

# MASTER PLAN FOR VICTORIA PARK/ PAKAPAKANTHI (PARK 16) MASTER PLAN REPORT

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CITY OF ADELAIDE  
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Victoria Park aerial view  
City of Adelaide

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# 1.1 Introduction and Purpose

This report has been commissioned by the City of Adelaide (CoA) in response to its commitment to the Kadaltilla/ Adelaide Park Lands Authority to develop a holistic Master Plan for Victoria Park / Pakapakanthi (Park 16).

The purpose of the Master Plan is to provide an aspirational, inspiring and sustainable blueprint for the future development of the park that balances multiple user needs and ensures the park continues to perform as a key events and recreation space within the city. The Master Plan provides a clear vision to reinforce the Park’s important strategic links to the city and addresses:

1. Additional tree canopy, shade and greening particularly, but not exclusively, at the northern end of the Park.
2. Planning for a hospitable and landscaped environment to address a future, hotter climate.
3. The cultural and social values of the park.
4. Remnant native plant and animal habitat and original vegetation.
5. Many informal and formal uses of the park.
6. The desire for an inspiring and sustainable landscape.

### Project Scope

The Master Plan is informed by a review of strategic documents, assessment of existing site conditions and extensive consultation with existing users and the community to understand key issues and opportunities to be addressed in the Master Plan.

This Master Plan has been prepared on the basis of the following assumptions:

- That greening initiatives have been selected recognising that open spaces are limited to areas that will not impact on sports and recreational activities.
- That motor sports events will continue to be programmed on the site.



Fig 1: Location and Extent of Study



Victoria Park/Pakapakanthi (Park 16)  
City of Adelaide



# 1.2 Strategic Context

Development of the Victoria Park / Pakapakanthi (Park 16) Master Plan has been informed by State and local government strategies and priorities including:

### State Government

#### The Greater Adelaide Regional Plan (GARP) (under development)

GARP will identify land and the infrastructure needs of the Greater Adelaide region to support sustainable growth over 15-30 years. The GARP will build on the Metropolitan Open Space System.

#### Draft Urban Greening Strategy for Metropolitan Adelaide

The Strategy aims to bring together a range of stakeholders, including local government to create a greener, more liveable city. Priority areas include government leading by example, building nature back in, and future proofing our urban forest.

### Motor Sport

The State Government has identified Victoria Park / Pakapakanthi (Park 16) as the location for the Adelaide 500 motor racing event which is held annually and which occupies a significant portion of the site.

### Kadaltilla / Adelaide Park Lands Authority

#### Draft Adelaide Park Lands Management Strategy – Towards 2036

The Strategy sets the strategies, projects and planning considerations guiding decisions for the Adelaide Park Lands. It provides a bold vision towards 2036 for the overall enhancement and protection of the Adelaide Park Lands.

The Strategy includes the implementation of the Victoria Park / Pakapakanthi (Park 16) Master Plan as a strategic priority.

### City of Adelaide

#### Strategic Plan 2024-2028

The Strategic Plan describes the future vision for the City of Adelaide: Our Adelaide. Bold. Aspirational. Innovative. The Master Plan contributes to aspirations for:

- **Our Community:** Create fun, lively and interesting experiences; Celebrate and honour community and cultures.
- **Our Environment:** Protect, enhance and activate our Park Lands and open space; Be climate conscious and resilient; Prioritise sustainability in our decisions for the future.
- **Our Economy:** Continue to grow our economy in alignment with the community
- **Our Places:** Encourage bold, interesting and purposeful development; Facilitate and activate our places in a safe and accessible way for our community

### Community Land Management Plan for the Adelaide Park Lands

The Community Land Management Plan for the Adelaide Park Lands sets out the City of Adelaide’s approach to using and managing community land on behalf of the community.

The Master Plan aligns with the Community Land Management Plan for Victoria Park / Pakapakanthi (Park 16) which seeks to create a vibrant, flexible and sustainable recreational open space, supporting a variety of community activities whilst preserving the unique landscape and heritage qualities of the Park. The Master Plan retains the open expansive nature of the Park together with the associated vistas across the Park to the hills and city and defines open spaces with mature tree planting to the edges of the Park.

### Draft City Plan – Adelaide 2036

The City Plan is an urban design framework to guide planning for growth in the City of Adelaide to achieve a target population of 50,000 residents by 2036. Principles to achieve this target seek to respect the past, build resilience for future growth, and create a city that welcomes all people.

City wide strategies and place principles have informed the Master Plan, including the need for open spaces to deliver enhanced green infrastructure through tree planting and the need to strengthen green connections between Hutt Street and the eastern Adelaide Park Lands and city Squares. This includes wayfinding, shaded active transport and biodiversity corridors.



Fig 2: Strategic context and key linkages



Fig 3: Key State and City of Adelaide Strategic Documents



# 1.2 Strategic Context

## Adelaide Park Lands and City Layout Draft Heritage Management Plan

The Adelaide Park Lands and City Layout are National Heritage Listed. The Management Plan helps with understanding the National Heritage Values and provides a tool to manage change, inform future development, decision making and management strategies. The Master Plan responds to the objectives relevant to Victoria Park / Pakapakanthi (Park 16).

## Integrated Climate Strategy 2030

The Strategy aims to halve greenhouse gas emissions by 2030 and achieve net zero by 2035. It includes goals to create a climate resilient city where nature thrives and where the economy transitions to become low carbon and circular. The Master Plan responds to these goals.

## Draft Disability Access and Inclusion Plan 2024-2028

The Plan is a roadmap for how the City of Adelaide promotes inclusion in the community and how people with a disability can access the city’s mainstream supports and services. It includes five goals, including goals focused on enabling people to move around and navigate the city, and spaces that allow everyone to participate. The Master Plan responds to opportunities to ensure that universal design principles are incorporated in public space and streetscape upgrades, and that access to the Adelaide Park Lands is improved.

## Draft Economic Development Strategy 2024-2028

The Strategy sets out how the City of Adelaide will achieve its vision of a thriving economy for all. It is guided by the long-term aspirations established in the City of Adelaide Strategic Plan. The Adelaide Park Lands are a key component of the Strategy as a place to visit with diverse landscapes and for their ability to host a variety of economic activity including internationally renowned events and festivals.

## Stretch Reconciliation Action Plan 2024-2027

The Action Plan’s vision for reconciliation is for the City of Adelaide to deepen ties with Aboriginal and Torres Strait Islander people, prioritising reconciliation through innovation, collaboration and visibility. It honours Kurna people as the Traditional Custodians, embeds reconciliation into the City of Adelaide’s work and empowers cultural protocols. The Master Plan responds to the Respect theme to increase Kurna visibility.

## Homelessness Strategy – Everyone’s Business

The Strategy outlines the City of Adelaide’s commitment to a housing first approach for people experiencing homelessness. It highlights the role of public spaces in meeting the needs of people without a home and includes the principle to design the public realm to create cultural safety for Aboriginal and Torres Strait Islander people.

## Housing Strategy – Investing in our Housing Future

The Strategy responds to provision of long term housing by setting goals and targets for the city to become a place where people are not burdened by housing costs and have a choice in the type of housing they live in. The Adelaide Park Lands and Squares provide vital open space for city residents including people living in higher density apartments.

## Wellbeing Plan 2020-2025

The Plan highlights the interrelated social, economic, cultural and environmental components of wellbeing. The Master Plan responds to the action for the Adelaide Park Lands to be diverse spaces with enhanced biodiversity that provide opportunities for connection to nature and to promote health and wellbeing.

## Biodiversity Survey 2024

The City of Adelaide’s 2023/24 Biodiversity Survey provides baseline data to support an ongoing and regular monitoring program that will allow the City of Adelaide to act early and be responsive to changes in our environment and ecosystems.

Victoria Park Pakapakanthi (Park 16) includes Key Biodiversity Area 1 (KBA1) for the Adelaide Park Lands. The Biodiversity Survey provides a qualitative comparison of the 2003 and 2024 surveys that indicates that there has been an overall increase in the diversity, extent and density of native plant species within KBA1. The Pakapakanthi Wetlands, officially opened in 2022, has increased the diversity of vegetation communities and habitats available.

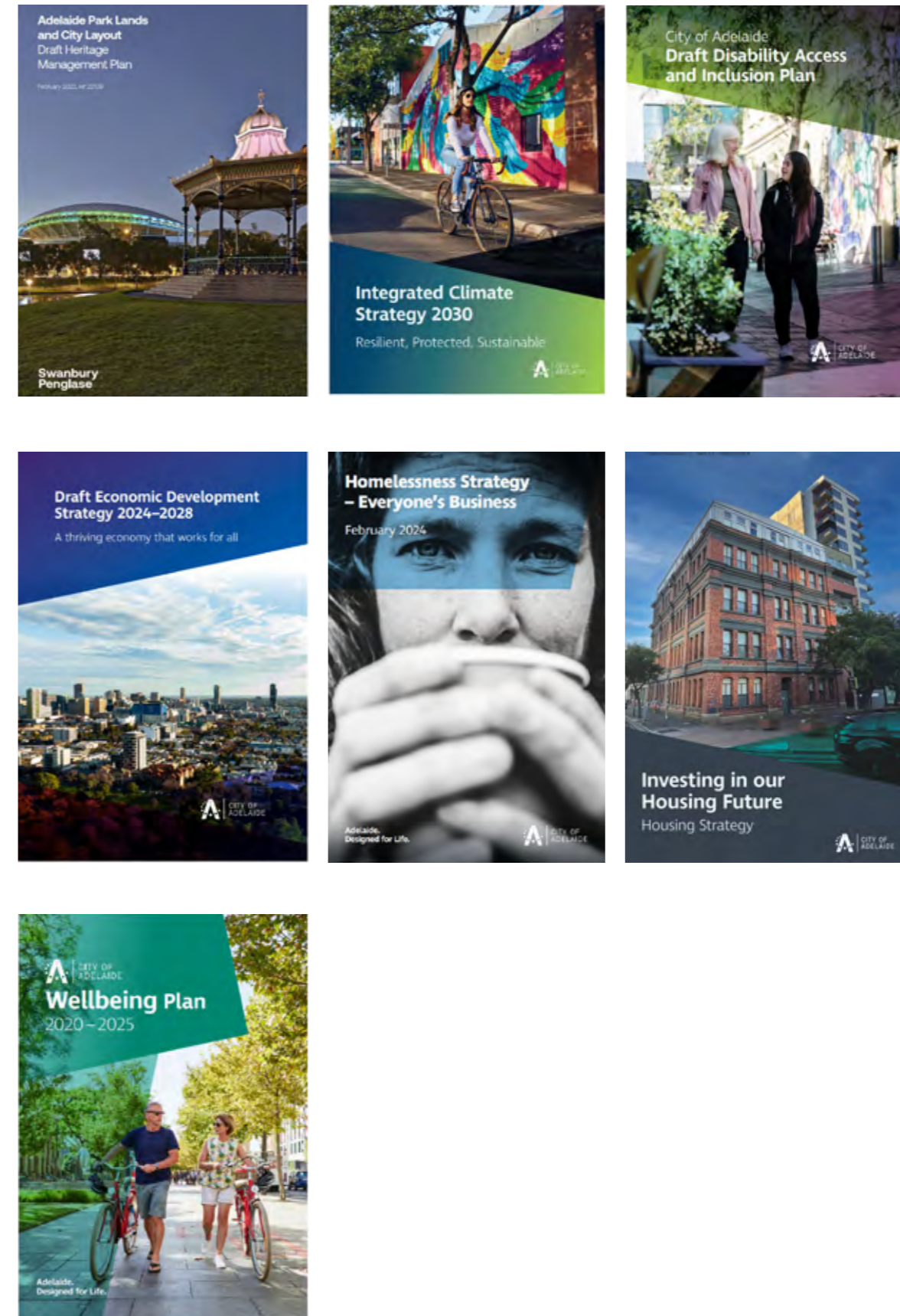


Fig 4: Key State and City of Adelaide Strategic Documents



# 1.3 Background Overview

### Future Urban Growth

Increased urban density will see higher resident populations within the vicinity of the park.

