

# Kadaltilla

Adelaide Park Lands Authority

## Victoria Park Master Plan for Endorsement

**Thursday, 27 June 2024  
Board Meeting**

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Public

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## Purpose

The purpose of this report is to present the Victoria Park / Pakapakanthi (Park 16) Master Plan (**Attachment A**) to Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) for endorsement.

Kadaltilla received a summary of the consultation findings on the Victoria Park / Pakapakanthi (Park 16) Master Plan (the Master Plan) and noted the proposed changes to the Master Plan at its meeting on 28 March 2024 ([Link 1](#)).

This report summarises the final changes that have been incorporated into the Master Plan after considering stakeholder and community consultation findings.

Key differences to the Master Plan additional to those reported on 28 March 2024 are:

- Crafting of vision principles into a single Vision statement
- Inclusion of targets for green infrastructure, biodiversity, hard stand reduction
- Additional plantings along key paths
- Relocation of the proposed additional sports field to the south of the criterium track
- Extended biodiversity area has been reconfigured and includes a dedicated butterfly conservation area
- Relocation of the toilet block adjacent to the Adelaide 500 track to a location in proximity to the proposed nature play space.

The draft Master Plan that was endorsed for consultation is provided for comparison with the Master Plan ([Link 2](#)).

Subject to endorsement by Kadaltilla, the Master Plan will be presented to the City Planning, Development, and Business Affairs Committee and Council for decision on 2 July 2024.

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## Recommendation

THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Kadaltilla / Adelaide Park Lands Authority:

1. Endorses the Victoria Park / Pakapakanthi (Park 16) Master Plan as contained in Attachment A –Victoria Park / Pakapakanthi (Park 16) Master Plan to Item 5.2 on the Agenda for the meeting of Kadaltilla / Adelaide Park Lands Authority held on 23 May 2024.

# 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 Master Plan development.
2023-2028 Strategic Plan	<a href="#">Kadaltilla / Adelaide Park Lands Authority 2023-2028 Strategic Plan Strategic Plan Alignment – Expert Advice</a> 4.1 Provide advice on plans, projects and policies for the Adelaide Park Lands
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	Broad community and stakeholder consultation was undertaken on the draft Master Plan between 17 August and 11 September 2023.
Resource	An implementation table with broad costings is included in the Master Plan and will inform the directions for the detailed design phase in the 2024/25 financial year (subject to the 2024/25 budget deliberations) and future delivery phases.
Risk / Legal / Legislative	Consideration for the <i>Motorsport Act 1984 (SA)</i> and 2024 Declared Area has been included in the Master Plan.
Opportunities	The Master Plan provides a vision and framework to enhance Victoria Park / Pakapakanthi (Park 16) and guide future investment.
City of Adelaide Budget Allocation	<p>The 2023/24 Annual Business Plan and Budget includes \$50,000 for the detailed design and delivery of projects identified in the Master Plan. Work has commenced on interpretative signage for the landscapes in Victoria Park / Pakapakanthi (Park 16), including grassland, wetland, and woodlands. Investigations into data collection / smart technology sensors to capture Park usage data has commenced.</p> <p>The draft 2024/25 Annual Business Plan and Budget includes \$250,000 for the detailed design of the Victoria Park Master Plan. Consultation on the draft 2024/25 Annual Business Plan and Budget concluded on 19 May 2024. A Council decision on the 2024/25 Annual Business Plan and Budget is scheduled for June 2024.</p>
Life of Project, Service, Initiative or (Expectancy of) Asset	<p>Implementation of the Master Plan and associated impacts on the Long Term Financial Plan will require further consideration as part of the detailed design process to be undertaken in 2024/25 (subject to Council decision on the draft Annual Business Plan and Budget).</p> <p>Future costs associated with the implementation of the Master Plan will be listed within the schedule of New and Significant Upgrades for implementation from 2025/26 subject to Council decision through the annual business plan and budget process.</p>
Ongoing Costs (eg maintenance cost)	While no direct costs are associated with the Master Plan, the enhanced/upgraded and new features will require corresponding asset and ongoing maintenance budgets.
Other Funding Sources	External funding sources will be sought to implement the Master Plan for Victoria Park / Pakapakanthi (Park 16). These may include the Federal and State Governments, 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

