



# COUNCIL AGENDA & REPORTS

for the meeting

Tuesday, 9 April 2024

at 5.30 pm

in the Council Chamber, Adelaide Town Hall

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Members: The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith (Presiding)  
Deputy Lord Mayor, Councillor Snape  
Councillors Abrahamzadeh, Couros, Davis, Elliott, Giles, Hou, Li, Martin, Noon and  
Dr Siebentritt

## Agenda

Item	Pages
<b>1. Acknowledgement of Country</b> The Lord Mayor will state:  ‘Council 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.’	
<b>2. Acknowledgement of Colonel William Light</b> The Lord Mayor will state:  ‘The Council acknowledges the vision of Colonel William Light in determining the site for Adelaide and the design of the City with its six squares and surrounding belt of continuous Park Lands which is recognised on the National Heritage List as one of the greatest examples of Australia’s planning heritage.’	
<b>3. Prayer</b> The Lord Mayor will state:  ‘We pray for wisdom, courage, empathy, understanding and guidance in the decisions that we make, whilst seeking and respecting the opinions of others.’	
<b>4. Pledge</b> The Lord Mayor will state:  ‘May we in this meeting speak honestly, listen attentively, think clearly and decide wisely for the good governance of the City of Adelaide and the wellbeing of those we serve.’	
<b>5. Memorial Silence</b> The Lord Mayor will ask all present to stand in silence in memory of those who gave their lives in defence of their Country, at sea, on land and in the air.	
<b>6. Apologies and Leave of Absence</b> Nil	
<b>7. Confirmation of Minutes - 26/3/2024</b> That the Minutes of the meeting of the Council held on 26 March 2024, be taken as read and be confirmed as an accurate record of proceedings.  View public 26 March 2024 Minutes <a href="#">here</a> .	

<b>8.</b>	<b>Declaration of Conflict of Interest</b>	
<b>9.</b>	<b>Deputations</b>	
	Granted at time of Agenda Publication – 4 April 2024	
	Nil	
<b>10.</b>	<b>Petitions</b>	
	Nil	
	<b>Recommendation/Advice from Committee/s</b>	
<b>11.</b>	<b>Recommendation of Kadaltilla / Adelaide Park Lands Authority - 28 March 2024</b>	4 - 5
<b>12.</b>	<b>Recommendations of the City Community Services and Culture Committee - 2 April 2024</b>	6 - 34
<b>13.</b>	<b>Recommendations of the City Planning, Development and Business Affairs Committee - 2 April 2024</b>	35 - 85
<b>14.</b>	<b>Reports for Council (Chief Executive Officer's Reports)</b>	
	<b>14.1</b> Nomination of Council Appointed Member to Kadaltilla	86 - 89
	<b>14.2</b> Projects and Service Changes for inclusion in the Draft 2024/25 BP&B	90 - 106
<b>15.</b>	<b>Lord Mayor's Reports</b>	
<b>16.</b>	<b>Councillors' Reports</b>	
<b>17.</b>	<b>Motions on Notice</b>	
	<b>17.1</b> Councillor Siebentritt - MoN - Motion for consideration by the National Local Government Assembly	107 - 109
	<b>17.2</b> Deputy Lord Mayor, Councillor Snape - MoN - Save the Crown and Anchor	110 - 111
<b>18.</b>	<b>Motions without Notice</b>	
<b>19.</b>	<b>Questions on Notice</b>	
	<b>19.1</b> Councillor Martin - QoN - Changing Place Facilities	112
	<b>19.2</b> Councillor Noon - QoN - 2024/25 Draft Budget and Asset Renewal Requirements	113
	<b>19.3</b> Councillor Martin - QoN - Festoon Lighting	114
	<b>19.4</b> Councillor Martin - QoN - Budget Outcomes	115
<b>20.</b>	<b>Questions without Notice</b>	
<b>21.</b>	<b>Exclusion of the Public</b>	116 - 118
	In accordance with sections 90(2),(3) and (7) of the <i>Local Government Act 1999 (SA)</i> the Council will consider whether to discuss in confidence the reports contained within section 22 of this Agenda.	
	<b>Confidential Reports for Council (Chief Executive Officer's Reports)</b>	
<b>22.</b>	Draft Adelaide Park Lands Management Strategy [s 90(3) (j)]	119 - 289
<b>23.</b>	<b>Closure</b>	

## Advice of Kadaltilla / Adelaide Park Lands Authority - 28 March 2024

Tuesday, 9 April 2024  
Council

Strategic Alignment - Our Corporation

**Program Contact:**  
Kathryn Goldy, Acting Manager  
Governance

Public

**Approving Officer:**  
Anthony Spartalis, Acting Chief  
Operating Officer

### EXECUTIVE SUMMARY

Kadaltilla / Adelaide Park Lands Authority (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.

This report presents the advice from Kadaltilla following the Kadaltilla board meeting on 28 March 2024, regarding Items 7.2 - Draft Wauwi/Light Square Master Plan and 8.2 Draft Victoria Park Master Plan Consultation Summary as contained in the Agenda for the City Planning, Development and Business Affairs Committee held on 2 April 2024.

Due to publication timeframe requirements, the advice provided at Kadaltilla was unable to be incorporated into the reports contained in the Agenda for the City Planning, Development and Business Affairs Committee held on 2 April 2024.

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### RECOMMENDATION

#### THAT COUNCIL

1. Notes that Kadatilla / Adelaide Park Lands Authority met on 28 March 2024.
2. Notes the advice contained in this report, Item 11 [Advice of Kadaltilla/Adelaide Park Lands Authority – 28 March 2024] regarding Items 7.2 [Draft Wauwi/Light Square Master Plan] and 8.2 [Draft Victoria Park Master Plan Consultation Summary],.

# DISCUSSION

1. Kadaltilla met on 28 March 2024, providing advice to Council on the following matters. The public Agenda is available [here](#).
  - 1.1. Item 7.2 - Draft Wauwi/Light Square Master Plan
  - 1.2. Item 8.2 - Draft Victoria Park Master Plan Engagement Summary
2. The matters were subsequently discussed at the City Planning, Development and Business Affairs Committee held on 2 April 2024. The public Agenda is available [here](#).
  - 2.1. Item 6.1 - Draft Wauwi/Light Square Master Plan
  - 2.2. Item 7.1 - Draft Victoria Park Master Plan Engagement Summary
3. Due to publishing requirements, the advice provided by Kadaltilla was unable to be incorporated into the reports provided to the City Planning, Development and Business Affairs Committee.
4. Where the advice of Kadaltilla differs from the recommendation published in the Kadaltilla agenda, Kadaltilla's additional advice to the Council is provided in grey and italics.
5. Kadaltilla resolved the following:
  - 5.1. Item 7.2 - Draft Wauwi/Light Square Master Plan

THAT KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:  
That the Kadaltilla / Adelaide Park Lands Authority:

1. Notes the presentation on the draft Wauwi/Light Square Master Plan contained in **Attachment A** to Item 7.2 of the Agenda for the Kadaltilla / Adelaide Park Lands Authority held on 28 March 2024.
  2. Authorises Administration to formalise advice from Kadaltilla on the development of design and planning principles for the Wauwi / Light Square Master Plan and circulate to Members for finalisation out of session.
  3. *Recommends a review of the safety, accessibility and transport functions of the roads that pass through and around Light Square be undertaken and a set of mobility principles be developed in co-ordination with the planning and design principles to collectively inform the Wauwi / Light Square Master Plan. The principles should consider opportunities to improve pedestrian and cyclist safety and accessibility through the rationalisation of the road network and an increase in usable public open space (return to parklands).*
- 5.2. Item 8.2 - Draft Victoria Park / Pakapakanthi Master Plan Consultation Summary

THAT KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:  
That the Kadaltilla / Adelaide Park Lands Authority:

1. Receives the Consultation Summary Report on the Draft Victoria Park Master Plan contained in **Attachment A** to Item 8.2 on the Agenda for the meeting of Kadaltilla / Adelaide Park Lands Authority held on 28 March 2024.
2. Notes the changes being incorporated into the draft Victoria Park / Pakapakanthi Master Plan (Master Plan), as contained in Item 8.2 on the Agenda for the meeting of Kadaltilla / Adelaide Park Lands Authority held on 28 March 2024.

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# DATA AND SUPPORTING INFORMATION

Link 1 – [Kadaltilla / Adelaide Park Lands Authority Board Meeting Agenda - 28 March 2024](#)

Link 2 - [City Planning, Development and Business Affairs Committee - 2 April 2024](#)

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- END OF REPORT -

## Recommendations of the City Community Services and Culture Committee – 2 April 2024

Tuesday, 9 April 2024  
Council

Strategic Alignment – Our Corporation

Public

**Program Contact:**

Kathryn Goldy, Acting Manager Governance

**Approving Officer:**

Anthony Spartalis, Acting Chief Operating Officer

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## EXECUTIVE SUMMARY

The City Community Services and Culture Committee considered the following Item at its meeting held on 2 April 2024 and resolved to present to Council the following recommendations for Council determination:

- Item 7.1 – Park Lands Lease and Licence Policy

## RECOMMENDATION

1. **Recommendation 1 – Item 7.1 - Park Lands Lease and Licence Policy**

THAT COUNCIL

1. Defers consideration of this item to the next meeting of the City Finance and Governance Committee on the 16<sup>th</sup> of April 2024.
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## DISCUSSION

1. The City Community Services and Culture Committee met on Tuesday 2 April 2024. The Agenda with reports for the meeting can be viewed [here](#).
2. Where the resolution of the Committee differs from the recommendation published in the Committee agenda, the Committee's recommendation to the Council is listed first with the original recommendation provided in grey and italics.
3. The following matter was the subject of deliberation.
  - 3.1. Item 7.1 - Park Lands Lease and Licence Policy

**THAT THE CITY COMMUNITY SERVICES AND CULTURE COMMITTEE RECOMMENDS TO COUNCIL**

**THAT COUNCIL**

1. Defers consideration of this item to the next meeting of the City Finance and Governance Committee on the 16<sup>th</sup> of April 2024.

**Original Recommendation as Printed in the CCSC Committee Agenda**

**THAT THE CITY COMMUNITY SERVICES AND CULTURE COMMITTEE RECOMMENDS TO COUNCIL**

**THAT COUNCIL**

1. *Notes the feedback of Council Members and comparative wording of the current Adelaide Park Lands Leasing and Licensing Policy (2016), the Draft Park Lands Lease and Licence Policy (presented in October 2023) and the revised Draft Park Lands Lease and Licence Policy (presented at this meeting) as shown in Attachment A to Item 7.1 on the Agenda for the meeting of the City Community Services and Culture Committee held on 2 April 2024.*
  2. *Notes the extent of amendments to the Draft Park Lands Lease and Licence Policy since public consultation was undertaken in May and June 2022, as shown in Attachment B to Item 7.1 on the Agenda for the meeting of the City Community Services and Culture Committee held on 2 April 2024.*
  3. *Approves the Draft Park Lands Lease and Licence Policy, in Attachment C to Item 7.1 on the Agenda for the City Community Services and Culture Committee held on 2 April 2024, for public consultation, commencing from 9:00 am 30 April to 5:00 pm 27 May 2024.*
  4. *Authorises the Acting Chief Executive Officer or delegate to make minor, typographical or syntactical updates to Attachment C to Item 7.1 on the Agenda for the City Community Services and Culture Committee held on 2 April 2024, for the purposes of finalising the document for public consultation.*
4. The Committee also received a workshop on Park Lands Community Buildings.

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## DATA AND SUPPORTING INFORMATION

**Link 1 – City Community Services and Culture Committee Agenda**

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## ATTACHMENTS

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- END OF REPORT -

**Summary of Council Member feedback and comparative Draft Park Lands Lease and Licence Policy wording**

Policy Area Feedback	Adelaide Park Lands Leasing and Licensing Policy (2016)	Draft Park Lands Lease and Licence Policy (3 Oct)	Draft Park Lands Lease and Licence Policy (2 April)
<p><i>Review of the discounts currently contained within the draft Park Lands Lease and Licence Policy, which includes sub-letting arrangements</i></p>	<p>Policy provides for a 70% discount on lease fees for educational institutions and 80% discount on lease fees for community clubs and associations.</p> <p>Licence fees are set annually by Council.</p> <p><i>Community Park Lands rent is assessed on the basis of \$55/m<sup>2</sup> as a base rental return applied against the total floor area of each Community Park Lands building and associated land. A discount factor will be applied to the above rental to arrive at a rental applicable to the various categories of buildings/use in the Park Lands.</i></p>	<p>Draft Policy does not set lease or licence fees and recommends that these be set annually by Council.</p> <p>Draft Policy recommends a discount of up to 75% on lease and licence fees through achievement of various objectives/performance measures.</p> <p><i>Following the calculation of lease and licence fees, Council Administration will consider granting discounts to community lessees and licensees.</i></p>	<p>Draft Policy has been amended and reflects the application of fees as per existing (2016) Policy, with a minor increase.</p> <p><i>Commercial lease and licence fees will be informed by an independent market assessment and reviewed at each renewal period (where applicable).</i></p> <p><i>Community lease fees will be applied as follows:</i></p> <ul style="list-style-type: none"> <li><i>• Educational Institutions = \$17.04 per sqm</i></li> <li><i>• Community Clubs and Associations = \$11.36 per sqm</i></li> </ul> <p><i>Community licence fees will be adopted annually as part of Council's fees and charges.</i></p> <p><i>Community sub-letting fees will be determined by Council Administration.</i></p>
<p><i>Remove delegation arrangements to Administration for leases and licences less than 5 years</i></p>	<p>Policy provides delegation to Administration to grant a lease or licence in accordance with the Adelaide Park Lands Community Land Management Plan and the Policy.</p> <p>Policy requires Council resolution to granting of lease or licence as a result of an EOI process.</p> <p>Policy requires Council resolution to exempting an organisation from an EOI process.</p> <p><i>Council delegates to the Chief Executive Officer (CEO) the right to:</i></p> <ul style="list-style-type: none"> <li><i>• Negotiate the renewal of existing leases and licences in accordance with the Community Land Management Plan and this policy.</i></li> <li><i>• Enter into a surrender, variation or assignment of an existing lease or licence where the agreement is in accordance with the principles of this document.</i></li> <li><i>• The CEO can only act to finalise a lease / licence where it is consistent with the CLMP and is for a period of five years or less – unless it has been subject to public consultation.</i></li> </ul>	<p>Draft Policy provides delegation to Administration to grant a lease or licence up to five years following EOI process.</p> <p>Draft Policy provides criteria for when EOI exemption can be applied.</p> <p><i>Kadaltilla / Adelaide Park Lands Authority will provide advice on, and Council will formally consider:</i></p> <ul style="list-style-type: none"> <li><i>• a lease or licence that is for a tenure period of more than five years, including any rights of renewal</i></li> <li><i>• a lease or licence that is not consistent with the Park Lands Community Land Management Plan</i></li> <li><i>• a sub-letting agreement that is for a period of more than five years</i></li> <li><i>• a lease or licence following community engagement</i></li> </ul> <p><i>Council Administration will:</i></p> <ul style="list-style-type: none"> <li><i>• identify a preferred lease or licence proponent following an EOI process</i></li> <li><i>• finalise a lease and licence in accordance with this policy where it is consistent with the Park Lands Community Land Management Plan and is for a period of five years or less</i></li> </ul>	<p>Draft Policy has been amended to require Council resolution to grant a <u>commercial</u> lease or licence with a proposed tenure period of more than two years.</p> <p>Draft Policy retains delegation to Administration to grant a <u>community</u> lease or licence with a proposed tenure period up to five years, subject to it being consistent with the Adelaide Park Lands Community Land Management Plan. This enables a more efficient transition from lease expiry to lease renewal.</p> <p>Draft Policy requires Administration to report annually on Park Lands leasing and licencing activity.</p> <p><i>Kadaltilla / Adelaide Park Lands Authority will provide advice on, and Council will formally consider:</i></p> <ul style="list-style-type: none"> <li><i>• a lease or licence that is not consistent with the Adelaide Park Lands Community Land Management Plan</i></li> <li><i>• a lease or licence prior to and following community engagement</i></li> <li><i>• an exemption to the EOI process as a result of a Lessee or Licensee previously being granted a lease or licence through an EOI process</i></li> <li><i>• a community lease or licence that is for a tenure period of more than five years, including any rights of renewal</i></li> <li><i>• a community sub-letting agreement that is for a period of more than five years</i></li> <li><i>• a commercial lease or licence, or commercial sub-letting agreement, that is for a tenure period of more than two years, including any rights of renewal</i></li> </ul> <p><i>Council Administration will:</i></p> <ul style="list-style-type: none"> <li><i>• identify a preferred lease or licence proponent following an EOI process</i></li> <li><i>• finalise a lease or licence in accordance with this policy where it is consistent with the Adelaide Park Lands Community Land Management Plan and is for a period of five years or less, or has been subject to community engagement and the findings have been considered by Kadaltilla and Council</i></li> <li><i>• approve a community sub-letting agreement that is consistent with this policy and is for a period of five years or less</i></li> <li><i>• approve a commercial sub-letting agreement that is consistent with this policy and is for a period of two years or less</i></li> <li><i>• enter into a surrender, variation or assignment of an existing lease or licence where the agreement is consistent with this policy</i></li> <li><i>• present a 'status of Park Lands leases and licences' report to Kadaltilla / Adelaide Park Lands Authority and Council annually including information on all EOI processes undertaken and the outcomes</i></li> </ul>



Policy Area Feedback	Adelaide Park Lands Leasing and Licensing Policy (2016)	Draft Park Lands Lease and Licence Policy (3 Oct)	Draft Park Lands Lease and Licence Policy (2 April)
Liquor licence agreements	Consideration will be given to the granting of limited liquor licenses to support the activities of the sporting organisation.	<p><i>A lessee or licensee (including sub-lessees and casual use hirers) must not sell, serve or supply to persons, or allow persons to consume alcohol on or from their facilities without first obtaining the consent of Council and all required consents from any relevant Statutory Authorities as per the Liquor Licensing Act (SA) 1997.</i></p> <p><i>Council Administration will consider the proximity of the leased and licensed facility to residents in reviewing these requests.</i></p>	<p>Draft Policy amended to require Council resolution to grant consent to seek a liquor licence or make a significant amendment to an existing liquor licence.</p> <p><i>Council will formally consider:</i></p> <ul style="list-style-type: none"> <li><i>a request to apply for or significantly amend a liquor licence</i></li> </ul>
Parking arrangements regarding permanent car spaces being granted per lease agreement	Policy does not consider	<p><i>A lessee or licensee will be granted a maximum of two annual vehicle permits per leased or licensed area for the purpose of undertaking general maintenance of their facilities.</i></p> <p><i>Vehicles dropping off and/or picking up supplies, materials, equipment, etc are not permitted to park outside of designated parking areas when unattended.</i></p> <p><i>Where possible, Council Administration will prioritise adjacent designated parking spaces for lessees and licensees to reduce vehicle movements on the Park Lands.</i></p> <p><i>Requests for a vehicle permit from holders of an Australian Disability Parking permit will be considered where they are a volunteer or committee/board member of a lessee or licensee and there is no viable alternative.</i></p>	<p>Draft Policy amended to allow for one vehicle permit per leased or licensed area for temporary access to the Park Lands.</p> <p><i>A community lessee or licensee will be granted one annual vehicle permit per leased or licensed area to temporarily access the Park Lands for the purpose of undertaking general maintenance, dropping off and/or picking up supplies, materials, equipment, etc. The permit will not enable vehicles to remain unattended on the Park Lands.</i></p> <p><i>Where possible, Council Administration will prioritise adjacent designated parking spaces (ie on street) for lessees and licensees to reduce vehicle movements on the Park Lands.</i></p> <p><i>Requests for a vehicle permit from holders of an Australian Disability Parking permit will be considered where they are a volunteer or committee/board member of a lessee or licensee and there is no viable alternative.</i></p>
Advertising and sponsorship arrangements	<p><i>Permanent signage identifying a lessee or licensee in the Adelaide Park Lands will be permitted subject to gaining landlord consent and relevant Development Approvals in accordance with the Development Act 1993.</i></p> <p><i>Temporary signage depicting products sold by the lessee and/or signage depicting organisations that provide sponsorship to the lessee or licensee will be permitted subject to all Council policy, guidelines and other statutory requirements, subject to:</i></p> <p><i>The signage is only installed and displayed on the day or days of the relevant activity/event and is removed at the end of each day; and</i></p> <p><i>The signage is only installed and displayed on the facilities outer boundary or edge so that it faces inwards towards the relevant activity/event;</i></p>	<p><i>Permanent signage upon lease and licence areas will be consistent with Council's Signage Strategy.</i></p> <p><i>Permanent manual and electronic scoreboards will be permitted, providing they do not display third party advertising and in the case of electronic scoreboards, are only activated during scheduled competitions.</i></p> <p><i>Temporary signage will be supported where it is promoting specific events, activities or initiatives to be delivered by the lessee or licensee (including sub-lessees and casual use hirers) within their leased or licensed area and as per the Planning and Design Code (SA) 2022:</i></p> <ul style="list-style-type: none"> <li><i>not exceed 2m2</i></li> <li><i>not be displayed more than one month prior to the event and one week after the event concludes</i></li> <li><i>not move or flash, reflect light, use internal lighting or principally advertise brands or products</i></li> </ul>	<p>Draft Policy amended to stipulate permanent signage requirements.</p> <p><i>All permanent outdoor signage or displays on or around leased and licenced areas must be approved by Council Administration and cannot display or depict any form of third party advertising, including but not limited to names, acronyms or logos relating to a business, company or product.</i></p> <p><i>Permanent outdoor signage upon lease and licence areas must be consistent with the City of Adelaide's signage suite and include public access details and not exceed 2m2.</i></p> <p><i>Permanent manual and electronic scoreboards will be permitted, providing they do not display or depict any form of third party advertising, including but not limited to names, acronyms or logos relating to a business, company or product.</i></p> <p><i>Electronic scoreboards can only be activated during scheduled competition times.</i></p> <p><i>Temporary signage may be supported where it is promoting specific events, activities or initiatives to be delivered by the lessee or licensee (including sub-lessees and casual use hirers) within their leased or licensed area, subject to it not exceeding 2m2 and not displayed more than one prior to an event/activity and one week after the event/activity concludes.</i></p>
Impact of sporting clubs making payments to their players	Policy does not consider	Policy does not consider	Outside the scope of this policy

Policy Area Feedback	Adelaide Park Lands Leasing and Licensing Policy (2016)	Draft Park Lands Lease and Licence Policy (3 Oct)	Draft Park Lands Lease and Licence Policy (2 April)
<p>Unlocking the Park Lands and the impact this has on use for other members of the community</p>	<p>In granting licences over areas of the Park Lands, licensees must work with Council to ensure optimal use of fields outside of designated game and training times, ensuring (for instance) there is a reasonable definition of required ground maintenance and rest periods.</p> <p>The lessee must obtain the written consent of Council prior to entering into any agreement with another organisation for use of a facility (with the exception of Casual Use agreements).</p>	<p><i>Sub-letting and casual hire of leased and licensed facilities is encouraged.</i></p> <p><i>Community lessees and licensees must use reasonable endeavours to make their facilities available to community groups and organisations when not in use by the lessee or licensee. The lessee or licensee must provide a contact person for managing enquiries for use of their facilities and not charge or impose more onerous obligations on the use of their facilities than Council would charge or impose.</i></p> <p><i>If Council Administration is of the view that the lessee or licensee has not made their facilities sufficiently available, Council Administration will require the lessee or licensee to submit a plan to increase the level of community access.</i></p>	<p>Programming of leased and licensed areas is adequately covered in this policy.</p> <p>In addition to programming, access to the following facilities will support diverse use of community leased and licensed sports areas in the Park Lands:</p> <ul style="list-style-type: none"> <li>• lighting</li> <li>• storage</li> <li>• accessible toilets</li> <li>• shelter/shade</li> <li>• seating</li> <li>• drinking fountains</li> <li>• flexible common rooms</li> <li>• unrestricted playing fields</li> </ul> <p>This infrastructure element sits outside the scope of this policy and is addressed in the Adelaide Park Lands Management Strategy and Draft Park Lands Community Buildings (Sport and Recreation) Policy.</p>
<p>Footprint of buildings on the Park Lands</p>	<p>Policy does not consider</p>	<p>Policy does not consider</p>	<p>Outside the scope of this policy and is addressed in the Adelaide Park Lands Management Strategy and Draft Park Lands Community Buildings (Sport and Recreation) Policy.</p>
<p>Commercial use of the Park Lands</p>	<p>Leases for commercial activities such as restaurants and kiosks support people's enjoyment of the Park Lands and provide a service which may be more efficiently delivered by the private sector.</p> <p>Other commercial leases may exist to complement or support specific recreational uses.</p> <p>Social events are essential to the success of community sport and therefore social activities of an appropriate nature and scale will be permitted in leased and/or licensed areas where they relate to identified sporting uses.</p> <p>Revenue generating activities are essential in ensuring that clubs remain financially sustainable and have the capacity to meet their management and maintenance responsibilities. These activities, while commercial in nature, must be conducted on a not-for-profit basis, ie revenue generated must be used for the benefit of the sport.</p> <p>To ensure financial viability of sporting clubs, revenue generating activities will be permitted (subject to all associated approvals) including, but not limited to:</p> <p>The operation of small scale cafes/kiosks to provide for participants, spectators and other Park Lands users.</p> <p>The holding of club-related events.</p> <p>Sports clinics operated by private or public sport and recreation organisations using the clubs facilities, or similar such activities.</p>	<p><i>Core activities of community leases and licences will relate to outdoor recreational use and enjoyment of the Park Lands. Secondary activities may relate to services that provide general community benefit and where appropriate, include limited commercial activities, enabling wider community participation of leased and licensed facilities and supporting the financial sustainability of lessees and licensees.</i></p> <p><i>Commercial activities occurring within community lease and licence settings must align with the core and/or permitted activity of the head lessee/licensee, be subservient to the activities of the head lessee/licensee and non-detrimental to community use and adjacent commercial operations.</i></p> <p><i>Core activities of commercial leases and licences will contribute to the experience and enjoyment of visiting the Park Lands.</i></p>	<p>Draft Policy amended to restrict community lessees and licensees from undertaking activities of a commercial nature.</p> <p><i>Core activities of commercial and community lessees and licensees must:</i></p> <ul style="list-style-type: none"> <li>• <i>be consistent with the Adelaide Park Lands Management Strategy and/or Adelaide Park Lands Community Land Management Plan</i></li> <li>• <i>provide community benefit</i></li> <li>• <i>support the outdoor recreational use of the Park Lands</i></li> </ul> <p><i>Secondary activities of community lessees and licensees may be permitted where it involves:</i></p> <ul style="list-style-type: none"> <li>• <i>use by other not for profit community organisations</i></li> <li>• <i>general community development activities</i></li> <li>• <i>limited scale food and beverage service in connection with their primary activity(s)</i></li> </ul> <p><i>Community lessees/licensees will not be permitted to sub-let or hire out their leased/licensed area to a commercial organisation.</i></p> <p><i>Kadaltilla / Adelaide Park Lands Authority will provide advice on, and Council will formally consider:</i></p> <ul style="list-style-type: none"> <li>• <i>a commercial lease or licence, or commercial sub-letting agreement, that is for a tenure period of more than two years, including any rights of renewal</i></li> </ul>

# PARK LANDS LEASE AND LICENCE POLICY

RED EDITS = Prior to consideration by Committee GREEN EDITS = Post Committee

## PURPOSE

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

## STATEMENT

### 1. Eligibility

Only incorporated businesses, educational institutions and community organisations will be granted a lease or licence over the Park Lands for a period of greater than 12 months. Individuals will not be granted a lease or licence for a period not exceeding 12 months.