Population growth in the CoA area alone is projected to increase by more than 75% over the next 20 years<sup>1</sup>.

As urban population increases, demand for recreational facilities, high quality public spaces and efficient and safe movement corridors will increase. Victoria Park / Pakapakanthi (Park 16) plays an important role in providing a valuable public space asset to the city and surrounds and as such, future planning considers improvements to access.

### Links to the City

Victoria Park / Pakapakanthi (Park 16) is a part of a key pedestrian and cycle route from the City of Burnside to the city. Options to improve safe crossing points on Fullarton Road (north and south) as well as along Greenhill Road (from the new Glenside Development) are considered to respond to the anticipated future urban growth and complement planned and future cycle networks across the south-eastern part of the city.

### Adelaide Park Lands Trail

The Adelaide Park Lands Trail connects at the south of the site through Carriageway Park / Tuthangga (Park 17) and continues along the east of Victoria Park / Pakapakanthi (Park 16) where it crosses over Wakefield Road. The Master Plan seeks to improve the safety and amenity of both of these as major pedestrian entry/exit points to the park..

### Car Parking

The car park located along Fullarton Road to the east of the park is owned and managed by the City of Burnside. The Master Plan presents options to expand, upgrade and green this car park to improve access to the recreation areas of open space within the park. Considerations for the upgrade of all carparks around the park include:

- Provision for Electric Vehicles and charging stations.
- Micromobility and Electric Bike parking and charging stations.
- Emerging vehicle sharing trends (collection/drop off points).
- Smart and intelligent information systems.

<sup>1</sup> Adelaide City Council Identification of Development opportunities, URPS, 2022

### Environmental Conditions

Prior to European settlement Victoria Park / Pakapakanthi (Park 16) was open Grey Box/Blue Gum woodland that included creeks which meandered from the hills across what is now an open flat plain to meet with Botanic Creek. The south of the site is a Key Biodiversity Area, which contains the Wetlands, remnant vegetation and the butterfly conservation zone. The Master Plan expands the extent of native planting and protects the environmentally sensitive conservation zone.

The park contains two creek lines that continue into adjacent parks: Botanic Creek to the north and Park Lands Creek to the south. The Master Plan aims to restore these creek lines and enhance the connection people have with water in Victoria Park / Pakapakanthi (Park 16).

The Wetlands also act as a reconstructed natural ecosystem and an important stormwater management system for adjacent suburbs.

### Social and Cultural History

Victoria Park / Pakapakanthi (Park 16) is on Kurna land and continues to be an important location for gathering for Kurna and Aboriginal and Torres Strait Islander communities. The park played an important role in South Australian Aboriginal history post colonial settlement, as the place where Pitjantjartjara, Yankunytjartjara, and other Aboriginal Elders converged in February 1980 to confront the State Government and protest for Aboriginal land rights.

From around 1840 until 2007, horse racing was the primary social activity within the park. Heritage listed features include the Grandstand, Main Gates and Entry Turnstiles.

One of the key uses of the park is motor sports, including the State Government's Adelaide 500. Prior to this the Australian Grand Prix ran from 1985-1995 followed by V8 supercar racing.

### Climate Resilience

The park plays a key role in the city's goal to be climate resilient. A priority of the Master Plan is to increase greening and biodiversity to support a city where nature thrives and infrastructure and assets are best placed to withstand change.



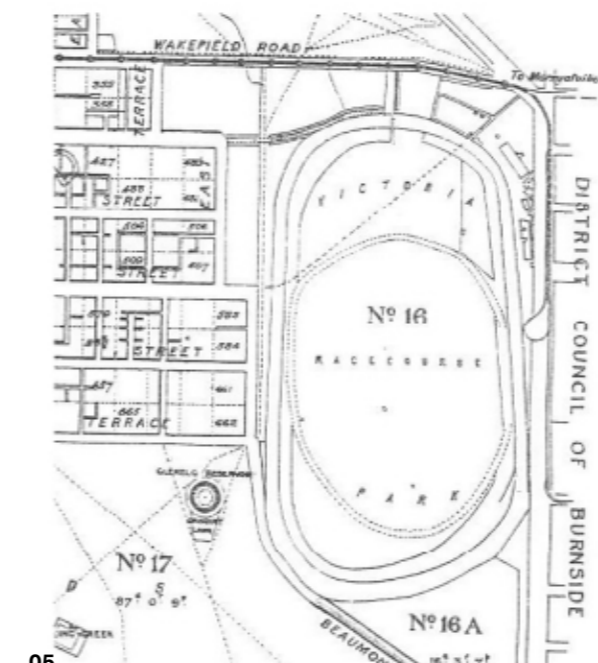
01



02



04



05

All reference images via <https://www.experienceadelaide.com.au/visit/history-of-adelaide/on-this-spot/>

01\_Kurna Paltu Dance

02\_Crowds of race goers, circa 1920

03\_Race Meeting, 1845 by ST Gill

04\_Arbor Day; Tree Planting, State Library of South Australia, circa 1889

05\_Original layout of Victoria Park Racecourse





# Master Plan





## 2.1 Vision

The following Vision has been developed as a reflection of the feedback received from the community and other stakeholders, and has informed the Master Plan Strategies.

**Victoria Park / Pakakpakanthi (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.**





## Section 2 – Master Plan

# 2.2 Targets

### Green Infrastructure Targets

- 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%.

### Biodiversity Targets

- Measured through the City of Adelaide Biodiversity Monitoring Framework, achieve a net increase in biodiversity, habitats, and ecosystems health.
- Through landscape changes increase Key Biodiversity Area 1 by 30% (11,735 sqm).

### Hard Stand Reduction

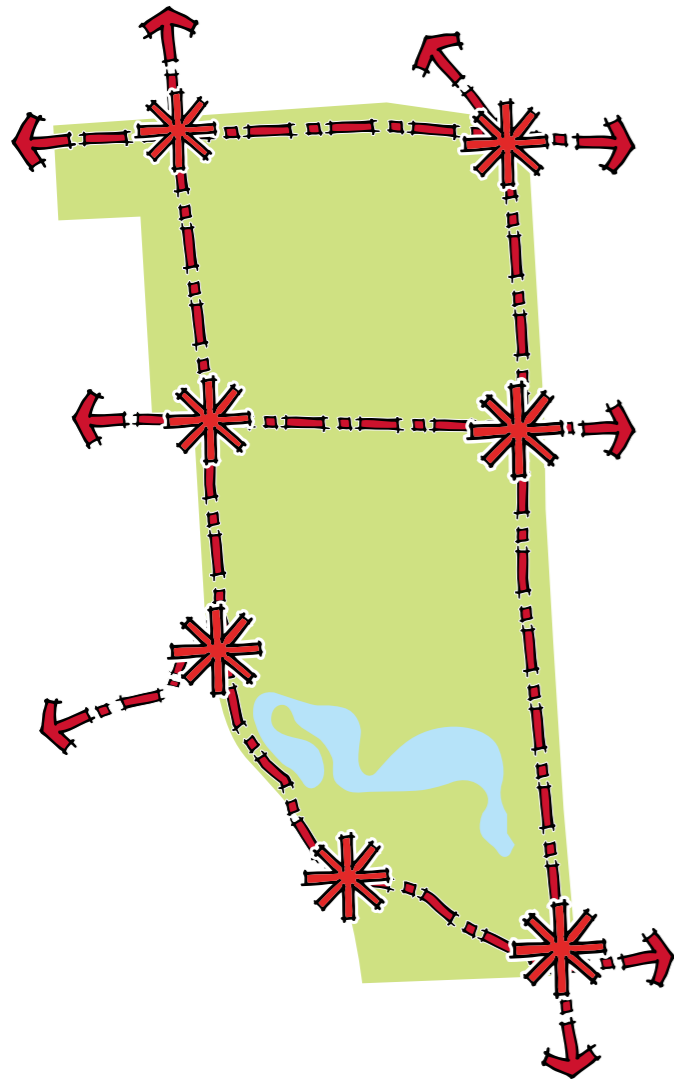
- Through the consolidation of path networks achieve an overall reduction of hard stand / impervious surfaces.



Victoria Park/Pakapakanthi (Park 16)  
City of Adelaide



## 2.3 Master Plan Strategies



### Consolidate, Complete and Strengthen the Path Hierarchy

The path network will be clear and logical, enhancing connectivity, legibility and safety for all users.

NOTE: Images are artists impressions



### Strengthen the Neighbourhood Connections

Upgrade park edges, entry points and activity nodes to improve connections to the surrounding neighbourhoods and support increased year round activation.

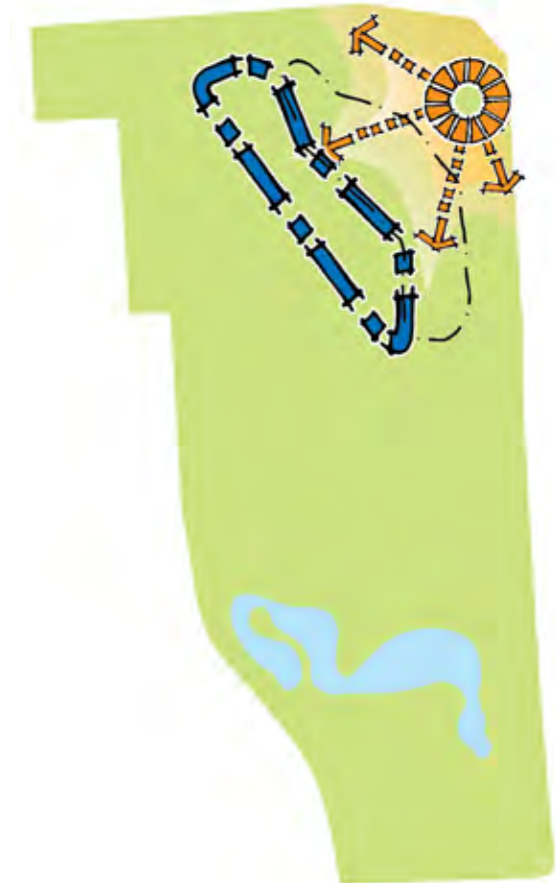
Investigate a pedestrian and cycle bridge over Fullarton Road to support anticipated population growth in the east.



### Reveal the Narrative of Pre and Post-Colonial History

Acknowledge and celebrate the importance of the River Red Gum and Grassy Woodland environment and celebrate the creek lines as a valuable resource to Aboriginal and Torres Strait Islander People.

The park's long standing use for racing and other post-colonial events will also be interpreted.

