

Kadaltilla

Park Lands Authority



BOARD MEETING MINUTES

Thursday 23 February 2023
Colonel Light Room, Adelaide Town Hall

Kadaltilla / Park Lands Authority

Board Meeting Minutes, Thursday, 23 February 2023, at 5.30 pm
Colonel Light Room, Adelaide Town Hall

Present:

Presiding Member	The Right Honourable the Lord Mayor Lord Mayor, Dr Jane Lomax-Smith
Deputy Presiding Member	Kirsteen Mackay
Board Members	Allison Bretones (<i>Gazettal of Appointment Pending</i>) Rob Brookman AM (<i>Gazettal of Appointment Pending</i>) Ashley Halliday Stephanie Johnston Councillor Keiran Snape Ben Willsmore

- 1 **Item 1 - Welcome and Opening**
- 2 **Item 1.1 - Acknowledgement of Country**

With the welcome and opening of the Board Meeting, the Presiding Member, Lord Mayor Dr Jane Lomax-Smith stated:
'Kadaltilla / Park Lands Authority 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.'
- 3 **Item 1.2 - Apologies**

Board Member – Craig Wilkins
Board Member – Tania Taylor
Proxy Board Member – Les Wanganeen
- 4 **Item 1.3 - Confirmation of Minutes**

Board Decision
That the Minutes of the meeting of the Board of the Adelaide Park Lands Authority held on 27 October 2022 be taken as read and be confirmed as an accurate record of proceedings.
- 5 **Item 2 - Conflict of Interest**

Disclosure of Conflict of Interest
Deputy Presiding Member,
Kirsteen Mackay
South Australian Government Architect
Office for Design and Architecture SA |
Department for Trade and Investment

Item 4.1 and Item 5.1 – Adelaide Aquatic Centre Development Code Amendment
A conflict arises as the role of State Government Architect, will receive a statutory referral as part of any development approval process for this proposal and would chair any independent state design review process that may eventuate.
- 6 **Item 3 - Presiding Member Report**

Board Meetings

 - Discuss further meeting conduct and Agenda / Minutes format
 - Targets and Data
 - Strategy review
- 7 **Item 3.1 - Presiding Member Verbal Report - Action Arising - Data & Insights**

Action Arising
Data & Insights – Circulate to Board Members current data & insights.
- 8 **Item 4 - Representations (verbal)**

9 **Item 4.1 - Adelaide Aquatic Centre Development - Code Amendment**

Department for Infrastructure and Transport

Simon Morony, Executive Director, DIT
Anita Allen, Associate Director, URPS

*Presentation attached

Deputy Presiding Member, Kirsteen Mackay having disclosed a conflict of interest in Item 4.1 [Adelaide Aquatic Centre Code Amendment] left the Board meeting and Colonel Light Room at 5.36 pm.

Stephanie Johnston clarified that a conflict would not be disclosed at this Board meeting, having declared a conflict on the matter with the State Planning Commission and was absent from Commission discussion on the matter and therefore able to participate in deliberations.

Speaker Points

- Briefed Kadaltilla on the Adelaide Aquatic Centre Code Amendment and rezoning proposal for Pardipardinyilla (Park 2) and status update on the Adelaide Aquatic Centre development, namely
 - Aquatic Centre Project Background
 - Code Amendment Background
 - Code Amendment
 - Affected Area & Proposed Sub Zone
 - Code Concept Plan
 - Code Amendment Stages
 - Code Amendment Engagement
 - Code Amendment Next Steps
 - Project Status Update – Design Phase, Master Plan & Concept Design Phase, Approvals