### 2. Permitted Activities

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

Core activities of commercial and community lessees and licensees must:

- is-be consistent with the objectives of the Adelaide Park Lands Management Strategy and/or Adelaide Park Lands Community Land Management Plan

and

- provide community benefit

and

- support the outdoor recreational use of the Park Lands

~~Core activities of community leases and licences will relate to outdoor recreational use and enjoyment of the Park Lands.~~

Secondary activities of community lessees and licensees may be permitted where it involves:

- general community development activities
- use by other not for profit community organisations
- limited scale food and beverage service in connection with their primary activity(s)

~~may relate to services that provide general community benefit and where appropriate, include limited commercial activities, enabling wider community participation of leased and licensed facilities and supporting the financial sustainability of lessees and licensees.~~

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

The City ~~Core activities of commercial leases and licences will contribute to the experience and~~ the city of Adelaide is situated, and pays its respect to Elders past, present and emerging.

enjoyment of visiting the Park Lands.

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

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

### **3. Tenure**

A ~~standard~~ lease or licence agreement will be granted [to organisations](#) for a tenure period of five years, [and for a maximum period of 12 months to individuals](#).

Where a significant capital contribution is proposed, a lease or licence may be granted [to an organisation](#) for a period up to 21 years, including any right of renewal.

[Noting the preference of granting tenure up to five years](#), leases or licences with State or Federal Ministers (or their agencies) may be granted for a period up to 42 years, including any right of renewal.

[Options for a right of renewal](#) ~~Break clauses~~ will be incorporated into leases and licences that are ten years or longer ([eg 5 years + 5 years, 10 years + 10 years](#)).

### **4. Community Engagement**

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

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

### **5. Parliamentary Process**

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

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

### **6. Selection of Lessee/Licensee**

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

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

- the lease or licence being granted is for a tenure period of two years or less
- or
- the lease or licence will be with a State or Federal Minister (or their agencies)
- or
- the facility to be leased or licensed has been planned or designed in conjunction with the City of Adelaide to support a specific use or user
- or
- in the case of an existing facility or service, there is likely to be an absence of competition to lease or licence the facility or service
- or
- ~~the existing lessee or licensee has previously been granted a five year lease or licence (including any rights of renewal) through an EOI process and the new lease or licence is for the same area has occupied the same leased or licensed area for a period of less than 15 years~~
- and
- the preferred organisation can demonstrate satisfactory past performance of managing a leased or licensed facility, where tenure is proposed to be greater than two years

Council may consider granting a new five year (or less) lease or licence (including any right of renewal) without undertaking an EOI process, if the existing lessee/licensee has previously obtained a five year lease or licence through an EOI process for the same area and the organisation can demonstrate satisfactory past performance. This exemption to the EOI process will require a Council Decision.

An EOI will be promoted to the public and will be open for a minimum of ~~three~~ **four** weeks (28+ days).

EOI submissions will be assessed by a Council Administration panel against a pre-determined selection criteria that will be publicly available. The findings of the panel will be presented to Kadaltilla / Adelaide Park Lands Authority and Council annually.

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

For community leases and licences, the EOI selection criteria will give priority weighting to:

- community sport and recreation organisations
- educational institutions that are city based
- educational institutions that partner with community sport and recreation organisations

#### **Lease and Licence Fees**

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

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

**8. Community Leases and Licences – Fees**

Community lease fees will be applied as follows:

- Educational Institutions = \$17.04 per sqm
- Community Clubs and Associations = \$11.36 per sqm

and Community licence fees will be adopted annually as part of Council’s fees and charges and will be calculated on area (ie building floor area footprint and extent of outdoor facilities). The calculation of fees will also take into account:

- the level of accessibility to the outdoor facilities when not in use by the lessee or licensee (eg fenced v unfenced)
- if it is an educational institution or community club / association

Community lease and licence fees will be informed by benchmarking undertaken every two years with other councils, related facilities and services, taking into account the level of support provided by the lessor and level of responsibility placed on the lessee.

Sub-letting and casual hire fees of community facilities will be determined by Council Administration and based on benchmarking undertaken every two years with other councils, related facilities, and services.

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

<b>Objective</b>	<b>Measure</b>	<b>Maximum Discount</b>
Sound Governance	Complete and maintain accreditation <u>Participation</u> in a recognised club development program <u>or similar</u>	5%
	Compliance with conditions of the lease or licence agreement	10%
	Hold an Annual General Meeting with audited financial statements and report to Council Administration on annual income and expenditure directly relating to the operation of the leased or licensed area	5%
Environmental Sustainability	Develop and action an environmental management plan to improve energy, waste and water management (eg electricity contract with an all-renewable electricity retailer, toilets flushed with recycled water (GAP) or rainwater)	10%
Social Inclusion	Programs, activities and initiatives implemented at the leased or licensed facility that specifically target and cater for: <ul style="list-style-type: none"> <li>• Aboriginal and Torres Strait Islander Peoples</li> <li>• Female participation</li> <li>• LGBTQIA+ community</li> <li>• People living with disability</li> <li>• People from Culturally and Linguistically Diverse backgrounds</li> <li>• Socially disadvantaged people</li> </ul>	15%

Optimal Utilisation	<del>Extent of approved sub-letting agreements and casual hires by sporting and non-sporting community organisations</del>	<del>30%</del>
Total Maximum Discount		75%

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

**9. Hardship**

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

**10. Sub-letting and Casual Hire**

The sub-letting and casual hire of community leased and licensed areas facilities is encouraged for the purpose of supporting not for profit community sports and recreation activities and other community development initiatives is encouraged.

Community lessees/licensees will not be permitted to sub-let or hire out their leased/licensed area to a commercial organisation.

Community lessees and licensees must use reasonable endeavours to make their facilities available to community groups and organisations when not in use by the lessee or licensee. The lessee or licensee must provide a contact person for managing enquiries for use of their facilities and not charge or impose more onerous obligations on the use of their facilities than Council would charge or impose.

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

Where a commercial ~~or community~~ lessee/licensee is considering sub-letting to another commercial organisation ~~to utilise its facilities~~, the relationship must be captured within a sub-letting agreement and submitted to Council Administration for approval. A commercial sub-letting agreement for a proposed period of more than two years will require a formal Council Decision.

~~Approval of such arrangements will consider the appropriateness of the proposed activity to ensure it aligns with the core and/or permitted activity of the head lessee/licensee, is subservient to the activities of the head lessee/licensee and nondetrimental to community use and adjacent commercial operations.~~

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

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

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

### **11. Maintenance, Inspections and Insurance**

Commercial lessees and licensees (with tenure greater than two years) will:

- be responsible for the maintenance and upkeep of its facilities including buildings and associated outdoor infrastructure
- be liable for all costs associated with operating and maintaining their facilities including appropriate levels of insurance
- report any safety or risk concerns to Council Administration immediately
- retain records of their maintenance for the duration of their lease or licence
- submit sub-letting agreements ~~at least annually~~ to Council Administration for approval via an on-line portal (**where appropriate**)
- submit an annual report to Council Administration detailing:
  - customer/participant numbers
  - sub-letting and casual hires and **related** income received

Community lessees and licensees (with tenure greater than two years) will:

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

Council Administration will:

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

### **12. Ownership of Improvements**

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



The removal of any fixed improvements by a lessee or licensee at the expiry or sooner determination of the lease or licence will require the approval of Council [Administration](#).

### 13. Compensation

Any new lessee or licensee will not be required to compensate the previous lessee or licensee, nor will Council compensate a lessee or licensee at the end of its tenure term despite an agreement not being renewed, or where an agreement is terminated early by the lessee, licensee or lessor.

### 14. Liquor Licence

[A 'no alcohol' clause will be a standard inclusion in all lease and licence templates, whereby](#) a lessee or licensee (including sub-lessees and casual use hirers) must not sell, serve or supply to persons, or allow persons to consume alcohol on or from their [leased or licenced area facilities](#) without first obtaining the consent of Council and all required consents from any relevant Statutory Authorities as per the *Liquor Licensing Act (SA) 1997*.

[Council Administration will consider the proximity of the leased and licenced areas facility to residents and city businesses in reviewing these requests to apply for or significantly amend a liquor licence.](#)

### 15. Signage

[All permanent outdoor signage or displays on or around leased and licenced areas must be approved by Council Administration and cannot display or depict any form of third party advertising, including but not limited to names, acronyms or logos relating to a business, company or product.](#)

Permanent [outdoor](#) signage upon lease and licence areas ~~will~~ [must](#) be consistent with [the City of Adelaide's signage suite and include public access details and not exceed 2m2 Council's Wayfinding Signage Strategy.](#)

[Permanent manual and electronic scoreboards will be permitted, providing they do not display or depict any form of third party advertising including, but not limited to names, acronyms or logos relating to a business, company or product. and in the case of](#)

[Electronic scoreboards can, are only be activated during scheduled competition times.](#)

Temporary signage ~~will~~ [may](#) be supported where it is promoting specific events, activities or initiatives to be delivered by the lessee or licensee (including sub-lessees and casual use hirers) within their leased or licenced area, [subject to it not exceeding 2m2 and not displayed more than one prior to an event/activity and one week after the event/activity concludes.](#)

~~. and as per the Planning and Design Code (SA) 2022:~~

- ~~• not exceed 2m<sup>2</sup>~~
- ~~• not be displayed more than one month prior to the event and one week after the event concludes~~

- ~~not move or flash, reflect light, use internal lighting or principally advertise brands or products~~

## **16. Car Parking Vehicle Access**

A community lessee or licensee will be granted ~~one~~ ~~a maximum of two~~ one annual vehicle permit per leased or licensed area to temporarily access the Park Lands for the purpose of undertaking general maintenance, ~~of their facilities.~~ Vehicles dropping off and/or picking up supplies, materials, equipment, etc. The permit will not enable vehicles to remain unattended on the Park Lands. ~~are not permitted to park outside of designated parking areas when unattended.~~

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

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

## **17. Naming Rights**

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

## **18. Gaming Machines**

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

## **19. Park Lands Events**

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

## **20. Delegations**

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

- ~~the appointment of a lessee or licensee following a competitive EOI process (ie more than one eligible submission)~~
- a lease or licence that is not consistent with the Adelaide Park Lands Community Land Management Plan
- a lease or licence prior to and ~~where significant negative issues are raised through~~ following community engagement
- an exemption to the EOI process as a result of a Lessee or Licensee previously being granted a lease or licence through an EOI process
- a community lease or licence that is for a tenure period of more than five years, including any rights of renewal
- a community sub-letting agreement that is for a period of more than five years

- [a commercial lease or licence, or commercial sub-letting agreement, that is for a tenure period of more than two years, including any rights of renewal](#)
- a proposal to name a leased or licensed facility that is contrary to the naming of the related park

In addition to the above, Council will formally consider:

- a request from a lessee or licensee for a reduction of its fees if it is experiencing financial hardship
- [a request to apply for or significantly amend a liquor licence](#)

Council Administration will:

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

## 21. Limitations of this Policy

This Policy does not apply to:

- Activities or works on public roads through the Park Lands (pursuant to sections 221 and 222 of the *Local Government Act 1999*)
- City Works permits
- ~~Community gardens~~
- ~~Depasturing licences granted to individuals to allow horses on Lefevre Park/Nantu Wama (Park 6)~~
- [Any clauses and/or special conditions contained in existing Park Lands lease or licence agreements that are inconsistent with this Policy](#)
- Leases or licences outside of the Adelaide Park Lands or Park Lands areas not under the care and control of the City of Adelaide
- Park Lands Event licences
- ~~Park Lands hire agreements and permits~~
- Temporary works and compounds
- Tenants within the Adelaide Aquatic Centre and North Adelaide Golf Course as

- part of business operations
- The A lease or and licence granted to a the Minister, [that is provided for in legislation \(eg for Transport and Infrastructure for Adelaide Oval – these are provided for in the Adelaide Oval Redevelopment and Management Act 2011\)](#)

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## **OTHER USEFUL DOCUMENTS**

### **Related documents**

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

### **Relevant legislation**

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

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## **GLOSSARY**

Throughout this document, the below terms have been used and are defined as:

**Adelaide Park Lands:** Those areas of the Park Lands defined by the *Adelaide Park Lands Act 2005*, which have been Gazetted by Parliament and defined to be under care and control of the City of Adelaide.

**Adelaide Park Lands Community Land Management Plan (APLCLMP):** A document required under the *Local Government Act (SA) 1999*, that informs how community land under the care and control of the City of Adelaide will be managed in accordance with the Adelaide Park Lands Management Strategy, including the identification of leased and licensed areas.

**Adelaide Park Lands Management Strategy (APLMS):** A document required under the *Adelaide Park Lands Act (SA) 2005*, that sets the strategic framework for the overall planning and management of the Adelaide Park Lands.

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

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

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

**Casual Hire:** Relates to one off or irregular use of leased or licensed [areas](#) ~~facilities by an organisation.~~

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

**Community Lease/Licence:** Where the lessee or licensee provides services to the community and does not operate to make a profit for its members. Not for profit clubs and associations, peak sport and recreation bodies and educational institutions

are considered community lessees and licensees. Any commercial activity undertaken by a community lessee/licensee is done so for the purpose of reinvesting back into the service for the benefit of its members and the community.

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

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

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

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

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

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

**Independent Market Assessment:** Where Council seeks the services of an independent valuer to ascertain the appropriate fees to be charged to a commercial lessee or licensee based on similar market circumstances.

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

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

**Licence:** A licence confers a non-exclusive contractual right to first right of use of the licensed area, but allows public access when not in use by the licensee (and any sub-licensees). A licence is generally provided for open areas such as playing fields.

**Maintenance and Upkeep:** This relates to all direct and indirect costs and tasks associated with maintaining leased and licensed facilities to ensure they remain fit for purpose for the intended activity.

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

**Parliamentary Process:** A formal process contained within the *Adelaide Park Lands Act (SA) 2005*, that requires Council to submit a draft lease or licence agreement, with a tenure period of ten years or more, to the South Australian Parliament.

**Permitted Activity:**

<b>Commercial – Organisations and Individuals</b>		
<b>Activity</b>	<b>Example</b>	<b>Frequency</b>
Core Activity – Selling of goods and services for	Food and beverage/hospitality service, water craft hire, high	Unlimited (within prescribed <a href="#">lease</a> )

<p>profit and:</p> <ul style="list-style-type: none"> <li>is consistent with the <a href="#">APLMS and/or APLCLMP</a></li> <li>provides community benefit</li> <li>supports the outdoor recreational use of the <a href="#">Park Lands</a></li> </ul> <p>contributes to the experience and enjoyment of visiting the <a href="#">Park Lands</a></p>	ropes, guided tours, exercise classes, personal training, coaching clinics	hours)
Secondary Activity – Other	Pop up event, entertainment	Considered on case by case basis
<b>Community - Organisations</b>		
<b>Activity</b>	<b>Example</b>	<b>Frequency</b>
<p>Core Activity – Services provided to the community and:</p> <ul style="list-style-type: none"> <li>is consistent with the <a href="#">APLMS and/or APLCLMP</a></li> <li>provides community benefit</li> <li>supports the outdoor recreational use of the <a href="#">Park Lands</a></li> </ul> <p>relating to outdoor recreational use and enjoyment of the <a href="#">Park Lands</a></p>	Community sport training and competition, outdoor recreation, physical education, community gardening	Unlimited (within prescribed <a href="#">lease</a> hours)
Secondary Activity – Club Development	Committee meeting, team meeting, presentations, pre/post training / competition gathering, fund raising activities (involving club participants) <a href="#">including limited scale food and beverage service</a>	Unlimited (within prescribed <a href="#">lease</a> hours)
Secondary Activity – Community Development	Resident group meeting, art and craft session, parent group gathering, exercise class	Unlimited (within prescribed <a href="#">lease</a> hours)
Secondary Activity – Private Functions or Events	Birthday party, reception, business workshop	Maximum of one per month (where appropriate)
Secondary Activity – Commercial Services	Personal training, kiosk operation, coaching clinic	Considered on case by case basis
<b>Other - Individuals</b>		

Core Activity – Depasturing of horses in Lefevre Park/Nantu Wama (Park 6)

**Right of Renewal:** Where a lease or licence contains a clause to continue occupancy at the end of a prescribed renewal tenure, but does not confer rights that exceed the agreed maximum tenure of the lease or licence.

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

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

**Standard Tenure – Incorporated Businesses, Educational Institutions and Community Organisations:** A maximum tenure period of five years, which includes any right of renewal.

**Standard Tenure – Individuals:** A maximum tenure period of 12 months, which includes any right of renewal.

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

**ADMINISTRATIVE**

As part of Council’s commitment to deliver the City of Adelaide Strategic Plan, services to the community and the provision of transparent information, all policy documents are reviewed as per legislative requirements or when there is no such provision a risk assessment approach is taken to guide the review timeframe.

This Policy document will be reviewed every **five** years unless legislative or operational change occurs beforehand. The next review is required in **2028<sup>9</sup>**.

**Review history:**

Trim Reference	Authorising Body	Date/ Decision ID	Description of Edits

**Contact:**

For further information contact the City Culture Program

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# PARK LANDS LEASE AND LICENCE POLICY

*Date this document was adopted*

*non-legislative*

## PURPOSE

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

## STATEMENT

### 1. Eligibility

Only businesses, educational institutions and community organisations will be granted a lease or licence over the Park Lands for a period of greater than 12 months. Individuals will be granted a lease or licence for a period not exceeding 12 months.

### 2. Permitted Activities

Core activities of commercial and community lessees and licensees must:

- be consistent with the Adelaide Park Lands Management Strategy and/or Adelaide Park Lands Community Land Management Plan  
and
- provide community benefit  
and
- support the outdoor recreational use of the Park Lands

Secondary activities of community lessees and licensees may be permitted where it involves:

- general community development activities
- use by other not for profit community organisations
- limited scale food and beverage service in connection with their primary activity(s)

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

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

### 3. Tenure

A lease or licence agreement will be granted to organisations for a tenure period of five years, and for a maximum period of 12 months to individuals.

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

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



Noting the preference of granting tenure up to five years, leases or licences with State or Federal Ministers (or their agencies) may be granted for a period up to 42 years, including any right of renewal.

Options for a right of renewal will be incorporated into leases and licences that are ten years or longer (eg 5 years + 5 years, 10 years + 10 years).

#### **4. Community Engagement**

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

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

#### **5. Parliamentary Process**

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

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

#### **6. Selection of Lessee/Licensee**

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

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

- the lease or licence being granted is for a tenure period of two years or less
- or
- the lease or licence will be with a State or Federal Minister (or their agencies)
- or
- the facility to be leased or licensed has been planned or designed in conjunction with the City of Adelaide to support a specific use or user
- or
- in the case of an existing facility or service, there is likely to be an absence of competition to lease or licence the facility or service
- and
- the preferred organisation can demonstrate satisfactory past performance of managing a leased or licensed facility, where tenure is proposed to be greater than two years

Council may consider granting a new five year (or less) lease or licence (including any right of renewal) without undertaking an EOI process, if the existing lessee/licensee has previously obtained a five year lease or licence through an EOI process for the same area and the organisation can demonstrate satisfactory past performance. This exemption to the EOI process will require a Council Decision.

An EOI will be promoted to the public and will be open for a minimum of four weeks (28 days).

EOI submissions will be assessed by a Council Administration panel against a pre-determined selection criteria that will be publicly available. The findings of the panel will be presented to Kadaltilla / Adelaide Park Lands Authority and Council annually.

For community leases and licences, the EOI selection criteria will give priority weighting to:

- community sport and recreation organisations
- educational institutions that are city based
- educational institutions that partner with community sport and recreation organisations

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

Commercial lease and licence fees will be informed by an independent market assessment and reviewed at each renewal period (where applicable).

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

Community lease fees will be applied as follows:

- Educational Institutions = \$17.04 per sqm
- Community Clubs and Associations = \$11.36 per sqm

Community licence fees will be adopted annually as part of Council's fees and charges. The calculation of fees will take into account:

- the level of accessibility to the outdoor facilities when not in use by the lessee or licensee (eg fenced v unfenced)
- if it is an educational institution or community club / association

Community licence fees will be informed by benchmarking undertaken every two years with other councils, related facilities and services, taking into account the level of support provided by the lessor and level of responsibility placed on the lessee.

Sub-letting and casual hire fees of community facilities will be determined by Council Administration and based on benchmarking undertaken every two years with other councils, related facilities, and services.

#### **9. Hardship**

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

## **10. Sub-letting and Casual Hire**

The sub-letting and casual hire of community leased and licensed areas is encouraged for the purpose of supporting not for profit community sports and recreation activities and other community development initiatives.

Community lessees/licensees will not be permitted to sub-let or hire out their leased/licensed area to a commercial organisation.

Community lessees and licensees must use reasonable endeavours to make their facilities available to community groups and organisations when not in use by the lessee or licensee. The lessee or licensee must provide a contact person for managing enquiries for use of their facilities and not charge or impose more onerous obligations on the use of their facilities than Council would charge or impose.

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

Where a commercial lessee/licensee is considering sub-letting to another commercial organisation, the relationship must be captured within a sub-letting agreement and submitted to Council Administration for approval. A commercial sub-letting agreement for a proposed period of more than two years will require a formal Council Decision.

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

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

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

## **11. Maintenance, Inspections and Insurance**

Commercial lessees and licensees (with tenure greater than two years) will:

- be responsible for the maintenance and upkeep of its facilities including buildings and associated outdoor infrastructure
- be liable for all costs associated with operating and maintaining their facilities including appropriate levels of insurance
- report any safety or risk concerns to Council Administration immediately
- retain records of their maintenance for the duration of their lease or licence
- submit sub-letting agreements to Council Administration for approval via an on-line portal (where appropriate)
- submit an annual report to Council Administration detailing:
  - customer/participant numbers
  - sub-letting and casual hires and related income received

Community lessees and licensees (with tenure greater than two years) will:

- be responsible for the maintenance and upkeep of its facilities including buildings, associated outdoor infrastructure and playing surfaces (where applicable)

- be liable for all costs associated with operating and maintaining their facilities including appropriate levels of insurance
- ensure all playing surfaces are safe and fit for purpose including conducting match day inspections (where applicable)
- retain records of their maintenance and inspections for up to five years
- report any safety or risk concerns to Council Administration immediately
- submit sub-letting agreements to Council Administration for approval via an on-line portal
- submit an annual report to Council Administration detailing:
  - membership and participation numbers
  - sub-letting and casual hires and related income received

Council Administration will:

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

## **12. Ownership of Improvements**

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

The removal of any fixed improvements by a lessee or licensee at the expiry or sooner determination of the lease or licence will require the approval of Council Administration.

## **13. Compensation**

Any new lessee or licensee will not be required to compensate the previous lessee or licensee, nor will Council compensate a lessee or licensee at the end of its tenure term despite an agreement not being renewed, or where an agreement is terminated early by the lessee, licensee or lessor.

## **14. Liquor Licence**

A 'no alcohol' clause will be a standard inclusion in all lease and licence templates, whereby a lessee or licensee (including sub-lessees and casual use hirers) must not sell, serve or supply to persons, or allow persons to consume alcohol on or from their leased or licenced area without first obtaining the consent of Council and all required consents from any relevant Statutory Authorities as per the *Liquor Licensing Act (SA) 1997*.

Council will consider the proximity of leased and licensed areas to residents and city businesses in reviewing requests to apply for or significantly amend a liquor licence.

## **15. Signage**

All permanent outdoor signage or displays on or around leased and licenced areas must be approved by Council Administration and cannot display or depict any form of

third party advertising, including but not limited to names, acronyms or logos relating to a business, company or product.

Permanent outdoor signage upon lease and licence areas must be consistent with the City of Adelaide's signage suite and include public access details and not exceed 2m2.

Permanent manual and electronic scoreboards will be permitted, providing they do not display or depict any form of third party advertising including, but not limited to names, acronyms or logos relating to a business, company or product.

Electronic scoreboards can only be activated during scheduled competition times.

Temporary signage may be supported where it is promoting specific events, activities or initiatives to be delivered by the lessee or licensee (including sub-lessees and casual use hirers) within their leased or licensed area, subject to it not exceeding 2m2 and not displayed more than one prior to an event/activity and one week after the event/activity concludes.

