

# Planning and Development Fund Projects

ITEM 8.5 05/03/2019

The Committee

**Program Contact:**

Daniel Bennett, AD Strategy & Design 8203 7295

**Approving Officer:**

Beth Davidson-Park, Director Operations

2017/02742

Confidential - s 90(3) (b) commercial advantage/prejudice commercial position of council

## EXECUTIVE SUMMARY:

This report provides a proposed multi-year approach to the State Government for co-funding from the Planning and Development Fund. It proposes that nine projects are presented for support through the Planning and Development Fund over several years. Three priority projects which are 'shovel ready', Rymill Park / Murlawirrapurka (Park 14) Upgrade, Whitmore Square / Iparityi Upgrade, Park Lands Trail Upgrade and the remaining projects are emerging open space projects that, although not an immediate priority, present the opportunity to support growth and change in the city's community in future years. This report provides the opportunity for Elected Members to have input to and amend the forward priority list.

*Please note there will be a brief presentation as part of this report.*

## RECOMMENDATION:

### THAT THE COMMITTEE RECOMMENDS TO COUNCIL

#### That Council:

1. Approves the forward priority list for co-funded open space projects in the City of Adelaide in Attachment A, to Item 8.5 on the Agenda for the meeting of The Committee held on 5 March 2019, to be presented to the State Government for consideration for funding through the Planning and Development Fund.
2. In accordance with Section 91(7) & (9) of the Local Government Act 1999 (SA) and because Item 8.5 [Funding Submissions] listed on the Agenda for the meeting of The Committee held on 5 March 2019 was received, discussed and considered in confidence pursuant to Section 90(3) (b) of the Local Government Act 1999 (SA), this meeting of The Committee do order that:
  - 2.1. the resolution, the report, the discussion and any other associated information submitted to this meeting and the Minutes of this meeting in relation to the matter remain confidential and not for public inspection until 5 March 2026;
  - 2.2. the confidentiality of the matter be reviewed in December 2020;
  - 2.3. the Chief Executive Officer be delegated the authority to review and revoke all or part of the order herein and directed to present a report containing the Item for which the confidentiality order has been revoked.

## IMPLICATIONS AND FINANCIALS:

City of Adelaide 2016-2020 Strategic Plan	<p><b>Strategic Alignment - Creative</b></p> <p>Work with neighbouring councils and the State Government in funding and governance to enhance the role of the Park Lands as a key City asset in supporting artistic and cultural activities.</p>
Policy	<p><b>Adelaide Park Lands Management Strategy 2015-2025</b></p> <p><b>Rymill Park / Murlawirrapurka (Park 14) Upgrade:</b></p> <p>The <i>Adelaide Park Lands Management Strategy 2015-2025</i> identifies ‘Reimagine Rymill’ as one of the ten big moves for the Park Lands: “<i>Improve the quality of the Park following the O-Bahn construction works including new landscaping and tree planting and creation of promenades. Consolidate play opportunities in closer proximity to the lake and a newly enhanced kiosk. Open up the bowling club to engage with its Park Land surroundings and encourage opportunities for increased public use.</i>”</p> <p>The desired future character statement within Chapter 14 of the CLMP is “Manage and support improvements to playground, kiosk, picnic area and lake...as an activity hub for informal recreation”.</p> <p><b>Whitmore Square / Iparityi Upgrade:</b></p> <p>The <i>Adelaide Park Lands Management Strategy 2015-2025</i> identifies high-priority key moves for Whitmore Square that are supported by the Master Plan, including to “improve the road network, circulation and access whilst incorporating traffic calming initiatives” and “provide new path networks that are located as part of a master planning exercise that considers broader movement patterns and any changes to road alignments and vehicular movements”.</p> <p><b>Park Lands Trail Upgrade:</b></p> <p>The <i>Adelaide Park Lands Management Strategy 2015-2025</i> identifies improving the Park Lands Trail as one of the ten big moves for the Park Lands: “<i>Complete the trail and improve the route and crossing points and wayfinding signage. Provide avenue planting, lighting and activity hubs at appropriate points along the route.</i>”</p> <p>The Adelaide Park Lands Authority has also requested that the Park Lands Trail be enhanced and promoted (see point 12.1).</p>
Consultation	<p>Consultation applies as required under legislation, and through the City of Adelaide’s own engagement policy.</p>
Resource	<p>Resourcing requirements will be identified as projects progress, and project management and design will be funded from the project budget itself.</p>
Risk / Legal / Legislative	<p>Not as a result of this report.</p>
Opportunities	<p>There are opportunities to work with the State Government to fund significant improvements in Park Lands areas.</p>
18/19 Budget Allocation	<p>Not as a result of this report.</p>