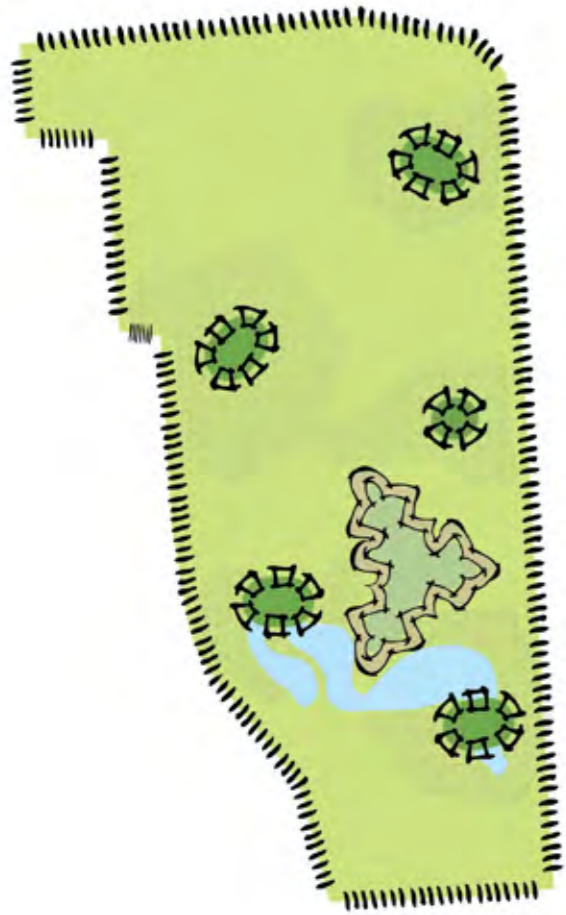


### Reconnect the Grandstand

Alignment of the criterium track, sports fields and existing amenities will create a strong connection between the grandstand and the park and improve pedestrian safety.



## 2.3 Master Plan Strategies



### Celebrate the Park Lands' Character

Additional greening will be clustered and open tree studded grassed areas enhanced.

Preserve the native vegetation and extend the butterfly grassland habitat.



### Reveal and Reconnect the Water

Reveal drainage lines and improve water quality through scaled micro-wetlands. Establish an interpretive hub at the Wetlands for education purposes.



### A Park for Year Round Activation

Increase the diversity of recreational offerings within the park to maximise offerings, including:

- All ages play
- Picnic and BBQ facilities
- Pop up infrastructure
- Children bike/trike trail.



### A Smart Park

Showcase Adelaide's green energy credentials through provision of vehicle charging stations, smart technology and potential solar arrays incorporated into new structures.

NOTE: Images are artist's impressions



Section 2 – Master Plan

# 2.4 Master Plan

## Master Plan Overview

The Master Plan sets a framework for a series of site responsive interventions with particular emphasis on preserving and enhancing the park's much-loved structured and un-structured recreational activities and tree studded landscape character, while ensuring universal access to the park.

The Master Plan strategies should be implemented as follows.

- 01** The path network will be clear and logical, enhancing connectivity, legibility and safety for all users.

**02** Upgraded park edges, entry points and activity nodes improve connections to the surrounding neighbourhoods and promote increased year round activation.

**03** Acknowledge and celebrate the importance of the River Red Gum and grassy woodland environment and celebrate the creek lines as a valuable resource to Aboriginal and Torres Strait Islander People. The park's long standing use for racing and other post-colonial events will also be interpreted.

**04** Alignment of the criterium track, sports fields and existing amenities will create a strong connection between the grandstand and the park and improve pedestrian safety.
- 05** Additional greening will be clustered and open tree studded grass areas enhanced. Preserve the native vegetation and extend the butterfly grassland habitat.

**06** Reveal drainage lines and improve water quality through scaled mirco-wetlands. Establish an interpretive hub at the Wetlands for education purposes.

**07** Increase the diversity of recreational offerings within the park to maximise offerings, including:
 
  - All ages play
  - Picnic & BBQ facilities
  - Pop up infrastructure
  - Children's bike/trail.

**08** Showcase Adelaide's green energy credentials through provision of vehicle charging stations, smart technology and potential solar arrays incorporated into new structures.





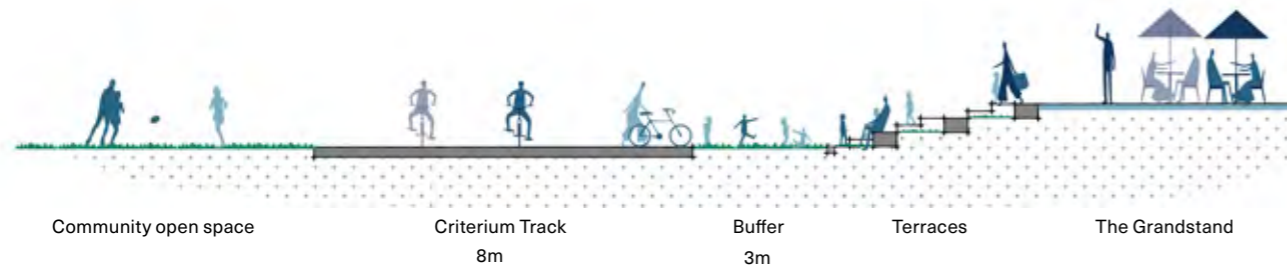
## 2.4.1 Consolidate, Complete and Strengthen the Path Hierarchy

### Path Hierarchy

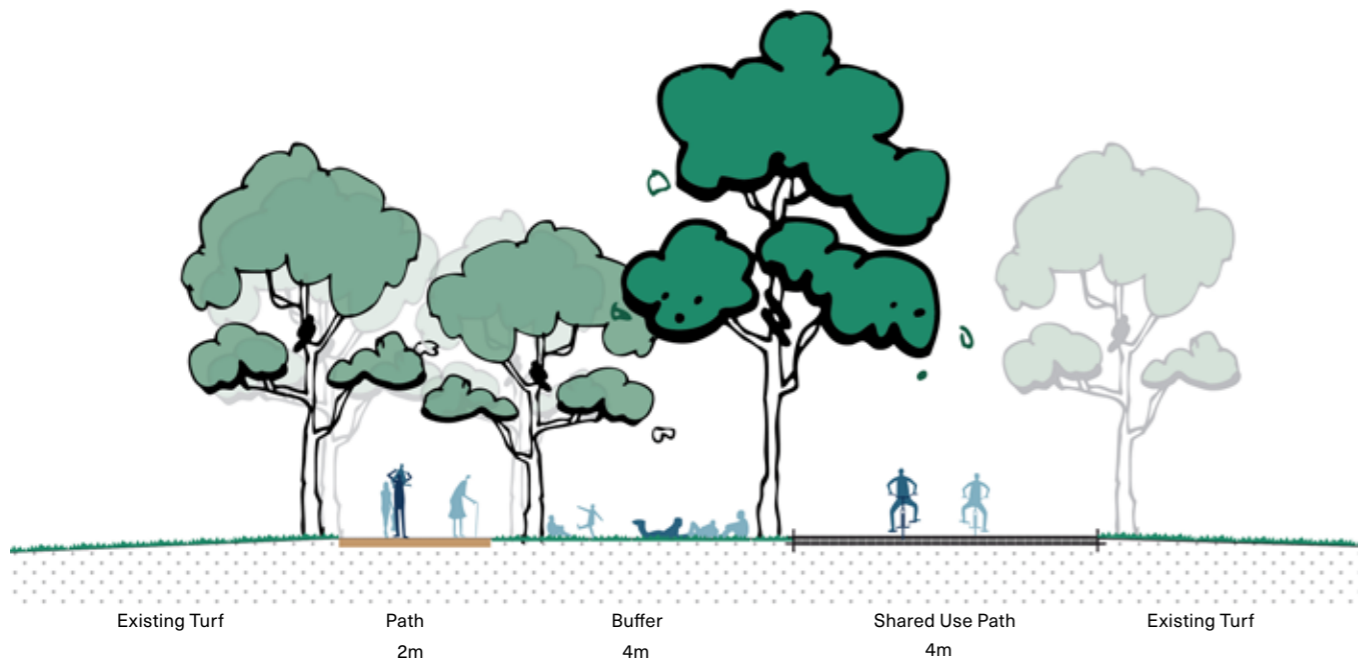
The existing path network will be enhanced by:

- 01 Completing a continuous perimeter pedestrian and cycle path with uniform materiality and path width.
- 02 Investigate opportunities to implement a buffer between the criterium track and the Grandstand and terraces to reduce potential conflict. Options may include fencing or a natural/vegetated buffer.
- 03 Creating a new diagonal dual pathway to Wakefield Road that caters for separated pedestrians and cyclists.
- 04 Extending the running track loop through the southern woodlands for enhanced activation.
- 05 Developing a new gravel track around Conservation Zone to tie into existing path network.
- 06 Offering a better connection to the Eastern suburbs, through an additional road crossing on Fullarton Road which links into a proposed City of Burnside bicycle network.
- 07 Removal of underutilised paths.

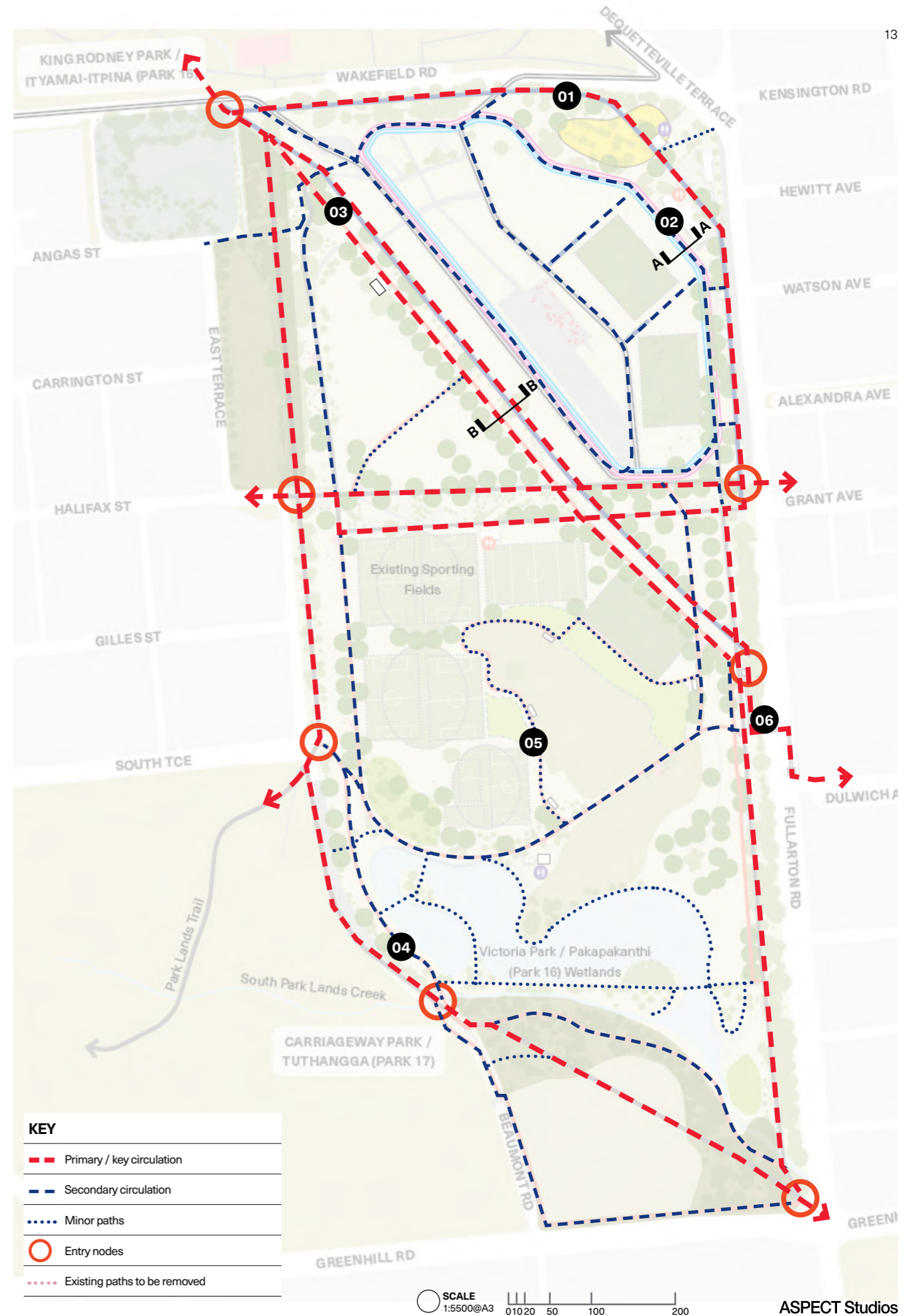
### SECTIONS



SECTION A (GRANDSTAND AND INTERFACE) - POTENTIAL BUFFER TREATMENT



SECTION B (DOUBLE BOULEVARD)