### **16. Vehicle Access**

A community lessee or licensee will be granted one annual vehicle permit per leased or licensed area to temporarily access the Park Lands for the purpose of undertaking general maintenance, dropping off and/or picking up supplies, materials, equipment, etc. The permit will not enable vehicles to remain unattended on the Park Lands.

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

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

### **17. Naming Rights**

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

### **18. Gaming Machines**

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

### **19. Park Lands Events**

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

### **20. Delegations**

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

- a lease or licence that is not consistent with the Adelaide Park Lands Community Land Management Plan

- a lease or licence prior to and following community engagement
- an exemption to the EOI process as a result of a Lessee or Licensee previously being granted a lease or licence through an EOI process
- a community lease or licence that is for a tenure period of more than five years, including any rights of renewal
- a community sub-letting agreement that is for a period of more than five years
- a commercial lease or licence, or commercial sub-letting agreement, that is for a tenure period of more than two years, including any rights of renewal
- a proposal to name a leased or licensed facility that is contrary to the naming of the related park

In addition to the above, Council will formally consider:

- a request from a lessee or licensee for a reduction of its fees if it is experiencing financial hardship
- a request to apply for or significantly amend a liquor licence

Council Administration will:

- identify a preferred lease or licence proponent following an EOI process
- finalise a lease or licence in accordance with this policy where it is consistent with the Adelaide Park Lands Community Land Management Plan and is for a period of five years or less, or has been subject to community engagement and the findings have been considered by Kadaltilla and Council
- approve a community sub-letting agreement that is consistent with this policy and is for a period of five years or less
- approve a commercial sub-letting agreement that is consistent with this policy and is for a period of two years or less
- enter into a surrender, variation or assignment of an existing lease or licence where the agreement is consistent with this policy
- present a 'status of Park Lands leases and licences' report to Kadaltilla / Adelaide Park Lands Authority and Council annually including information on all EOI processes undertaken and the outcomes

## 21. Limitations of this Policy

This Policy does not apply to:

- Activities or works on public roads through the Park Lands (pursuant to sections 221 and 222 of the *Local Government Act 1999*)
- City Works permits
- Any clauses and/or special conditions contained in existing Park Lands lease or licence agreements that are inconsistent with this Policy
- Leases or licences outside of the Adelaide Park Lands or Park Lands areas not under the care and control of the City of Adelaide
- Park Lands Event licences
- Temporary works and compounds
- Tenants within the Adelaide Aquatic Centre and North Adelaide Golf Course as part of business operations
- A lease or licence granted to a Minister, that is provided for in legislation (eg *Adelaide Oval Redevelopment and Management Act 2011*)

## **OTHER USEFUL DOCUMENTS**

### **Related documents**

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

### **Relevant legislation**

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

## **GLOSSARY**

Throughout this document, the below terms have been used and are defined as:

**Adelaide Park Lands:** Those areas of the Park Lands defined by the *Adelaide Park Lands Act 2005*, which have been Gazetted by Parliament and defined to be under care and control of the City of Adelaide.

**Adelaide Park Lands Community Land Management Plan (APLCLMP):** A document required under the *Local Government Act (SA) 1999*, that informs how community land under the care and control of the City of Adelaide will be managed in accordance with the Adelaide Park Lands Management Strategy, including the identification of leased and licensed areas.

**Adelaide Park Lands Management Strategy (APLMS):** A document required under the *Adelaide Park Lands Act (SA) 2005*, that sets the strategic framework for the overall planning and management of the Adelaide Park Lands.

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

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

**Casual Hire:** Relates to one off or irregular use of leased or licensed areas.

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

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

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

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

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

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

**Fees:** Charges applied annually by Council to a lessee or licensee.

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

**Independent Market Assessment:** Where Council seeks the services of an independent valuer to ascertain the appropriate fees to be charged to a commercial lessee or licensee based on similar market circumstances.

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

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

**Licence:** A licence confers a non-exclusive contractual right to first right of use of the licensed area, but allows public access when not in use by the licensee (and any sub-licensees). A licence is generally provided for open areas such as playing fields.

**Maintenance and Upkeep:** This relates to all direct and indirect costs and tasks associated with maintaining leased and licensed facilities to ensure they remain fit for purpose for the intended activity.

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

**Parliamentary Process:** A formal process contained within the *Adelaide Park Lands Act (SA) 2005*, that requires Council to submit a draft lease or licence agreement, with a tenure period of ten years or more, to the South Australian Parliament.



**Permitted Activity:**

<b>Commercial – Organisations and Individuals</b>		
<b>Activity</b>	<b>Example</b>	<b>Frequency</b>
Core Activity – Selling of goods and services for profit and: <ul style="list-style-type: none"> <li>• is consistent with the APLMS and/or APLCLMP</li> <li>• provides community benefit</li> <li>• supports the outdoor recreational use of the Park Lands</li> </ul>	Food and beverage/hospitality service, water craft hire, high ropes, guided tours, exercise classes, personal training, coaching clinics	Unlimited (within prescribed lease hours)
Secondary Activity – Other	Pop up event, entertainment	Considered on case by case basis
<b>Community - Organisations</b>		
<b>Activity</b>	<b>Example</b>	<b>Frequency</b>
Core Activity – Services provided to the community and: <ul style="list-style-type: none"> <li>• is consistent with the APLMS and/or APLCLMP</li> <li>• provides community benefit</li> <li>• supports the outdoor recreational use of the Park Lands</li> </ul>	Community sport training and competition, outdoor recreation, physical education, community gardening	Unlimited (within prescribed lease hours)
Secondary Activity – Club Development	Committee meeting, team meeting, presentations, pre/post training / competition gathering, fund raising activities (involving club participants) including limited scale food and beverage service	Unlimited (within prescribed lease hours)
Secondary Activity – Community Development	Resident group meeting, art and craft session, parent group gathering, exercise class	Unlimited (within prescribed lease hours)
<b>Other - Individuals</b>		
Core Activity – Depasturing of horses in Lefevre Park/Nantu Wama (Park 6)		

**Right of Renewal:** Where a lease or licence contains a clause to continue occupancy at the end of a prescribed renewal tenure, but does not confer rights that exceed the agreed maximum tenure of the lease or licence.

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

**Standard Tenure – Incorporated Businesses, Educational Institutions and Community Organisations:** A maximum tenure period of five years, which includes any right of renewal.

**Standard Tenure – Individuals:** A maximum tenure period of 12 months, which includes any right of renewal.

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

**ADMINISTRATIVE**

As part of Council’s commitment to deliver the City of Adelaide Strategic Plan, services to the community and the provision of transparent information, all policy documents are reviewed as per legislative requirements or when there is no such provision a risk assessment approach is taken to guide the review timeframe.

This Policy document will be reviewed every **five** years unless legislative or operational change occurs beforehand. The next review is required in **2029**.

**Review history:**

Trim Reference	Authorising Body	Date/ Decision ID	Description of Edits

**Contact:**

For further information contact the City Culture Program

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 25 Pirie ST, Adelaide, SA  
 GPO Box 2252 ADELAIDE SA 5001  
 +61 8 8203 7203  
 city@cityofadelaide.com.au

## Recommendations of the City Planning, Development and Business Affairs Committee – 2 April 2024

Tuesday, 9 April 2024  
Council

Strategic Alignment - Our Corporation

Public

**Program Contact:**

Kathryn Goldy, Acting Manager  
Governance

**Approving Officer:**

Anthony Spartalis, Acting Chief  
Operating Officer

## EXECUTIVE SUMMARY

The City Planning, Development and Business Affairs Committee considered the following Items at its meeting held on 5 March 2024 and resolved to present to Council the following recommendations for Council determination:

- Item 6.1 - Draft Light Square / Wauwi Master Plan
- Item 7.1 – Draft Victoria Park / Pakapakanthi Master Plan Consultation Summary
- Item 7.3 – Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment

## RECOMMENDATION

1. **Recommendation 1** – Item 6.1 - Draft Light Square / Wauwi Master Plan

THAT COUNCIL:

1. Receives the presentation on the draft Wauwi/Light Square Master Plan contained in Attachment A to Item 6.1 of the Agenda for City Planning, Development and Business Affairs Committee held on 2 April 2024.
2. Notes the design and planning principles to guide the development of a draft Wauwi/Light Square Master Plan contained in Attachment A to Item 6.1 of the Agenda for City Planning, Development and Business Affairs Committee held on 2 April 2024.

2. **Recommendation 2** – Item 7.1 - Draft Victoria Park / Pakapakanthi Master Plan Consultation Summary

THAT COUNCIL:

1. Receives the Consultation Summary Report on the Draft Victoria Park Master Plan contained in Attachment A to Item 7.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 2 April 2024.
2. Notes the draft Victoria Park/Pakapakanthi Master Plan (Master Plan), subject to the inclusion of the changes contained in points 21 through to 22.4.1 as contained in the report and Attachment A to Item 7.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 2 April 2024.

3. **Recommendation 3** – Item 7.3 - Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment

THAT COUNCIL:

1. Endorses the submission on the Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment, contained in Attachment A to Item 7.3, on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 2 April 2024.
2. Authorises the Acting Chief Executive Officer or delegate to amend, finalise and forward Attachment A to Item 7.3, on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 2 April 2024, to the Code Amendment consultation process by 15 April 2024.

# DISCUSSION

1. The City Planning, Development and Business Affairs Committee met on Tuesday, 2 April 2024. The Agenda with reports for the public component of the meeting can be viewed [here](#).
2. Where the resolution of the Committee differs from the recommendation published in the Committee agenda, the Committee's recommendation to the Council is listed first with the original recommendation provided in is in grey and italics.
3. The following matters were the subject of deliberation.

3.1. Item 6.1 - Draft Light Square / Wauwi Master Plan

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE RECOMMENDS:

THAT COUNCIL

1. Receives the presentation on the draft Wauwi/Light Square Master Plan contained in Attachment A to Item 6.1 of the Agenda for City Planning, Development and Business Affairs Committee held on 2 April 2024.
2. Notes the design and planning principles to guide the development of a draft Wauwi/Light Square Master Plan contained in Attachment A to Item 6.1 of the Agenda for City Planning, Development and Business Affairs Committee held on 2 April 2024.

For ease, Attachment A relating to Recommendation 1, Item 6.1, has been included at the end of this recommendation report.

3.2. Item 7.1 - Draft Victoria Park / Pakapakanthi Master Plan Consultation Summary

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE RECOMMENDS:

THAT COUNCIL

1. Receives the Consultation Summary Report on the Draft Victoria Park Master Plan contained in Attachment A to Item 7.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 2 April 2024.
2. Notes the draft Victoria Park/Pakapakanthi Master Plan (Master Plan), subject to the inclusion of the changes contained in points 21 through to 22.4.1 as contained in the report and Attachment A to Item 7.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 2 April 2024.

For ease, Attachment A relating to Recommendation 2, Item 7.1, has been included at the end of this recommendation report.

3.3. Item 7.3 – Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE RECOMMENDS:

THAT COUNCIL:

1. Endorses the submission on the Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment, contained in Attachment A to Item 7.3, on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 2 April 2024.
2. Authorises the Acting Chief Executive Officer or delegate to amend, finalise and forward Attachment A to Item 7.3, on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 2 April 2024, to the Code Amendment consultation process by 15 April 2024.

For ease, Attachment A relating to Recommendation 4, Item 7.3, has been included at the end of this recommendation report.

4. The Committee also received a workshop on Draft Light Square / Wauwi Master Plan and a confidential Item to confirm the minutes of the Special meeting held on 21 March 2024.
5. Item 7.2, Catalyst Sit Policy Review was withdrawn from consideration.

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## DATA AND SUPPORTING INFORMATION

**Link 1** – City Planning, Development and Business Affairs Committee Public Agenda

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## ATTACHMENTS

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- END OF REPORT -

# Wauwi/Light Square Master Plan



# The City of Adelaide is developing the Master Plan with the support of:

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Lead Consultant

## Oxigen

Landscape Architecture

Urban Design

Urban Planning

Specialist Subconsultants

## Yellaka - Karl Telfer

Kaurna cultural inputs

## WGA

Strategic Transport Planning

# Purpose

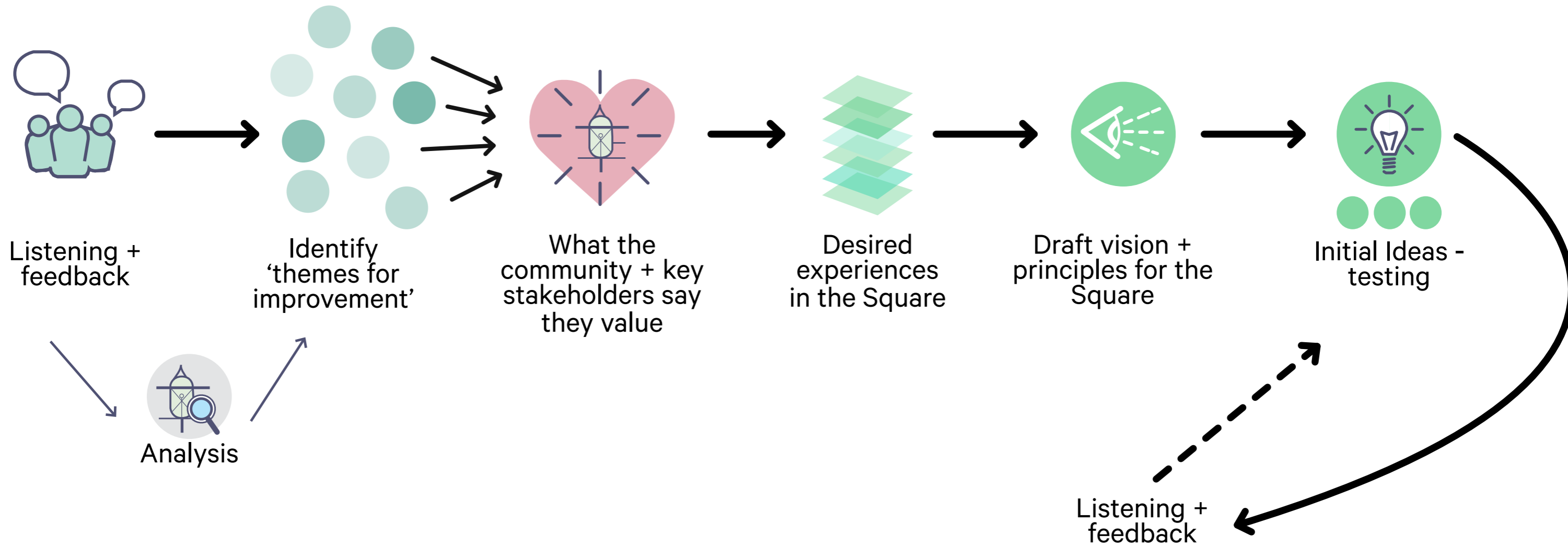
**Council and the project team are seeking input from the Board on design and planning principles to guide the development of the draft Wauwi/Light Square Master Plan**

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# Process & approach

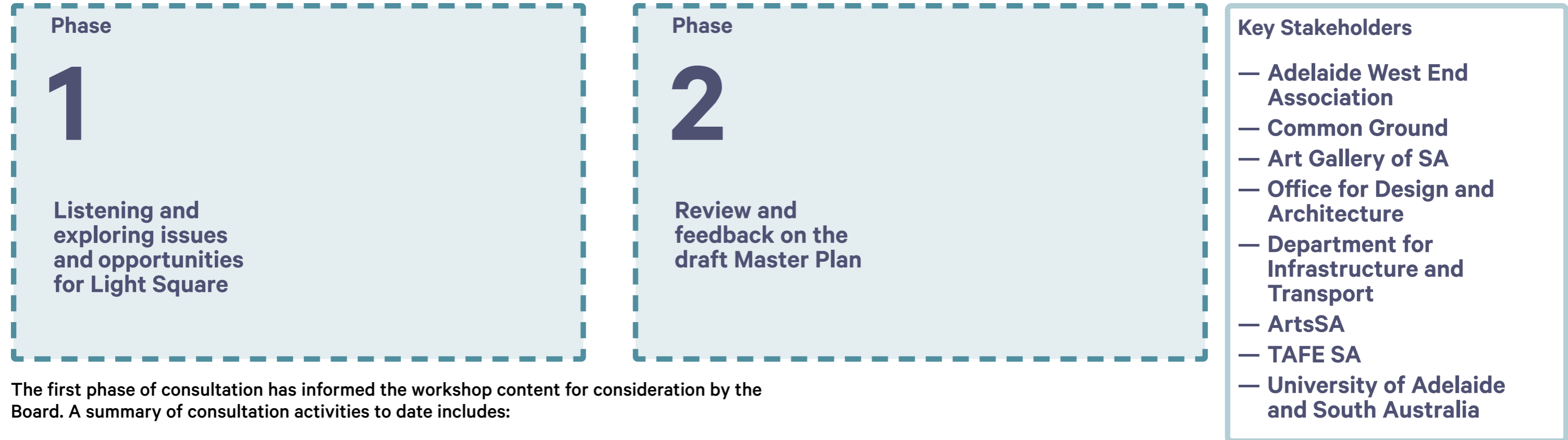


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# Consultation & engagement

Targeted stakeholder and community consultation is occurring in two phases as part of the development of the Master Plan

The feedback collected to date has guided the project team in understanding the opportunities and initial themes for improvement of the Square.

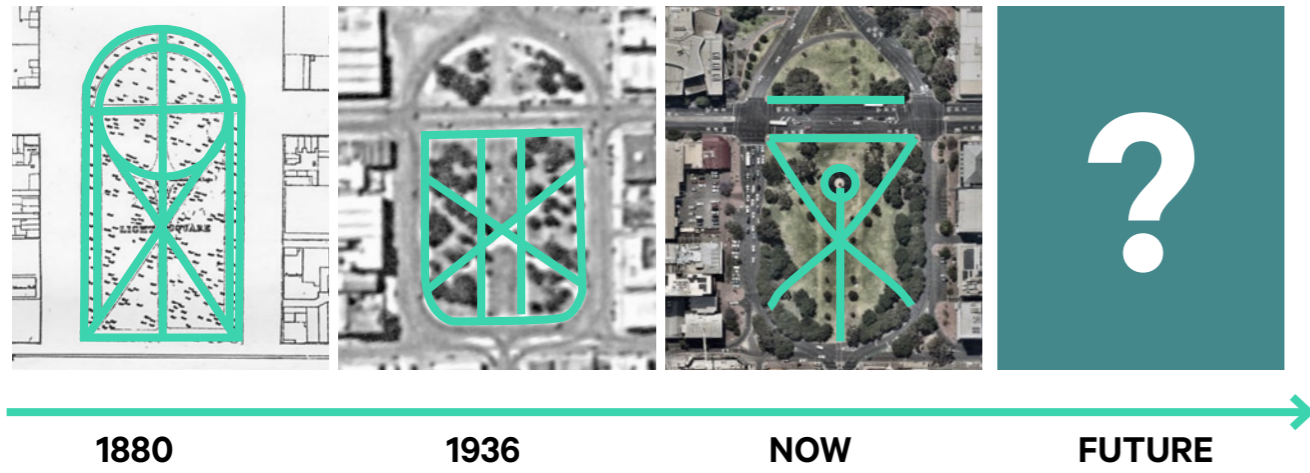


The first phase of consultation has informed the workshop content for consideration by the Board. A summary of consultation activities to date includes:

- The City of Adelaide has undertaken a series of on-site workshops to meet with residents and key stakeholders in the Light Square and north-west precinct of the city.
- A combined Reconciliation Committee and KYAC Walk on Country on 22 March 2024.
- A workshop with adjacent residents to complement Neighbour Day activities in Light Square on 26 March 2024.

# Wauwi/ Light Square today

## Evolution of Layout

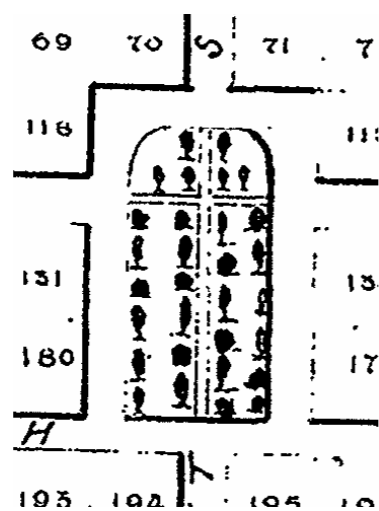


# Stories of the Square

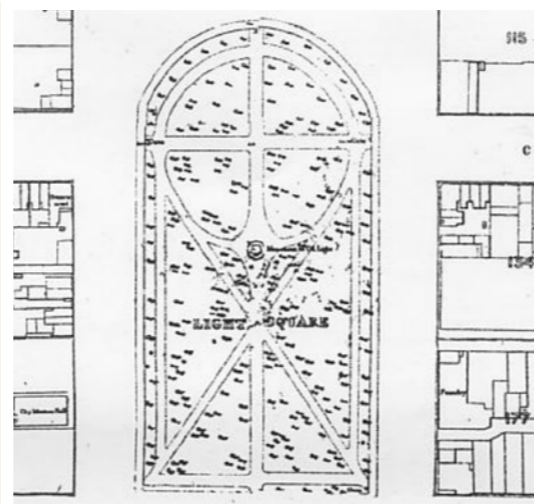
Light Square and the surrounding community represent a rich and diverse multi-cultural. This history includes many individuals who have influenced the character of the Square today.



Colonel William Light passed away in 1839 and was buried in Light Square. A memorial in the form of a marble column now stands over his grave.



1865\_extract from a plan of the City of Adelaide



1880\_extract from Smith Survey of the City of Adelaide



Plan Showing Improved Pavements in the City of Adelaide by the City Engineer dated 14 November 1927



1936 Light Square Plan

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Kaurna heritage

<1800

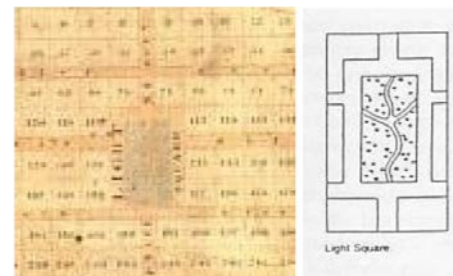
1839

1865

1880

1927

1936



Light Square exists as a rectangular Square, or village green, as originally envisaged and laid out by Colonel Light in his 1836 survey 'Plan of Adelaide'. It was named on 23 May 1837 by the Street Naming Committee in honour of Colonel William Light's survey, which Light also served upon. No change to this surveyed plan has occurred thereafter.



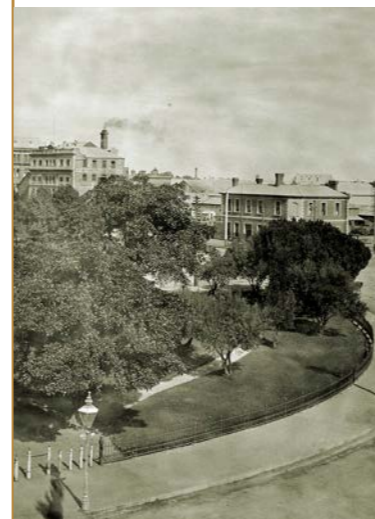
1875 aerial axiometric view of Light Square. Australasian Sketcher 10 July 1875

1875

1908

1911

Light Square was modified with the tramway works cutting a new east-west route along the present Currie Street alignment (Annual Report 1908,p.21;1909,pp.47-48).



A 1911 photograph taken from the northern portion of Light Square.

1928

Note the absence of the present water feature surrounding the Memorial, the flagpole to the left (north-east) of the Memorial, and the dense but open Gardenesque style of mature tree planting in the Square. Source: City of Adelaide 1928, np.



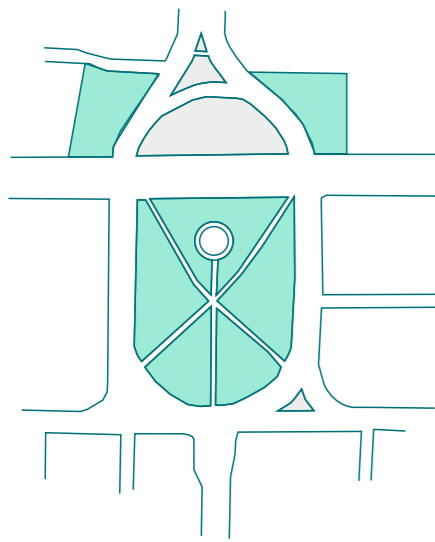
Photograph of the Light Memorial and Light Square in 1928.

2003



In 2003, a set of 7 black granite sculpture pieces entitled 'The Eternal Question', commissioned for the Adelaide Festival in 1986, by way of a gift from Barbara and William F Stewart through the Art Gallery of South Australia Foundation in 1984, was sited in Light Square on loan to the Corporation from the Art Gallery of South Australia. The artist was Richard Kelly Tipping (b.1949).