Proposed 19/20 Budget Allocation	If our funding requests are successful, 50% of the project budget will need to be identified within the Integrated Business Plan for the relevant year.
Life of Project, Service, Initiative or (Expectancy of) Asset	Not as a result of this report.
18/19 Budget Reconsideration (if applicable)	Not as a result of this report.
Ongoing Costs (eg maintenance cost)	As projects progress, detailed design will identify ongoing maintenance commitments for the City of Adelaide, which will be factored into future maintenance budgets.
Other Funding Sources	

## GROUNDS AND BASIS FOR CONSIDERATION IN CONFIDENCE

### Grounds:

Section 90(3) (b) of the *Local Government Act 1999 (SA)*

- (b) information the disclosure of which—
  - (i) could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and
  - (ii) would, on balance, be contrary to the public interest;

### Basis

Disclosure of the funding strategies and associated information could reasonably prejudice the commercial position of Council in its negotiations with its funding partners, which, on balance, would be contrary to the public interest as it would likely implicate the optimisation of funding opportunities council may be able to secure through its funding negotiations.

### Public Interest

The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances given that information release of such information may confer a commercial advantage on a third party and severely prejudice the Council's ability to influence proposals for the benefit of the Council and the community in this matter.

# DISCUSSION

## BACKGROUND

1. The Planning and Development Fund (the Fund) is managed by the State Government and supports a range of community projects across South Australia, providing a contribution to the planning and delivery of improved public open space.
2. The Fund is mostly made up of contributions through the Open Space Contribution Scheme, which is paid into by developers for each new allotment or strata lot created in South Australia.
3. The State Government allocates the Fund through direct project commitments and through grant funding programs. Supported by the Fund, the Open Space grants and the Places for People grants open for state-wide submissions annually:
  - 3.1. The Open Space Grant:**
    - 3.1.1. Assists in conservation, enhancement and enjoyment of natural, cultural and regional open spaces to help communities better use existing green spaces
    - 3.1.2. Promotes unstructured recreation opportunities compatible with the surrounding environment.
  - 3.2. The Places for People Grant:**
    - 3.2.1. Increases the useability and function of the public realm through innovative and creative design outcomes.
    - 3.2.2. Creates or revitalise public spaces that are important to the social, cultural and economic life of their communities.
4. The grant application criteria states that projects should have at least a 50% funding contribution commitment from Council. However, Minister Knoll, the Minister for Transport Infrastructure and Local Government, has the discretion to allocate funding on a strategic or merit basis.
5. In previous years, the City of Adelaide has been successful in obtaining funding for a number of projects under the Fund, including Hindley Street Stage 2, Marshmallow Park Playspace, and the upgrade works in Gladys Elphick Park / Narnungga (Park 25). These have had a range of contribution levels from the City of Adelaide.
6. The recently announced \$3m funding for the Skate Park in Gladys Elphick Park / Narnungga (Park 25) and the proposed \$1m in funding for a Quentin Kenihan Playspace, Item 8.1 on the Agenda of the meeting of The Committee held on 5 March 2019, are provided from the Planning and Development Fund, but in both of these cases the Minister has determined that 100% funding will be provided to these projects.
7. Our submissions to the Fund generally focus on open space improvement projects that encourage physical activity and wellbeing, and that provide broad benefit for the metropolitan area. We seek to progress projects that already have strong supportive Council and/or Adelaide Park Lands Authority strategic directions, such as through the *Adelaide Park Lands Management Strategy 2015-2025* or through specific decisions.
8. Elected Members may have additional priorities which can be included with this proposal or can be added at a later date.