## Background

1. At its meeting on 11 July 2023, Council endorsed the draft Victoria Park / Pakapakanthi (Park 16) Master Plan being released for the purposes of community consultation ([Link 3](#)):  
*Council endorses the draft Victoria Park / Pakapakanthi (Park 16) Master Plan as provided in Attachment A to Item 15.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 4 July 2023, for the purposes of Council undertaking community consultation.*
2. That report outlined that targeted consultation occurred throughout the initial stages of the project between July and August 2022, to help shape the draft Master Plan and gain valuable feedback on how Victoria Park is being used and managed.
3. A presentation was provided to Kadaltilla at its meeting on 27 April 2023 with an overview of the master planning process and to gain feedback on the draft principles and site context for the draft Master Plan.
4. The draft Master Plan contained vision statements, design principles and initiatives that respond to the desire for increased greening, historical interpretation, multiple existing activities and recreational uses and the various open landscapes across Victoria Park.
5. At its meeting on 28 March 2024, Kadaltilla received an update on the findings of the draft Victoria Park / Pakapakanthi Master Plan consultation and were advised of the changes that would be incorporated into the draft Victoria Park / Pakapakanthi Master Plan (Master Plan) ([Link 1](#)).
6. The purpose of this report is to present the Victoria Park / Pakapakanthi (Park 16) Master Plan (**Attachment A**) to Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) for endorsement.
7. This report summarises the final changes that have been incorporated into the Victoria Park / Pakapakanthi (Park 16) Master Plan following consideration of stakeholder and community consultation findings.
8. The draft Master Plan that was endorsed for consultation is provided for comparison with the Master Plan ([Link 2](#)).

## Victoria Park / Pakapakanthi (Park 16) Master Plan

9. Informed by feedback received from the community and other stakeholders, the Victoria Park / Pakapakanthi (Park 16) Master Plan (the Master Plan) identifies a vision and Master Plan Strategies for the Victoria Park / Pakapakanthi (Park 16) that provide a blueprint for the future development of the park.
10. The Master Plan provides a clear vision to reinforce the Park's important strategic links to the city and addresses:
  - 10.1. Additional tree canopy, shade and greening particularly, but not exclusively, at the northern end of the Park.
  - 10.2. Planning for a hospitable and landscaped environment to address a future, hotter climate.
  - 10.3. The cultural and social values of the park.
  - 10.4. Remnant native plant and animal habitat and original vegetation.
  - 10.5. Many informal and formal uses of the park.
  - 10.6. The desire for an inspiring and sustainable landscape.
11. The Master Plan vision is:
  - 11.1. *Victoria Park / Pakapakanthi (Park 16) will be a cooler, greener, more biodiverse, and climate resilient park that positively contributes to people's physical and mental health, provides for programmed and unprogrammed community sports and recreation, attracts and supports diverse events and activities, while celebrating cultural and social values.*
12. Informed by the vision, eight 'Master Plan Strategies' 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 / Pakapakanthi (Park 16).
13. The Master Plan Strategies are:
  - 13.1. Consolidate, complete, and strengthen the path hierarchy.
  - 13.2. Strengthen neighbourhood connections.
  - 13.3. Reveal the narrative of pre and post-colonial history.