# Analysis to date








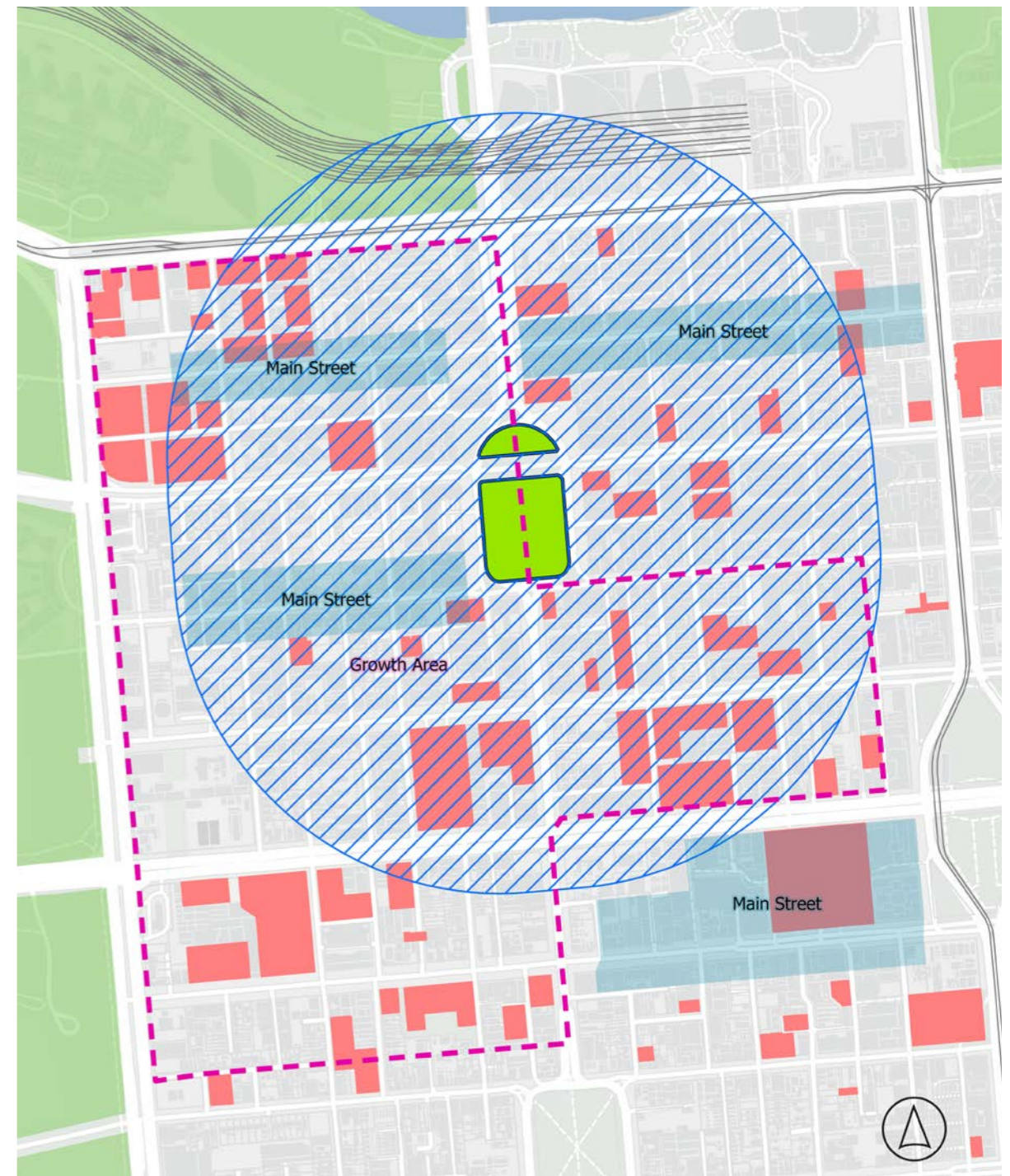
## LIGHT SQUARE

Usable public space:  
**20,368m<sup>2</sup>**

- Adjacency to Education/Training/Research Institutional Uses
- Businesses
- Residential population growth
- Large-scale gatherings and functions
- North-south arterial road link
- Important east-west metropolitan bus route

## Growth Implications

-  400m buffer
-  High Growth Forecast Sites
-  Light Square
-  Growth Area
-  Main Street
-  Adelaide Park Lands



# Desired experiences

From feedback the following experiences have been considered desirable



**Walking & Fitness**



**Recreation & Play**



**Community Events & Activities**



**History & Story Telling**



**Picnicking**



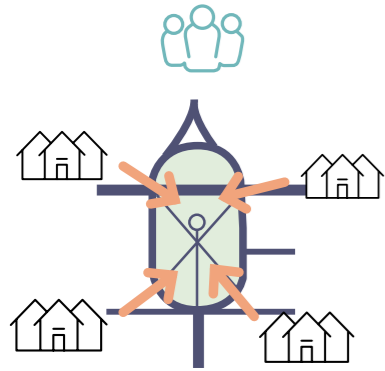
**Relaxing**



**People watching**

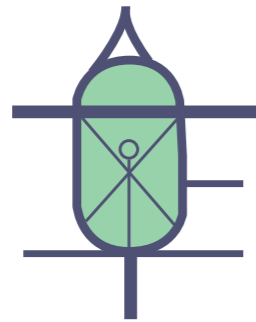
# Principles

A set of six key principles describing what the square could be. These elements will guide ideas that are developed and tested.



## Use by everyone

- Everyone feels comfortable using the Square either by themselves or in a group.



## Relaxed spaces

- A variety of activities and spaces within the Square.



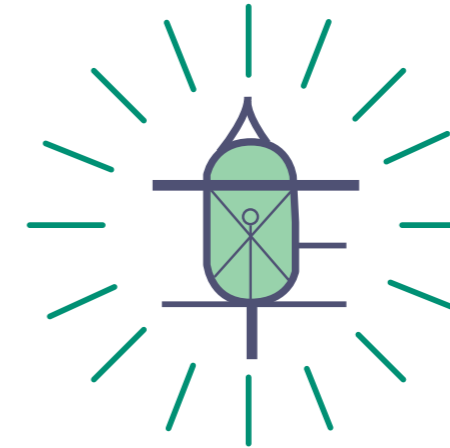
## Fun to be in

- Distinctive character to SW quadrant of the city.
- Opportunities for people to share their stories and experiences.



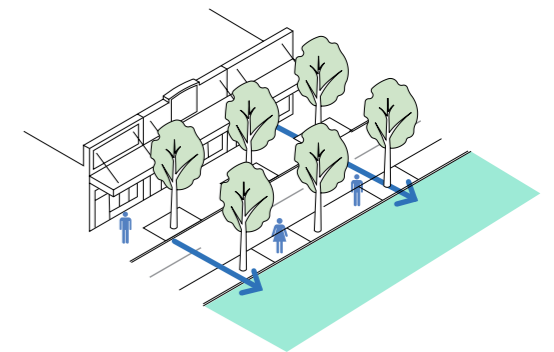
## Comfortable + safe

- Comfortable spaces that are shaded in summer and sunny in winter.
- Spaces that are safe to use at all times of the day.



## Attractive

- A variety of activities and opportunities for the community to use the Square.



## Green edges

- Separation of the road to increase safety and comfort for users.

# Phase 01 Feedback - Summary

## Existing Square

From feedback and analysis of the site the following elements have been recorded.



**Safety Concerns**  
— Pedestrian accessibility and movement after dark

**Increasing density**  
— Surrounding residential development

**Recreation**  
— Popular recreation facilities

**Limited use afters sunset**  
— Minimal night time activities

**Community Focus**  
— Community gardens  
— Free events  
— Welcoming community

**One type of green space**  
— Large parcel of green space within the park, mainly trees and lawn with little diversity  
— No structure

**Lack of shade & comfort**  
— Lack of shade along paths and seating areas  
— Difficult to find a quiet and protected space

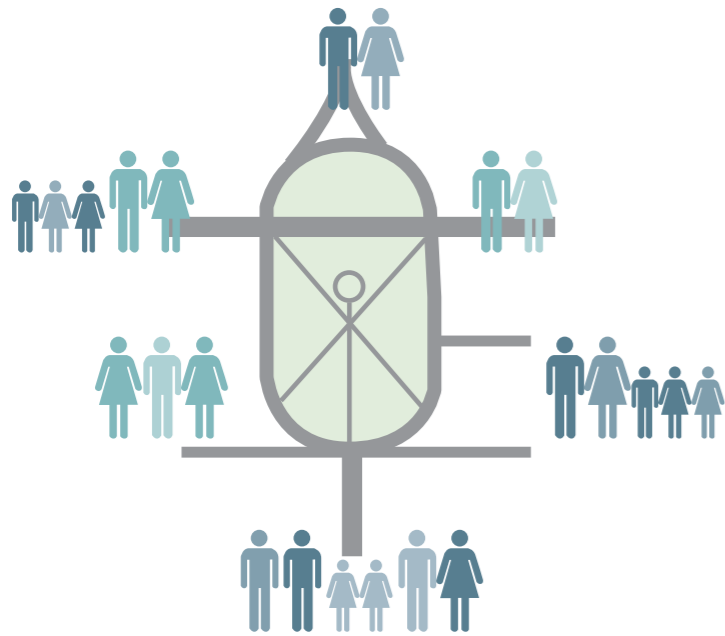
**Vehicle speeds**  
— Pedestrian crossing made difficult by vehicle speeds around corners  
— Surrounded by roads on all sides

**Large majestic trees**  
— Existing trees

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# Core Values



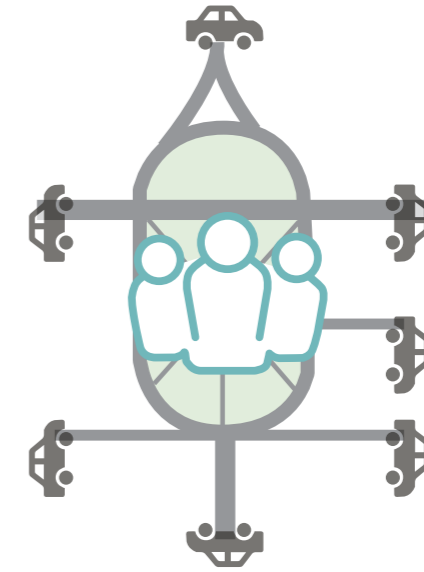
### Welcoming

- Builds on existing character
- A community space with a village feel
- A variety of activities and things to do



### Attractive

- Attractive to be in
- Well maintained gardens and planting
- Something to do there everyday
- Green and lush all year round



### Safe & Comfortable

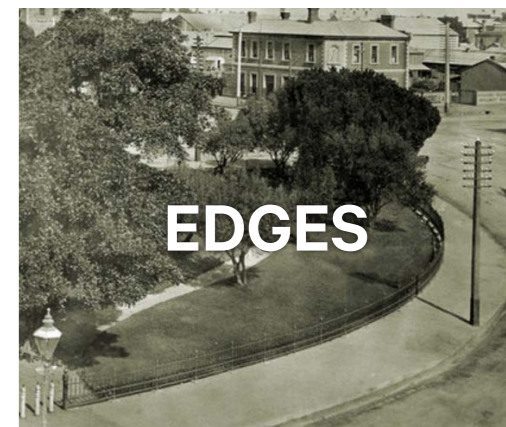
- Comfortable and inviting to be in
- Safe for everyone
- Well lit at night
- Easy to access with slower traffic around the square
- Discourage anti-social behaviour

Draft

# Vision

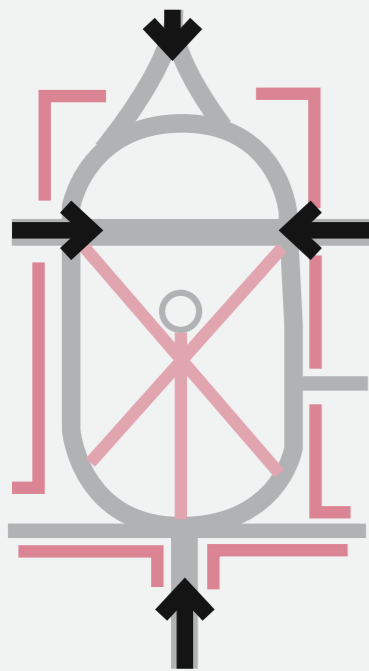
“a community Square with a defined character, that recognises layers of history and plans for contemporary needs including Kaurna connections with country”

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# Key themes for improvement

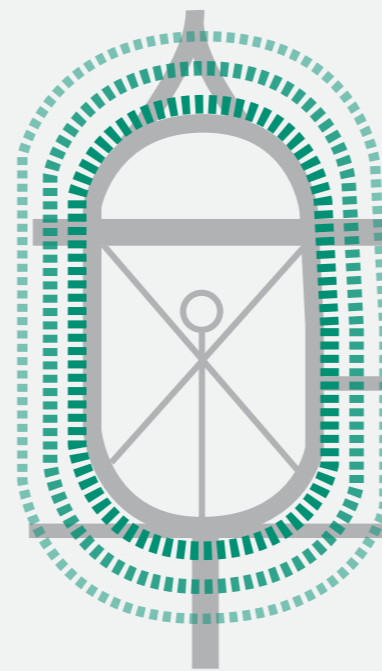
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**Theme 1**  
Access,  
Connectivity &  
Edge Treatments



**Theme 2**  
Open Space  
Hierarchy &  
Pedestrian Scale



**Theme 3**  
Vitality, Life and  
Climate



**Theme 4**  
Community,  
Culture & History



**Theme 5**  
Events, Art, Play,  
Programming &  
Participation

# **DRAFT VICTORIA PARK/PAKAPAKANTHI (PARK 16) MASTER PLAN**

**Consultation Summary Report**

March 24

## ACKNOWLEDGEMENT OF COUNTRY

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

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

## DOCUMENT PROPERTIES

### Contact for enquiries and proposed changes

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

**Contact Officer:** Jared Wilson  
**Title:** Team Leader Park Lands Planning  
**Program:** City Shaping  
**Phone:** (08) 8203 7199  
**Email:** J.Wilson@cityofadelaide.com.au

### Record Details

**HPRM Reference:** ACC2024/38619  
**HPRM Container:** 2022/01026

### Version History

Version	Revision Date	Revised By	Revision Description
1	20/12/2023	Tom Rossini	Draft

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## EXECUTIVE SUMMARY

This report summarises the consultation findings on the draft Victoria Park / Pakapakanthi (Park 16) Master Plan undertaken by City of Adelaide (CoA).

Consultation was undertaken in accordance with Council's Community Consultation Policy dated 16 July 2019 and the *Local Government Act 1999* (LG Act).

Consultation commenced on **17 August 2023** and closed on **11 September 2023**.

In total, **224** submissions were received.

In summary the feedback included:

### **YourSay Feedback**

- 80% of respondents agreed with Master Plan vision statements.
- 76% of respondents agreed with the Master Plan principles.

The most common responses related to:

- Paths (24%),
- Events and recreation (21%),
- Greening and tree canopy (21%)
- Creek rehabilitation (13%).

### **Written Submission Feedback**

#### Greening / Trees / Biodiversity

- Create tree canopy over existing and new paths and throughout park to support biodiversity values.
- Community groups keen to be involved in greening of the park.
- Further communication of dog on-leash requirements is required.

#### Public Amenities

- Support for a nature-based plays space (away from the criterium track).
- Support for the existing toilet facility to be renewed provided the building footprint is minimised.
- Limited support was provided for the inclusion of a community pavilion.
- Need for increased lighting in northeastern section of park.

#### Access

- Investment in paths (and cycling infrastructure), including a perimeter pathway, path hierarchy, connectivity and disability access of the path network received strong support.

#### Sport and Recreation

- Realignment of the criterium track was strongly opposed by primary user groups.
- Inclusion of a central community oval and increased programming was not generally supported.
- Increased programming of the hard stand space would significantly increase safety issues for riders and other park users.
- Provision of physical barriers is required to reduce conflicts between park uses including cyclists/dogs/ball sports and improve safety.

### Motorsport

- The assumptions of the continuation of motorsport in the park was raised as a primary concern by a number of community responses.
- The master plan should not reflect the short-term status quo of motorsport dominating this park.
- The activation of the hard stand areas associated with motorsport was not broadly supported - community would prefer if the hard stand was removed. This does not reflect the South Australian Motorsport Board's submission.
- Recognition of the importance of Park 16 for economic and social benefit of large scale events.

### **How this will help to refine the master plan**

The consultation feedback will inform the final draft Victoria Park / Pakapakanthi Master Plan will help to refine the final Master Plan through the following changes:

#### Minor Amendments

- Vision amended to include "Contribute to people's physical and mental health".
- Illustration of pedal prix use of criterium track.
- Illustration of concrete cricket pitches on existing ovals - this was requested by South Australian Cricket Association.

#### Greening / Trees / Biodiversity

- Inclusion of additional canopy target.

#### Public Amenities

- Proposed pavilion replaced with 'outdoor rooms' to provide natural shade/shelter.
- Inclusion of additional lighting in northeastern section of the park.
- Inclusion of data collection / smart technology to capture park usage data to allow for evidence based planning and park management.
- Playspace location – consideration will be given to include a formal play space in the northeastern corner of the Park and an informal nature play space along Botanic Creek / Park Lands Trail.
- Consideration for relocating public toilets to service the proposed formal play space.

#### Sport and Recreation

- Proposed realignment of criterium track removed from master plan
- Proposed central community oval removed from master plan
- Consideration given to the provision of green buffers around criterium track to provide a natural barriers to reduce park use conflicts
- Implementation to be in conjunction with criterium track users

### Motorsport

- Context provided regarding the South Australian Government's five-year contract to host motorsport events until 2026.



## 1. HOW WE ENGAGED

A comprehensive consultation package was made available through Your Say Adelaide, on **17 August 2023** to **11 September 2023** including:

- Project Information
- Background Information
- Frequently Asked Questions and Answers
- Links to other related documents including the draft Master Plan for Victoria Park / Pakapakanthi (Park 16) and the Adelaide Park Lands Management Strategy 2015-2025
- Online methods to provide feedback via a survey, a discussion forum and pin tool to drop comments directly onto a map
- Administration contact details for further information.

Promotion of the consultation included:

- Email notification and one-on-one meetings with relevant stakeholders/community groups
- Notification of consultation posted on Council's social media platforms and website which reached 48,288 people with a total of 1,796 clicks
- Signs and posters installed across Victoria Park / Pakapakanthi and City of Adelaide libraries and community centres
- Customer Centre screen ads and digital post-it advertising of the consultation
- A total of 500 A6 sized postcards were distributed in cafes, libraries, and community centres in suburbs around Victoria Park / Pakapakanthi (including City of Norwood, Payneham & St Peters, City of Burnside).
- Corflutes signs with QR code links to the consultation were placed in 16 locations within the Park links to survey and feedback.
- In addition, public events outside of the consultation period were used to discuss the draft Master Plan and obtain consultation feedback, including the Kadaltilla Community Forum pop-up events held between 12 September and 19 October 2023, and the City of Adelaide Biofair held in Victoria Park / Pakapakanthi on 8 October 2023.

## 2. WHO WE HEARD FROM

In total, 224 submissions were received comprised of:

- 17 email submissions
- 9 letter submissions (8 from stakeholder user groups)
- 198 Your Say Adelaide responses.

### Written submissions

A total of 26 written submissions were received, as follows:

- 17 email submissions
- 9 letter submissions from:
  - South Australian Motor Sport Board
  - Adelaide Park Lands Association
  - South East City Residents Association (SECRA)
  - Norwood Cycling Club
  - AusCycling
  - South Australian Cricket Association
  - South Australian National Football League (SANFL)
  - The North Adelaide Society
  - Individual community member response.

### Your Say Adelaide

The Your Say platform resulted in 198 submissions to the engagement, a summary of activity on the platform follows:

- 3,093 'Aware' visitors: Visitors, which could be individuals or individuals visiting on behalf of organisations, made 3,499 visits to the Your Say Adelaide page (which means some visited more than once).
- 783 'Informed' visitors: These are visitors that explored the consultation materials more closely to learn more about the project by browsing through the consultation information available.
- 202 'Engaged' visitors: These are the people who submitted feedback through the online engagement tools.
- There were 509 document downloads from the Your Say Adelaide page, including:
  - 349 downloads of the draft Master Plan for Victoria Park / Pakapakanthi (Park 16).
  - 12 downloads of the Adelaide Park Lands Management Strategy 2015-2025.

### 3. WHAT WE HEARD

Key themes and a summary of feedback has been summarised from the 224 submissions.

This feedback has assisted Council in refining the Master Plan.

The following notable statistics from the outcomes of the YourSay consultation outline a general support for the Master Plan.

- 80% of respondents agreed with the Master Plan vision statements.
- 76% of respondents agreed with the Master Plan principles.

The most common responses related to paths (24%), events and recreation (21%), greening and tree canopy (21%) and creek rehabilitation (13%). Together these initiatives accounted for 66% of responses.

The following table summarises the key feedback provided from both the YourSay responses and the written responses.

Key theme	Summary of Feedback
<b>Vision and Principles</b>	Broad support for the vision statements and principles contained in the draft Victoria Park Master Plan.  Feedback included the desire for the Master Plan to include another key move to promote the Park as 'supporting the health and wellbeing of people'
<b>Access and inclusion</b>	The need for the park to be more inclusive was raised in the feedback from community, including increased access for people with disabilities, the elderly and First Nations peoples.
<b>Path network</b>	Investment in paths (and cycling infrastructure), including a perimeter pathway, improvements to the Criterium Track as well as a hierarchy, connectivity and disability access of the path network received strong support.
<b>Greening/trees/ /biodiversity</b>	Tree planting to create canopy over existing and new paths, to complement the wetlands and in strategic open space areas (understorey planting to support biodiversity values).  Community groups wish to be a part of the greening of the Park with more opportunities for planning in the northern section of the Park.  Further communication of dog on-leash requirements in Park 16 and the wetlands is required.
<b>Rehabilitation of Botanic Creek</b>	The rehabilitation of Botanic Creek and erosion control in creek beds was supported by a number of community-based groups/organisations.
<b>Interpretation</b>	Increased provision of interpretation with a focus on environmental, Kaurua culture and historical values of the Park.
<b>Play space</b>	Support for a nature based play space that is sited for safety and to reduce possible conflicts with other Park users (away from the Criterium Track).
<b>Public Toilets</b>	General support for the existing public amenities located in the central section of the Park to be renewed provided that the build form is contextual to the Park Lands setting and minimisation of the building footprint is prioritised.

Key theme	Summary of Feedback
	<p>Consideration could be given to the location of this toilet facility and whether it could be located closer to the heritage buildings and proposed play space.</p>
<p><b>Grandstand / Community Hub</b></p>	<p>General support for the proposed enhancement of the Grandstand, and suggestion that the café at the Grandstand is valued and a desire for it to be upgraded and more accessible/inclusive.</p> <p>There was limited support for the proposed community pavilion to accompany the hard stand area.</p>
<p><b>Park Activation</b></p>	<p>The activation of the hard stand areas associated with motorsport was not broadly supported by the community. The community's preference is to see these hard stand areas removed rather than activated.</p> <p>General sentiments outline that the Park is already activated and does not require further activation.</p>
<p><b>Motorsport</b></p>	<p>The continuation of Motorsport in Victoria Park was raised as a primary concern by a number of community respondents.</p> <p>These responses suggested the Master Plan acknowledge the South Australian Government signed a five-year contract to host the motorsport race until 2026. The continuation of Victoria Park hosting motorsport was not supported by a number of community members/group responses.</p> <p>It was suggested that the Master Plan should not reflect the short-term status quo of motorsport in the Park but should reflect the future of the Park beyond its use for motorsport and seek the removal of hard stand surfaces that are predominantly used for the purposes of motorsport.</p>
<p><b>Criterion Track</b></p>	<p>The proposed realignment of the criterium track was strongly opposed by the organisations that use the track for training and competition purposes.</p> <p>A strong history of participation and the significance of this facility to the cycling community and South Australia was outlined in responses.</p> <p>Responses outlined that the Victoria Park criterium track is currently the only designated criterium track in South Australia and provides amateur through to elite level cyclists with the opportunity to train and compete in a designated car free environment in a central, easily accessible location.</p> <p>The responses also outlined that the realignment would result in a fundamental change to the course for racing and is not viewed by the users as an improvement.</p>
<p><b>Park Use Conflict</b></p>	<p>Submissions raised the need for existing use conflicts to be addressed, including cyclists, dog walkers and activation of the park.</p>
<p><b>Lighting and data collection</b></p>	<p>A number of submissions outlined the need for additional lighting in the park, with a focus on the heritage precinct area and criterium track.</p> <p>Increased and transparent data collection to capture park usage was raised to assist in the management of the Park.</p>
<p><b>Community Oval</b></p>	<p>The proposed inclusion of an additional community oval and increased programming of the open grassed spaces adjacent to the criterium track</p>

Key theme	Summary of Feedback
	<p>was not generally supported outside of the peak sporting bodies who showed interested in long term programming of this space.</p> <p>The cycling community raised concern that the increased programming of this space would significantly increase safety issues for riders and other park users.</p>
<b>Events</b>	<p>Recognition of the importance of Park 16 for economic and social benefit of large scale events such as VAILO Adelaide 500, Bridgestone World Solar Challenge, International Horse Trials, Pedal Prix, Adelaide Rally, AusCycling SA events, Adelaide Motorsport Festival.</p> <p>This a was sentiment from the organised event users of the Park, but not generally supported by the broader community who outlined the need for events to be less disruptive to the community usage of the Park.</p>

## 4. INVESTMENT PRIORITIES

Consultation findings have allowed for identification of the community expectations for priority investment areas. These include:

- Improvements to the path network (and cycling infrastructure) to be costed and external funding partnerships and Council budget funding to be sought from 2024/25.
- Prepare and include a costed tree planting schedule in the updated draft Master Plan to increase tree canopy, particularly over existing and new paths, to complement the wetlands and strategic open space areas (understorey planting to support biodiversity values).
- Detailed design and initiation of works for the rehabilitation of Botanic Creek to target commencement in the 2024/25 financial year.
- Planning and installation of interpretative signage (focused on the environment, Kaurna culture and historical values of the Park) to target commencement in the last quarter of 23/24 financial year and priority funding to be sought in 2025/26 Council budget processes for the design and incorporation of additional interpretive elements (e.g. public art, landscape design).
- Funding for concept design of a nature-based play space to be sought from 2024/25 at the earliest and priority funding for concept design to be sought in 2025/26 Council budget processes. Delivery of a play space targeting delivery in 2025/26 to 2026/27.
- Funding for public toilet improvements to be sought from 2024/25 at the earliest and priority funding sought in 2025/26 Council budget processes.

The refined Master Plan will incorporate specific metrics and targets to achieve the master plan vision statements and principles, and an implementation plan with costings for priority projects.

## **APPENDIX 1 – WRITTEN STAKEHOLDER SUBMISSIONS SUMMARY**

In addition to email submissions, letter submissions were received from:

1. South Australian Motor Sport Board
2. Adelaide Park Lands Association
3. Norwood Cycling Club
4. AusCycling
5. The North Adelaide Society
6. South East City Residents Association (SECRA)
7. South Australian Cricket Association (SACA)
8. South Australian National Football League (SANFL)

These submissions have been summarised in the “what we heard” section of this report with further summary, analysis and consideration provided in Table 1.