Discussion Points

- No net loss of Park Lands
- Removal of policy from the Adelaide Park Lands Zone that seeks to minimise building footprint in the Park Lands, reduce car parking in the Park Lands and consolidate development
- Exclusion of the Aquatic Sub Zone from the Adelaide Park Lands Zone DPF 1.2 and PO's 1.7 and 5.3
- Holistic Parking – access for public transport, walking, cycling, connections and active transport methods
- Code Concept Plan – Footprint and return to Park Lands – definition of no net loss
- Changes in Park 2 and loss of playing fields
- Commitment of \$80m for construction of a new facility not for spend on a return to Park Lands
- Implications of location
- Code Concept Plan – Avenue Planting and Landscape Buffer
- Amending code to identify square meterage regarded as necessary & reasonable as opposed to what may be preferred to foster commercial outcomes and parking
- Land Use & Built Form
- Parking capacity numbers and projected increase

10 **Item 5 - Items for Board Decision**

11 **Item 5.1 - Adelaide Aquatic Centre Code Amendment**

Iliia Houridis / Sarah Gilmour /
Matthew Field

Deputy Presiding Member, Kirsteen Mackay re-entered and left the Colonel Light Room at 6.13 pm.

Deputy Presiding Member, Kirsteen Mackay having disclosed a conflict was not present for deliberations associated with Item 5.1 [Adelaide Aquatic Centre Code Amendment].

Discussion Points

- Loss of quorum and inability to determine a position
- The recommendation in Item 5.1 and revisions proposed to be re-circulated to Board Members
- Charter provision 4.8.4 to form a position outside of the Board meeting

Action Arising

Written Resolution (Provision 4.8.4 of Charter) to be prepared/circulated to Board Members to formalise a position and advice for the State Government and City of Adelaide.

12 **Item 5.2 - Hutt Street Entry Statement Project**

Tom McCready / Simon Keith / Fleur Bowden

Deputy Presiding Member, Kirsteen Mackay re-entered the Colonel Light Room at 6.15pm

Discussion Points

- Project in response to a funding allocation to the City of Adelaide of \$3m from the State Government which was an election promise to reinvigorate Hutt Street as part of Main Streets
- Entry statement
- Draft Concept Plan
- Tree canopy
- Removal of diseased trees
- Biodiversity, increasing diversity and encouraging species
- Breaking down bitumen and slowing vehicles
- Park Lands signalised crossing
- Park Lands Trail connection to Glen Osmond and Greenhill Road
- Materials for pathways
- Safe crossings and safety protuberances
- Safety - targeted consultation for different user groups (ie cyclists/walkers)
- Safety – overlay during concept development

Board Decision to Advise City of Adelaide

That Kadaltilla / Park Lands Authority:

1. Endorses the concept plan as detailed in Attachment A to Item 5.2 on the Agenda for the meeting of the Board of Kadaltilla / Park Lands Authority held on 23 February 2023.
2. Endorses the preliminary tree removal plan as detailed in Attachment B to Item 5.2 on the Agenda, on the understanding that the administration work towards increasing tree planting and the tree canopy cover for the meeting of the Board of Kadaltilla / Park Lands Authority held on 23 February 2023.

CoA Council meeting to note Kadaltilla advice 28 February 2022.

13 **Item 5.2 - Action Arising - Hutt Street Entry Statement Project**

Action Arising

Circulate to the Board data & insights on the use of permeable concrete in the Hutt Street Entry Statement Project (lifespan, comparison to traditional concrete, performance).

14 **Item 5.3 - Draft Community Land Management Plan – Amendments Prior to Consultation**

Iliia Houridis / Sarah Gilmour /

Discussion Points

- Management Plans consultative process
- Key pieces of land decisions responding to State Government proposals / Trails and Parks / Land Tenure