## PRIORITY PROJECTS

9. Three key priority projects have been identified for co-funding, based on our priority for delivery and capacity to deliver. These projects are all strongly focused on enhancing Park Land areas and supported by our strategies and policies and are detailed below. Should our funding application be successful for any of these projects for 2019-20, we will provide a further detailed briefing to Committee prior to allocation of 50% partner funding in the City of Adelaide 2019-20 draft Integrated Business Plan (we have however been advised that this is unlikely given the 100% support for the above projects).
10. The project scopes and stages outlined below are indicative only and will require further design development and engagement to refine the staging and inclusions proposed. If funding applications are successful, we will further develop these proposals and present a refined project outline to Council.

## 11. Rymill Park / Murlawirrapurka (Park 14):

- 11.1. **Background:** the Rymill Park / Murlawirrapurka (Park 14) Master Plan is a co-funded State Government and City of Adelaide project, and a draft Master Plan (Reimagining Rymill) will be brought to Committee and Council for consideration and approval in May 2019 prior to community engagement. The Rymill Park Lake is due for renewal, with asset improvement works planned within the three-year works program. As noted above a request for funding for a Quentin Kenihan Inclusive Play space is the subject of a separate report on this agenda and would result in a \$1m contemporary regional playspace in the park which would encourage significantly increased visitation year-round.
- 11.2. **Overview of project proposal:** the Rymill Park / Murlawirrapurka (Park 14) project would provide broad park improvements, including creating DDA-compliant pathways, lighting, and landscaping, and improving car and coach drop-off. The works would be designed to enhance and complement the lake and the new contemporary regional playspace (subject to playspace funding). The project would also include full re-lining, lighting and edge upgrade of Rymill Lake to ensure that the lake can continue as the centrepiece of the park.
- 11.3. **Cost and staging\*:** the project submission would be \$9m, inclusive of design and project delivery costs. The design and delivery would be staged to complement availability of funding, and the completion of a regional playspace.\* Planning and Development funding applications assume 50:50 funding.
- 11.4. **Priority status:** If the City of Adelaide is successful in obtaining funding for an inclusive playspace, additional funding will enable access and amenity to be significantly improved to complement the new playspace.

## 12. Whitmore Square / Iparrityi:

- 12.1. **Background:** the Whitmore Square / Iparrityi Master Plan was initiated in late 2017 and has undergone extensive community engagement. The final draft Master Plan will be brought to Committee and Council in May 2019 for consideration and approval. There has been a rapid increase in residents in the area over the past five years, and the directions in the Master Plan will improve the Square and reinforce its role as a green and welcoming backyard for residents in the city's south-west.
- 12.2. **Overview of project proposal:** the Whitmore Square / Iparrityi Upgrade project could be undertaken in two key stages. These would need to be further refined in the first stage of design development:
- 12.2.1. **Stage 1: Activating the Edges:**  
The first stage would focus on the edges of the Square to create a 'green and friendly edge', which is one of the six Actions of the draft Master Plan. This would include upgraded intersections and realigning the southern roadway to improve pedestrian safety, a perimeter path, and greening the edges of the Square to extend the park feel to the property boundaries.
- 12.2.2. **Stage 2: Central Hub and Park Upgrade:**  
The second stage of the Master Plan would focus on the paths, central facilities, lawn areas and landscaping. This stage will provide enhanced green spaces for the community to enjoy as well as an upgraded full-sized half court, integrated artwork, and central facilities.
- 12.3. **Cost and staging\*:** The application total is \$20m and will be described in two stages as noted above, with Stage 1: anticipated to cost \$8m and Stage 2: \$12m inclusive of design and project delivery costs. \* Planning and Development funding applications assume 50:50 funding.
- 12.4. **Priority status:** There are strong community concerns in relation to the speed and movement of traffic around the Square, particularly at the northern intersections and the conditions for cyclists and people crossing the road. There has also been a significant residential increase and activation of the northern edge with the completion of the Bohem development (224 apartments) and the recent revitalisation of the Whitmore Hotel.

## 13. An upgrade to the Park Lands Trail:

- 13.1. **Background:** The Park Lands Trail was first established in the 1990s to provide a community recreational trail circumnavigating the Park Lands. Delivery over a long period of time has resulted in an inconsistent cycling/walking experience. There is now a significant opportunity to both improve the Trail and commence a contemporary approach to marketing and promoting the Trail through a strong urban brand and a bespoke wayfinding suite as a 'Green Line' around the Park Lands.

