring that policies reflect the Adelaide Park Lands’ importance for biodiversity. This could include actions such as developing a biodiversity action plan, conducting regular ecological assessments, and enhancing habitat connectivity within and around the Adelaide Park Lands.

#### 5. Prioritise Design-Led Responses: Shaping Sustainable Urban Growth

Kadaltilla commends the emphasis on ‘design’ and ‘design-led responses’ throughout the Plan. Design is a crucial tool in reconciling the complex demands of urban growth, heritage protection, environmental sustainability, and liveability.

The use of design-led approaches is particularly important in the Adelaide Park Lands, noting the role it plays framing the CBD and North Adelaide and the interface with inner metropolitan Adelaide. Additionally careful thought must be given to balancing development with conservation. Thoughtfully designed infrastructure can support the liveability and community and public amenity sought from the Adelaide Park Lands in balance with biodiversity, improved water management, and enhancing the cultural and historical significance of the Park Lands.

##### **Recommendation:**

- Establish design guidelines for developments adjacent to the Adelaide Park Lands that prioritise ecological integrity, cultural heritage, and community use. This could involve setting criteria for landscape architecture, sustainability practices, and community engagement processes to ensure that design contributes positively to the Adelaide Park Lands.

#### 6. Support World Heritage Listing and Heritage Places

Kadaltilla commends the inclusion of the UNESCO World Heritage Listing Bid for Adelaide and its rural settlement landscapes and the greater promotion of the heritage values of National, State and Local heritage-listed places.

Kadaltilla fully supports the ongoing efforts toward the World Heritage Listing for the Adelaide Park Lands and Greater Adelaide's cultural landscapes. We reaffirm our commitment to ensuring that the Adelaide Park Lands are recognised for their global significance. Achieving this status will further solidify the need for strong protective measures within the Regional Plan.

World Heritage listing of the Adelaide Park Lands would be an enabler of tourism for South Australia, as per other World Heritage Listed landscapes.

In addition, State Heritage listing would enhance the protection of the Adelaide Park Lands and recognise the value of the Adelaide Park Lands to the people of South Australia.



#### Recommendation:

- Include specific strategies within the Plan that support the World Heritage Bid, such as promoting community awareness and involvement in heritage conservation efforts, conducting regular assessments of heritage values, and ensuring that any development aligns with the objectives of the World Heritage status.
- State Heritage Listing of the Adelaide Park Lands and City Layout is a Strategic Priority in the Adelaide Park Lands Management Strategy - Towards 2036 and Kadaltilla Strategic Plan 2023-2028 and should be included in the GARP as a strategic objective as this would further support the UNESCO bid.

## 7. Ancillary and Typographical Errors

Correct an error concerning the name of the Adelaide Park Lands in the “Infrastructure Considerations” section, where the advisory board “Kadaltilla” is incorrectly referenced in relation to the Adelaide Park Lands.

#### Recommendation:

- On page 282, in the “Infrastructure Considerations” section, revise the sixth paragraph to state, “The Adelaide Park Lands are...”.

## 8. Conclusion

Kadaltilla believes that the Greater Adelaide Regional Plan offers a valuable opportunity to shape a sustainable future for Adelaide, one that recognises the importance of the Adelaide Park Lands as a global, cultural, environmental, and recreational asset. However, we urge the Commission to consider the following recommendations:

- **Strengthen and clarify the commitment of the draft GARP to the Adelaide Park Lands** by using consistent language that aligns with the APLMS.
- **Consult with Kadaltilla/Adelaide Park Lands Authority** on any changes to governance or funding of the Adelaide Park Lands.
- **Clarify the boundaries of State Significant Infill Areas** to prevent any potential threat to the integrity of the Adelaide Park Lands.
- **Elevate biodiversity and ecological resilience** as core components of the Adelaide Park Lands' role in the region's climate strategy.
- **Prioritise design-led responses** to ensure sensitive, sustainable urban growth that enhances the character and values of the Adelaide Park Lands.
- **Support the World Heritage Bid and Heritage Place** with specific strategies that align with heritage conservation efforts.

Kadaltilla remains dedicated to collaborating on these important issues and looks forward to working with the Commission to ensure the Adelaide Park Lands are protected and enhanced for future generations.