Table 1 – High-level summary of written submissions

Submission	Summary of Feedback	Analysis of Feedback	Consideration of Feedback
<p>SA Motor Sport Board (SAMSB)</p>	<p>As a major user of Pakapakanthi / Victoria Park (Park 16), the South Australian Motor Sport Board support the CoA’s vision to balance multiple users needs whilst providing an aspirational, inspiring and sustainable blueprint for the Park but sought further consideration in a number of areas summarised under the following headings:</p> <p><b>Major events as important current and future uses of Park 16</b></p> <ul style="list-style-type: none"> <li>Importance of Park 16 for economic and social benefit of large scale events such as VAILO Adelaide 500, Bridgestone World Solar Challenge, International Horse Trials, Pedal Prix, Adelaide Rally, AusCycling SA events, Adelaide Motorsport Festival.</li> </ul> <p><b>Balancing natural and built-form elements to maximise multi-use outcomes</b></p> <ul style="list-style-type: none"> <li>Supports CoA’s vision to improve visual amenity and biodiversity of the Park by investing in tree planting and revegetation but notes the right balance is needed with existing built-form infrastructure and the utility and function of this infrastructure. Seeks consultation on changes to built-form elements and encourages multi-use spaces.</li> </ul>	<p>The following initiatives in the draft Master Plan are generally supported by the respondent:</p> <ul style="list-style-type: none"> <li>Sealing existing shared pathways across Park 16 to improve public safety, disability access, limits dust.</li> <li>Greening alongside pathways.</li> <li>Underground and upgrades to electrical systems and EV infrastructure provision</li> <li>Relocation of toilet facilities to a more suitable location near the heritage grandstand.</li> <li>Increased lighting and renewable energy solutions.</li> <li>Renewed and realigned pathways and proposes alternative options to minimise need for closures.</li> </ul> <p>The following initiatives in the draft Master Plan are not generally supported by the respondent:</p> <ul style="list-style-type: none"> <li>New Wakefield Road pedestrian crossover point which overlaps with the racetrack and creates a safety issue</li> <li>Revealing the existing stormwater drains on East Terrace, to the south of the existing playing fields as it intersects with current car parking for the race – seeks to discuss alternatives.</li> </ul>	<p>The feedback provided has been considered and elements will be incorporated into a revised and Final Master Plan.</p> <p><u>Wakefield Road pedestrian crossover</u></p> <p>The inclusion of a signalised or safe road crossing has been retained as it provides for increased safety for Park users year round and enhances the Park Lands Trail.</p> <p><u>Revealing the existing stormwater drains</u></p> <p>The revealing of the stormwater drains and rehabilitation of Botanic Creek has environmental benefits. Much of the feedback from the broader community supported increased environmental benefits, greening and protection of biodiversity. This element will therefore maintained in the Master Plan and aligns with the purpose in which the Park Lands are held.</p> <p><u>Additional Community Playing Field</u></p> <p>Administration agree that the location and extent of a new playing field is not appropriate and has not been retained in the revised Master Plan given the feedback provided by the users and broader community. This space will be retained as an irrigated, open and accessible space for park users.</p>

Submission	Summary of Feedback	Analysis of Feedback	Consideration of Feedback
	<p><b>Minimising infrastructure build times and impacts of events</b></p> <ul style="list-style-type: none"> <li>Notes elements in the draft Master Plan may increase infrastructure build times for events and amplify impacts to the community, and relevance to the new sporting fields, which overlap with the existing race infrastructure and access points (alternatives provided by SAMSB).</li> </ul> <p><b>Sealing Park 16 pathways to improve functionality and inclusiveness</b></p> <ul style="list-style-type: none"> <li>Support for sealing existing shared pathways across Park 16 to improve public safety, and disability access, and limit dust. Recognises the need to balance pathway sealing with reduced heat load and recommends greening alongside pathways.</li> </ul> <p><b>Considering a longer-term horizon for Park 16 Master Planning</b></p> <ul style="list-style-type: none"> <li>References CoA's goal to double the population by 2040 and recommends a 20-year horizon for the Master Plan and a broader focus on sustainability, support for underground electrical systems and EV infrastructure provision.</li> </ul> <p>The SAMSB submissions includes specific feedback on proposals contained in the draft Master Plan.</p>	<ul style="list-style-type: none"> <li>Location and extent of some new playing fields interfere with existing access and thoroughfare points that are important for events and infrastructure builds.</li> </ul>	<p><u>Redevelopment of amenity block/toilet</u></p> <p>Master Plan is to be amended to reflect the redevelopment of the existing amenity block as a priority. The redevelopment will prioritise accessibility for Park users and will seek a 'no net increase' in build form across the Park. The position of this facility has also been considered to ensure it is appropriately located for community use.</p> <p><u>Potential removal of asphalt pathway linking 'sweat track'</u></p> <p>The removal of hard stand areas has been raised by the broader community as a priority for the Park. Council will work with SAMSB to identify opportunities which can meet the needs of motorsport, whilst also considering more climate resilient options and the reduction of hard stand areas.</p> <p><u>Increased lighting</u></p> <p>Increased lighting along path routes to improve park safety can be investigated and included in the master plan with a focus on the northeastern section.</p> <p>Further consideration needs to be given to additional lighting in the southern area of the park and potential impacts on the Key Biodiversity Area.</p>



Submission	Summary of Feedback	Analysis of Feedback	Consideration of Feedback
	<p><b>BUILT FORM</b> – and natural elements to be in the right balance.</p> <p><b>Redevelopment of existing toilet block near grandstand</b></p> <ul style="list-style-type: none"> <li>Relocation of toilet facilities to a more suitable location near the heritage grandstand.</li> </ul> <p><b>Potential removal of asphalt pathway linking ‘sweat track’ pathway to proposed aggregate pathway</b></p> <ul style="list-style-type: none"> <li>Considered critical infrastructure for the race, a sealed or asphalt path remains important for pedestrian and disability access.</li> </ul> <p><b>New Wakefield Road pedestrian crossover point</b></p> <ul style="list-style-type: none"> <li>Overlaps with the racetrack and creates a safety issue. Proposes shifting the pedestrian crossing further west, which would enable the crossing to remain open longer.</li> <li>Realignments of paths and pedestrian crossover points that require infrastructure should be avoided on main racing circuit sections.</li> </ul> <p><b>New lighting infrastructure at Park 16</b></p> <ul style="list-style-type: none"> <li>Support increased lighting and recommends renewable energy solutions.</li> </ul>		

Submission	Summary of Feedback	Analysis of Feedback	Consideration of Feedback
	<p><b>Reveal existing stormwater drains on East Terrace, to the south of the existing playing fields</b></p> <ul style="list-style-type: none"> <li>Intersects with current car parking for the race and alternatives will need to be discussed with CoA.</li> </ul> <p><b>SHARED PATHWAYS</b> – supports renewed and realigned pathways and proposes alternative options to minimise need for closures.</p> <p><b>Dual pathways proposed from south-east to north-west</b></p> <ul style="list-style-type: none"> <li>Would need to be closed for several months.</li> </ul> <p><b>New aggregate pathway parallel to VA 500 “Pit Straight” Grandstand</b></p> <ul style="list-style-type: none"> <li>Would need to be closed for 4-5 months per year.</li> </ul> <p><b>New aggregate pathway proposed for Wakefield Road</b></p> <ul style="list-style-type: none"> <li>May intersect with the protected tree zone and pedestrian overpass for the race and would necessitate temporary closures.</li> </ul> <p><b>GREENING</b></p> <p><b>Ground treatments required to accommodate re-alignment of criterium track</b></p>		

Submission	Summary of Feedback	Analysis of Feedback	Consideration of Feedback
	<ul style="list-style-type: none"> <li>Will likely impact mature trees, remediation to consider all event patron movements.</li> </ul> <p><b>ALIGNMENT OF INFRASTRUCTURE</b></p> <p><b>Extend electrical infrastructure for ‘Smart Park’ EV charging facilities to leverage future opportunity for other sustainable and innovative events and facilities</b></p> <ul style="list-style-type: none"> <li>Existing electrical infrastructure including underground services and distribution boards will require upgrade and design. Expand for future electric motor sports.</li> </ul> <p><b>New playing fields in the north-eastern sections of Park 16</b></p> <ul style="list-style-type: none"> <li>Location and extent of some new playing fields interfere with existing access and thoroughfare points that are important for events and infrastructure builds. Specific details provided and adjustments proposed.</li> </ul>		
<p>Norwood Cycling Club</p>	<p>Introductory statement regarding the year-round use of the only Criterium Track available to its members and long-standing use of the Park.</p> <p>Overall support for a quality space respecting its environmental and cultural heritage and providing an engaging and appropriate space for uses, ranging from unstructured community use through to major events.</p>	<p>The following initiatives in the draft Master Plan are generally supported by the respondent:</p> <ul style="list-style-type: none"> <li>Supports maximising use of the Park but existing user needs not to be impacted (risk of conflicts not to be passed on to cycling users).</li> <li>Support for ring route multiuse path around the criterium track, redevelopment of the toilet block including storage space,</li> </ul>	<p>The City of Adelaide acknowledge the long standing history of cycling in Victoria Park for cycling in South Australia, including criterium and pedal prix racing.</p> <p>The Master Plan has been amended to acknowledge that the criterium track is currently the only facility in the State and must therefore be considered as a regional or state level facility given the nature of events that are held at the facility.</p>

Submission	Summary of Feedback	Analysis of Feedback	Consideration of Feedback
	<p>The submissions include specific feedback organised under headings.</p> <p><b>That cyclists are a valid and encouraged user of the park</b></p> <ul style="list-style-type: none"> <li>Master Plan needs to acknowledge the legitimacy of the circuit and design and management approaches to address challenges between different users.</li> <li>Requests a safety and design risk assessment is conducted and appropriate controls put in place at conflict points and at high-risk areas.</li> <li>Specific recommendations:                             <ul style="list-style-type: none"> <li>Recognise regional significance of the criterium track as the only facility in the state</li> <li>Address how increased activation will be managed</li> <li>Physical controls to reduce conflict and improve safety (such as barriers, access gates, separation, signage, passive controls like hedging)</li> <li>Reduce impacts from other events.</li> </ul> </li> </ul> <p><b>Design changes that impact the criterium circuit</b></p> <ul style="list-style-type: none"> <li>Realignment of the criterium circuit is not supported.</li> </ul>	<p>connecting Victoria Park to the southern suburbs and north eastern suburbs</p> <ul style="list-style-type: none"> <li>Suggests new opportunities such as sealed path network, more track configurations, lighting, power and shelter.</li> </ul> <p>The following initiatives in the draft Master Plan are not generally supported by the respondent:</p> <ul style="list-style-type: none"> <li>Realignment of the criterium circuit is not supported.</li> <li>Proposed separation of the finishing straight from the grandstand is not supported. Suggests a cycling safety barrier on the grandstand instead is not supported.</li> <li>Additional crossing points of the circuit with no form of control is not supported.</li> </ul> <p><u>New initiatives proposed</u></p> <ul style="list-style-type: none"> <li>Suggests new opportunities such as sealed path network, more track configurations, lighting, power and shelter.</li> <li>Physical controls to reduce conflict and improve safety (such as barriers, access gates, separation, signage, passive controls like hedging)</li> </ul>	<p>The feedback provided has been considered and elements will be incorporated into a revised and Final Master Plan.</p> <p><u>Criterium Track Realignment</u></p> <p>The strong feedback provided by the criterium track users regarding the proposed realignment of the track is acknowledged.</p> <p>The proposed realignment will be removed from the Master Plan as it would not result in desired outcomes.</p> <p>The benefit of the proposed realignment included an additional community oval, however there has been limited support for this given the conflicts that it would cause between cycling and motorsport. Additional community ovals could be investigated if motorsport does not continue beyond 2026.</p> <p><u>New initiatives proposed</u></p> <p>The new initiatives proposed have been considered in the broader context of the Park in finalising this Master Plan.</p> <p><u>Physical Barriers</u></p> <p>The use of physical controls to reduce conflicts and improve safety can be considered, however permanent barriers or access gates are not supported by Council administration as this would</p>

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	<ul style="list-style-type: none"> <li>Proposed separation of the finishing straight from the grandstand is not supported. Suggests a cycling safety barrier on the grandstand instead is not supported.</li> <li>Additional crossing points of the circuit with no form of control is not supported.</li> <li>Encourages limited crossing points on the circuit and passive and active controls. Asks that the event mode of the circuit be acknowledged in the Master Plan.</li> </ul> <p><b>Challenges of adding additional users</b></p> <ul style="list-style-type: none"> <li>Supports maximising use of the Park but existing user needs not to be impacted (risk of conflicts not to be passed on to cycling users).</li> </ul> <p><b>Other matters</b></p> <ul style="list-style-type: none"> <li>Specific details and factual corrections to the Master Plan provided</li> <li>Support for ring route multiuse path around the criterium track, redevelopment of the toilet block including storage space, connecting Victoria Park to the southern suburbs and north eastern suburbs.</li> <li>Suggests new opportunities such as sealed path network, more track</li> </ul>		<p>permanently reduce the open nature of the Park.</p> <p>The use of natural barriers, achieved through tree planting and greening can be considered in collaboration with the user groups.</p> <p>Outside of the use of the criterium track, this section of the park is used by the general public and should not be inhibited by permanent physical controls or barriers that may reduce the openness of the park setting.</p> <p><u>Increased lighting</u></p> <p>Increased lighting along path routes to improve park safety can be investigated and included in the master plan with a focus on the north eastern section, however given the Park provides for a Key Biodiversity Area, increased lighting in the southern end of the Park is not supported.</p> <p>City of Adelaide will continue to work with user groups in the finalisation of this Master Plan and its implementation.</p>

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	<p>configurations, lighting, power and shelter.</p> <ul style="list-style-type: none"> <li>• Would like an opportunity to continue working with CoA on the Master Plan.</li> <li>• Possibility to support the Master Plan with funding.</li> </ul>		
<p>Adelaide Park Lands Association</p>	<p>Introductory statements regarding the impact of the motorsports and the Minister's unfettered power to, from time to time, declare a larger or different area for motor sport.</p> <p>Notes that the Master Plan acknowledges that it has been prepared on the basis of an assumption: "that motor sports events will continue to be programmed on the site."</p> <p>Suggest that the Master Plan (perhaps an addendum or additional chapter) should anticipate the end of motor racing in this Park and promote a vision for what Victoria Park / Pakapakanthi (Park 16) could become if it was not used for motor sport events.</p> <p>Welcomes and supports the following provisions within the draft plan</p> <p>5.2 - strengthening the path hierarchy</p> <p>5.3 - greening Fullarton Road</p> <p>5.4 - celebrate cultural connections</p> <p>5.6 - additional tree and biodiversity plantings, although the target to increase</p>	<p>The submission provides general support for the Master Plan, however, raises concern that the Master Plan assumes that motorsport will continue in the Park and that hard stand areas would continue to exist in the Park even if motorsport was to cease.</p> <p>The following initiatives in the draft Master Plan are generally supported by the respondent:</p> <ul style="list-style-type: none"> <li>• Strengthening the path hierarchy</li> <li>• Greening Fullarton Road</li> <li>• Celebrate cultural connections</li> <li>• Additional tree and biodiversity plantings, increase tree canopy cover across the park by only 4% is far too timid and unambitious</li> <li>• Upgrade of amenity block</li> </ul> <p>The following initiatives in the draft Master Plan are not generally supported by the respondent:</p> <ul style="list-style-type: none"> <li>• The hard stand areas will continue to be included in the park post motor racing.</li> </ul>	<p>The feedback provided has been considered and elements will be incorporated into a revised and Final Master Plan.</p> <p>The initiatives that are not supported have been considered in the broader context of the Master plan and Park usage.</p> <p><u>Future of Motor Sport</u></p> <p>The Master Plan makes an appropriate assumption that motorsport will continue in the Park given the current State Government's 5 year commitment.</p> <p>If this event does not continue, Council may investigate amendments to its CLMP and updates to the Master Plan.</p> <p><u>Hard stand areas/Pavilion</u></p> <p>Areas of hard stand within Victoria Park have designated uses beyond the requirements of motorsport, including for criterium and pedal prix events.</p> <p>A review of the hard stand areas can be undertaken if the use of the park for motorsport does not continue. The Update to Adelaide Park Lands Management Strategy will include a review of the</p>

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	<p>tree canopy cover across the park by only 4% is far too timid and unambitious.</p> <p>5.7 - reveal and reconnect the water</p> <p>Raises reservations with the following elements of the Master Plan</p> <ul style="list-style-type: none"> <li>• assumption that hard paved surfaces will be a feature of this Park indefinitely, even after motor racing has ended.</li> <li>• proposals for a 'Pavilion' infrastructure should be re-examined to discourage any expectation that the vast extent of hard paved surfaces within this Park will be maintained indefinitely.</li> <li>• Supports an 'upgrade the existing amenities block in the northern section of the Park (pp 46-47) it is pleasing to note the recommendation that any expansion of building footprint should be for "universally accessible" use. This benefits the concept of a Park as a public space rather than a collection of privatised spaces as has been the fate of many sites within the Adelaide Park Lands.</li> <li>• Section 5.9 (page 49) should be revised to remove suggestions that a public park should provide car parking, and electric vehicle charging.</li> </ul>	<ul style="list-style-type: none"> <li>• The assumption that motorsport will continue to be programmed in the Park.</li> <li>• The proposed Pavilion is not supported</li> <li>• Inclusion of carparking and EV charging</li> </ul> <p><u>New initiatives proposed</u></p> <ul style="list-style-type: none"> <li>• Suggest that the Master Plan should anticipate the end of motor racing in this Park and promote a vision for what Victoria Park / Pakapakanthi (Park 16) could become if it was not used for motor sport events.</li> </ul>	<p>Adelaide Park Lands hard surfaces and identify a number of hard stand areas to return to a Park Lands Purpose.</p> <p>The inclusion of a Pavilion has been removed from the Master Plan and replaced with an 'outdoor room' created through planting.</p> <p><u>Carparking – EV Charging</u></p> <p>The inclusion of carparking and electric vehicle charging has been maintained. Whilst car parking on the Park Lands should be minimised and reduced, the provision of car parking for park users is deemed appropriate, given the proximity of the park to residential areas.</p> <p>The inclusion of electric vehicle (EV) charging is a Council wide initiative. EV charges are proposed on Park Lands roads and existing carparking to reflect the diverse usage and regional appeal of the Park.</p>
AusCycling	<ul style="list-style-type: none"> <li>• Concern about extra pedestrian movement near the criterium track,</li> </ul>	<p>The following initiatives in the draft Master Plan are generally supported by the respondent:</p>	<p>The City of Adelaide acknowledge the long standing history of cycling in Victoria Park</p>

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	<p>realignment and internal use of the criterium track.</p> <ul style="list-style-type: none"> <li>Seeks signage, shade and facilities for track users.</li> <li>Seeks a permanent barrier along the tracks edge for the length of the grandstand (or a risk assessment of the existing concrete steps and their proximity to the track).</li> </ul>	<ul style="list-style-type: none"> <li>Additional shade / greening</li> <li>Facilities for criterium track users</li> </ul> <p>The following initiatives in the draft Master Plan are not generally supported by the respondent:</p> <ul style="list-style-type: none"> <li>Realignment of Criterium track</li> </ul> <p><u>New initiatives proposed</u></p> <ul style="list-style-type: none"> <li>Suggests more signage, shade and facilities for track users</li> <li>Physical controls to reduce conflict and improve safety (such as barriers, access gates, separation, signage, passive controls like hedging)</li> </ul>	<p>for cycling in South Australia, including criterium and pedal prix racing.</p> <p>The Master Plan will be amended to acknowledge that the criterium track is currently the only facility in the State and must therefore be considered as a regional or state level facility.</p> <p><u>Criterium Track</u></p> <p>The feedback provided has been considered and elements will be incorporated into a revised and Final Master Plan.</p> <p>The strong feedback provided by the criterium track users regarding the proposed realignment of the track is acknowledged.</p> <p>The proposed realignment will be removed from the Master Plan as it would not result in desired outcomes.</p> <p>The benefit of the proposed realignment included an additional community oval, however there has been limited support for this given the conflicts that it would cause between cycling and motorsport. Additional community ovals could be investigated if motorsport does not continue beyond 2026.</p> <p>The proposed increased greening and redevelopment of the toilet facilities will provide benefit to the criterium track users.</p>



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			<p><u>New initiatives proposed</u></p> <p>The new initiatives proposed have been considered in the broader context of the Park in finalising this Master Plan.</p> <p>The use of physical controls to reduce conflicts and improve safety can be considered, however permanent barriers or access gates are not supported by Council administration as this would permanently reduce the open nature of the Park.</p> <p>The use of natural barriers, achieved through tree planting and greening can be considered in collaboration with the user groups.</p> <p>Outside of the use of the criterium track, this section of the park is used by the general public and should not be inhibited by permanent physical controls or barriers that may reduce the openness of the park setting.</p> <p>City of Adelaide will continue to work with user groups in the finalisation of this Master Plan and its implementation.</p>
<p>The North Adelaide Society</p>	<p>Introductory statement regarding the iconic status of the Adelaide Park Lands and the immense and significant contribution they make to the natural heritage, environment, and ecology of the City of Adelaide.</p> <p>Victoria Park is a park of many uses within a parkland setting, not least of which is supporting its natural</p>	<p>Commends aspect of the Master Plan but also provides constructive feedback on elements of the Master Plan and the usage of the Park in general.</p> <p>The following initiatives in the draft Master Plan are not generally supported by the respondent:</p>	<p>The feedback provided has been considered and elements will be incorporated into a revised and Final Master Plan.</p> <p>The initiatives that are not supported have been considered in the broader context of the Master Plan and Park usage.</p>

Submission	Summary of Feedback	Analysis of Feedback	Consideration of Feedback
	<p>environment and ecosystems, and the health and wellbeing of people.</p> <p>Commends aspects of the master plan, however, raises concern with some aspects including</p> <ul style="list-style-type: none"> <li>• Regrets that the reference in “Part 1.2 Strategic Context” makes no reference to Chapter 15 of the current CLMP and cites a paragraph that does not appear in the General Provisions chapter of the current CLMP.</li> <li>• Proposes that Victoria Park, ought to be nurtured and ‘master planned’ as valued publicly accessible parklands with low/no impact uses that are sensitive to its park lands context.</li> <li>• Regrets that the Master Plan has been prepared based on motor sports events continuing to be programmed at the site and greening is limited to areas that will not impact on sports and recreation.</li> <li>• Raises concern that a significant portion of the park is given over to increasingly redundant motor sport racing for too much of the year.</li> <li>• Raises concern relating to ‘smart infrastructure’ in a park context that is ancillary to supporting the public use of this parkland.</li> <li>• Suggests it is counter-productive to seek to realign a criterium track to</li> </ul>	<ul style="list-style-type: none"> <li>• Further activation of the park for uses that are ‘non-park land uses’ – such as hard stand areas and motor racing</li> <li>• The assumption that motorsport will continue as a use in the park into the future</li> <li>• Not supportive of the realignment of the criterium track in order to accommodate further activation of the Park with uses that are non-parkland uses.</li> <li>• Not supportive of increased hardstand areas for pathways</li> </ul>	<p><u>Community Land Management Plan</u></p> <p>The Draft Master plan reflects the wording in the recently endorsed Adelaide Park Lands Community Land Management Plans – Annexure 16 (Pg 57). The General Provisions are now superseded.</p> <p>Council administration agree that Victoria Park should be planned as a valued publicly accessible Park. The Draft Master Plan reflect this, but also acknowledges that there are a number of uses in this Park that have high community benefit, such as the Criterium track and may at times limit public access.</p> <p><u>Future of Motor Sport</u></p> <p>The Master Plan makes an appropriate assumption that motorsport will continue in the Park given the current State Government’s 5 year commitment.</p> <p>The increased programming ‘activation’ of the hard stand areas is maintained in the Master Plan. The Park is very much activated currently, however additional programming of the hard stand areas would provide for different experiences and makes use of a space in the park that is otherwise alienated for the sole purpose of motorsport or pedal prix.</p> <p>If this event does not continue, Council may investigate amendments to its CLMP and updates to the Master Plan.</p>

Submission	Summary of Feedback	Analysis of Feedback	Consideration of Feedback
	<p>create a “plaza” in a park that already has considerable hard stand surfaces.</p> <ul style="list-style-type: none"> <li>• Considers the use of the bitumen ‘motor sports pits area’ in the middle of the Park as a centre-point for a series of non-parklands uses and new built-form is at odds with the draft master plan.</li> <li>• Efforts to “reduce conflicts between pedestrians, cyclists and joggers through new and improved path connections around the park” ought not result in increased black heat-sink bitumen within the park or reduction in vegetated, grassed or treed areas.</li> <li>• Suggests reconsideration of Part 5.8.</li> </ul>		<p><u>Criterion Track Realignment</u></p> <p>The strong feedback provided by the criterium track users regarding the proposed realignment of the track is acknowledged.</p> <p>The proposed realignment will be removed from the Master Plan as it would not result in desired outcomes.</p> <p>The benefit of the proposed realignment included an additional community oval, however there has been limited support for this given the conflicts that it would cause between cycling and motorsport. Additional community ovals could be investigated if motorsport does not continue beyond 2026.</p> <p><u>Hardstand areas/Pavilion</u></p> <p>Areas of hard stand within Victoria Park have designated uses beyond the requirements of motorsport, including for criterium and pedal prix events.</p> <p>A review of the hardstand areas can be undertaken if the use of the park for motorsport does not continue. The Update to Adelaide Park Lands Management Strategy will include a review of the Adelaide Park Lands hard surfaces and identify a number of hardstand areas to return to a Park Lands Purpose.</p>
<p>South East City Residents Association</p>	<p>Notes submission to the City of Adelaide (CoA) Council (August 30, 2022) – identified five major items and made these recommendations:</p>	<p>Commends aspect of the Master Plan including increasing biodiversity and tree planting but also provides constructive</p>	<p><u>Community Participation</u></p> <p>Council administration acknowledge SECRA’s willingness to contribute to the greening and sustainability of the Park and</p>