At its meeting of 18 May 2017, the Adelaide Park Lands Authority approved the following decision, that:

1. APLA calls for a report that addresses how the Park Lands Trail can be enhanced and promoted so that the original ambitions for the Trail are fulfilled now that it has been physically complete, with the intention of creating a unifying Park Lands feature that:

1.1 allows people to circumnavigate the city through the tranquillity of the Park Lands; and

1.2 is easy to navigate and connect with, clearly visible, attractive and safe to use.

2. The above report prepare preliminary costings for implementation of the report's recommendations; and

3. Council and the State Government be asked to contribute money to the Park Lands Fund so that APLA can contribute to the implementation of the project.

- 13.2. **Overview of project proposal:** multi-year commitment is proposed, with improvements to the Trail to be scoped and delivered in a series of stages. High-priority areas for improvement is the Trail in the East of the city, the Southern Park Lands, and the Western Park Lands around the Torrens Lake and the Royal Adelaide Hospital.
- 13.3. **Cost and staging\*:** \$2m annually over 5 years. \* Planning and Development funding applications assume 50:50 funding.
- 13.4. **Priority status:** changes in the east end of the city provide a number of drivers for an upgrade of the Park Lands Trail in that area. The redevelopment of Lot Fourteen (the old Royal Adelaide Hospital site), a new Botanic High School, a tram extension to East Terrace, and the progressive completion of the North-South Bikeway will combine to bring an increase in cyclists and visitors to the East End, and this presents an opportunity to focus on improvements in the Park Lands Trail in this area to complement this growth in use.

#### EMERGING FUTURE CO-FUNDING PROJECTS

14. Over the next four to five years, there are a number of additional emerging projects that could provide wide community benefit, respond to city and metropolitan growth, and would be appropriate to State Government co-funding.
15. This list represents emerging priorities as they are currently known, however the city and our external influences change rapidly, and this forward list will be accordingly reviewed and presented to Council annually to inform forward priorities for the Planning and Development Fund.
16. The emerging future co-funded projects are currently proposed as follows:
- 16.1. Improving Park Lands Connections:**
- 16.1.1. **Glover Avenue pathway lighting:** Glover Avenue connects Adelaide High School with the western suburbs and now provides a key link for the future Skate Park. The path is currently unlit, and we have also had community concerns raised in relation to safety.
- 16.1.2. **Gaol Road upgrade (and precinct review):** The planned move of the Women and Children's Hospital to an adjacent site of the Royal Adelaide Hospital by 2024 will put increased movement, parking pressure and visitation pressure on both Gaol Road and the precinct. This project would propose a range of public realm improvements to be delivered to support a new hospital.
- 16.1.3. **Park Lands pathway improvements:** Increasing community use of the Park Lands is leading to the requirement for increased lighting and a need for perimeter paths (particularly during times that parks are in 'event mode'). This project would identify areas of concern or that require immediate improvement and seek co-funding for upgrade works.
- 16.2. **Blue Gum Park / Kurangga (Park 20):** Pulteney Grammar School and the Adelaide Harriers Athletic Club have successfully sought APLA's support to consolidate the current sports facilities (with further design development now in progress to minimise footprint and impact). An upgraded sports hub will encourage use of the park and this presents an opportunity to align improvements in landscaping, lighting and access. The timing of a park upgrade project would be subject to confirmation of third-party funding and timeframes for the building, and a collaborative process.
- 16.3. **Golden Wattle Park / Mirnu Wirra (Park 21 West):** To complement planned enhancements to the community sports infrastructure and associated increases in participation, recent community engagement has demonstrated a demand for improved informal recreation opportunities, including irrigated open spaces, paths, seating, shade and lighting along with improved access to the park led by a realignment of the Adelaide Park Lands Trail. Again, the timing of a park upgrade project would be subject to confirmation of third-party funding and timeframes for the building, and a collaborative process.

