

Kadaltilla

Adelaide Park Lands Authority

Kadaltilla's Submission to the Greater Adelaide Regional Plan (the GARP) for Endorsement

Thursday, 24 October 2024
Board Meeting

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

Public

Purpose

The purpose of this report is to seek approval of a submission to the State Government's consultation on the draft Greater Adelaide Regional Plan (the draft GARP).

On 9 September 2024, the State Planning Commission sent correspondence to the Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) advising that the draft GARP would be on consultation from 23 September 2024 to 4 November 2024.

Kadaltilla Board Members were invited to attend a State Agency Briefing Session on the draft GARP held by the State Government on 25 September 2024.

The GARP provides a vision and strategy for the sustainable development of Greater Adelaide over the next 30 years. It identifies where an additional 315,000 homes can be located and where jobs will be created as the state's population expands. The GARP addresses the maintenance of green spaces and tree canopies, modernising essential services and infrastructure, recognising neighbourhood character, and prioritising environmental sustainability.

At its meeting held on 26 September 2024, an action was recorded to seek feedback from Kadaltilla Board Members to progress the drafting of a submission on the draft GARP for presentation and decision at the Kadaltilla meeting on 24 October 2024.

The draft submission (**Attachment A**) summarises the feedback received from Board Members. Key recommendations include:

- Strengthen and clarify the commitment of the draft GARP to the Adelaide Park Lands by using consistent language that aligns with the APLMS.
- Clarify the boundaries of State Significant Infill Areas to prevent any potential threat to the integrity of the Adelaide Park Lands.
- Elevate biodiversity and ecological resilience as core components of the Adelaide Park Lands' role in the region's climate strategy.
- Prioritise design-led responses to ensure sensitive, sustainable urban growth that enhances the character and values of the Adelaide Park Lands.
- Support the intentions to progress State and World Heritage recognition and bids and Heritage Place with specific strategies that align with heritage conservation efforts.

Based on Kadaltilla's submission to the GARP Discussion Paper, a review of the draft GARP and alignment with the draft Adelaide Park Lands Management Strategy – Adelaide 2036 (APLMS), the following additional point is provided for Kadaltilla's consideration as part of its submission:

- Consult with Kadaltilla and the City of Adelaide on any changes to governance or funding of the Adelaide Park Lands.

Recommendation

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

That the Kadaltilla / Adelaide Park Lands Authority:

1. Approves the Kadaltilla / Adelaide Park Lands Authority's draft submission on the Greater Adelaide Regional Plan as contained in Attachment A to Item 6.3 on the Agenda for the meeting of the Board of the Kadaltilla / Adelaide Park Lands Authority held on 24 October 2024.
 2. Authorises the Chief Executive Officer, or delegate, to make any minor editorial and formatting changes as required to finalise the submission as contained in Attachment A to Item 6.3 on the Agenda for the meeting of the Board of the Kadaltilla / Adelaide Park Lands Authority held on 24 October 2024.
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Implications