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	<ol style="list-style-type: none"> <li>1. Climate Proof the park by increasing the tree canopy in northern and southern sections and remove, or shade, as many bitumen surfaces as possible. We considered this required urgent action because of the climate emergency and the significant lack of trees in the Park, most critically along walking paths and pedestrian / cycling thoroughfares and around playing fields.</li> <li>2. Enhance and emphasise the park's biodiversity including the use of the new Miyawaki horticulture technique for rapid revegetation and enhancement of biodiversity.</li> <li>3. Increase opportunities for family recreation and an appreciation of nature.</li> <li>4. Reduce the negative impacts of major events e.g. blocking public access during excessively lengthy construction and disassembly of race infrastructure</li> <li>5. Encourage community participation in maintaining and managing Victoria Park as a People's Park.</li> </ol> <ul style="list-style-type: none"> <li>• Concerned that the draft Master Plan has been prepared on the basis that motor sport will continue to be programmed at the site and that</li> </ul>	<p>feedback on elements of the Master Plan and the usage of the Park in general.</p> <p>The following initiatives in the draft Master Plan are not generally supported by the respondent:</p> <ul style="list-style-type: none"> <li>• The proposal to increase the Park's tree canopy by 4% is totally inadequate.</li> <li>• Draft Master Plan does not include increased canopy trees are proposed for the open northern end of the Park</li> <li>• Major event blocking public access to the Park</li> <li>• Activation of the hard stand areas</li> <li>• Redevelopment of the amenity block if it results in increased building footprint</li> </ul> <p>New initiatives proposed</p> <ul style="list-style-type: none"> <li>• Urges the Lord Mayor and City of Adelaide Council to engage with the Motor Sports Board and the relevant State Government ministers to reach a compromise whereby some trees at least can be planted in this (northern) area of the Park.</li> <li>• Recommends that the City of Adelaide Council sets a target increase in tree canopy of at least 20% for Victoria Park</li> <li>• Green Pakapakanthi (led by SECRA) proposes a new race for Victoria Park: the GP500 race. In collaboration with</li> </ul>	<p>the significant and ongoing contribution that they have made to the Park through initiatives such as 'Green Pakapakanthi'.</p> <p>Council will continue to engage with user groups and the broader community to encourage community participation in the Park.</p> <p><u>Greening / Tree Planting / Biodiversity</u></p> <p>Council's Administration support SECRA's views on the need for increased greening of the Park. The proposed 4% increase is based on a strategic assessment of the Park and its current uses. Greening and increased tree planting must be balanced with the uses of the Park such as events and sport and recreation. Key Biodiversity Areas have not been included in the increased greening areas as these require more detailed consideration to ensure that planting does not impact remnant vegetation or habitats. These areas will be considered outside of the 4% increase.</p> <p>Opportunities for infill planting can be explored in the northern section of the Park. However the conflict between the uses of cycling and motorsport must be considered.</p> <p>As shown in the Master Plan there is significant opportunity for perimeter planting around the playing fields, along the pathways and the wetland.</p>

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	<p>greening initiatives have been selected recognising that open spaces are limited to areas that will not impact on sports and recreational activities</p> <ul style="list-style-type: none"> <li>• Raises concerns that motor sports events have negative impacts including:                             <ul style="list-style-type: none"> <li>• Need for extensive hard stand which have a negative effect on the park’s ability to provide a health-promoting, safe recreational space for SA’s citizens.</li> <li>• Limiting the ability to produce a long-sighted plan for the park that meets the dual challenges of global heating (much longer and hotter summers) and substantial high-density inner-city living and population growth that will require greater access to open green spaces.</li> </ul> </li> <li>• Supports the vision statements but is of the view that it is missing a statement about that the park “Contribute to people’s physical and mental health”.</li> <li>• Supports many of the concepts and plans that are described, but makes a number of observations and recommendations, including</li> </ul>	<p>CoA, Green Pakapakanthi volunteers will race to plant 500 trees for shade by September 2024.</p> <ul style="list-style-type: none"> <li>• Enhance and emphasise the park’s biodiversity including the use of the new Miyawaki horticulture technique for rapid revegetation and enhancement of biodiversity</li> </ul>	<p>The 4% increase is a minimum increase . The Master Plan will be updated to better reflect proposed additional tree plantings.</p> <p>The proposal of planting 500 trees before September 2024 can be a further discussion between Council administration and SECRA. And could form part of succession planting or working towards the increase 4% tree canopy.</p> <p>The use of Miyawak has been trailed in the Park. This technique can be used in some circumstances and in small pockets but not as a Park wide approach. Feedback from some community members outlined the need for the Park to maintain its openness and grassland. A balance of grassland and bushland is therefore needed.</p> <p><u>Future of Motor Sport</u></p> <p>The Master Plan makes an appropriate assumption that motorsport will continue in the Park given the current State Government’s 5 year commitment.</p> <p>If this event does not continue, Council may investigate amendments to its CLMP and updates to the Master Plan including reviewing the future of the hard stand surfaces.</p> <p><u>Redevelopment of amenity block/toilet</u></p> <p>The redevelopment of the existing amenity block will priorities accessibility for Park users and will seek a ‘no net increase’ in build form. The position of this facility has</p>

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	<ul style="list-style-type: none"> <li>• Master Plan falls short in its vision for the Park to “Be greener, cooler and more climate resilient”</li> <li>• The proposal to increase the Park’s tree canopy by 4% is inadequate</li> <li>• No canopy trees are proposed for the open northern end of the Park to cool and protect cyclists, pedal car drivers and children at play on the criterium track and sports spectators who gather around the expanded playing surfaces.</li> <li>• Urges engagement with SA Motor Sports Board and the State Government to reach a compromise for additional tree planting in the northern area of the Park.</li> <li>• Seeks the planting of trees along paths as soon as possible to protect pedestrians, runners and cyclists.</li> <li>• Scope to greatly increase the number of trees around playing fields above what is depicted in the Master Plan diagram (p44).</li> <li>• Seeks a more ambitious, climate-appropriate tree canopy target with far more trees be planted.</li> <li>• Hard surfaces and the heat island effect – seeks a more effective</li> </ul>		<p>also been considered to ensure it is appropriately located for community use.</p> <p><u>Hard stand areas</u></p> <p>Areas of hard stand within Victoria Park have designated uses beyond the requirements of motorsport, including for criterium and pedal prix events.</p> <p>A review of the hard stand areas can be undertaken if the use of the park for motorsport does not continue. The Update to Adelaide Park Lands Management Strategy will include a review of the Adelaide Park Lands hard surfaces and identify a number of hard stand areas to return to a Park Lands Purpose.</p> <p>The increased programming ‘activation’ of the hardstand areas is proposed to be maintained in the Master Plan. The Park is very much activated currently, however additional programming of the hard stand areas would provide for different experiences and make use of a space in the park that is otherwise alienated for the sole purpose of motorsport or pedal prix.</p> <p>If this event does not continue, Council may investigate amendments to its CLMP and updates to the Master Plan.</p> <p>City of Adelaide will continue to work with user groups in the finalisation of this Master Plan and its implementation and will continue to encourage community participation in the greening of the Park.</p>

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	<p>remedy to deal with extensive hard surfaces in the northern end of the park.</p> <ul style="list-style-type: none"> <li>• Strongly supports efforts to enhance biodiversity in the park.</li> <li>• Strongly supports the various concepts to help visitors of all ages appreciate and learn about the Park’s cultural history and biodiversity</li> <li>• Agrees that there will be opportunities for the Council to pursue partnerships with schools and universities, and community groups such as SECRA.</li> <li>• Welcomes the opportunity to work with council to design and establish additional Miyawaki pocket forests and a biodiversity outdoor classroom and interpretive hub.</li> <li>• Concerned that little attention has been given to ensuring equity of access to the Park for the disabled and the very elderly</li> <li>• Little mention is made of improving access for those using public transport.</li> <li>• Concerned that year-round activation of the hard stand area could shut down this end of the Park for most of the year.</li> </ul>		

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	<ul style="list-style-type: none"> <li>Concerned activation and redeveloped amenities block will lead to more built form – seeks ‘no increase in size (of facilities) on park land’.</li> <li>Lastly, welcomes the opportunity to continue its collaboration with the City of Adelaide Council to implement (and extend) the regreening initiatives recommended in the Draft Master Plan.</li> </ul>		
SA Cricket Association	<ul style="list-style-type: none"> <li>Supports the Vision Statements for Victoria Park / Pakapakanthi (Park 16); namely:                             <ul style="list-style-type: none"> <li>Celebrate cultural and social values</li> <li>Provide consistent quality community sports and recreation</li> <li>A park that attracts and supports a diverse range of events and activities</li> </ul> </li> <li>The three cricket ovals and concrete wickets are not shown. For clarity, the SACA requests that both the three ovals and concrete wickets are outlined.</li> <li>Supports the site activation initiative: “Increase the number of sporting fields within the northern precinct”.</li> <li>Interested in the provision of community junior cricket on the two proposed ovals to support new / modified formats to attract and retain</li> </ul>	<p>The following initiatives in the draft Master Plan are generally supported by the respondent:</p> <ul style="list-style-type: none"> <li>General support for the Master Plan values and principles</li> <li>Supports greater activation of the Park</li> <li>Supports the inclusion of more public amenities</li> <li>Support the need for additional community ovals given the increase demand in cricket.</li> </ul> <p>The following initiatives in the draft Master Plan are not generally supported by the respondent:</p> <ul style="list-style-type: none"> <li>The three cricket ovals and concrete wickets are not shown. For clarity, the SACA requests that both the three ovals and concrete wickets are outlined.</li> </ul>	<p><u>Clarity of concrete wickets</u></p> <p>Master Plan is to be updated to ensure that it reflects the provision of concrete wickets.</p> <p><u>Community Oval</u></p> <p>The proposed realignment of the criterium track will be removed from the master plan, this concept was tested with the users of the track and was not supported.</p> <p>The benefit of the proposed realignment of the track included an additional community oval, however given limited support for this and the conflicts that it would cause between cycling and motorsport the additional oval will no longer be an element of the Master Plan.</p> <p>Additional community ovals could be investigated if motorsport does not continue beyond 2026.</p>



Submission	Summary of Feedback	Analysis of Feedback	Consideration of Feedback
	<p>participants. supports several affiliated multicultural sporting associations to facilitate cricket programs and competitions year-round.</p> <ul style="list-style-type: none"> <li>Highlights that the growing demand for cricket during the winter months and the reduced supply of cricket facilities due to shared use with football codes and development at the Adelaide Aquatic Centre site have further highlighted the need for more places to play.</li> <li>Supports the provision of public amenities and other supporting infrastructure such as drinking fountains, litter bins etc. throughout Victoria Park / Pakapakanthi (Park 16).</li> <li>Would like the opportunity to enter discussions regarding lease arrangements for the recreation open spaces and believes that long term leasing will benefit all user groups.</li> </ul>		
SANFL	<ul style="list-style-type: none"> <li>The success of this growth female participation has led to a significant increase in player numbers.</li> <li>The park, particularly the northern area in Victoria Park, provides perfect amenity.</li> </ul>	<p>The following initiatives in the draft Master Plan are generally supported by the respondent:</p> <ul style="list-style-type: none"> <li>Support for the additional community oval which could help meet the increasing demand for oval-shaped sports (AFL/Cricket)</li> </ul>	<p><u>Community Oval</u></p> <p>The proposed realignment of the criterium track has been removed from the master plan, this concept was tested with the users of the track and was not supported.</p> <p>The benefit of the proposed realignment of the track included an additional community oval, however given limited support for this and the conflicts that it would cause</p>

Submission	Summary of Feedback	Analysis of Feedback	Consideration of Feedback
	<ul style="list-style-type: none"> <li>• Supports the establishment of an oval-shaped sports field in front of the grandstand.</li> <li>• SANFL's vision to secure long-term usage in the Parklands and Victoria Park aligns to the following objectives of the Master Plan:                             <ul style="list-style-type: none"> <li>• Provide consistent quality community sports and recreation</li> <li>• A park that attracts and supports a diverse range of events and activities</li> <li>• Celebrate cultural and social values.</li> </ul> </li> <li>• The Draft Masterplan provides a fantastic opportunity for SANFL to partner with Adelaide City Council to activate Victoria Park with a range of Australian Rules Football activities throughout various timeslots</li> <li>• Support opportunity to commit (lease) to using the playing fields over a longer term than is currently allowed.</li> <li>• To inform further developments in Victoria Park, the high-level requirements to support Australian Rules Football include:                             <ul style="list-style-type: none"> <li>• Oval shaped playing fields</li> <li>• Improvement of playing surface to meet safety standards (drainage and irrigation)</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Parks vision aligns to SANFL's vision to secure long term usage within the Park Lands</li> </ul> <p>New Initiatives</p> <ul style="list-style-type: none"> <li>• Improved playing surface</li> <li>• Inclusion of AFL goal posts</li> <li>• Fencing around playing area</li> <li>• Sport lighting up to 150lux</li> </ul>	<p>between cycling and motorsport the additional oval will no longer be an element of the Master Plan.</p> <p>Additional community ovals could be investigated if motorsport does not continue beyond 2026.</p>

Submission	Summary of Feedback	Analysis of Feedback	Consideration of Feedback
	<ul style="list-style-type: none"> <li>• Australian Rules Football goal posts – both for passive and active recreation purposes</li> <li>• Fencing around the playing area</li> <li>• Sports lighting to 150lux</li> <li>• Football is a wonderful mechanism to encourage active, healthy lifestyles for players, officials and volunteers as well as general community members to get out in your local park as a spectator.</li> </ul>		

**End of Report**



CITY OF  
ADELAIDE

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**ABN** 20 903 762 572

Enquiries: Sarah Gilmour  
Reference: ACC2023/27183

<date> April 2024

Mr David Reynolds  
Chief Executive Officer  
Department for Trade and Investment  
GPO Box 1815  
ADELAIDE SA 5000

Via email: [plansubmissions@sa.gov.au](mailto:plansubmissions@sa.gov.au)

Dear Mr Reynolds

### **Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment**

Thank you for the opportunity to provide input to the Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment (the Code Amendment). On 9 April 2024, the Council endorsed the following position on the Code Amendment.

In 2023, the Council set its ambition for greater housing diversity in the City of Adelaide through its Strategic Plan 2024-2028. Development of Council's Housing Strategy - *Investing in our Housing Future* in 2024, was driven by the Council's desire to increase population and act where the market has failed to provide sufficient affordable housing.

The City of Adelaide supports the intent of the Code Amendment to enable greater housing diversity and rental supply as this aligns with the objectives of our Housing Strategy.

The Council notes the:

- State Government's intention to undertake further housing diversity-related Code Amendments in 2024 relating to policies for Ancillary Accommodation, Student Accommodation and Build to Rent.
- Alignment of the State Government's Code Amendment program, with the City of Adelaide's support, through its submission to the Expert Panel Planning System Implementation Review, for amendment of the Planning and Design Code to strengthen policies that promote residential development and good design in the city.

The City of Adelaide acknowledges the constructive working relationship between Planning and Land Use Services and the City of Adelaide as it relates to a shared ambition for housing diversity and housing supply outcomes.

To that end, I invite you to contact Sarah Gilmour, Associate Director, Park Lands, Policy and Sustainability to discuss how the City of Adelaide can work with the State Planning Commission and Planning and Land Use Services on housing diversity.

Kind regards

Michael Sedgman  
**Acting Chief Executive Officer**

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

## Nomination of Council Appointed Member to Kadaltilla

Tuesday, 9 April 2024  
Council

Strategic Alignment - Our Environment

**Program Contact:**  
Kathryn Goldy, Acting Manager  
Governance

Public

**Approving Officer:**  
Anthony Spartalis, Acting Chief  
Operating Officer

### EXECUTIVE SUMMARY

The purpose of this report is to advise of the request from the Board of the Kurna Yerta Aboriginal Corporation RNTBC (KYAC) to amend the representatives to the Kadaltilla / Adelaide Park Lands Authority (Kadaltilla). The KYAC Board has resolved to nominate Frances (Mitzi) Nam, as Member of the Board and Dennis Rigney as Deputy Member of the Board for Frances (Mitzi) Nam.

In making appointments, the City of Adelaide and the Minister for Planning (Minister) must, in consultation with each other, endeavour to achieve a membership with a range of knowledge, skills and experience as defined in the *Adelaide Park Lands Act 2005 (SA)* (the Act), as well as gender balance.

In accordance with section 6(2) of the Act, appointments are made by notice in the South Australian Government Gazette.

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### RECOMMENDATION

#### THAT COUNCIL

1. Approves the following amendment to the Kurna representative roles (contingent upon consultation with the Minister for Planning) on the Kadaltilla / Adelaide Park Lands Authority Board for the period commencing 17 April 2024 and expiring 31 December 2025:
  - 1.1. Frances (Mitzi) Nam as a Member of the Kadaltilla Board (replacing Tim Agius, former Chair KYAC)
  - 1.2. Dennis Rigney as a Deputy Member for Frances (Mitzi) Nam (replacing Allan Sumner, former Deputy Chair KYAC).

## IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	<b>Strategic Alignment – Our Environment</b> Appointment of members to the Kadaltilla / Adelaide Park Lands Authority supports key action “ <i>Continue the support for the Kadaltilla/ Adelaide Park Lands Authority Subsidiary and the delivery of the Kadaltilla Charter and Business Plans</i> ”
Policy	Consistent with the <i>Adelaide Park Lands Act 2005 (SA)</i> and Kadaltilla Charter.
Consultation	The Minister for Planning and the City of Adelaide must consult with each other in making appointments to the Kadaltilla / Park Lands Authority to achieve a range of knowledge, skills and experience across the following areas set out in section 6(3) of the Act.
Resource	Not as a result of this report
Risk / Legal / Legislative	Consistent with the provisions of the <i>Adelaide Park Lands Act 2005 (SA)</i> and Kadaltilla Charter.
Opportunities	Appointments will provide for the continued activity of the Kadaltilla / Adelaide Park Lands Authority with an appropriate membership and skill set to provide valuable advice to the City of Adelaide and State Government on matters pertaining to the Park Lands.
23/24 Budget Allocation	Board Member remuneration funded through existing operating budget.
Proposed 24/25 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	Consistent with the Kadaltilla Charter, the appointments can be for a maximum period of three years (until 31 December 2025).
23/24 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report

# DISCUSSION

## **Kadaltilla Legislative Framework and Purpose**

1. The Adelaide Park Lands Authority is established under section 5(2) of the [Adelaide Park Lands Act 2005 \(SA\)](#) (the Act) as a subsidiary of the City of Adelaide to provide strategic advice to both Council and the State Government on the management of the Adelaide Park Lands.
2. As per its Charter, the Adelaide Park Lands Authority is known as the Kadaltilla / Adelaide Park Lands Authority (Kadaltilla).
3. The role, functions and powers of Kadaltilla are set out in the Act and the Kadaltilla [Charter](#) (the Charter).

## **Kadaltilla Membership Amendment**

4. On 28 March 2023, administration received a request from SA Native Title on behalf of the Board of the Kaurna Yerta Aboriginal Corporation RNTBC (KYAC) to amend their representatives to Kadaltilla.
5. In February 2024 KYAC appointed Mitzi Nam as KYAC Chair, and Dennis Rigney as Deputy Chair. Consequently the KYAC Board has resolved to nominate:
  - 5.1. Frances (Mitzi) Nam as Member of the Kadaltilla Board (replacing Tim Agius)
  - 5.2. Dennis Rigney as Deputy Member of the Kadaltilla Board for Frances (Mitzi) Nam (replacing Allan Sumner).
6. It is recommended that the appointment period is from 17 April 2024 to 31 December 2025, consistent with the other appointed Kadaltilla Board Members and the maximum term permitted in the Act and Charter.

## **Membership Requirements (Skills Based) as per Legislation / Charter**

7. Kadaltilla is required to have a Board of Management and, all meetings/decisions of Kadaltilla are deemed meetings/decisions of the Board.
8. Under the provisions of the Act, the Board of Management is constituted by:
  - 8.1. The Lord Mayor or, if the Lord Mayor chooses not to be a member of the Authority, a person appointed by the Council
  - 8.2. Four other persons appointed by the Council
  - 8.3. Five persons appointed by the Minister.
9. In making appointments, Council must, in consultation with the Minister, endeavour to achieve membership with a range of knowledge, skills, and experience as set out in section 6(3) of the Act:
  - a) *biodiversity or environmental planning or management*
  - b) *recreation or open space planning or management*
  - c) *cultural heritage conservation or management*
  - d) *landscape design or park management*
  - e) *tourism or event management*
  - f) *indigenous culture or reconciliation*
  - g) *financial management*
  - h) *local government.*
10. Both Council and the Minister:
  - 10.1. Must appoint at least one man and one woman to the Board of Management
  - 10.2. May appoint Deputy members.
11. The following Kadaltilla Board Members are City of Adelaide appointments whose membership is due to expire on 31 December 2025:
  - 11.1. The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith, appointed under section 6(3)(h) of the Act for knowledge, skills and experience in local government



- 11.2. Deputy Lord Mayor, Councillor Keiran Snape (member) and Councillor Henry Davis (deputy member), each appointed under section 6(3)(h) of the Act for knowledge, skills and experience in local government
- 11.3. Justyna Jochym, Chief Executive Officer of Festival City Adelaide, appointed under section 6(3)(e) of the Act for knowledge, skills and experience in tourism or event management.
- 11.4. Allison Bretones, retired Manager Open Space and Recreation, appointed under section 6(3)(b) of the Act for knowledge, skills and experience in recreation or open space planning or management
12. The following Kadaltilla Board Members are State Government appointments whose membership is due to expire on 1 April 2025:
  - 12.1. Elinor Walker (Deputy Presiding Member), Director Housing, Infrastructure, Planning and Development Unit (Department of Trade & Investment), appointed under section 6(3)(a) and (g) of the Act for knowledge, skills and experience in biodiversity or environmental planning or management and financial management.
  - 12.2. Ashley Halliday, Director of Ashley Halliday Architecture Interiors, appointed under section 6(3)(b) and (c) of the Act for knowledge, skills and experience in recreation or open space planning or management and cultural heritage conservation or management.
  - 12.3. Ben Willsmore, Manager, City Design (Urban Planning, Design, Environment and Transport) at City of Unley, appointed under section 6(3)(a), (d) and (h) of the Act for knowledge, skills and experience in biodiversity or environmental planning or management, landscape design or park management, and local government.
  - 12.4. Craig Wilkins, Climate and Nature Consultant, appointed under section 6(3)(a) and (c) of the Act for knowledge, skills and experience in biodiversity or environmental planning or management, and cultural heritage conservation or management.
  - 12.5. Stephanie Johnston (member), Heritage and Urban Planner, and Professor Emeritus Damien Mugavin (deputy member), former Landscape Architect, each appointed under section 6(3)(c) of the Act for knowledge, skills and experience in cultural heritage conservation or management.
13. We are seeking to appoint Frances (Mitzi) Nam, KYAC Chair, as a Member of the Board and Dennis Rigney, KYAC Deputy Chair, as a Deputy Member for Frances (Mitzi) Nam under section 6(3)(f) of the Act for knowledge, skills and experience in indigenous culture or reconciliation until 31 December 2025 in line with the other City of Adelaide appointments.

**Next Steps**

14. Once Council has approved the amendment to the Kaurna representative roles on the Kadaltilla Board, consultation will be undertaken with the Minister for Planning.
15. A notice in the South Australian Government Gazette will finalise the appointment.

## DATA AND SUPPORTING INFORMATION

**Link 1** - *Adelaide Park Lands Act 2005 (SA)*

**Link 2** - Kadaltilla / Adelaide Park Lands Authority Charter

## ATTACHMENTS

Nil

## Projects and Service Changes for inclusion in the Draft 2024/25 BP&B

Tuesday, 9 April 2024  
Council

Strategic Alignment - Our Corporation

**Program Contact:**  
Michelle Arbon, Acting Manager  
Strategy & Insights

Public

**Approving Officer:**  
Anthony Spartalis, Acting Chief  
Operating Officer

### EXECUTIVE SUMMARY

This report presents the current assumptions and proposed operating and capital budgets based on the feedback received from engagement with Council Members through the various 2024/25 Business Plan and Budget reports, presentations, workshops and CEO Briefings held to date.

Council's endorsement is sought on the following, for inclusion in the 2024/25 Business Plan and Budget:

- Final list of Strategic Projects
- Final list of Service Changes
- Final list of New and Upgrade Capital Projects

In addition, Administration asks Council to note the requirement to fund the Asset Renewal Program based on the proposed Asset Management Plans currently being consulted on.

This will enable Administration to complete development of the 2024/25 Business Plan and Budget for presentation to Council for adoption for community consultation purposes.