- 16.4. **Josie Agius Park / Wikaparntu Park 22):** Shaping to become a significant regional sports hub with the existing netball facilities enhanced and the planned introduction of a two pitch hockey facility, access enhancements will be required to support the large participation influx along with landscape treatments to soften the formal sporting infrastructure and create a welcoming environment for spectators and visitors alike. Again, the timing of a park upgrade project would be subject to confirmation of third-party funding and timeframes for the building, and a collaborative process.
- 16.5. **River Torrens Linear Park Shared Use Trail Upgrade (the 'Blue Line'):** The rapid change around the Riverbank (eg, new Botanic High, entertainment precinct, Royal Adelaide Hospital) provides an opportunity to encourage visitors and the community to an upgraded riverside cycling experience, the cycling 'Blue Line' to the cycling 'Green Line' in the Park Lands. This project could set a standard for the broader upgrade of the Linear Trail and enable collaboration across Council areas in conjunction with the State Government.
- 16.6. **An upgrade to Victoria Drive:** The University of Adelaide is rethinking the city campus, largely removing cars from the campus and opening up the edges to better connect with the river and integrate the city experience. The University has approached us to discuss opportunities to enhance and upgrade Victoria Drive for better river views and access, and reimagining the road to prioritise people movement, also connecting with a future North-South bikeway along Frome Road.

#### NEXT STEPS

17. Subject to the support of Committee to Council, we will submit a request to the State Government for co-funding for the three identified priority projects through the Fund together with the full project priority list to identify potential future co-funding projects.
18. The Adelaide Park Lands Authority will also be informed of the funding bids, which are progressing existing projects within the *Park Lands Management Strategy 2015-2025*.

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## ATTACHMENTS

**Attachment A** - Forward priority list for co-funded open space projects in the City of Adelaide

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- END OF REPORT -

# Attachment A - Planning and Development Fund Submission

## Proposal for co-funded projects in the City of Adelaide

	Year 1	Year 2	Year 3	Year 4	Notes
<b>1_Park Lands Trail Upgrade: 'Green Line'</b> Improving connections and creating new nodes	Design	Design & Build	Design & Build	Design & Build	
<b>2_Rymill Park Upgrade</b> Reimagining Rymill Park: Lake and access and amenity improvements to complement an inclusive playspace	Design & Build	Design & Build			• \$1m inclusive playspace funded separately
<b>3_Whitmore Square Upgrade</b> Stage 1: Activating the edges Stage 2: Upgrading the central hub and park	Stage 1: Design	Stage 1: Build Stage 2: Design	Stage 2: Design	Stage 2: Build	
<b>4_Improving Key Park Lands Connections</b> Glover Avenue pathway lighting Gaul Road upgrade (& precinct review) Park Lands pathway improvements (including lighting)		Design & Build: Glover Avenue, path lighting	Design: Gaul Road, pathway improvements	Build: Gaul Road, pathway improvements	• New Women and Children's Hospital move by 2024
<b>5_Blue Gum Park / Kurangga (Park 20)</b> Southern Park Lands Improvements		Design	Build		• Access/amenity improvements next to third-party sports hub improvements • Timeframes subject to external partners
<b>6_Golden Wattle Park / Mirru Wirra (Park 21 West)</b> Southern Park Lands Improvements		Design		Build	• Access/amenity improvements next to third-party sports hub improvements • Timeframes subject to external partners
<b>7_Josie Agius Park / Wikaparntu (Park 22)</b> Southern Park Lands Improvements		Design	Build		• Access/amenity improvements next to third-party sports hub improvements • Timeframes subject to external partners
<b>8_River Torrens Linear Park Shared Use Trail Upgrade: 'Blue Line'</b> Improve lighting, wayfinding, widening trail, crossing points and intersections		Design	Build	Build	
<b>9_Victoria Drive Upgrade</b> Improving connections to Torrens River			Design	Build	• Potential University of Adelaide partnership

\* Note: all estimates are based on precedent costings and subject to further investigation and confirmation, subject to Council approval





# Presentation Planning and Development Fund

## Confidential Presentation Purpose:

To provide Council with an overview of the Planning and Development Fund Submission

Section 90(3) (b) of the Local Government Act 1999 (SA)

- (b) information the disclosure of which—
  - (i) could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and
  - (ii) would, on balance, be contrary to the public interest;

Confidential Presentation

PROGRAM: STRATEGY & DESIGN

AUTHOR: The Committee Meeting Minutes - 5 March 2019 PREPARED BY: OFFICER: Beth Davidson-Park