- in consolidated Community Land Management Plan
- Interpretation of Aquatic Centre reference in Park 2 – Consider removal of figure 5 in A2.6
- Temporary works and compounds
- Statutory and functional role of documentation
- National Heritage Listing reference – Limited statement in 7.4 following the words 'The Adelaide Park Lands and City Layout is included on the National Heritage List (Appendix B) (Consider revision to identify other essential criteria or pair back to only reference Appendix B)
- 8.4.1 Business Purposes – Small scale commercial uses are envisaged for areas of Park Lands – Consider tightening language, linking to specific areas, qualifying small scale
- Consider use of word temporary in association with references to events/venue
- School site and loss of maintaining and encouraging a high quality urban park with proper integration and consideration of the Park Lands setting
- Figure 19 Map of Victoria Park / Pukapukan (Park 16) – Consider updating Map to include wetlands
- Review all maps / tables for any possible updates
- Consider inclusion of an aspirational comment in the introductory section off CLMP
- Consider including the reference to ancillary with small scale commercial uses
- Review content of 8.4.3 re purpose/identification of licenses/permits in this part (ie revise to read Aboriginal Cultural uses are subject to the provision within 8.5)
- Building design guidelines in the context of Park Lands
- Consider Park 23 and reference to wetlands/stormwater detention site
- Design Guidelines - framework to comment/assess key principles/themes/objectives/expectations
- Consider inclusion of reference to ODASA Good Design Guidelines
- Consider inclusion of wording 'where such uses support the amenity of the Park Lands' with small scale commercial uses

Board Decision to Advise City of Adelaide

That Kadaltilla / Park Lands Authority:

1. Supports for the purposes of public and stakeholder consultation, the consolidated draft with minor amendments of the Community Land Management Plan for the Adelaide Park Lands under the care, control and management of the City of Adelaide presented as Attachment A to Item 5.3 on the Agenda for the meeting of the Board of Kadaltilla / Park Lands Authority held on 23 February 2023.

CoA Council meeting to note Kadaltilla advice
28 February 2022.

15 **Item 5.3 - Action Arising - Draft
Community Land Management Plan -
Amendments Prior to Consultation**

Action Arising

Circulate to Board Members the ODASA Good Design guidelines.

16	Item 5.3 - Action Arising - Draft Community Land Management Plan - Amendments Prior to Consultation	<p><u>Action Arising</u></p> <p>Liaise with Board Members to confirm minor amendments (ie heritage language, small scale use language, reference to ODASA Good Design Guidelines, aspirational comments, wetlands reference).</p>
17	Item 5.4 - Kadaltilla 2020-2025 Strategic Plan Annual Review Update Ilia Houridis / Sarah Gilmour / Matthew Field	<p><u>Discussion Points</u></p> <ul style="list-style-type: none"> - Branding of new documents - Riverbank Masterplan (Karawirra) - Continuation of senior leader workshops with adjoining Council and what can be done to strengthen in future years - Lord Mayor and Mayors meet and greet - Inclusion of the word ‘Adelaide’, documents titles, branding and logo - Review/Refine document header - Strategic plan workshop - Charter amendment to revise the brand Kadaltilla / Park Lands Authority to read Kadaltilla / Adelaide Park Lands Authority to be presented to next available meeting of Council <p><u>Board Decision to Advise City of Adelaide</u></p> <p>That Kadaltilla / Park Lands Authority:</p> <ol style="list-style-type: none"> 1. Endorses the progress updates provided for financial year 2021/2022 of the Kadaltilla 2020-2025 Strategic Plan as Attachment A to Item 5.4 on the Agenda for the meeting of the Board of Kadaltilla / Park Lands Authority held on 23 February 2023. 2. Approves the Kadaltilla / Park Lands Authority’s Strategic Plan 2020 – 2025 revisions as included as Attachment B to Item 5.4 on the Agenda for the meeting of the Board of Kadaltilla / Park Lands Authority held on 23 February 2023. 3. Notes the advanced planning of a workshop on strategic plan in the near future. <p>CoA Council meeting to note Kadaltilla advice 28 February 2022.</p>
18	Item 6 - Items for Board Discussion	
19	Item 6.1 - Associate Director Update	
	Sarah Gilmour	
	APLMS Update	Tender released for consultant support to develop the next version and has been awarded to City Collective with a project completion date of August 2023
	Kadaltilla Branding	A report requesting an amendment to the Charter to incorporate ‘Adelaide’ will go to a City of Adelaide Committee meeting on 7 March for consideration.
	Rundle Park / Kadlitpina (Park 13)	<p>Oil discovery in the creek that was investigated by the Environmental Protection Agency (EPA).</p> <p>City of Adelaide Cleansing Team have been on site to remove the oil from the creek.</p> <p>The EPA is leading the investigation as to the source of and nature of the oil.</p>
	Induction / Portal	Portal up and running and news item will be posted.