- 13.4. Reconnect the grandstand.
- 13.5. Celebrate the Park Lands character.
- 13.6. Reveal and reconnect water.
- 13.7. A Park for year-round activation.
- 13.8. A Smart Park.
- 14. The Master Plan includes the following targets
  - 14.1. Green Infrastructure
    - 14.1.1. Increase tree canopy by 8% to reach the minimum 30% canopy cover for the park. The existing canopy cover within the park is approximately 22%.
  - 14.2. Biodiversity
    - 14.2.1. Measured through the Biodiversity Monitoring Framework, achieve a net increase in biodiversity, habitats, and ecosystems health
    - 14.2.2. Through landscape changes increase Key Biodiversity Area 1 by 30% (11,735 sqm).
  - 14.3. Hard Stand Reduction
    - 14.3.1. Through the consolidation of path networks achieve an overall reduction of hard stand / impervious surfaces.

### **Confirmation of Changes**

- 15. The following changes noted by Kadaltilla on 28 March 2024 have been addressed in the Master Plan:
  - 15.1. Greening, trees or biodiversity
    - 15.1.1. Inclusion of additional tree canopy target.
  - 15.2. Public Amenities
    - 15.2.1. Additional lighting has been included in high-activity areas and primary pathways in the north-eastern section of the Park to enhance safety and park usage.
    - 15.2.2. Data collection / smart technology has been included to capture Park usage data to allow for evidence-based planning and park management.
    - 15.2.3. A formal play space has been included in the north-eastern corner of the Park and an informal play space along Botanic Creek / Adelaide Park Lands Trail.
    - 15.2.4. The proposed pavilion has been replaced with 'outdoor rooms' to provide natural shade / shelter.
    - 15.2.5. The public toilets have been relocated to service the proposed formal play space.
  - 15.3. Sport and Recreation
    - 15.3.1. Proposed realignment of criterium track was removed.
    - 15.3.2. Pedal prix use of criterium track has been illustrated.
    - 15.3.3. Proposed central community oval northeast of the criterium track has been removed.
    - 15.3.4. Green buffer has been included around the criterium track to provide natural barriers to reduce Park use conflicts, including implementation in conjunction with criterium track users.
    - 15.3.5. Existing sports fields are more accurately illustrated.
    - 15.3.6. Existing concrete cricket pitches have been illustrated on existing ovals.
  - 15.4. Events: Motorsport
    - 15.4.1. Context has been added regarding the South Australian Government's five-year contract to host motorsport events until 2026.
- 16. The following additional changes arising from further internal consultation have been made:
  - 16.1. Greening, trees or biodiversity
    - 16.1.1. Additional plantings along key paths.

16.1.2. Extended biodiversity area has been reconfigured and includes a dedicated butterfly conservation area.

16.2. Sport and Recreation

16.2.1. A 90 metre by 45 metre sports field is included south of the criterium track following completion of all earth works associated with the Pakapakanthi wetlands.

17. External funding sources will be sought to implement the Master Plan for Victoria Park / Pakapakanthi (Park 16). These may include the Federal and State Governments, adjoining Council contributions (where appropriate), recreation and sport grants, club and association co-investment, Brownhill Keswick Creek Stormwater Project, and South Australian Motorsport Board.

**Next Steps**

18. Subject to endorsement by Kadaltilla, the Master Plan will be presented to the City Planning, Development and Business Affairs Committee and Council for decision in July 2024.
19. An implementation table with broad costings is included in the Master Plan and will inform the directions for the detailed design phase in the 2024/25 financial year (subject to the 2024/25 budget deliberations) and future delivery phases.

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## Data and Supporting Information

**Link 1** – [Agenda Item, Kadaltilla / Adelaide Park Lands Authority, Thursday 28 March 2024](#)

**Link 2** – [Draft Victoria Park / Pakapakanthi \(Park 16\) Master Plan for the purposes of public consultation](#)

**Link 3** – [Agenda, Council, Tuesday 11 July 2023](#)

**Link 4** – [Agenda, Council, Tuesday 15 March 2022](#)

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## Attachments

**Attachment A** – Victoria Park / Pakapakanthi (Park 16) Master Plan

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