**A BEAUTIFUL  
DIVERSE CITY  
WITH AN  
ENVIABLE  
LIFESTYLE THAT IS  
WELCOMING TO  
PEOPLE AT ALL  
STAGES OF LIFE**



**LIVEABLE**

# Planning and Development Fund Submission

## Proposal for co-funded projects in the City of Adelaide



Joint Presentation

February 2019  
Strictly Confidential



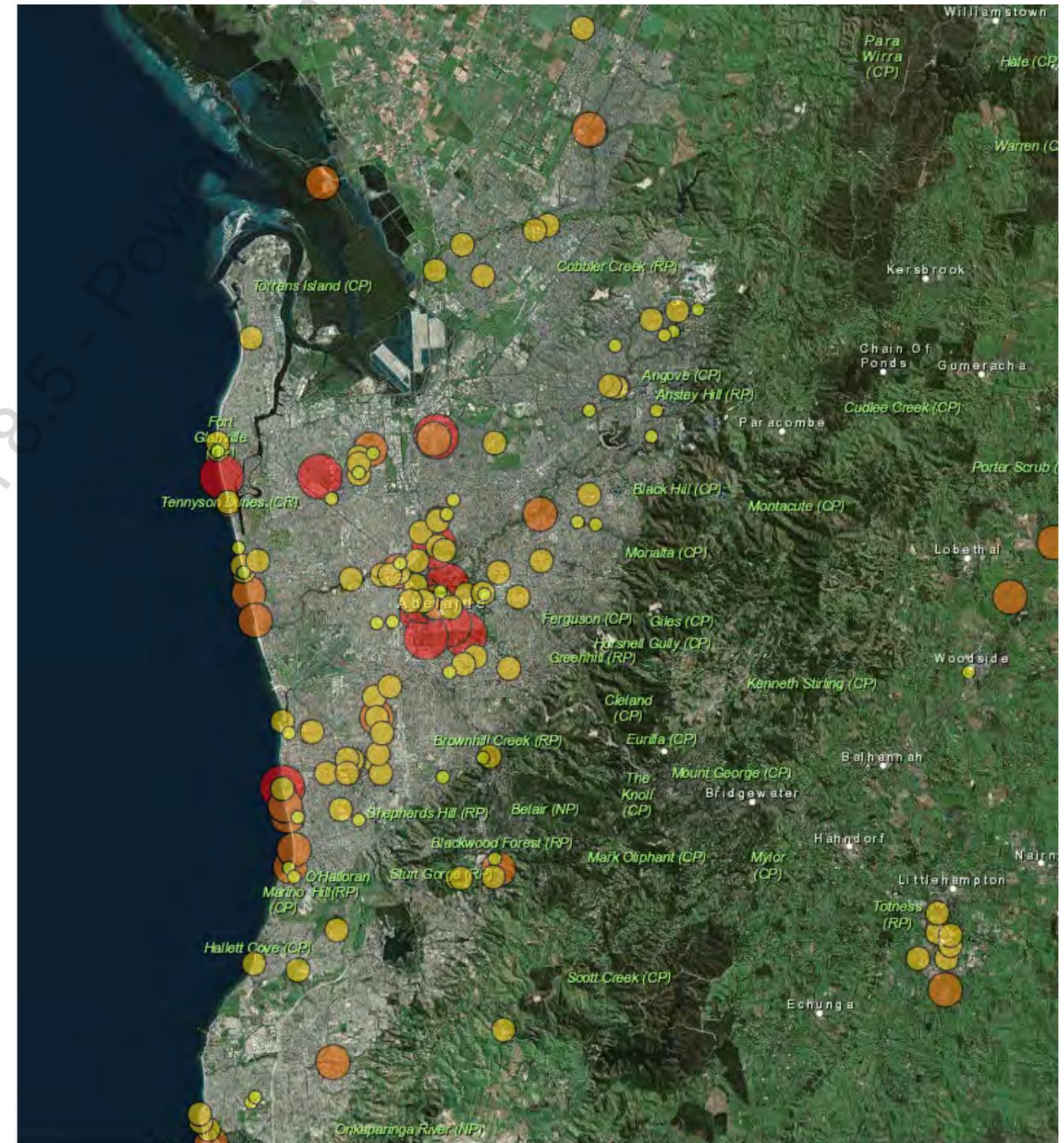
# State Government Planning and Development (P&D) Fund