Contact Alison Ackland, Park Lands Advisor with portal access or content queries.

News items posted to the Portal:

Notification of the removal of Thebarton Mounted Police Barracks from the South Australian Heritage Register

Update on Adelaide 500 Site De-Occupation of Victoria Park & the South Australian Motor Sport Board having met their obligations to vacate. Noting that event activities with barriers continue associated with the Adelaide Motorsport Festival and the return of grass and revegetation of certain locations will occur.

Victoria Park Masterplan

Work accelerated in 2022 to include some early thinking / discussion with the Motorsport Board.

Masterplan to be presented to the Board in the coming months.

Joint World Heritage Bid Adelaide and Rural Settlement Landscapes

Letter of support received from the State Government for the joint World Heritage bid

Rymill Park

Upgrade / Maintenance works of the lake to be undertaken. Progress reports to be provided to Kadaltilla

Dogs on/off leash in Victoria Park

Further advice to be sought from Kadaltilla around implementation of signage, ensuring around wetlands there is an on leash environment.

Board Decision

That Kadaltilla / Park Lands Authority:

1. Notes the Associate Director Update.

20 **Item 6.1 - Action Arising - Joint World Heritage Bid Adelaide and Rural Settlement Landscapes**

Action Arising

Include Joint World Heritage Bid Adelaide and Rural Settlement Landscapes as a standing agenda item to receive updates on progress and activities to be done.

21 **Item 6.1 - Action Arising - Joint World Heritage Bid Adelaide and Rural Settlement Landscapes**

Action Arising

Provide a precis and update for Kadaltilla / Park Lands Authority and Council on Joint World Heritage Bid Adelaide and Rural Settlement Landscapes.

22 **Item 7 - Items for Noting**

23 **Item 7.1 - APLMS Engagement Consultation Report**

Iliia Houridis / Sarah Gilmour / Matthew Field

Discussion Points

- Volume of consultation undertaken at the front end of the Park Lands Management Strategy review.

Board Decision

That Kadaltilla / Park Lands Authority:

1. Notes the complete Engagement Report and the Engagement Summary Report (Attachments A and B to Item 7.1 on the Agenda for the meeting of the Board of Kadaltilla / Park Lands Authority held on 23 February 2023) outlining the results of the first phase of the engagement on the review of the Adelaide Park Lands Management Strategy 2015.2025.

24 **Item 8 - Other Business & Meeting Close**

25 **Item 8 - Other Business - Regreening Project Update**

Speaker Points

- The Adelaide Park Lands Association (APPA) ran a

Stephanie Johnston

competition to identify alienated sites, mostly car parks, with a view for the community group to regreen a particular site as car parks seem to be historically appropriated for buildings.

- APPA ran a competition with a fairly ambitious solution selected for Bonython Park / Tulya Wardli which APPA and Council are progressing. The University of Adelaide has been involved in helping to design and Adelaide High School has been involved and hoping they will help to construct the final design.
- APPA is seeking a grant and sponsorship from Bunnings.
- The aim is for a simple transitional space that is there as people come off the tram which is a statement claiming that this will not always be car park.

Board Decision

That Kadaltilla / Park Lands Authority:

1. Notes the Regreening Project update provided by Ms Stephanie Johnston.

Discussion Points

- Bonython Park Masterplan
- The City of Adelaide has identified a potential beach volleyball location in Bonython Park. It is currently unfunded, yet to be formally designed and with no funding commitment. A formalised concept plan for a beach volleyball facility has not been presented to the City of Adelaide nor Kadaltilla and will require a significant approval process should a project progress.
- City of Adelaide seek to reclaim bituminised areas with State Government support
- Bandwidth of Park Lands being compressed with development reducing ability to preserve and maintain continuity of landscape (ie Women & Children's Hospital site).
- Green Bridge over Port Road
- Department of Health will be briefing Kadaltilla on the Women & Children's Hospital
- Opportune time to enjoy the festivals in the Park Lands and see how the Parks and Squares can be utilised

