

# Kadaltilla

Adelaide Park Lands Authority

## Draft Victoria Park Master Plan

**Thursday, 25 May 2023  
Board Meeting**

**Author:**

Sarah Gilmour, Associate  
Director Park Lands, Policy &  
Sustainability

Public

---

## Purpose

The purpose of this report is to seek Council endorsement to undertake community consultation on the draft Victoria Park / Pakapakanthi (Park 16) Master Plan.

---

## Recommendation

THAT THE ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Kadaltilla / Adelaide Park Lands Authority:

1. Endorses the draft Victoria Park / Pakapakanthi (Park 16) Master Plan as provided in Attachment A to Item 6.1 on the Agenda for the meeting of the Board of Kadaltilla held on 25 May 2023 for the purposes of Council undertaking community consultation.
-

# Implications

Adelaide Park Lands Management Strategy 2015-2025	<a href="#">Adelaide Park Lands Management Strategy 2015-2025</a> The Victoria Park Precinct plan contained in the Adelaide Park Lands Management Strategy 2015-2025 was used as the base concept for the draft Master Plan development.
2020-2025 Strategic Plan	<a href="#">Adelaide Park Lands Authority 2020-2025 Strategic Plan</a> <a href="#">Strategic Plan Alignment – Environment</a> Improve community connection with the natural and cultural landscape of the Park Lands.
Policy	Delivery of the final stages of Victoria Park is identified as a Big Move – Places and Spaces in the Adelaide Park Lands Management Strategy 2015-2025.
Consultation	Targeted stakeholder consultation was undertaken in 2022 to inform the Master Plan. This report seeks endorsement for broad community and stakeholder consultation in 2023 on the draft Master Plan.
Resource	Broad costings will be undertaken following community and stakeholder consultation on the draft Master Plan and prior to final decision by the Council.
Risk / Legal / Legislative	Consideration for the <i>Motorsport Act 1984 (SA)</i> and 2023 Declared Area has been included in the draft Master Plan.
Opportunities	The draft Master Plan provides a vision and framework to enhance Victoria Park and guide future investment.
City of Adelaide Budget Allocation	\$60,000 in 2022/2023.
Life of Project, Service, Initiative or (Expectancy of) Asset	The Master Plan outlook is for 5-10 years.
Ongoing Costs (eg maintenance cost)	Dependant on existing asset renewal and extent of proposed new works.
Other Funding Sources	External funding sources will be pursued for implementation of a Master Plan for Victoria Park. This may include from National and State Government, Capital City Committee, adjoining Council contributions (where appropriate), recreation and sport grants, club and association co-investment, Brownhill Keswick Creek Stormwater Project, and South Australian Motorsport Board.

# Discussion

## 1. Victoria Park / Pakapakanthi (Park 16)

- 1.1. The purpose of this report is to seek Council endorsement to undertake community consultation on the draft Victoria Park / Pakapakanthi (Park 16) Master Plan.
- 1.2. Victoria Park / Pakapakanthi (Park 16) occupies the area in the eastern Park Lands, between Fullarton Road, Wakefield Street and the residential neighbourhood east of Hutt Street, Adelaide.
- 1.3. The 72-hectare Park is one of the largest parks of the Adelaide Park Lands and is a combination of turf, native grass woodland, remnant vegetation and the recently completed Victoria Park / Pakapakanthi (Park 16) Wetland.
- 1.4. There are several State Heritage listed buildings in the north-east of the Park, including the Grandstand, former Turnstile building and Racing Club building.
- 1.5. The Park provides recreation and open space and caters for multiple sports and recreation users, with generally well serviced facilities throughout the Park.
- 1.6. The Park functions as a major outdoor events space with a range of events held across the year.

## 2. Background

- 2.1. At its meeting on 12 October 2021, Council requested a report be prepared for the Kadaltilla / Park Lands Authority (Kadaltilla) outlining the necessary steps toward development of a new landscaping proposal to achieve enhanced greening - in particular tree canopy for shade across Victoria Park – Pakapakanthi (Park 16).
- 2.2. A report was presented to Kadaltilla on 24 February 2022 outlining a proposal to develop a Landscape Concept Plan for Victoria Park / Pakapakanthi (Park 16).
- 2.3. At its meeting on 15 March 2022, Council noted Kadaltilla support for the development of a new Landscape Concept Plan for Victoria Park / Pakapakanthi (Park 16), and sought consideration of the following:
  - 2.3.1. Lack of trees and shade, particularly, but not exclusively, at the northern end of the Park around the bitumen motor sport track and historic grandstand
  - 2.3.2. Need to provide a hospitable and attractively landscaped environment for a future, hotter climate
  - 2.3.3. Cultural landscape and social values of the Park, including the associative values attached to the motor sport track, horse-racing, cycling and other contemporary uses
  - 2.3.4. Remnant native plant and animal habitat and original vegetation
  - 2.3.5. Many informal and formal uses of the Park
  - 2.3.6. Limitations on tree plantings imposed by soil contamination
  - 2.3.7. The desire for an inspiring and sustainable landscape.
- 2.4. In early 2022, Aspect Studios was engaged to develop the Master Plan for Victoria Park / Pakapakanthi (Park 16).
- 2.5. The draft Master Plan (**Attachment A**) identifies a vision and design principles for Victoria Park. Eight 'key moves' are identified that respond to the desire for increased greening, historical interpretation, multiple existing activities and recreational uses and the various open landscapes across Victoria Park.
- 2.6. The Master Plan vision statements are:
  - 2.6.1. Be greener, cooler and more climate resilient
  - 2.6.2. Celebrate cultural and social values
  - 2.6.3. Continue to provide space for unprogrammed community use and connection to nature
  - 2.6.4. Be biodiverse and improve Adelaide's open grassy woodland landscape character
  - 2.6.5. Provide consistent quality community sports and recreation
  - 2.6.6. A Park that attracts and supports a diverse range of events and activities.