KEY	
<span style="color: red;">---</span>	Primary / key circulation
<span style="color: blue;">---</span>	Secondary circulation
<span style="color: blue;">.....</span>	Minor paths
<span style="color: red;">○</span>	Entry nodes
<span style="color: pink;">.....</span>	Existing paths to be removed



## 2.4.1 Consolidate, Complete and Strengthen the Path Hierarchy

### Path Materiality

The legibility of the path network will be reinforced through a refinement of path materials and widths to maximise the universal accessibility of the path network as follows:

Type	Colour	Width
Adelaide Park Lands Trail	Plain or Coloured Asphalt (reinforced by trail markers)	4m
City Path Links	Exposed Aggregate Concrete	4m
Major Internal Shared Use Paths	Sealed Hard Surface	3m
Criterion Track	Sealed Hard Surface	8m
Walking and Running Trails	Compacted Rubble	2-3m
Events Space \ Motorsports Hardstands	Hard Surface with\without surface paint	Varies
Entry Nodes	Coloured Exposed Aggregate Concrete	Varies

The preference from the majority of stakeholders is to minimise hard surfaces and hard infrastructure in the Adelaide Park Lands to reduce the urban heat island effect and to reinforce the park's primary function as a flexible-use and biodiverse greenspace.

Where exposed aggregate concrete is proposed the finish will as per the City of Adelaide Construction Standards & Guidelines for shared-use paths in the Adelaide Park Lands.



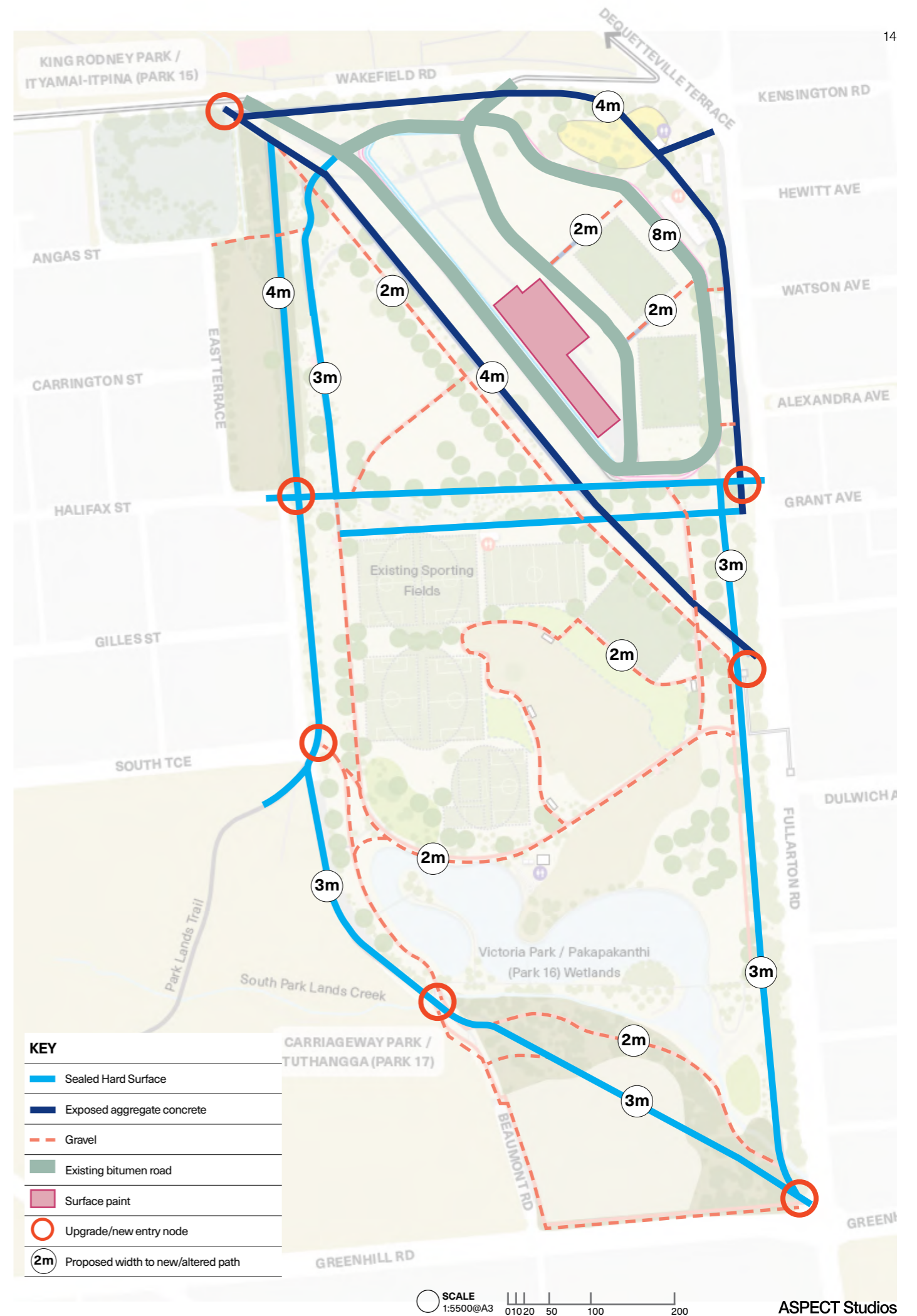
Compacted Gravel



Surface paint



Exposed Aggregate Concrete





## 2.4.1 Consolidate, Complete and Strengthen the Path Hierarchy

### Active Loops

Visitors come to the park to walk, run or cycle while others come to relax in the park and enjoy the benefits offered by the environmentally diverse Adelaide Park Lands setting and connection to nature.

The following major recreational track and trail loops catering for current and future needs are proposed:

- 01 Main running track 1.9km - Compacted rubble
- 02 Extended running track 1.5km - Compacted rubble and sealed hard surface
- 03 Criterium & Pedal Prix track 1.35km - Sealed hard surface
- 04 Park Run loop 5km - Sealed hard surface and Compacted rubble



View along Adelaide Park Lands Trail



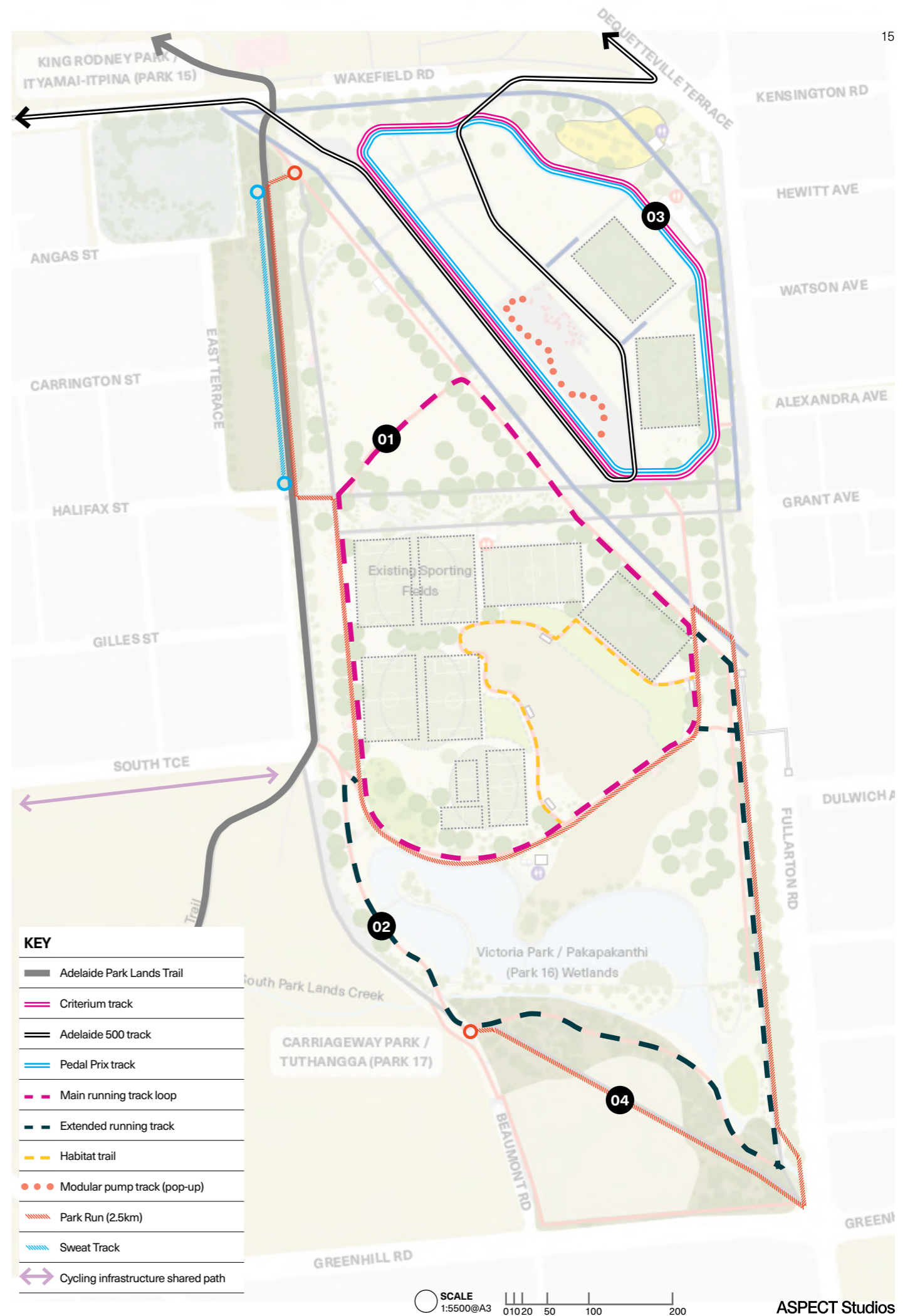
View along Criterium track



View along Main Running Track



Proposed Extended Running Track





## 2.4.2 Strengthen Neighbourhood Connections

### A Welcoming Address

Create new and enhance the existing nodes along key pedestrian access points and complete pedestrian access routes into the city from neighbouring suburbs including the following;