26 **Item 8 - Other Business - Quorum Provisions**

Councillor Keiran Snape

Board Decision

That Kadaltilla / Park Lands Authority:

1. Receive a report at its next meeting advising on any amendments to the Charter relating to quorum provisions.

Ilia Houridis, Director City Shaping introduced Matthew (Matt) Field the new Manager Park Lands & Sustainability and Jennifer Kalionis the Associate Director City Culture who has areas such as sport and rec and events, both of whom Kadaltilla will be dealing with throughout the year.

Meeting Close

Board meeting closed at 7.48 pm

Next Board meeting

5.30 pm Thursday, 30 March 2023

Colonel Light Room, Adelaide Town Hall

Lord Mayor, Lord Mayor, Dr Jane Lomax-Smith
Presiding Member
Adelaide Park Lands Authority

Attached for Reference

- * Presentation Item 4.1 - Adelaide Aquatic Centre Development Code Amendment

City of Adelaide Staff

In Attendance

Ilia Houridis, Director City Shaping
Tom McCready, Director City Services
Sarah Gilmour, AD Park Lands Policy & Sustainability
Jennifer Kalionis, AD City Culture
Matthew Field, Manager Park Lands & Sustainability
Simon Keith, Manager Technical Services
Fleur Bowden, Senior Landscape Architect
Alison Ackland, Adelaide Park Lands Authority Advisor / Team Leader Council Governance

Adelaide Aquatic Centre – Code Amendment

Presentation to Kadaltilla / Park Lands Authority
Board Meeting - 23 February 2023

Simon Morony, Executive Director, DIT
Anita Allen, Associate Director, URPS

We acknowledge that we are meeting on the 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.

Purpose of today's presentation

- To brief Kadaltilla on the Adelaide Aquatic Centre Code Amendment and rezoning proposal for Pardipardinyilla (Park 2).
- To provide a brief status update on the Adelaide Aquatic Centre development.

Project Background

- The South Australian Government has committed \$80 million to design and build the new Adelaide Aquatic Centre within Park 2.
- The site immediately south of the existing centre was chosen in 2022 following community consultation.
- The Government has committed to:
 - No net loss of Park Lands through the project development.
 - The protection of trees along Barton Terrace West and Jeffcott Road.

Code Amendment Background

- Changes to the Planning and Design Code are proposed via a Code Amendment to:
 - Ensure the right planning policies are in place to enable a new aquatic centre to be built within Park 2.
 - Support the return of the existing aquatic centre site to Park Lands.
- The current Code envisages the redevelopment of the existing centre.
- The Community Land Management Plan supports an Aquatic Centre.

Code Amendment

- The Code Amendment proposes to amend the Adelaide Park Lands Zone by:
 - Introducing a new Sub Zone called the ‘Adelaide Aquatic Centre Sub Zone’.
 - Introducing a Concept Plan to help guide development in the affected area.
 - Removing policies that are no longer relevant.
 - Listing minor or temporary works required to build the new facility.
 - Supports aquatic centre, swim shop, café, health and wellbeing facilities i.e. Gymnasium.

Affected Area & Proposed Sub Zone



The area affected by the Code Amendment (red outline) is:

- Lot 1602 Jeffcott St, North Adelaide (DR6102/710)