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### RECOMMENDATION

#### THAT COUNCIL

1. Endorses the final list of Strategic Projects for inclusion in the Draft 2024/25 Business Plan and Budget for the purpose of public consultation, as outlined in Attachment A, to Item 14.2 on the Agenda for the meeting of the Council held on 9 April 2024.
  2. Endorses the final list of Service Changes for inclusion in the Draft 2024/25 Business Plan and Budget for the purpose of public consultation, as outlined in Attachment A, to Item 14.2 on the Agenda for the meeting of the Council held on 9 April 2024.
  3. Endorses the final list of Capital Projects for inclusion in the Draft 2024/25 Business Plan and Budget, as outlined in Attachment A, to Item 14.2 on the Agenda for the meeting of the Council held on 9 April 2024.
  4. Notes the requirement for an Asset Renewal Repair Fund of \$4.582m resourced through a temporary increase in rates revenue for 24/25.
-

## IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	<b>Strategic Alignment – Our Corporation</b> Focus on budget repair and ensure responsible financial management through the principle of intergenerational equity while delivering quality services.
Policy	The Draft Business Plan and Budget 2024/25 has been prepared in accordance with Council's current Long Term Financial Plan assumptions and endorsed Financial Policies.
Consultation	Not as a result of this report
Resource	The Draft Business Plan and Budget 2024/25 identifies how Council's resources will be allocated in meeting the 2024/25 deliverables and objectives of the 2024-2028 Strategic Plan and other related plans and strategies.
Risk / Legal / Legislative	Council's Draft Business Plan and Budget 2024/25 is developed in accordance with section 123 of the Local Government Act 1999, and sections 6 and 7 of the Local Government (Financial Management) Regulations 2011.
Opportunities	Public Consultation is a key part of the Draft Business Plan and Budget 2023/24 providing the community with an opportunity to provide feedback on the draft. Community Members can provide feedback on issues that affect them with the commitment of Council to provide pathways for their input.
23/24 Budget Allocation	Not as a result of this report
Proposed 24/25 Budget Allocation	The Draft 2024/25 BP&B provides the proposed budget for 2024/25 financial year.
Life of Project, Service, Initiative or (Expectancy of) Asset	Not as a result of this report
23/24 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report

# DISCUSSION

1. Council’s 2024/25 Draft Business Plan & Budget (BP&B) is guided by Council’s Strategic Plan 2024-2028, Long Term Financial Plan and Asset Management Plans (AMPs), other adopted strategies and plans, community feedback, interactions with partners, and Council decisions.
2. The purpose of the BP&B is to demonstrate responsible management of public funds to support community outcomes and represents Council’s commitment to the community through annual priorities and proposed deliverables for the year. It also demonstrates how we align these to our services, strategies and action plans and articulates the challenges and opportunities of the current environment.
3. Several workshops have been held with Council Members to discuss the following:
  - 3.1. Introduction to building a BP&B including the underpinning parameters, assumptions and principles (including fees and charges).
  - 3.2. Financial sustainability and priorities and how it links to the Strategic Plan, Long Term Financial Plan, and Asset Management Plans.
  - 3.3. Overview of the operating budget encompassing strategic projects, services changes, priorities and budget levers.
  - 3.4. Overview of the capital budget encompassing capital projects, priorities and budget levers.
4. The principles and assumptions underpinning the development of the 2024/25 BP&B are:
  - 4.1. Continue to deliver a minimum of the current suite of services and asset maintenance, indexed in line with Consumer Price Index (CPI).
  - 4.2. Maintain an operating surplus.
  - 4.3. Capitalise on external funding, fast-tracking projects that attract such funding, recognising the potential need for increased borrowings in order to respond to external funding opportunities.
  - 4.4. Capital renewal expenditure will be based on Asset Management Plans.
  - 4.5. Capital enhancements (new and upgrade) in line with Council Decision to fund Central Market Arcade Redevelopment, Mainstreets (\$15m per year), in addition to other items on the final list of New and Upgrade projects.
  - 4.6. New or enhanced services, assets or maintenance requiring an increase in operating costs are to be funded from the adjustment of priorities, rate revenue or other revenue increases and/or through savings.
  - 4.7. Adjust rate revenue after consideration of all other budget components and use growth in rate revenue to partly fund servicing new rateable properties and to service new borrowings.
  - 4.8. Borrowings will be used to fund new and upgrade projects (which include major projects) and not used to fund operations, expenses or renewal projects.
5. The financial assumptions underpinning the development of the 2024/25 BP&B include:
  - 5.1. The source of inflation forecasts (CPI) has been amended from Deloitte Access Economics to the South Australian Centre for Economic Studies (SACES).
    - 5.1.1. Administration’s review of various CPI estimates and current market conditions suggests the SACES forecast appears the most prudent and relevant for South Australia.

Source	Estimated CPI 24-25
RBA	3.0%-3.6%
SACES	3.25%
CEDA	3.2%
Deloitte Access	2.9%
SA Treasury	2.75%

- 5.2. Revenue increases are linked to CPI (Rates and Fees and Charges).
- 5.3. Rates growth of 1% (from new properties).
- 5.4. Interest Rates for new borrowings are currently forecast at 5.6% based on the current LGFA rate.

- 5.5. Depreciation impacts from asset valuations performed in the 2022/23 year and the 2024/25 Capital Program.
- 5.6. Cost pressures in Materials and Consumables (utilities etc) that have increased in 2023/24 at a greater percentage than budget assumptions have been incorporated.
- 5.7. Parking Fees and Charges have increased above CPI reflecting current market conditions, and increased market share, reflecting additional annual income derived from 2 additional car parks.
- 5.8. Removal of Adelaide Aquatic Centre from Council operations following negotiations with State Government.
- 5.9. Strategic Project allocation of \$5.671m within base budget (plus recommended additional Strategic Projects of \$1.222m).

## 6. Rates Revenue

### Short Stay Accommodation update

- 6.1. Legal advice obtained in relation to addressing short-stay accommodation identified that changing the land use from residential to commercial-other is the most appropriate option, whereby a higher rate in the dollar would be applied.
- 6.2. Administration is liaising with a third party organisation to obtain data on short-stay properties and their current availability i.e. number of nights advertised as short-stay.
- 6.3. Administration is seeking further clarification on the *Local Government Act 1999* determination of predominant land use in the context of short-term accommodation.
- 6.4. Anticipated additional income associated with a higher rate in the dollar has been factored into the opportunities identified and a net increase in revenue of \$0.172m has been incorporated into the Proposed Draft 2024/25 Budget.

### Minimum Rates update

- 6.5. External legal counsel advises Council has the ability to introduce a minimum rate to low value properties.
- 6.6. However the current structure of rating assessments prevents fair and equitable application of a minimum rate as some properties are rated individually and others combined into a single assessment.
- 6.7. As such further investigation and analysis is required for consideration by Council. Due to the expected complexity of this it is recommended this work be prioritised for the 2025/26 BP&B process.

### Pension Rebate

- 6.8. At its meeting on 26 March 2024, Council requested that Administration calculate the cost of the reinstatement of a rate rebate for property owners in the City of Adelaide in receipt of an aged or disability support pension for consideration within the 2024/25 BP&B.
- 6.9. Effective 1 July 2015, the State Government introduced a new 'Cost of Living Concession' replacing the concessions formerly available on Council rates and administered by Councils. This concession provides help to people on low or fixed incomes with their general living expenses - e.g. council rates, energy and medical bills.
- 6.10. The City of Adelaide continued to provide a Pensioner Rate Rebate of \$100 per year for eligible Pensioner Concession holders until June 2021 when Council decided to cease on the basis that:
  - 6.10.1. The City of Adelaide would be one of the last remaining councils to continue to provide a rebate since the introduction of the State funded allowance.
  - 6.10.2. Continuing to provide an additional rebate could be considered double dipping and not fair and equitable for the wider community.
  - 6.10.3. In addition to the Cost-of-Living Allowance, eligible ratepayers pursuant to the Local Government Act 1999, can apply to the City of Adelaide to postpone payment of rates against their property.
- 6.11. If Council wishes to reinstate the Pensioner Rate Rebate of \$100 for eligible pensioners, it would need to be implemented by application only as we do not currently hold or maintain pensioner data.
- 6.12. The most recent Bureau of Statistics data (2023) suggest there are 1,174 recipients of the Aged Pension within the City of Adelaide area, implying total rebates of \$117,400 if all eligible applications are received.

- 6.13. The financial and administrative impact of a Pension Rebate has not been factored into the Proposed Draft 2024/25 Budget.
7. Administration planning and discussions with Council Members in the workshops mentioned above have highlighted projects, service changes, and savings and opportunities for inclusion in the 2024/25 BP&B – summarised below:
- 7.1. Strategic Projects – 29 projects totalling \$6.893m (net)
  - 7.2. Service Changes – 19 permanent changes totalling \$ 3.552m (net)
  - 7.3. Savings/Opportunities – 18 Savings/Opportunities totalling \$4.558m (net)
  - 7.4. Capital Renewal – Totalling \$56.022m
  - 7.5. Capital New and Upgrade Projects - 53 projects totalling \$56.425m (\$46.849m net of external grant funding) which includes 17 projects totalling \$3.369m (net) (gross \$5.509m) proposed to be retimed from 2023/24 Quarter 3.
8. Descriptive lists of projects, service changes, savings and opportunities for inclusion into the 2024/25 BP&B are outlined in **Attachment A**.
9. Financial implications of projects, service changes and identified savings/opportunities are summarised below:
- 9.1. Fees and Charges
- 9.1.1. The following fees and charges were identified as opportunities for consideration as part of the 2024/25 BP&B, following a benchmarking exercise against other Councils, both local and interstate.

Activity	Description	Proposed Additional Annual Revenue (\$'000)
E-Scooters (if continued)	Change fee model to potentially reduce e-Scooter clutter and increase revenue	80
City Works Daily Cap	Raise daily fee cap introduced in 2021	156
Food Inspections	Reinstate charging fees for first inspections	75
Local Nuisance Exemptions	Introduce new fee for exemption applications due to their complexity, resource impacts, and for deterrence.	8
City Works Minimum Fee	Introduce new fee to cover resource costs	3
Encroachment Fees	Increase to Application Fees	1

9.1.2. These proposed fees align to the principle to consider new and different revenue streams.

9.2. Draft Operating Position

Operating Position	\$'000s	Rates Equivalent Revenue Increase
<b>Current Base Operating Position</b>	<b>2,974</b>	<b>3.25%</b>
<i>Additional Strategic Projects</i>	<i>(1,222)</i>	
<i>Service Changes as a Result of new Strategies</i>	<i>(821)</i>	
<i>Ongoing Service Changes</i>	<i>(2,731)</i>	
<b>Total Adjustments for Consideration</b>	<b>(4,774)</b>	<b>3.41%</b>
<b>Identified Savings / Opportunities</b>	<b>4,558</b>	<b>(3.26%)</b>
<b>Revised Operating Position</b>	<b>2,758</b>	<b>3.40%</b>
<b>Proposed Position to Fund Renewals</b>	<b>7,340</b>	
<b>Asset Renewal Repair Fund</b>	<b>(4,582)</b>	<b>3.28%</b>
<b>Total excluding growth</b>		<b>6.68%</b>

- 9.2.1. The Current Base Operating Position takes into account the principles and assumptions that underpin the 2024/25 budget.
- 9.2.2. The Total Adjustments for Consideration take into account the projects and service changes considered by Council for inclusion in the 2024/25 budget.
- 9.2.3. Administration has identified savings and opportunities for consideration in order to offset the increase in funding required for the projects and service changes.
- 9.2.4. The Revised Operating Position is slightly less favourable to the Current Base Operating Position, representing a \$2.758m operating surplus.
- 9.2.5. Concurrent to planning and budget discussions, Council has also been deliberating on revised Asset Management Plans (AMPs), which present a funding variance against existing AMPs and Long Term Financial Plan (LTFP) allocations. As such, to maintain the principle to fund expenses and renewal projects through operating revenue (not borrowings) the proposed Operating Position for 2024/25 is a surplus of \$7.340m, which equates to the increase in renewal funding required against the adopted LTFP.
- 9.2.6. The difference between the Revised Operating Position and the Proposed Operating Position is the Asset Renewal Repair amount required, which represents a 3.28% increase to Rates Revenue.
- 9.2.7. This Operating Position will ensure that Council generates sufficient cash flow from operations to fund the Renewal Program, generating a 102% Cash Flow from Operations Ratio. It will not, however, generate sufficient cash flow to service the principal and interest repayments for new borrowings.
- 9.2.8. Overall, the proposed Rates Revenue increase for 2024/25 is 6.68%, of which 3.28% is for Asset Renewal Repair, which is considered a short term measure.

9.3. Draft Capital Program

<b>\$'000s</b>	<b>Proposed Draft Position</b>
<b>Capital Expenditure</b>	
Capital Expenditure on Renewal & Replacement of Existing Assets	(56,022)
Capital Expenditure on New and Upgraded Assets	(56,425)
<b>Total Capital Expenditure</b>	<b>(112,447)</b>
Amounts received specifically for New and Upgraded Assets	9,576
<b>Net Capital Expenditure</b>	<b>(102,871)</b>

- 9.3.1. Capital Expenditure on Renewal and Replacement of Existing Assets is based on the revised Asset Management Plans, representing a 92.5% Asset Renewal Funding Ratio.
- 9.3.2. Capital Expenditure on New and Upgraded Assets represents the list of capital projects included in Attachment A, which includes Central Market Arcade Redevelopment and Mainstreet revitalisation.
- 9.3.3. Confirmed external grant funding attributed to New and Upgraded Assets is included.

10. Financial summary (\$'000s)

	<b>2024-25 Base</b>	<b>Revised Draft</b>	<b>Proposed Position</b>	<b>Variance to Draft</b>
<b>Income</b>				
Rates Revenues	141,205	141,457	141,457	0
Asset Renewal Repair Fund			4,582	(4,582)
Fees and Charges	82,599	84,291	84,291	0
Grants, Subsidies and Contributions	4,453	4,842	4,842	0
Other Income	1,183	1,183	1,183	0
<b>Total Income</b>	<b>229,440</b>	<b>231,773</b>	<b>236,355</b>	<b>(4,582)</b>
<b>Expenses</b>				
Employee Costs	83,545	86,492	86,492	0
Materials, Contracts & Other Expenses	78,959	77,719	77,719	0
Sponsorships, Contributions and Donations	6,297	7,140	7,140	0
Depreciation, Amortisation & Impairment	56,857	56,857	56,857	0
Finance Costs	808	808	808	0
<b>Total Expenses</b>	<b>226,466</b>	<b>229,016</b>	<b>229,016</b>	<b>0</b>
<b>Operating Surplus / (Deficit)</b>	<b>2,974</b>	<b>2,758</b>	<b>7,340</b>	<b>(4,582)</b>
<b>Capital Program</b>				
Capital Expenditure on Renewal & Replacement of Existing Assets	(56,207)	(56,022)	(56,022)	0
Capital Expenditure on New and Upgraded Assets	(55,913)	(56,425)	(56,425)	0
<b>Total Capital Expenditure</b>	<b>(112,120)</b>	<b>(112,447)</b>	<b>(112,447)</b>	<b>0</b>
Amounts received specifically for New and Upgraded Assets	7,436	9,576	9,576	0
<b>Net Capital Expenditure</b>	<b>(104,684)</b>	<b>(102,871)</b>	<b>(102,871)</b>	<b>0</b>
<b>Borrowings</b>	<b>79,726</b>	<b>74,865</b>	<b>70,283</b>	<b>(4,582)</b>

10.1. The table above provides a Financial Summary of the proposed 2024/25 Budget as follows:

10.1.1. Operating Surplus of \$7.340m

10.1.2. Total Capital Expenditure of \$112.447m, offset by \$9.576m of external grant funding

10.1.3. Borrowings of \$70.283m as at 30 June 2025



**11. Key Financial Indicators**

11.1. A suite of financial sustainability indicators (KFIs) is used to measure Council's financial performance, to guide decision-making on major projects and significant components in the LTFP, and to secure its continued financial sustainability.

Key Financial Indicators 2024/25		Target	Proposed Position	CPI Increase only
Operating Surplus Ratio	Operating surplus as a percentage of operating revenue	0%-20%	3.1%	1.2%
Net Financial Liabilities	Financial liabilities as a percentage of operating income	Less than 80%	26%	29%
Asset Renewal Funding Ratio	Expenditure on asset renewals as a percentage of forecast required expenditure in the asset management plans	90%-110%	92.5%	92.5%
Asset Test Ratio	Borrowings as a percentage of total saleable property assets	Maximum 50%	22%	24%
Interest Expense Ratio	Annual interest expense relative to General Rates Revenue (less Landscape Levy)	Maximum 10%	1.9%	2.1%
Leverage Test Ratio	Total borrowings relative to General Rates Revenue (Less Landscape Levy)	Maximum 1.5 years	0.5	0.5
Cash Flow from Operations Ratio	Operating income as a percentage of Operating Expenditure plus expenditure on renewal/replacement of assets	Greater than 100%	102%	99%
Borrowings	Borrowings as a percentage of the Prudential Borrowing Limit	Within Prudential Limits	\$70.283m	\$74.865m
			45%	47%

Key Financial Indicators for the Proposed Draft 2024/25 Budget

11.2. All indicators expressed are within the target ranges, indicating the council is financially sustainable for 2024/25.

Key Financial Indicators for the 2024/25 Budget with CPI Increases only

11.3. While the Operating Surplus Ratio is within the target range, it is below 2%, indicating an amber status. This indicator represents the percentage by which the major controllable revenue source varies from day-to-day operating expenses, and highlights the need for decisions around revenue growth in order to remain sustainable in the longer term.

11.4. Cash Flow from Operations is below the target of 100%. This indicator shows whether Council is generating adequate cash from its operations to cover the replacement of assets over time. A lower ratio (less than 100%) indicates that Council is not generating enough cash from operations to cover asset replacement. As a result, Council will need to fund the replacement of assets from unsustainable sources of income resulting in increased levels of borrowings.

# ATTACHMENTS

**Attachment A** – List of Projects, Service Changes and Identified Savings / Opportunities for inclusion in the 2024/25 BP&B

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- END OF REPORT

# Attachment A - Projects proposed for inclusion in the Draft 2024/25 Business Plan and Budget for purpose of public consultation

## STRATEGIC PROJECTS

Strategic Project	Program	Expenditure (\$'000)	Grants Confirmed (\$'000)
Integrated Climate Strategy - Resilient Flood Planning (FTE: 1.0 / L8 - 2 year)	City Services - Infrastructure	1,723	-
City Activation (includes Australia Day \$184K)	City Shaping - City Culture	650	-
Asset Condition Audit and Revaluation	City Services - Infrastructure	595	-
Commercial Events Funding Program	Corporate Services - AEDA	500	-
Contact Centre Software Replacement	Corporate Services - Information Management	450	-
24/25 Bridge Maintenance Program	City Services - Infrastructure	400	-
Re-Adaptive Housing (FTE: 1.0 / L7 - 2 year)	City Shaping - Park Lands, Policy and Sustainability	290	290
Homelessness Strategy - Maintain Existing and Establish New Strategic Partnerships for Homelessness	City Shaping - Park Lands, Policy and Sustainability	248	-
Delivering the Planning and Design Code Amendment Program 2023-2026 (Year 2 of 3)	City Shaping - Park Lands, Policy and Sustainability	240	-
Adelaide Central Market Expansion Operational Preparedness	Corporate Services - ACMA	220	-
Disability Access and Inclusion Plan 2024-2028 Implementation (FTE: 1.0 / L5)	City Shaping - Park Lands, Policy and Sustainability	215 *^	-
Integrated Transport Strategy	City Services - Infrastructure	200	-
Reconciliation Action Plan 2024-2027 Implementation (FTE: 1.0 / L4)	City Shaping - Park Lands, Policy and Sustainability	150*	-
218 - 232 Flinders Street Masterplan Investigations	City Services - Strategic Property and Commercial	150	-
On-Street Parking Compliance Analytics Reform - year 2	City Shaping - Regulatory Services	148	-
Tourism and Business attraction to address product gaps Adelaide's tourism experience (FTE: 0.5 / L6)	Corporate Services - AEDA	133	-

\* Service Change associated with this bid. Refer to Service Change list for amount.

^ New and Upgrade project associated with this bid. Refer to Capital Project list for amount.

# 100% Grant Funded Project. Funding received and recognised in 2023/24.

Strategic Project	Program	Expenditure (\$'000)	Grants Confirmed (\$'000)
Economic Development Strategy Implementation (FTE: 1.0 / L6)	City Shaping - Park Lands, Policy and Sustainability	106	
Feasibility Studies - Waste and Recycling Collection	City Services - City Operations	100	-
National Heritage Management Plan Implementation	City Shaping - Park Lands, Policy and Sustainability	100	-
Rundle Mall Live Music Program	Corporate Services - AEDA	100	-
DHS Community Neighbourhood Development Funding - Minor Works Building Community Centre (FTE: 0.8 / L4)	City Shaping - City Culture	99	99
Cyber Security	Corporate Services - Information Management	85	-
88 O'Connell	City Services - Strategic Property and Commercial	80	-
Conservation Management Plans – Bridges	City Services – Infrastructure	60	-
Homelessness Strategy - Year 1 of 4 Year Homelessness Strategy Implementation (FTE 6.8 / L2-6)	City Shaping - Park Lands, Policy and Sustainability	50*	-
Adelaide Park Lands Strategic Water Resources Study	City Services – Infrastructure	50#	-
SA Power Networks LED Luminaire Upgrades	City Services – Infrastructure	50	-
20th Century Heritage Investigation (Stage 2 of 2) for Heritage Code Amendment Program 2023-2026	City Shaping - Park Lands, Policy and Sustainability	50	-
ESCOSA Review	Corporate Services – Governance	40	-
Total Strategic Projects		7,282	389
Net Increase		6,893	

\* Service Change associated with this bid. Refer to Service Change list for amount.

^ New and Upgrade project associated with this bid. Refer to Capital Project list for amount.

# 100% Grant Funded Project. Funding received and recognised in 2023/24.

# SERVICE CHANGES

Service Change	Program	Expenditure (\$'000)	Revenue (\$'000)
<b>Service Changes to Deliver Strategies</b>			
Homelessness Strategy - Year 1 of 4 Year Homelessness Strategy Implementation (FTE 6.8 / L2-6)	City Shaping - Park Lands, Policy and Sustainability	328*	-
Internal Audit 2024/2025	Corporate Services - Governance	177	-
Disability Access and Inclusion Plan 2024-2028 Implementation (FTE: 1.0 / L5)	City Shaping - Park Lands, Policy and Sustainability	125*^	-
Reconciliation Action Plan 2024-2027 Implementation (FTE: 1.0 / L4)	City Shaping - Park Lands, Policy and Sustainability	118*	-
Kadaltilla / Adelaide Park Lands Authority Operating Budget Increase (FTE: 0.25 / L4)	Corporate Services - Governance	73	-
<b>Total Service Changes to Deliver Strategies</b>		<b>821</b>	<b>-</b>
<b>Ongoing Service Changes</b>			
Adelaide Central Market Expansion Resourcing (4.0 FTE )	Corporate Services - ACMA	600	-
CoA Graduate Program	Corporate Services - People	496	-
CoA Graduate Program (FTE: 0.6 / L6 - 1 year (+) FTE 5.0 / L3 - 6 months)	Corporate Services - People	387	-
Software Licences	Corporate Services - Information Management	244	-
Data & Insights Funding – Service Change (FTE: 1.0 / L6)	Corporate Services - AEDA	203	-
Stormwater Maintenance Budget	City Services - City Operations	200	-
Proactive Maintenance Programme (Lighting and Electrical) OPEX	City Services - City Operations	150	-
Kaurna Rangers (FTE 1.5 / L4)	City Shaping - Park Lands, Policy and Sustainability	147	-
Redeploy Aquatic Centre Staff	City Shaping - City Culture	142	-
Ongoing maintenance budget for Karrawira Parri/River Torrens	City Services - City Operations	100	-
Strategic Property Investigations and Implementation	City Services - Strategic Property and Commercial	100	-
GIS business Analyst and City Plan (FTE: 0.4 / L6)	City Services - Infrastructure	73	-
Vehicle search fees within the Customer Centre	Corporate Services - Customer & Marketing	40	181
Feminine Hygiene Products in Community Facilities	City Services - City Operations	30	-
<b>Total Ongoing Service Changes</b>		<b>2,912</b>	<b>181</b>
<b>TOTAL SERVICE CHANGES</b>		<b>3,733</b>	<b>181</b>
<b>Net Increase</b>		<b>3,552</b>	

\* Service Change associated with this bid. Refer to Service Change list for amount.

# 100% Grant Funded Project. Funding received and recognised in 2023/24.

^ New and Upgrade project associated with this bid. Refer to Capital Project list for amount.