- 01 Relocate Wakefield Street pedestrian crossing**  
Improve safety and legibility of this important connection to the city and Adelaide Park Lands Trail through relocating the Wakefield Street pedestrian crossing further west and create a retractable traffic island. This will also resolve pedestrian and cyclist conflicts with the motor sports track.
- 02 Provide additional Fullarton Road pedestrian bridge crossing**  
In response to the projected future urban growth along Fullarton Road and within the City of Burnside, a pedestrian bridge is proposed to provide safer and easier access for pedestrians and cyclists connecting to the city.
- 03 Greening Fullarton Road**  
The Master Plan proposes to continue the line of established River Red Gums along Fullarton Road to enhance the parks visual amenity and increase tree canopy shade without impacting on key views to the Adelaide Hills.
- 04 Improving entry nodes**  
Improving visual appeal and amenity at nodes to draw in visitors and provide better connections to adjacent parks/links e.g.,
  - South Park Lands creek linkage to Greenhill Road/Glenside
  - South Terrace connection and Adelaide Park Lands Trail
  - Dulwich Avenue potential bikeway link.
- 05 South Terrace Shared Path**

### PROPOSED CONNECTION CHARACTER



01 Node Treatment (Pelzer Park / Pityarilla (Park 19))



02 Footbridge (Rainbow bridge, USA)





## 2.4.2 Strengthen Neighbourhood Connections

Wakefield Street Entry View: A Welcoming Address



NOTE: Artist's impression only



## 2.4.3 Reveal the Narrative of Pre and Post-Colonial History

### Storytelling Through Interpretation

Build on the already established interpretive signage to enhance public awareness of the rich natural and cultural history of this important Adelaide Park Lands setting. Stories will be shared through interpretive features, signage and the bespoke design of play experiences and other park amenities. This interpretive trail will assist with unifying the park's identity.

The Master Plan provides three themes for interpretation:

- Environmental Change from Woodland to Adelaide Park Lands including the role of the Wetlands and natural areas for education.
- Aboriginal and Torres Strait Islander stories including truth-telling with a focus towards kids on Country as well as healing landscapes such as the inclusion of productive planting.
- City celebration from horse racing to motor sports and major events.

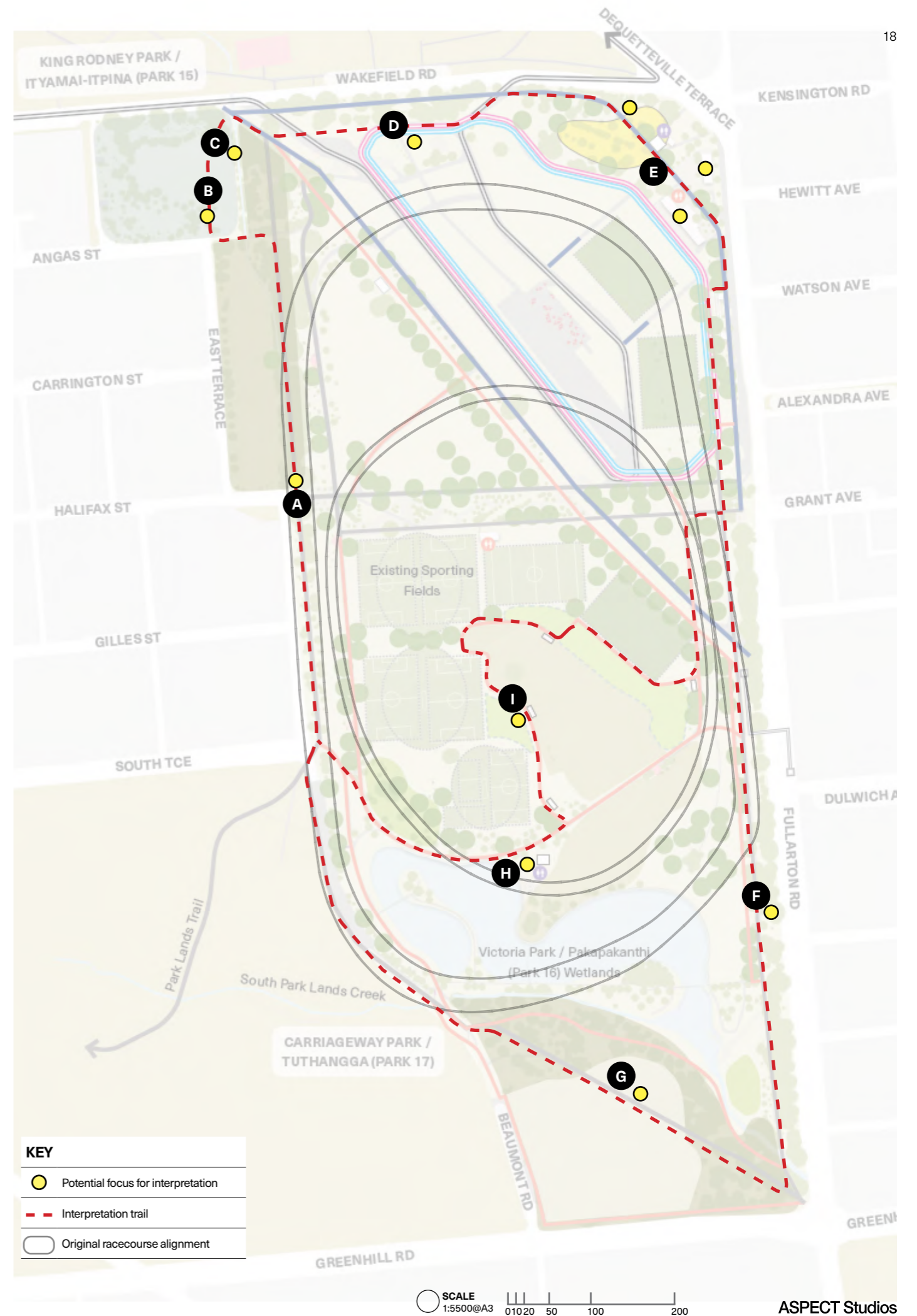
The Master Plan proposes that new interpretation be both physical (eg. public art, integrated design and signage elements) as well as digital/interactive, so that visitors can experience history in real-time and information can be updated regularly.

#### PROPOSED SIGNAGE/INTERPRETATIVE CHARACTER



#### INTERPRETIVE TRAIL OPPORTUNITIES

- A**\_Original Racecourse alignment
- B**\_The north-west corner of the park was the site of a native police camp watching Aboriginal camps / meetings (19th century)
- C**\_Historic Olive Grove established circa 1872
- D**\_Relocated and enhanced Ayrton Senna monument with narrative highlighting Adelaide's controversial motor racing history
- E**\_Horse Racing History - The Stables, Grandstand and associated facilities dating back to as early as 1882
- F**\_River Red Gums and Olives, dating back to the early 1800s
- G**\_The urban woodland and site of Arbor Day established in 1889
- H**\_Brownhill Keswick Creek Wetland educational interpretation
- I**\_Public Art installation referencing conservation and butterfly site





## 2.4.4 Reconnect the Grandstand

### The Pakapakanthi/Victoria Park (Park 16) Activity Hub

Building on the successful activation of the old stables as an events venue, there are further opportunities to enhance the connectivity and function of the Grandstand and associated outbuildings with the park, supporting the creation of a new Pakapakanthi/Victoria Park (Park 16) Activity Hub. The following initiatives are proposed;

- Create a plaza/pedestrian hub around the Grandstand
- Improve pedestrian and cycle connections from the existing Fullarton Road car park
- Upgrade the Grandstand's and surrounding landscape treatment
- Develop a new urban adventure playspace
- Relocate the existing amenities block to service the new play zone
- Increase the temporary activation opportunities on the hardstand area
- Create dedicated path links and safe crossing points from central park areas to Grandstand area
- Extend the length of the existing tiered concrete seating along the Fullarton Road edge
- Collaborate with City of Burnside to upgrade existing carpark for efficiency (not maximise parking) including: parking configuration, pedestrian access points into park, tree planting and smart technologies i.e. parking sensors etc.



Plaza/pedestrian seating



Community sport



Urban adventure playspace



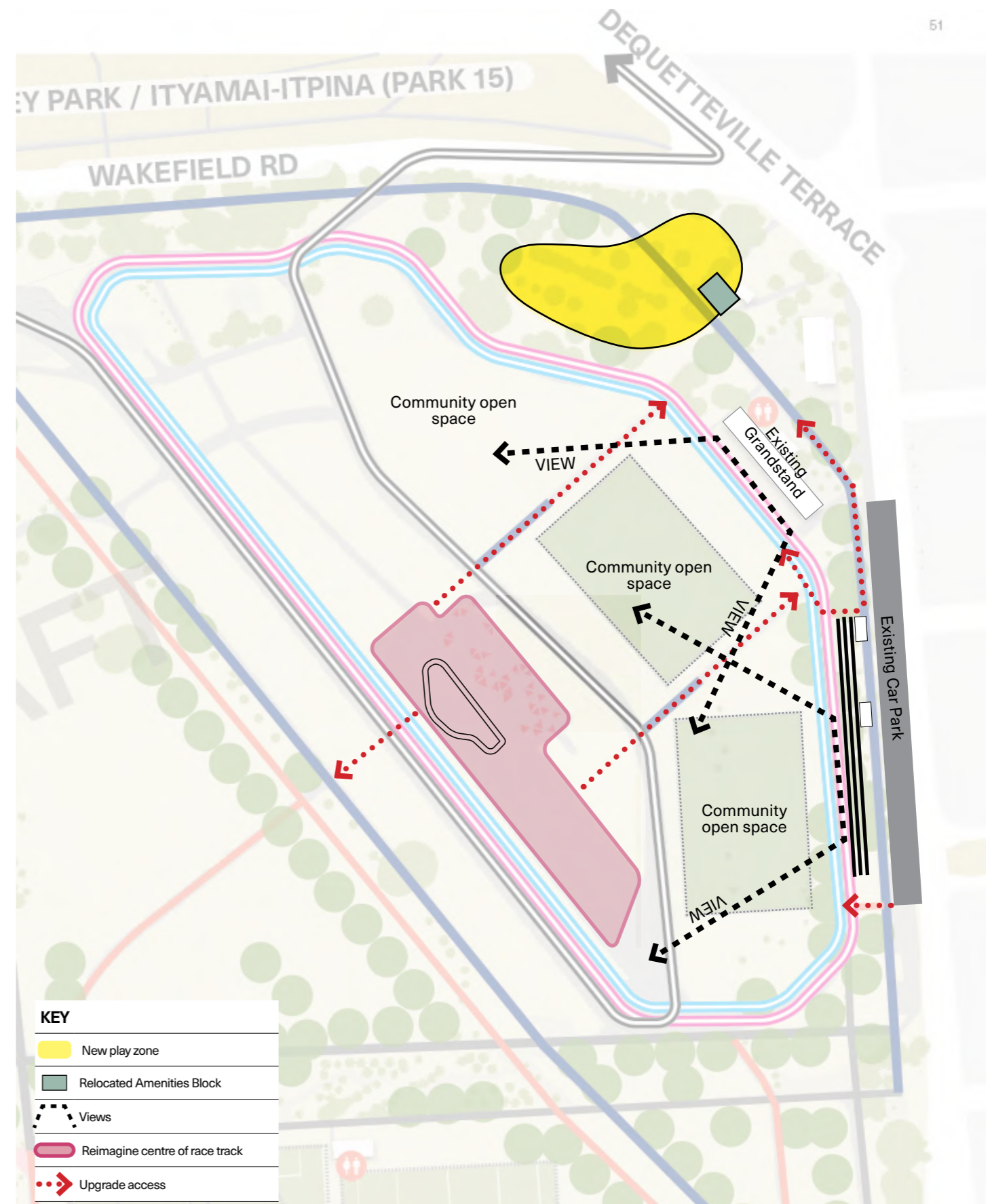
Kids trike linemarking



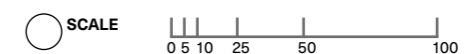
Toilets and shaded viewing pavilion



Temporary pump track



KEY	
	New play zone
	Relocated Amenities Block
	Views
	Reimagine centre of race track
	Upgrade access





## 2.4.4 Reconnect the Grandstand

### Proposed Pakapakanthi Victoria Park (Park 16) Activity Hub



NOTE: Artist's impression only



## 2.4.5 Celebrate the Park Lands' Character

### Enhanced Park Lands Greening

Increase to the parks' current biodiversity and improve sport and recreation opportunities for the community. Key initiatives include:

- 01 Additional tree planting to new pedestrian pathways
- 02 Pocket/biodiversity planting along western edge
- 03 New trees in open turf areas (at strategic locations)
- 04 Extend the Conservation Zone to the east of the current Protected Conservation Zone
- 05 Temporary greening opportunities during event mode
- 06 Expanded tree canopy at the existing mound
- 07 Understorey planting on Fullarton Road edge.