Adelaide Park Lands Management Strategy 2015-2025	Adelaide Park Lands Management Strategy 2015-2025 The draft GARP includes future directions for managing the Greater Adelaide open space system and is directly relevant to the review of the Adelaide Park Lands Management Strategy.
2023-2028 Strategic Plan	Kadaltilla / Adelaide Park Lands Authority 2023-2028 Strategic Plan Strategic Plan Alignment – Expert Advice 4.1 Provide advice on plans, projects, and policies for the Adelaide Park Lands 4.2 Engage with City of Adelaide and State Government including input into State Government initiatives
City of Adelaide Strategies	The draft GARP has a relationship with the City of Adelaide’s Strategic Plan 2024 - 2028 and the City Plan – Adelaide 2036.
Policy	Regional plans are an instrument under the <i>Planning, Development and Infrastructure Act 2016</i> (SA) that set a long-term vision and planning directions for a region. Regional plans include provisions about the integration of land use, transport infrastructure and the public realm. A regional plan must be consistent with the relevant State Planning Policies. The Adelaide Park Lands are contained within the planning region for Greater Adelaide.
Consultation	This report responds to a consultation process being undertaken by the State Planning Commission in relation to the development of a new GARP. Kadaltilla’s draft submission is informed by feedback provided by Board Members. Kadaltilla Board Members were invited to attend a State Agency Briefing Session on the draft Code Amendment held by the State Government on 25 September 2024.
Resource	Not as a result of this report
Risk / Legal / Legislative	A regional plan must be consistent with the relevant State Planning Policies, including mandatory policies for biodiversity, design quality and climate change. <i>Environment Protection and Biodiversity Conservation (EPBC) Act 1999</i> State Planning Policy 4: Biodiversity, sets out the role of the planning system in biodiversity conservation. The EPBC Act is not referenced in the draft GARP.
Design	National Heritage Management Plan (NHMP) - State Planning Policy 7: Cultural Heritage, sets out the role of the planning system in maintaining and enhancing cultural heritage places.
Opportunities	Kadaltilla has been undertaking a comprehensive review of the Adelaide Park Lands Management Strategy (APLMS), and there is an opportunity to strengthen the alignment between the APLMS and the GARP.
City of Adelaide Budget Allocation	Not as a result of this report
Capital Infrastructure Projects	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	The GARP is a 30-year plan to strategically guide planning and land uses across the Greater Adelaide Region.
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	The Planning and Development Fund enables the Minister for Planning to administer various aspects of the planning system, manage land and contribute to the strategic planning, design and delivery of quality public space that is essential to healthy, liveable communities.

Discussion

Background

1. On 2 August 2023, the Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) was invited to participate in the preparation of the new Greater Adelaide Regional Plan (the draft GARP), which is currently being led by the State Planning Commission with the support of the Department of Trade and Investment, Planning and Land Use Services.
2. On 6 November 2023, Kadaltilla provided a response ([Link 1](#)) to the State Planning Commission's GARP Discussion Paper. The response made twelve recommendations focused on the following:
 - 2.1. Acknowledgement of an increased role for the Adelaide Park Lands as the Greater Adelaide population grows
 - 2.2. Reducing reliance on private vehicles
 - 2.3. Increasing greening and climate resilience
 - 2.4. Supporting biodiversity protection
 - 2.5. Engaging with Kurna People.
3. The draft GARP responds to multiple recommendations made in response to the Discussion Paper, including the following observations:
 - 3.1. The importance and significance of the Adelaide Park Lands is recognised in the draft GARP, however there is potential to strengthen and broaden references to the Adelaide Park Lands.
 - 3.2. The State Transport Strategy will be released in early 2025, which will provide greater detail on transport planning for future growth.
 - 3.3. The State Government introduced stronger tree protections in May 2024 and have commenced a Tree Protection and Planting Code Amendment to be completed in 2025.
 - 3.4. The draft GARP promotes Planning with Country as part of the transition to regenerative thinking in planning.
 - 3.5. The draft GARP includes investigation into new governance and funding models to establish, manage and equitably distribute regionally significant open space, including the Adelaide Park Lands and to facilitate a new 'Northern Park Lands'.

Consultation on the Greater Adelaide Regional Plan (the GARP)

4. On 9 September 2024, the State Planning Commission advised Kadaltilla that the draft GARP would be open for consultation from 23 September 2024 to 4 November 2024. The draft GARP is available in pdf format ([Link 2](#)) and digital online format ([Link 3](#)).
5. Kadaltilla Board Members were invited to attend a State Agency Briefing Session on the draft GARP held by the State Government on 25 September 2024.
6. The GARP provides a vision and strategy for the sustainable development of Greater Adelaide over the next 30 years.
 - 6.1. It identifies where an additional 315,000 homes can be located and where jobs will be created as the state's population expands.
 - 6.2. The GARP addresses the maintenance of green spaces and tree canopies, modernising essential services and infrastructure, recognising neighbourhood character, and prioritising environmental sustainability.
7. Of immediate relevance to Kadaltilla is the following theme and outcome:
 - 7.1. *Natural Resources, Environment and Landscapes, Outcome 4 – A greener, wilder and more climate resilient environment.*

- 7.1.1. The draft GARP outlines key priorities for environmental sustainability, climate resilience, and biodiversity protection. It emphasises addressing the increasing impacts of climate change, such as rising temperatures, extreme weather events, and declining biodiversity.
- 7.1.2. Key strategies include enhancing urban greening, protecting native vegetation, supporting biodiversity-sensitive urban design, mitigating urban heat effects, and promoting climate-adaptive infrastructure.
- 7.1.3. The draft GARP also advocates for protecting Adelaide's natural landscapes, water systems, and coastal environments, while encouraging compact, sustainable urban development.