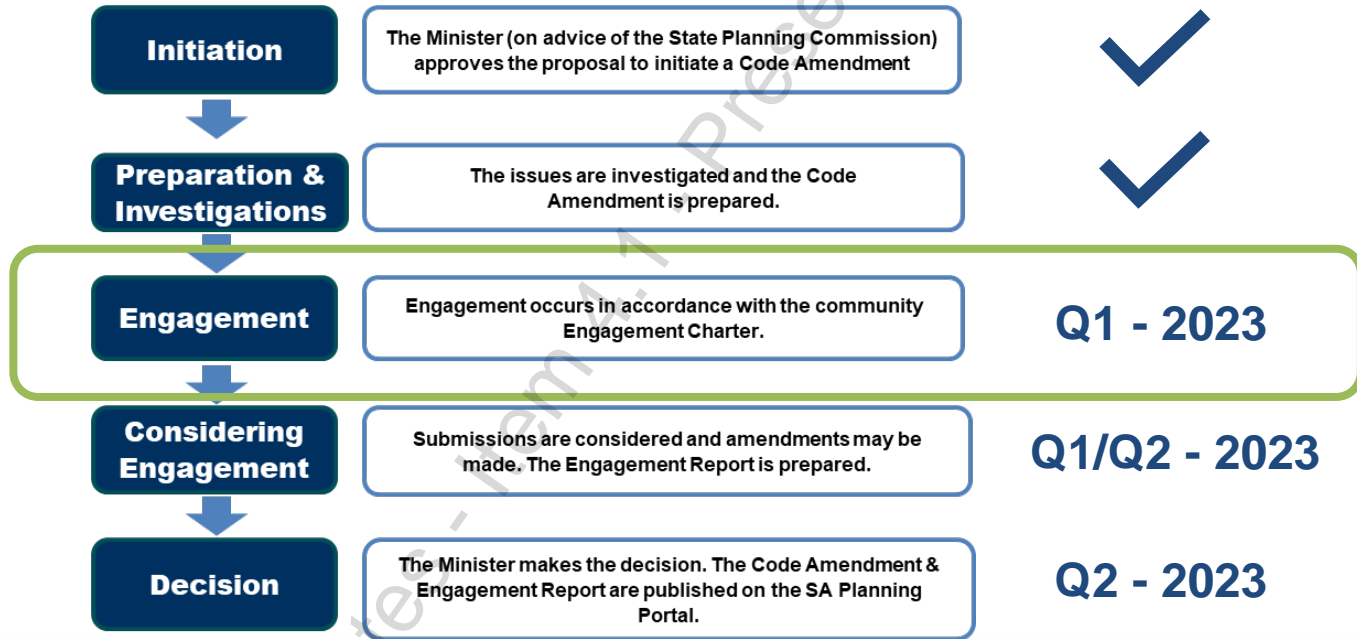
Code Concept Plan



The Code Concept Plan provides indicative locations for:

- Vehicle access points and car parking.
- Pedestrian entry and connection.
- Avenue tree planting and landscape buffers.
- Land to be returned to Park Lands.
- Existing and new aquatic centre sites.

Code Amendment Stages



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Code Amendment Engagement

- 6 weeks consultation, 23 January 2023 - 6 March 2023, via PlanSA.
- Activities undertaken to date:
 - Direct mail distribution to key stakeholders.
 - Letter box drop and door knocking of 57 local residences.
 - Phone calls to 40 peak associations, sports clubs and allied health providers who use the existing centre.
 - Pop Up information stand in centre foyer with opportunity to speak to project team members during peak times.
 - Signage in Park Lands.

Code Amendment Next Steps

Following the close of the Code Amendment on 6 March 2023:

- Designated Entity reviews submissions.
- Engagement Report prepared.
- Final Code Amendment prepared.
- Minister for Planning (or his delegate) assesses the Code Amendment.
- Minister makes a decision to approve, amend and approve, or refuse the Code Amendment.
- If approved, the Code Amendment is referred to ERDC for review.

Project Status Update

Design Phase:

- Commenced late 2022 with the development of the functional Design Brief (completed early February 2023):
 - Included aquatic centre end user consultation (peak sporting bodies/clubs).
 - Included public consultation.

Master Plan & Concept Design Phase:

- Commenced mid February 2023.
- Continued dialogue with City of Adelaide and Kadaltilla on remediation of Park 2 and return of existing aquatic centre site to Park Lands.

Approvals:

- Development Application lodged with SCAP following:
 - Code Amendment complete.
 - Concept Design complete.