The Master Plan identifies opportunities for the City of Adelaide to pursue partnerships with schools and universities to encourage education and on-going learning around the significant biodiversity that can be found in the Victoria Park / Pakapakanthi (Park 16) Precinct. canopy cover.



Additional tree planting to new pathways



Temporary greening



Area identified as opportunity for additional pocket planting



Expansion of current Conservation Zone



SCALE 1:5500@A3 0 10 20 50 100 200



## 2.4.6 Reveal and Reconnect the Water

### Creekline and Wetland

The Master Plan builds on the success of the Wetland by naturalising stormwater systems to improve water quality and slow flows for passive irrigation and biodiversity improvements. Key initiatives include;

- Reveal existing stormwater drains where possible for water quality improvements and to increase opportunities for public interaction with the existing Botanic Creek and Park Lands creek (to the south).
- Rehabilitate Botanic Creek in the north of the park to improve water quality, increase biodiversity, and provide better connections to nature and natural systems, including opportunities for informal nature play within the creek corridor.
- Address deep erosion along creek banks and establish areas where people can engage with a network of micro-wetlands.
- Establish an interpretive hub at the Wetlands for education purposes.



Lay back banks to create a 'creek experience' with integrated nature play



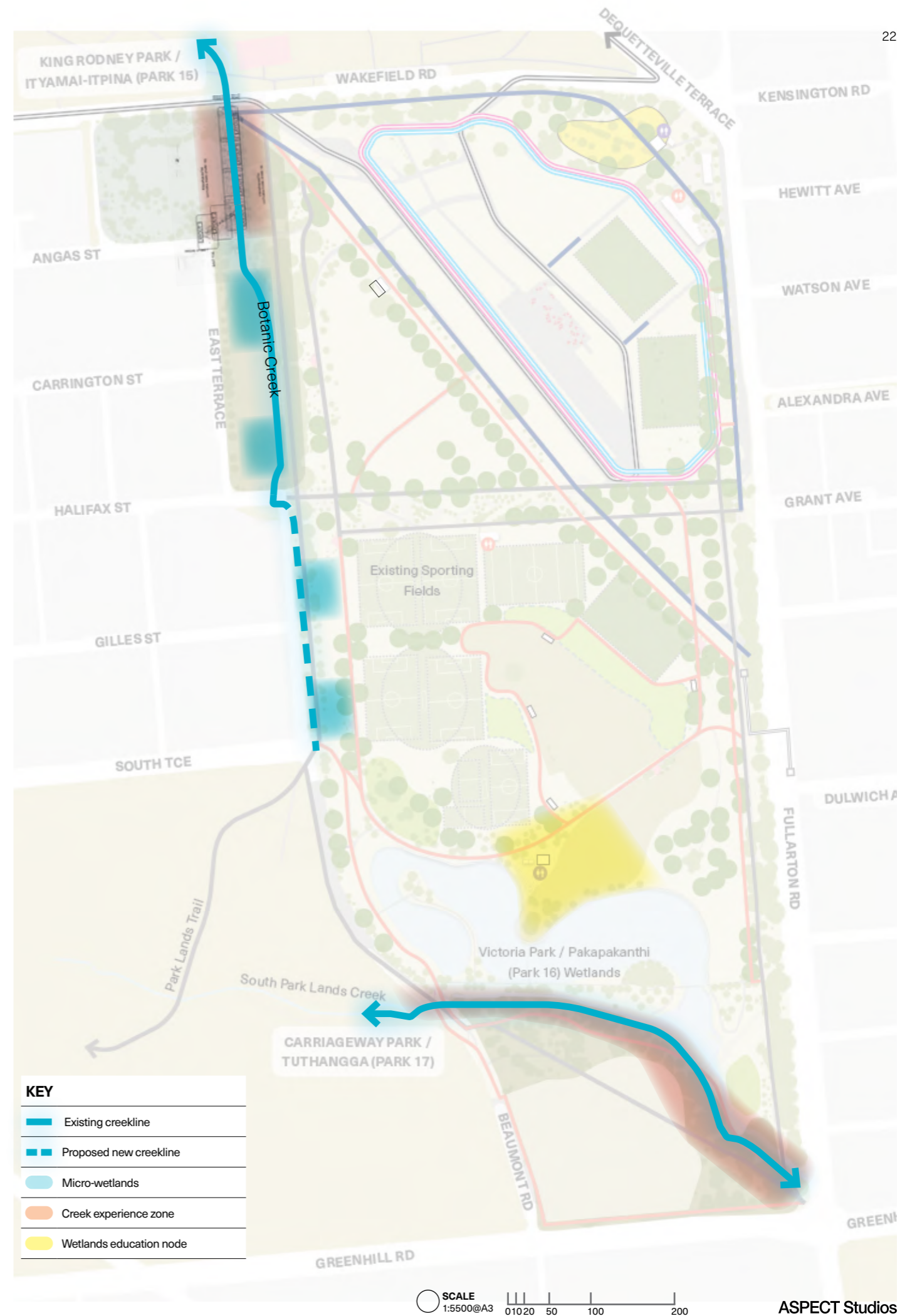
Increase opportunities for public interaction with creekline



Provide creekside linkages to allow opportunities to observe nature



Increase planting to improve creek biodiversity and create informal creek crossing points



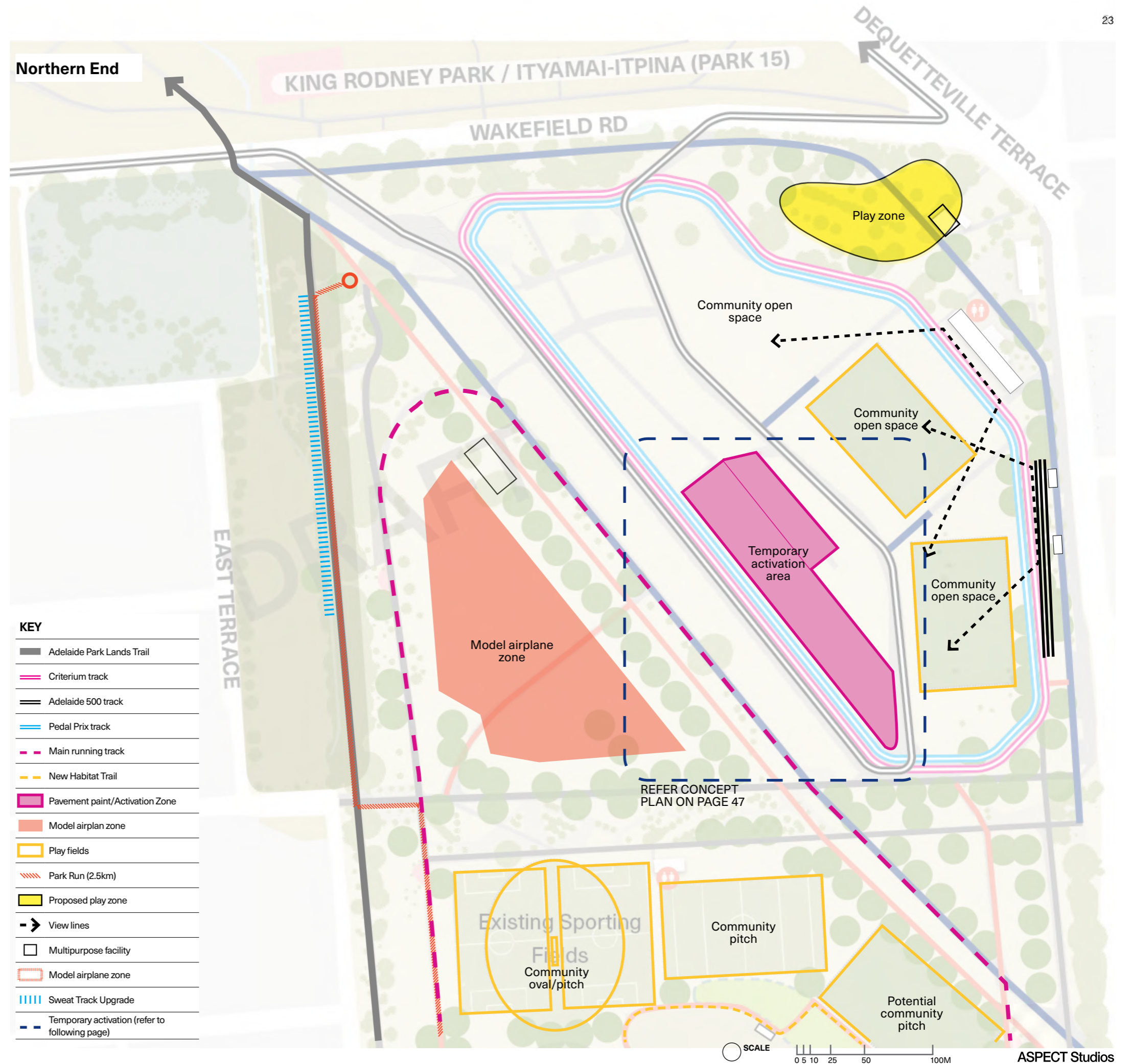


## 2.4.7 A Park for Year Round Activation

### Maximising Opportunities for Everyday Use

The Master Plan builds on the reputation of Victoria Park / Pakapakanthi (Park 16) as a place for a broad range of activities through additional initiatives to activate the site;

- Optimise the number of sporting fields within the northern precinct.
- Establish the Pakapakanthi/Victoria Park (Park 16) Activity Hub - a major upgrade to the area surrounding the Grandstand, with the inclusion of a new urban 'adventure style' playspace.
- Enhance the criterium track in front of the Grandstand as a functional space for younger children to learn to ride.
- Provide additional running/walking loops and expand to the south of the Park Lands Creek, including potential for cross country running courses.
- Upgrade sweat track and outdoor activity equipment to cater for all abilities and ages.
- Provide additional shade around model aircraft and other non-programmed recreation areas for improved micro-climate and year round use.
- Temporary activation of the central track and hardstand area (eg. pump track, painted linemarking and evening cinema).
- Temporary activation in future plaza area (eg. night markets and bands/small concerts).
- Upgrade of existing amenities block to provide additional universally accessible storage for community/cycling event use.
- Improve lighting in high amenity areas, particularly in the north-east of the park for increased safety, and to increase the hours of activation. A lighting strategy should consider path lighting, heritage infrastructure, infrastructure, high use areas and fauna.