Adelaide Park Lands Management Strategy

8. Kadaltilla is finalising a comprehensive review of the Adelaide Park Lands Management Strategy 2015-2025.
9. The Adelaide Park Lands Management Strategy – Towards 2036 (APLMS) will substitute the existing APLMS.
10. As a result of the comprehensive review, the APLMS has been amended to ensure stronger alignment with key strategic documents including:
 - 10.1. Draft Greater Adelaide Regional Plan
 - 10.2. Kadaltilla Strategic Plan 2023-2028
 - 10.3. City of Adelaide City Plan 2036
 - 10.4. City of Adelaide Integrated Climate Strategy 2030
 - 10.5. City of Adelaide Community Land Management Plan for the Adelaide Park Lands.
11. The APLMS describes the guiding strategies that will inform Kadaltilla, the State Government of South Australia and the City of Adelaide's future planning of the Adelaide Park Lands under three goals.
 - 11.1. Goal 1: Places and Spaces
 - 11.2. Goal 2: Connections and Networks
 - 11.3. Goal 3: Natural Systems, Cultural Landscapes and Climate Resilience.
12. A review and comparison of the draft GARP and APLMS has identified areas of strong alignment ([Link 4](#)), with a focus on the following:
 - 12.1. Climate Change, Biodiversity and Urban Greening and Cooling
 - 12.2. Connection of the Adelaide Park Lands to the broader Greater Adelaide Open Space System
 - 12.3. Investment in Community Buildings and sport and recreation
 - 12.4. Aboriginal Cultural Heritage and Values.

Kadaltilla's Submission

13. At its meeting held on 26 September 2024, an action was recorded to seek feedback from Kadaltilla Board Members to progress the drafting of a submission on the draft GARP for presentation and decision at the Kadaltilla meeting on 24 October 2024.
14. The submission (**Attachment A**) summarises the feedback received from Board Members and provides Kadaltilla's response to the draft GARP. Key recommendations include:
 - 14.1. Strengthen and clarify the commitment of the draft GARP to the Adelaide Park Lands by using consistent language that aligns with the APLMS.
 - 14.2. Clarify the boundaries of State Significant Infill Areas to prevent any potential threat to the integrity of the Adelaide Park Lands.
 - 14.3. Elevate biodiversity and ecological resilience as core components of the Adelaide Park Lands' role in the region's climate strategy.

- 14.4. Prioritise design-led responses to ensure sensitive, sustainable urban growth that enhances the character and values of the Adelaide Park Lands.
- 14.5. Support the World Heritage Bid and Heritage Place with specific strategies that align with heritage conservation efforts.
- 14.6. Correction of the Adelaide Park Lands Name in the “Infrastructure Considerations” section.
15. Based on Kadaltilla’s submission to the GARP Discussion Paper, a review of the draft GARP and alignment with the APLMS, the following additional point is provided for Kadaltilla’s consideration as part of its submission:
 - 15.1. Consult with Kadaltilla/Adelaide Park Lands Authority on any changes to governance or funding of the Adelaide Park Lands.

Next Steps

16. Pending Kadaltilla’s decision, the submission will be sent to the State Planning Commission prior to the conclusion of the consultation on 4 November 2024.
17. The City of Adelaide will also be providing a submission on the Greater Adelaide Regional Plan to the State Planning Commission.

Background and Supporting Documents

Link 1 – [Kadaltilla’s Submission on the Greater Adelaide Regional Plan Discussion Paper](#)

Link 2 – [Draft Greater Adelaide Regional Plan \(the Plan\) PDF](#)

Link 3 – [Draft Greater Adelaide Regional Plan \(the Plan\) digital online format](#)

Link 4 – [Alignment between the draft GARP and draft APLMS](#)

Attachments

Attachment A – Kadaltilla’s draft submission on the Greater Adelaide Regional Plan

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