- 2.7. The Master Plan principles are:
  - 2.7.1. Consolidate, complete, and strengthen the path hierarchy
  - 2.7.2. Strengthen neighbourhood connections
  - 2.7.3. Reveal the narrative of pre and post-colonial history
  - 2.7.4. Reconnect the grandstand within the Park
  - 2.7.5. Celebrate the Park Lands character
  - 2.7.6. Reveal and reconnect water in the landscape
  - 2.7.7. Create a Park for year-round activation
  - 2.7.8. Create a smart (technology enabled) Park.

### 3. **Consultation**

- 3.1. Targeted consultation with key stakeholders occurred throughout the initial stages of the project between July-August 2022, to help shape the draft Master Plan and gain valuable feedback on how Victoria Park is being used and managed. The key stakeholders included:
  - 3.1.1. Kaurna Yerta Aboriginal Corporation (KYAC)
  - 3.1.2. City of Adelaide
  - 3.1.3. Green Adelaide
  - 3.1.4. City of Burnside
  - 3.1.5. South Australian Motor Sport Board
  - 3.1.6. Brown Hill Keswick Creek Project Team.
- 3.2. Existing Park 16 community stakeholders, commercial operations, lease holders and license holders were given the opportunity to input into the working draft Master Plan. Those that provided feedback included:
  - 3.2.1. South East City Residents Association (SECRA) and adjacent residents
  - 3.2.2. AusCycling
  - 3.2.3. Pakapakanthi Parkrun
  - 3.2.4. East Adelaide Football Club
  - 3.2.5. South Australian Cricket Association (SACA)
  - 3.2.6. Victoria Park Social Club (VPSC).
- 3.3. The draft Master Plan considers proposals from external stakeholders (e.g. SANFL) who have shown interest through the Sports Facilities Expressions of Interest (EOI) process used to allocate annual sporting and recreation licences within Park 16.
- 3.4. Administration has provided the following feedback to the consultant team to be incorporated in the draft Master Plan post community consultation:
  - 3.4.1. Inclusion of specific metrics and targets to achieve the master plan vision statements and principles
  - 3.4.2. Development of an implementation plan including broad costings and priority investments
  - 3.4.3. Inclusion of the National Heritage Listing area and discussion of the influence of activities.

### 4. **Kadaltilla**

- 4.1. A [presentation](#) was provided to Kadaltilla at the 27 April 2023 meeting to present an overview of the Master Planning process and to gain feedback on the draft principles and information layers.
- 4.2. Kadaltilla feedback has been incorporated within the draft Master Plan including:
  - 4.2.1. Consistent site principles and vision statement/s
  - 4.2.2. Recognition of ongoing community use and sport and recreation
  - 4.2.3. Universal access principles and safety for all users
  - 4.2.4. Protection of existing tree canopy

- 4.2.5. Mapping of activities
- 4.2.6. Inclusion of heat mapping
- 4.2.7. Inter-connectivity including importance of Park Lands Trail
- 4.2.8. Recognition of heritage assets including grand stand.

## 5. **Next Steps**

- 5.1. Subject to Kadaltilla's support for the draft Master Plan, a report will be presented to the City Planning, Development and Business Affairs Committee on 4 July 2023 seeking approval to undertake broad community consultation.
- 5.2. Subject to Council approval, consultation is planned for July/August 2023 and will utilise a range of engagement methods, including:
  - 5.2.1. On-site signage
  - 5.2.2. Information displays at Victoria Park Social Club and Velo café
  - 5.2.3. Community open day at Victoria Park
  - 5.2.4. City of Adelaide's community engagement platform
  - 5.2.5. Social media posts.
- 5.3. Further direct engagement will be undertaken with KYAC, stakeholders and community groups who were consulted during the initial development of the draft Master Plan.
- 5.4. Post consultation, the next steps are:
  - 5.4.1. Review consultation findings
  - 5.4.2. Develop specific metrics and targets to achieve the master plan vision statements and principles
  - 5.4.3. Develop an implementation plan including broad costings and priority investments
  - 5.4.4. Present amended Master Plan to Committee and Council for endorsement in September 2023.
  - 5.4.5. Present the Council endorsed Master Plan to Kadaltilla for noting in September/October 2023.

---

## Attachments

### Attachment A – Draft Victoria Park Master Plan