## 2.4.7 A Park for Year Round Activation

### Maximising Opportunities for Event Mode

The centre of the Motor Sport track includes a large expanse of hard paved surface which holds potential to develop events and recreational activation (both permanent and temporary) throughout the year. The following initiatives are proposed;

- 01 Relocate the amenities block to service the proposed play space and open up the area to provide greater flexibility.
- 02 Outdoor gathering space; temporary raised planters with opportunity for catenary lighting and shade sails, urban furniture, pop-up cafes/food trucks, infrastructure for bands/live performances, art installations/sculptures.
- 03 Investigate opportunities for temporary structures to support community events such as the Serpentine Pavilion in Hyde Park, London, and the MPavilion in Queen Victoria Gardens, Melbourne, that change the architectural structure annually.
- 04 Activity Zone; temporary bike pump track, activity based pavement line marking (basketball and trike track shown), temporary tiered seating.



Temporary outdoor gathering



Temporary outdoor gathering



Serpentine Pavilion 2019



Temporary activation area concept illustration



Pop-up bike pump track



Greening and gathering



Temporary Public Art/Sculptures



Sculpture and Activity



Linemarked Event Mode



Linemarked Activity Zone



## 2.4.7 A Park for Year Round Activation

### Enhanced Events and Passive Recreation

Expand the diversity of offerings through developing site infrastructure that supports a range of events of various scales and a diverse range of passive recreational opportunities. Key initiatives include;

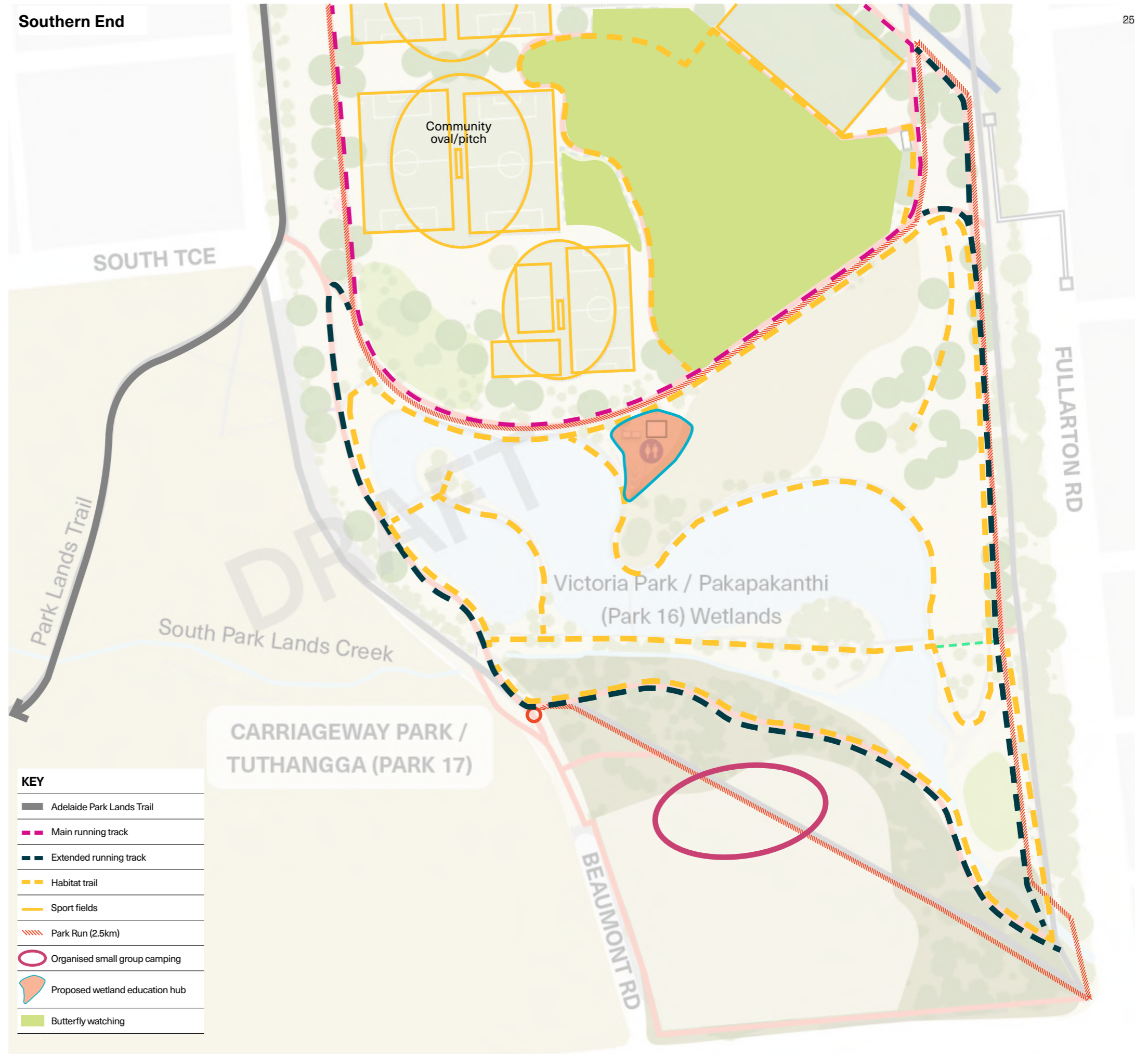
**Nature based activity;** Build on the educational potential within the southern portion of the park by providing additional infrastructure to support school groups/tours, walking groups, biodiversity trails, butterfly watching, habitat studies, conservation education, technology to support environmental education, creek activation.



**Active recreation;** increase sporting fields, temporary pump track, road safety line marking, public art path/pop up art trails.



**Evening activation;** concerts in the park, drive-in cinema, open air cinema, guided evening night-walks for school groups, lighting to support evening sports activities, Grandstand and plaza lighting to increase activation to heritage precinct.





## 2.4.8 A Smart Park

### Balancing Environmental Integrity with High Demand

The park will be an example of best-use materiality and technology, creating opportunities for;

- Electric Vehicles and charging stations
- Micromobility and Electric Bike parking and charging stations
- Collection/drop off points for emerging vehicle sharing trends
- Consider using 'cool road' technology for any new bitumen surfaces and upgrading existing
- Incorporate temporary greening (i.e., pop up planting and solar powered furniture) during and outside of Adelaide 500 event
- Incorporate smart technologies across the park including; irrigation systems, car parking sensors, play usage, lighting, waste sensors, environmental and climate sensors
- Sustainable design to all new and refurbished buildings
- Drone monitoring using high-resolution imaging and remote sensing abilities to monitor ground coverage of native vegetation in the key biodiversity areas
- Data collection / smart technology to capture park usage data to support evidence-based planning and park management.

### INTEGRATED DESIGN AND PLACEMAKING OPPORTUNITIES



01



02



03



04







# Costing and Implementation

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## 3.1 Cost Estimate & Implementation Priorities

### Cost Estimate (2023/24)

The following cost estimate has been structured to reflect the 8 Master Plan strategies. Allowances have been made for the future design and implementation of works based on estimates and assumptions of what will be required. These estimates provide an indication of costs for future budget considerations. Further scoping and design work for individual projects and elements will enable more refined cost estimates to be undertaken in the future. The cost estimate is based on 2023/24 costs with no allowance for price escalation over time.

### Implementation

The implementation of actions to deliver the outcomes of the Master Plan strategies will be undertaken in a staged approach based on the City of Adelaide's budget cycles and other funding opportunities. The implementation plan reflects the priorities of the community and stakeholders and has been categorised into high priority (short-term 0-3 years), medium priority (medium-term 4-7 years), and low priority (long-term 8-10 years) actions.

Key Move	Cost (ex. GST)	Community Priority
01 Consolidate, Complete and Strengthen Path Hierarchy	\$5,361,978.30	HIGH
02 Strengthen Neighbourhood Connections	\$15,168,318.00	LOW
03 Reveal the Narrative of Pre and Post-Colonial History	\$798,500.00	MEDIUM
04 Reconnect the Grandstand	\$6,395,362.00	MEDIUM
05 Celebrate the Park Lands Character	\$2,416,043.40	HIGH
06 Reveal and Reconnect the Water	\$2,363,073.40	MEDIUM
07 A Park for Year Round Activation	\$3,803,371.00	MEDIUM
08 A Smart Park	\$2,211,869.50	MEDIUM
<b>Estimated Net Cost</b>	<b>\$38,518,515.60</b>	

### Margins & Adjustments

Professional Fees and Charges (10%)	\$3,900,000.00
Council Internal Management Costs	Excl.
Escalation to Completion	Excl.
Goods and Services Tax	Excl.
<b>Estimated Total Cost</b>	<b>\$42,418,515.60</b>



# Appendices



Victoria Park/Pakapakanthi (Park 16)  
City of Adelaide



## Appendices

# 1. Existing Conditions

Victoria Park / Pakapakanthi (Park 16) is one of the largest parks of the Adelaide Park Lands and occupies an area of 72 hectares. It is located adjacent to Fullarton Road, Wakefield Street and the residential neighbourhood east of Hutt Street, Adelaide.

The topography of the park can be described as being a shallow bowl with a high point to the south-east that affords excellent views back towards the city. Two creeks traverse the site being Park Lands Creek to the south and Botanic Creek which runs from south to north on the western edge of the park.

The central portion of the park is a highly modified flood plain, and the perimeter of the park is heavily wooded creating a sense of enclosure. It currently provides a diverse range of landscape types and opportunities for activities as shown below.

### EXISTING CONDITIONS

- 01 Heritage listed grandstand and surrounds
- 02 Sporting fields
- 03 Criterium track
- 04 Sweat track
- 05 Carpark (owned and managed by City of Burnside)
- 06 Unpaved walking/running track
- 07 Fitness stations
- 08 Botanic Creek
- 09 Brown Hill Keswick Creek Wetland
- 10 The stables and cafe
- 11 Major event host including Adelaide 500, pedal prix, international 3 day event (horses), motor racing, polo in the city
- 12 Remnant vegetation
- 13 Historic Olive Grove
- 14 Central Gardens

### KEY

- Designated fly area for model aircraft
- Protected conservation zone
- Revegetation conservation
- Butterfly conservation zone
- Botanic Creek upgrade
- Popular running track
- Motor Sport Track (Adelaide 500)
- Criterium track
- Adelaide Park Lands Trail
- DIT Strategic Cycling Network
- Other pathways
- Sporting fields
- Council boundaries

SCALE  
1:4000@A3  
0 10 50 100M

ADL24018-REP001\_VICTORIA PARK / PAKAPAKANTHI (PARK 16)



Source: Nearmaps

ASPECT Studios

GREENHILL RD



## 2. Site Analysis Summary

### Pedestrian and Cycle Network and Materiality

The site is identified as a critical provider of pedestrian and cycle links into the city from the adjacent suburbs.