# IDENTIFIED SAVINGS / OPPORTUNITIES

Savings / Opportunity	Program	Expenditure (\$'000)	Revenue (\$'000)
<b>Savings Identified</b>			
Ceased Service - Business Activation & Support	Corporate Services - AEDA	105	-
Ceased Service - Fashion Industry Support	Corporate Services - AEDA	36	-
Ceased Service - NYE Events Incentive	Corporate Services - AEDA	100	-
Ceased Service – Wellfest	Corporate Services - AEDA	400	-
Reduced service – Climate Change Action Initiative Fund	City Shaping - Park Lands, Policy and Sustainability	330	-
Reduction in Utilities	Organisation	845	-
Reduction in Parts & Consumables	Organisation	225	-
Reduction in External Contractors & Consultancy	Organisation	722	-
Other Individually minor savings including Advertising, Vacancy management target	Organisation	112	-
<b>Total Savings Identified</b>		<b>2,875</b>	<b>-</b>
<b>Opportunities</b>			
Additional Commercial Revenue	City Services - Strategic Property and Commercial	-	911
Aquatic Centre lease/licence/permit	City Shaping - City Culture	-	129
E-Scooters Change in Fee Schedule	City Shaping - Regulatory Services	-	80
City Works Daily Cap Increase	City Shaping - Regulatory Services	-	156
Food Inspections	City Shaping - Regulatory Services	-	75
Local Nuisance Fee (NEW FEE)	City Shaping - Regulatory Services	-	8
City Works Minimum Fee (NEW FEE)	City Shaping - Regulatory Services	-	3
Encroachment Fee Increase	City Shaping - Regulatory Services	-	1
Additional Expiation revenue through on-street parking compliance analytics reform strategic project	City Shaping - Regulatory Services	-	148
Short Stay Accommodation Rates Increase	Corporate Services – Finance and Procurement	(80)	252
<b>Total Opportunities</b>		<b>(80)</b>	<b>1,763</b>
<b>TOTAL SAVINGS AND OPPORTUNITIES</b>		<b>2,795</b>	<b>1,763</b>
<b>Net Decrease</b>		<b>4,558</b>	

# RENEWAL

Renewal Program (\$'000)	19 March Draft (92.5% ARFR)	Proposed 24/25 Program	Variance
Bridges	694	694	-
Buildings	11,205	11,205	-
Pathways	7,863	7,863	-
Kerb and Water Table	1,711	1,711	-
Lighting & Electrical	2,233	2,233	-
Park Lands & Open Space	1,938	1,938	-
Roads	8,325	8,325	-
Water Infrastructure	5,920	5,735	(185)
Traffic Signal	3,931	3,931	-
Urban Elements	3,441	3,441	-
<b>Total Infrastructure</b>	<b>47,261</b>	<b>47,076</b>	<b>(185)</b>
Plant, Fleet & Equipment Replacement	1,492	1,492	-
Commercial Plant, Fleet & Equipment	198	198	-
IT Renewals	1,591	1,591	-
Delivery Resources	5,665	5,665	-
<b>Total Renewal Program</b>	<b>56,207</b>	<b>56,022</b>	<b>(185)</b>

# CAPITAL NEW AND UPGRADE

New and Upgrade Project	Program	New and Upgrade (\$'000)	Grant Revenue (\$'000)	Renewal Component^ (\$'000)
Central Market Arcade Redevelopment (Future Fund) Major Project	City Services - Strategic Property and Commercial	15,918	-	-
Charles Street Streetscape Upgrade Major Project	City Services - Infrastructure	5,500	Seeking funding	-
Main Street Revitalisation - Hindley Street Major Project	City Services - Infrastructure	4,080	Seeking funding	3,855
Experience Adelaide Centre Major Project	Corporate Services - AEDA	3,340	3,340 <b>(confirmed)</b>	-
Integrated Climate Strategy – City Public Realm Greening Program	City Shaping - Park Lands, Policy and Sustainability	1,700	Seeking funding	-
Torrens Retaining Structure Adjacent Red Ochre	City Services - Infrastructure	1,470	Seeking funding	-
Park 27B Community Sports Building Redevelopment (Design Phase)	City Services - Infrastructure	1,293	1,200 <b>(confirmed)</b>	-
Main Street Revitalisation - Gouger Street (24/25 Detailed Design) Major Project	City Services - Infrastructure	1,250	-	-
Main Street Revitalisation - Hutt Street (24/25 Detailed Design) Major Project	City Services - Infrastructure	1,250	-	-
Vincent Street and Vincent Place Improvements (24/25 Construction)	City Services - Infrastructure	1,203	-	789
City of Adelaide Bikeways (North-South) Major Project	City Services - Infrastructure	1,185	606 <b>(confirmed)</b>	-
Main Street Revitalisation - O'Connell Street (24/25 Detailed Design) Major Project	City Services - Infrastructure	1,000	-	-
Rymill Park Masterplan Safety & Accessibility Works (24/25 Construction) Major Project	City Services - Infrastructure	822	338 <b>(confirmed)</b>	992
Frome Street Footpath Upgrades (In conjunction with N-S Bikeway Project) Major Project	City Services - Infrastructure	550	Seeking funding	-
Park 21 West - New Community Sports Building (Z0170)	City Shaping - City Culture	550	1,550 <b>(confirmed)</b>	-
Adelaide Central Market - New Parents Room W/ Store room	Corporate Services - ACMA	55	-	-
Botanic Catchment Water Course Rehabilitation	City Services - Infrastructure	340	170 <b>(confirmed)</b>	320
Brown Hill Keswick Creek (Financial Contribution)	City Services - Infrastructure	320	-	-

\* Strategic Project and Service Change associated with this bid. Refer to Strategic Project and Service Change lists for amount

^Renewal amounts are reflected in the Renewal Program table

# Confirmed grants only



New and Upgrade Project	Program	New and Upgrade (\$'000)	Grant Revenue (\$'000)	Renewal Component^ (\$'000)
Adelaide Central Markets - Communication Server Relocation and Associated Services	City Services - Infrastructure	300	-	-
Central Market Arcade Options CMAR 4402	City Services - Strategic Property and Commercial	285	-	-
School Safety Implementation Project	City Services - Infrastructure	250	-	-
Master Plan of Light Square - Detailed Design	City Shaping - Park Lands, Policy and Sustainability	250	-	-
Public Art Action Plan Deliverables	City Shaping - City Culture	250	-	-
Victoria Park / Pakapakapanthi (Park 16) Master Plan implementation - Detailed Design	City Shaping - Park Lands, Policy and Sustainability	250	-	-
Main Street Revitalisation - Melbourne Street Improvements (Construction) Major Project	City Services - Infrastructure	150	150 (confirmed)	-
Greener City Streets Program	City Services - Infrastructure	122	82 (confirmed)	-
Hutt Street & South Terrace Stormwater Improvements (24/25 Construction)	City Services - Infrastructure	115	-	2,050
Integrated Climate Strategy - Plant and Fleet Replacement program - New and Upgrade	City Services - City Operations	108	-	-
Disability Access and Inclusion Plan 2024-2028 Implementation	City Shaping - Park Lands, Policy and Sustainability	100*	-	-
James Place Upgrade (24/25 Construction)	City Services - Infrastructure	100	Seeking funding	290
Main Street Revitalisation - Melbourne Street including public artwork (24/25 Project Planning) Major Project	City Services - Infrastructure	100	-	-
Royal Avenue Improvements (24/25 Construction)	City Services - Infrastructure	100	-	652
North Adelaide Golf Links - Building Compliance Upgrades and Commercial Offering	City Services - Infrastructure	80	-	120
Glen Osmond Road, Hutt Road and Park 17 Improvements (24/25 Detailed Design)	City Services - Infrastructure	20	-	80
Jeffcott Street Pavement Rehabilitation and Catchment 13 Stormwater Upgrades (Concept Design)	City Services - Infrastructure	10	-	90
Project Delivery Management Costs (Overheads)	Corporate Services - Finance and Procurement	6,500	-	-
<b>TOTAL NEW AND UPGRADE</b>		<b>50,916</b>	<b>7,436#</b>	<b>9,238</b>

\* Strategic Project and Service Change associated with this bid. Refer to Strategic Project and Service Change lists for amount

^Renewal amounts are reflected in the Renewal Program table

# Confirmed grants only

## PROPOSED NEW AND UPGRADE PROJECTS TO BE RETIMED

Proposed projects to have budget retimed from 2023/24 to 2024/25 in Q3	New and Upgrade (\$'000)	Grant Revenue (\$'000)	Renewal Component (\$'000)
Central Market Arcade Redevelopment (Future Fund) Major Project	0**	-	-
North-South Bikeway	65	32	-
Hutt Street Entry Statement Project	730	730	-
Main Streets Revitalisation - Hindley Street	900	-	-
Experience Adelaide Visitor Centre	614	614	-
Melbourne Street Improvement	462	462	-
Charles Street Streetscape	425	212	-
Torrens Retaining Structure Adjacent Red Ochre	130	-	-
Glen Osmond Road & Hutt Road Intersection Upgrade	22	-	-
Park 11 Shared Use Path Renewal & Public Lighting Upgrade	149	-	-
Place of Courage	90	90	-
Melbourne Street Public Art	200	-	-
Ruby Hunter & Archie Roach Laneway Artwork	25	-	-
Ippariyti Commission for Whitmore Square	140	-	-
Honouring Women in the Chamber - Portrait Commissions	12	-	-
City of Music Laneways - The Angels Artwork	45	-	-
South West Community Centre	1,500	-	-
<b>PROPOSED RETIMED TOTAL BUDGET</b>	<b>5,509</b>	<b>2,140</b>	

	New and Upgrade (\$'000)	Grant revenue (\$'000)	Renewal component (\$'000)
<b>GRAND TOTAL NEW AND UPGRADE CAPITAL PROJECTS</b>	<b>56,425</b>	<b>9,576</b>	<b>9,238</b>

\*\* Central Market Arcade Redevelopment (Future Fund) Major Project Q3 2023-24 retime \$8,777,000 into 2025-26

## Councillor Siebentritt - MoN - Motion for consideration by the National Local Government Assembly

Tuesday, 9 April 2024  
Council

**Council Member**  
Councillor Dr Mark Siebentritt

Public

**Contact Officer:**  
Iliia Houridis, Director City Shaping

## MOTION ON NOTICE

**Councillor Dr Mark Siebentritt will move a motion and seek a seconder for the matter shown below to facilitate consideration by the Council:**

'That Council endorse the following Motion for consideration by the National General Assembly:

This National General Assembly calls on the Australian Government to:

Noting the drafting of recent legislation by the Federal Government and the drafting of a new Australian Sustainability Reporting Standard by the Australian Accounting Standards Board, both of which are due for implementation as of 30 June 2024 and which are already informing climate disclosure reporting approaches within Federal and some State agencies, ALGA agrees to lead a process to identify minimum climate disclosure reporting standards by 30 November 2024 that could apply to local government entities for consideration by respective State Governments.

National Objective:

Develop consistent guidance on standards for climate disclosure assessment and reporting at a local government level to ensure greater consistency in:

- (a) Assessing the impacts of climate change, covering physical and transition risks.
- (b) Determining the financial impacts which will be linked to national objectives for financing adaptation measures at a national level.

Key arguments:

1. The local government sector has been at the forefront of action on climate change for much of the past two decades, leading on work to reduce greenhouse gas emissions and develop and implement climate change adaptation plans.
2. Over the past 5 years though, the business sector has become increasingly active internationally, initially through voluntary climate disclosure reporting through the Taskforce on Climate Related Financial Disclosures (TCFD) and more recently emerging mandatory reporting.
3. In Australia this will manifest in mandatory climate disclosure reporting via legislation soon to be introduced by the Federal Government backed by a new set up of complementary Australian Accounting Standards (Australian Sustainability Reporting Standards). This will make climate disclosure reporting mandatory for many Australian businesses. Furthermore, large non-profit entities will also be impacted and some states already require agency reporting aligned to the TCFD.
4. It has been argued that these are the most significant changes to corporate reporting in Australia for at least a decade and will affect all parts of the Australian economy either directly or indirectly via supply chain impacts. But to date, local government has not been considered even though the consolidated revenue, value of assets and staff numbers for many councils around Australia would meet many of the triggers for this reporting.
5. Without coordinated and clearer direction on reporting requirements and standards, Local Government will be the largest sector in Australia not to have national guidance on reporting requirements, which will impact governance, risk assessment and financing in the sector. Furthermore, greater consistency in reporting standards will assist with comparing governance and preparedness measures being implemented around Australia and create cost savings for when this work is delivered.'

## ADMINISTRATION COMMENT

1. The Australian Government is in the process of implementing mandatory climate disclosure reporting based on the International Sustainability Standards Board (ISSB)'s climate standard, IFRS S2.
2. IFRS S2 came into effect on 1 January 2024, and the Australian Government concluded public consultation on its draft legislation on 9 February 2024. The legislation aims to establish a new Australian Sustainability Reporting Standard regime requiring entities that meet statutory sustainability reporting thresholds to report and maintain records regarding climate-related financial risks and opportunities. This includes greenhouse gas emissions, governance, risk management and emissions reduction targets.
3. Climate-related financial disclosures will be mandated through amendments to the *Corporations Act 2001 (Cth)* (Corporations Act) and related legislation.
  - 3.1. Under the proposed changes, large entities that are required to prepare and lodge annual reports under Chapter 2M of the Corporations Act will be required to disclose information about climate-related risks and opportunities.
  - 3.2. Entities that are exempt from lodging financial reports under Chapter 2M of the Corporations Act are proposed to be exempt from the proposed changes to climate-related financial disclosures.
4. The legislation will act in concert with new complementary Australian Accounting Standards (Australian Sustainability Reporting Standards). This will make climate disclosure reporting mandatory for many Australian businesses and non-profit entities (including larger local government entities).
5. Mandatory climate-related financial disclosure is being implemented over a four-year period and phased in according to the categorisation of entities into three Groups.
6. The commencement date for Group 1 entities (larger corporate and non-profit organisations) is 1 July 2024. The Government is seeking stakeholder feedback on whether amending legislation to require a 1 January 2025 commencement date for Group 1 entities would improve the quality of reporting during the transition year.
7. With a 1 January 2025 commencement, the first full reporting period would be from 1 July 2025 to 30 June 2026 for Group 1 entities.
8. Due to the value of its assets, and size of its workforce, the City of Adelaide may qualify as a Group 1 entity. The City of Adelaide has sought advice about what (if any) of the three proposed groups it would fall into and this advice will be provided separately once available.
9. The City of Adelaide's audited financial statements are currently made and comply with the *Local Government Act 1999*, *Local Government (Financial Management) Regulations 2011* and Australian Accounting Standards.
10. Accounting standards effectively equal mandatory reporting, and in the South Australian context include model financial statements for application in the Local Government sector. Development of these is informed by sector auditors in consultation with sector finance professionals.
11. The City of Adelaide's draft Integrated Climate Strategy contemplates the introduction of climate disclosure reporting and states:
  - 11.1. We will implement best practice sustainability reporting frameworks to ensure alignment to better practice governance, strategy, risk management and monitoring of metrics and targets applicable to environmental management.
12. As part of finalising the draft Integrated Climate Strategy, advice is being sought about governance, strategy, risk management, metrics and targets (including Scope 1 and Scope 2 greenhouse gas emissions) that may be required.
13. The City of Adelaide has been preparing community greenhouse gas emissions inventories since 2007 in accordance with the Global Protocol for Community Scale Greenhouse Gas Emissions Inventories. The protocol measures the emissions within the City of Adelaide boundary, using Scopes which allow international comparisons. This methodology is used to report internationally to the CDP platform (formerly Carbon Disclosure Project) on climate data and action.
14. There is presently no agreed position about minimum climate disclosure reporting standards that could apply to local government entities for consideration by respective State Governments.
15. Should Council resolve to support the proposed motion, the motion will be submitted for consideration by the National General Assembly of the Australian Local Government Association (ALGA) to lead a process to identify minimum climate disclosure reporting standards by 30 November 2024 that could apply to local government entities for consideration by respective State Governments.

16. Administration is supportive of ALGA having a role to participate in consultation around the development of the Australian Sustainability Reporting Standards on behalf of local government, and through engagement with the states and the sector, in relation to mandatory reporting inclusions appropriate to the sector.

Should the motion be carried, the following implications of this motion should be considered. Note any costs provided are estimates only – no quotes or prices have been obtained:	
Public consultation	Not applicable
External consultant advice	Not applicable
Legal advice / litigation (eg contract breach)	Not applicable
Impacts on existing projects	Not applicable
Budget reallocation	Not applicable
Capital investment	Not applicable
Staff time in preparing the workshop / report requested in the motion	Not applicable
Other	Not applicable
Staff time in receiving and preparing this administration comment	To prepare this administration comment in response to the motion on notice took approximately 5.5 hours.

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- END OF REPORT -

## Deputy Lord Mayor, Councillor Snape - MoN - Save the Crown and Anchor

Tuesday, 9 April 2024

**Council**

**Council Member**

Deputy Lord Mayor, Councillor  
Keiran Snape

Public

**Contact Officer:**

Ilia Houridis, Director City Shaping

## MOTION ON NOTICE

**Deputy Lord Mayor, Councillor Keiran Snape will move a motion and seek a seconder for the matter shown below to facilitate consideration by the Council:**

‘That Council:

- Notes the proposal submitted at 188 & 196 Grenfell Street which includes Crown and Anchor site, that if progressed, will result in the loss of a significant historic building in our city and may have a negative impact on the lively and thriving East End.
- Notes the significance of the Crown & Anchor venue to the City of Adelaide’s live music culture, which has supported and continues to support emerging musicians and the music community of Adelaide and Australia.
- Notes the City of Adelaide’s status as a UNESCO City of Music.
- Requests the Lord Mayor write to the Premier expressing concerns about the potential loss of a key Adelaide live music venue, and requesting the City of Adelaide and the State Government work together to consider options that will provide greater protection for such venues.

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## ADMINISTRATION COMMENT

1. A development application (ID 24003065) has been lodged for 188 & 196 Grenfell Street, which includes the Crown and Anchor site.
2. The State Commission Assessment Panel (SCAP) is the relevant authority assessing the application.
3. As part of SCAP’s standard process, Administration will provide technical referral comments regarding the proposal via the Acting Chief Executive Officer. Referral comments are limited to topics such as infrastructure, traffic, waste management, stormwater, public open space and impact on any local heritage place.
4. While not yet finalised, initial advice from Administration is that when assessed against the Planning & Design Code (the Code), the proposal will not be significantly over height, will have a bulk and scale expected in this part of the city, and will retain the heritage façade.
5. From a heritage perspective, referral comments will be limited to the building and façade only and will not reference the current use of the building (i.e. live music).
6. The application is expected to undergo a public notification process, however an exact timeframe for this is not yet confirmed.
7. During the public notification process, any member of the public will be able to make a representation to SCAP regarding the proposal.
8. It is noted there is nothing in the Code that emphasises the preservation of buildings for arts/cultural heritage reasons, or live music specifically.

9. Should Council resolve to support the proposed motion, a letter to the Premier from the Lord Mayor will be prepared outlining Council's concerns, which relate not only to this specific proposal, but more broadly any proposal which may seek to impact or demolish similar live music venues.
10. As outlined in the Motion, the letter will recommend the City of Adelaide and the State Government work together on this issue.
11. It is noted that while City of Adelaide is a UNESCO City of Music, a formal analysis has not been undertaken on what impact this specific proposal may have on the status.
12. It is also noted the development of Council's Cultural Strategy could provide an opportunity to make a policy statement about the preservation of culture and heritage in the City, which may form some of the work outlined in the letter to the Premier.

Should the motion be carried, the following implications of this motion should be considered. Note any costs provided are estimates only – no quotes or prices have been obtained:	
Public consultation	Not applicable
External consultant advice	Not applicable
Legal advice / litigation (eg contract breach)	Not applicable
Impacts on existing projects	Not applicable
Budget reallocation	Not applicable
Capital investment	Not applicable
Staff time in preparing the workshop / report requested in the motion	Not applicable
Other	Not applicable
Staff time in receiving and preparing this administration comment	To prepare this administration comment in response to the motion on notice took approximately 5.5 hours.

- END OF REPORT -

## Councillor Martin - QoN - Changing Place Facilities

Tuesday, 9 April 2024  
Council

**Council Member**  
Councillor Phillip Martin

Public

**Contact Officer:**  
Tom McCready, Director City  
Services

## QUESTION ON NOTICE

### **Councillor Phillip Martin will ask the following Question on Notice:**

'Noting that the City of Adelaide sold its James Place public toilet facility, including a then recently completed changing place facility for the disabled, in exchange for a cash payment and an undertaking from the purchaser to provide a similar complex to enable construction of 60 King William project, could the Administration advise;

1. Whether the changing place facility is of a comparable or lesser standard than that which was demolished
2. If Council or another party will be responsible for cleaning and maintenance of the toilets and changing place facility
3. What hours the toilets and changing place will be open compared to the operating days and hours offered by the demolished Council operated facility, and
4. Noting that the Council operated facilities offered direct access from James Place and that the new toilets and changing place facility are indoors, will the Council instal signage, including operating hours, to direct users and their carers?'

The Lord Mayor will provide a reply at the meeting, the reply and question will be included in the Minutes of the meeting.

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- END OF REPORT -



## Councillor Noon - QoN - 2024/25 Draft Budget and Asset Renewal Requirements

Tuesday, 9 April 2024  
Council

**Council Member**  
Councillor Carmel Noon

Public

**Contact Officer:**  
Anthony Spartalis, Acting Chief  
Operating Officer

## QUESTION ON NOTICE

### **Councillor Carmel Noon will ask the following Question on Notice:**

'In the preparation of the draft budget for the fiscal year 2024/25, can Council be presented with a budget that includes rate revenue, fees, and charges, with adjustments limited to CPI increases?

Additionally, advice is sought from the Administration concerning necessary increases in rate revenue to support projects within the Asset Management Plan, proposed AEDA and ACMA budgets, approved and proposed strategic and capital projects and proposed service changes?

Furthermore, can Administration advise Council what the expected average rate increase in other local government areas in South Australia for the upcoming fiscal year, based on current information received?

The Lord Mayor will provide a reply at the meeting, the reply and question will be included in the Minutes of the meeting.

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- END OF REPORT -

## Councillor Martin - QoN - Festoon Lighting

Tuesday, 9 April 2024  
Council

**Council Member**  
Councillor Phillip Martin

Public

**Contact Officer:**  
Iliia Houridis, Director City Shaping

## QUESTION ON NOTICE

### **Councillor Phillip Martin will ask the following Question on Notice:**

'Noting that the Administration referenced at Recommendation 2 in Agenda Item 13 for the meeting of Council on March 26, 2024 the installation of festoon lighting to support local restaurants between Lombard and Gover Streets in North Adelaide, could the Administration advise;

1. Who suggested the project and was it brought to Council and, if so, on which date
2. When did work begin on the project
3. What was the cost to the City of Adelaide and was there any contribution from the supported restaurants and
4. Is there any ongoing cost to the City of Adelaide?'

The Lord Mayor will provide a reply at the meeting, the reply and question will be included in the Minutes of the meeting.

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- END OF REPORT -

## Councillor Martin - QoN - Budget Outcomes

Tuesday, 9 April 2024  
Council

**Council Member**  
Councillor Phillip Martin

Public

**Contact Officer:**  
Anthony Spartalis, Acting Chief  
Operating Officer

## QUESTION ON NOTICE

**Councillor Phillip Martin will ask the following Question on Notice:**

'Could the Administration advise from available documents for each of the financial years ending on June 30th in 2019, 2020, 2021 and 2022:

1. The operating surplus or deficit?
2. The amount expended on asset renewals?
3. The amounts at 2 expressed as a percentage of the asset renewal funding ratio?
4. The total value of ratepayer property assets sold in the financial year in which the contract for sale was signed?
5. Any amounts included in the budget or factored into the Long Term Financial Plan for Main Street Upgrades?

And any amounts recommended by the Administration in respect of 1, 2, 3, 4 and 5 for consideration by the elected body for the financial year 24/25 Budget and Business Plan?'

The Lord Mayor will provide a reply at the meeting, the reply and question will be included in the Minutes of the meeting.

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- END OF REPORT -

Tuesday, 9 April 2024

Council

**Program Contact:**

Anthony Spartalis, Acting  
Chief Operating Officer

**Approving Officer:**

Michael Sedgman, Acting  
Chief Executive Officer

## Exclusion of the Public

Public

## EXECUTIVE SUMMARY

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

It is the recommendation of the Chief Executive Officer that the public be excluded from this Council meeting for the consideration of information and matters contained in the Agenda.

For the following Reports for Recommendation to Council seeking consideration in confidence

**22** Draft Adelaide Park Lands Management Strategy [section 90(3) (j) of the Act]

The Order to Exclude for Item 22:

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

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## ORDER TO EXCLUDE FOR ITEM 22

THAT COUNCIL:

1. Having taken into account the relevant consideration contained in section 90(3) (j) and section 90(2) & (7) of the *Local Government Act 1999 (SA)*, this meeting of the Council dated 9 April 2024 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 22 [Draft Adelaide Park Lands Management Strategy] listed on the Agenda in a meeting open to the public would on balance be contrary to the public interest.

Grounds and Basis

This Item is confidential as it contains information and links to draft Code Amendment documents provided by Planning and Land Use Services in confidence.

The disclosure of information in this report could reasonably breach confidentiality of information provided to Council by the State Government through Planning and Land Use Services prior to the commencement of a Code Amendment.

Public Interest

The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the disclosure of this information will result in release of information that has been provided to Council in confidence from the State Government through Planning and Land Use Services.

2. Pursuant to section 90(2) of the *Local Government Act 1999 (SA)* (the Act), this meeting of the Council dated 9 April 2024 orders that the public (with the exception of members of Corporation staff and any person permitted to remain) be excluded from this meeting to enable this meeting to receive, discuss or consider in confidence Item 22 [Draft Adelaide Park Lands Management Strategy] listed in the Agenda, on the grounds that such item of business, contains information and matters of a kind referred to in section 90(3) (j) of the Act.
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## DISCUSSION

1. Section 90(1) of the *Local Government Act 1999 (SA)* (the Act) directs that a meeting of Council must be conducted in a place open to the public.
2. Section 90(2) of the Act, states that a Council may order that the public be excluded from attendance at a meeting if Council considers it to be necessary and appropriate to act in a meeting closed to the public to receive, discuss or consider in confidence any information or matter listed in section 90(3) of the Act.
3. Section 90(3) of the Act prescribes the information and matters that a Council may order that the public be excluded from.
4. Section 90(4) of the Act, advises that in considering whether an order should be made to exclude the public under section 90(2) of the Act, it is irrelevant that discussion of a matter in public may -
  - (a) *cause embarrassment to the council or council committee concerned, or to members or employees of the council; or*
  - (b) *cause a loss of confidence in the council or council committee; or*
  - (c) *involve discussion of a matter that is controversial within the council area; or*
  - (d) *make the council susceptible to adverse criticism.*
5. Section 90(7) of the Act requires that an order to exclude the public:
  - 5.1 Identify the information and matters (grounds) from section 90(3) of the Act utilised to request consideration in confidence.
  - 5.2 Identify the basis – how the information falls within the grounds identified and why it is necessary and appropriate to act in a meeting closed to the public.
  - 5.3 In addition identify for the following grounds – section 90(3) (b), (d) or (j) of the Act - how information open to the public would be contrary to the public interest.
6. Section 83(5) of the Act has been utilised to identify in the Agenda and on the Report for the meeting, that the following reports are submitted seeking consideration in confidence.
  - 6.2 Information contained in Item 22 – Draft Adelaide Park Lands Management Strategy
    - 6.2.1 Is subject to an Existing Confidentiality Orders dated 21 March and 26 March 2024.
    - 6.2.2 The grounds utilised to request consideration in confidence is section 90(3) (j) of the Act
      - (j) information the disclosure of which—
        - (i) would divulge information provided on a confidential basis by or to a Minister of the Crown, or another public authority or official (not being an employee of the council, or a person engaged by the council);

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## ATTACHMENTS

Nil

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- END OF REPORT -

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