A series of shared use paths, gravel and asphalt tracks currently exist, including a section of the Adelaide Park Lands Trail, traversing the site in many directions. These paths currently serve multiple functions including running tracks, cycling and general recreational use.

### Vehicle Movement and Car Parking

Victoria Park / Pakapakanthi (Park 16) is bordered by Fullarton, Greenhill and Wakefield Roads, all heavy traffic transport links into and around the Adelaide CBD.

Onsite car parking exists adjacent to Fullarton Road, however this car park sits within and is managed by the City of Burnside.

Other street parking exists along Wakefield Street, East Terrace, and Greenhill Road, and parking is available on Beaumont Road, accessible via East and South Terraces from the north, and via Greenhill Road from the south.

The Master Plan identifies safety and pedestrian crossing improvements at vehicle access points on Wakefield Road, and at the Fullarton Road car park due to its heavy usage.

### Sports, Recreation and Commercial Operations

The park supports a diversity of sports and recreation users, with generally well serviced facilities throughout the park.

Programmed team sports include both winter and summer cricket as well as soccer. The fields are used under a lease arrangement with the City of Adelaide.

The criterium track is heavily used by recreational and club based cyclists and as a Pedal Prix fixture.

The park is a popular family park for learning to ride and using the large open turf areas for games and other informal activities.

The jogging track and sweat track are well used.

There are a number of food and beverage outlets along Fullarton Road, including the Britannia Hotel and Commissary. Victoria Park Social Club (in the park) is a successful new business, offering a licensed event and function space. Other food and beverage providers operate from the Heritage precinct in the north-east corner of the park at various times throughout the week.

The Adelaide 500 motor racing event uses part of the park for the event, restricting use during those times when the track is closed to public use.

### Events Programming

A large number of events are programmed in Victoria Park / Pakapakanthi (Park 16) throughout the year.

Some events and typical dates include:

- Adelaide 500 (Nov-Dec)
- Polo in the City (Early Dec)
- Australian International 3 Day Event- Equestrian Australia (Late Apr)
- Pedal Prix (Middle Jun)
- Park Run (Weekly)

The State Government has indicated the park may host other motor sport events in the future, such as the Motor Sports Festival (March), World Solar Challenge (spring) and potentially Formula E (spring/summer).

The Heritage Grandstand has been refurbished and can hold events for large groups of people.

The Victoria Park Social Club has been established as a popular Adelaide Park Lands venue for parties and gatherings.

The Master Plan provides for a new outdoor classroom near the Brown Hill Keswick Creek Wetland (the Wetland) to become a programmable space over summer.

Most of the park can be booked for event use, other than the key biodiversity areas and areas south of the Wetland.

Currently, the Adelaide 500 event operates within a Declared Area under the **South Australian Motor Sport Act 1984**. This has significant impact on public access to the park during the event, and during set-up and take-down of the temporary infrastructure. The City of Adelaide is actively working to reduce the extent of the declared area and reduce the time community access is restricted.



Current pedestrian and cycle link through the southern vegetated portion of the park. This is an important link for commuters through to Unley and Parkside.



Fullarton Road car parking (owned and managed by the City of Burnside)



Criterium Track in race mode. The alignment of the track currently uses the Adelaide 500 Track. This results in the cyclists not being able to use the track when part of the park is closed down during the set up period and 4 day event.  
Image credit The Advertiser



Motor Sports  
Image credit Supercars Championship



## 2. Site Analysis Summary

### Built Form and Heritage

The original horse racing Grandstand and associated facilities in the north east corner of the site are of State Heritage significance.

The Olive Grove in the north-western corner has historical origins in the 1860's established by City Gardener William Pengilly.

The Arbor Day plantations to the south of the park are linked to the City of Adelaide's inaugural Arbor Day in 1887.

There are a number of notable trees in the Grandstand Heritage Precinct, including Dragons Blood Trees, Norfolk Island Pines and Canary Island Pines.

### Environmental Features

The site is known for its expansive open Park Lands character and a range of vegetation types. A combination of large open grassed areas for recreation sit alongside a more natural bush-land setting. There are groups of large existing trees, predominately Eucalyptus species.

All remnant vegetation and conservation areas fall under a 'Key Biodiversity Area'.

The eastern and southern edges of the park are well vegetated with native low shrubs and stands of tall Eucalyptus camaldulensis (River Red Gums).

In the middle of the park is a protected conservation zone with remnant vegetation. Similar planting has been used in the Wetlands to re-establish a butterfly habitat.

The south of the park is the protected conservation vegetation, which is predominately Eucalyptus camaldulensis (River Red Gum Woodlands).

The Wetland is part of the Brown Hill Keswick Creek Catchment. Botanic Creek and Park Lands Creek traverse the park.

### Amenities, Lighting and Interpretive Features

General park amenities including seats and bins with dog tidy bags are located throughout the park, generally at key entry/exit points.

There is only one picnic shelter located within the Wetlands.

The park has two toilet blocks, one with change rooms in the Park and the other located in the Grandstand..

Post-top lights are located along the shared use-path traversing east/west across the park and adjacent to the Grandstand.

Interpretive elements and signage is limited throughout the park with a focus on the values of remnant vegetation for habitat and historic features.



The grandstand is a heritage listed building and important reference in South Australian horse racing history



Brown Hill Keswick Creek Wetland



Shade structures and picnic settings installed at the Wetland



Bench seat by Kurna Ngarrindjeri Yankunytjatjara man Alan Sumner, provides a reference to Kurna culture



### 3. Park Comparison

The following table provides a summary of key features of Victoria Park / Pakapakanthi (Park 16) alongside other parks that have been selected as exemplars with a similar scale and diversity of use to Victoria Park / Pakapakanthi (Park 16).

#### VICTORIA PARK/ PAKAPAKANTHI (PARK 16)

Adelaide, SA

Open Turf
Sporting Fields
Dog exercising (on/off leash)
Pedestrian walking trails
Running circuit
Cycling circuit
Fitness stations
Cafe Dining
Major event host
Wetland
Heritage architecture/facilities
Hosts annual Motor Race
Ecology / nature based experiences



#### ALBERT PARK

Melbourne, Victoria

Open Turf
Sporting Fields
Dog exercising (on/off leash)
Pedestrian walking trails
Running circuit
Cycling circuit
Fitness stations
Cafe Dining
Major event host
Playground
Water body and associated water sports
Hosts annual Motor Race
Other feature: Golf course
Ecology / nature based experiences



#### CENTENNIAL PARK

Sydney, NSW

Open Turf
Sporting Fields
Dog exercising (on/off leash)
Pedestrian walking trails
Running circuit
Cycling circuit
Fitness stations
Cafe Dining
Major event host
Playground
Water body and associated water sports
Heritage architecture/facilities
Ecology / nature based experiences



#### HYDE PARK

London, UK

Open Turf
Sporting Fields
Dog exercising (on/off leash)
Pedestrian walking trails
Running circuit
Cycling circuit
Fitness stations
Cafe Dining
Major event host
Playground
Water body and associated water sports
Heritage architecture/facilities
Ecology / nature based experiences



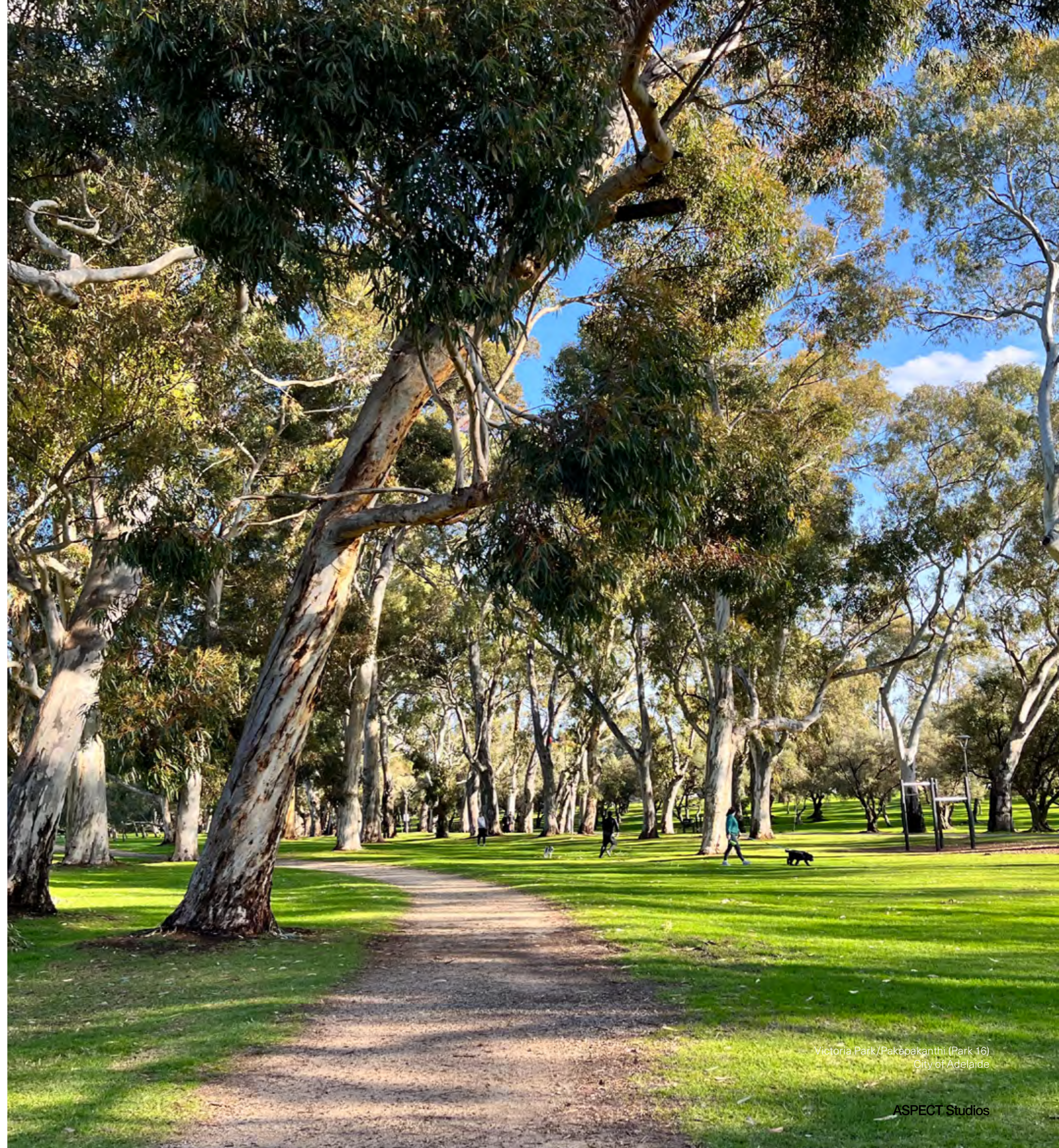


## 4. Consultation

start

The City of Adelaide thanks the following stakeholders who helped shape the Master Plan through key insights on how the park is used and managed:

- Green Adelaide
- City of Burnside
- Brown Hill Keswick Creek Project Team
- South East City Residents Association (SECRA) and adjacent residents
- AusCycling
- Pakapakanthi Parkrun
- East Adelaide Football Club
- South Australian Cricket Association (SACA)
- Victoria Park Social Club (VPSC)





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