## Under the Development Act

- The Development Act establishes the Planning and Development (P&D) Fund, and stipulates the sources that must pay money into the fund
- Sources include the Open Space Levy, and the sale or lease of land under the Minister
- The Open Space Levy is paid by developers for each new residential title created where open space is not provided within a development
- Approximately \$18m of funds have been paid in the last ten years
- Grants are applied for by local governments and the Minister can directly allocate funds

### The Act lists a number of purposes for which the Fund can be used

- The acquisition, management and development of land for open space
- The provision of grants to council for the provision and development of public land for conservation and recreation
- To undertake public works which promote a policy or strategy of the Planning Strategy



# Planning and Development Fund Submission

## Proposal for co-funded projects in the City of Adelaide

		Year 1	Year 2	Year 3	Year 4	Notes
<b>1_Park Lands Trail Upgrade: 'Green Line'</b> Improving connections and creating new nodes	\$10m*	Design	Design & Build	Design & Build	Design & Build	
<b>2_Rymill Park Upgrade</b> Reimagining Rymill Park: Lake and access and amenity improvements to complement an inclusive playspace	\$9m* <i>Lake: c\$5m Park amenity upgrades: c\$4m</i>	Design & Build	Design & Build			• \$1m for an inclusive playspace funded separately
<b>3_Whitmore Square Upgrade</b> Stage 1: Activating the edges Stage 2: Upgrading the central hub and park	\$20m* <i>Edges: c\$8m Central hub and park upgrade: c\$12m</i>	Stage 1: Design	Stage 1: Build Stage 2: Design	Stage 2: Design	Stage 2: Build	
<b>4_Improving Key Park Lands Connections</b> Glover Avenue pathway lighting Gaol Road upgrade (& precinct review) Park Lands pathway improvements (including lighting)	TBC		Design & Build: Glover Avenue, path lighting	Design: Gaol Road, pathway improvements	Build: Gaol Road, pathway improvements	• New Women and Children's Hospital move by 2024
<b>5_Blue Gum Park / Kurangga (Park 20)</b> Southern Park Lands Improvements	TBC		Design	Build		• Access/amenity improvements next to third-party sports hub improvements • Timeframes subject to external partners
<b>6_Golden Wattle Park / Mirnu Wirra (Park 21 West)</b> Southern Park Lands Improvements	TBC		Design		Build	• Access/amenity improvements next to third-party sports hub improvements • Timeframes subject to external partners
<b>7_Josie Agius Park / Wikaparntu (Park 22)</b> Southern Park Lands Improvements	TBC		Design	Build		• Access/amenity improvements next to third-party sports hub improvements • Timeframes subject to external partners
<b>8_River Torrens Linear Park Shared Use Trail Upgrade: 'Blue Line'</b> Improve lighting, wayfinding, widening trail, crossing points and intersections	TBC		Design	Build	Build	
<b>9_Victoria Drive Upgrade</b> Improving connections to Torrens River	TBC			Design	Build	• Potential University of Adelaide partnership

\* Note: all estimates are based on precedent costings and subject to further investigation and confirmation, subject to Council approval



DRAFT FOR REVIEW ONLY

Confidential Minute 17 - Item 8.5 - PowerPoint Presentation

# Planning and Development Fund Submission

## Proposal for co-funded projects in the City of Adelaide

### 1\_Park Lands Trail Upgrade: 'Green Line'

Improving connections and creating new nodes

### 2\_Rymill Park Upgrade

Reimagining Rymill Park: Lake and access and amenity improvements to complement an inclusive playspace

### 3\_Whitmore Square Upgrade

Stage 1: Activating the edges  
Stage 2: Upgrading the central hub and park

### 4\_Improving Key Park Lands Connections

Glover Avenue pathway lighting  
Gaul Road upgrade (& precinct review)  
Park Lands pathway improvements (including lighting)

### 5\_Blue Gum Park / Kurangga (Park 20)

Southern Park Lands access and recreation improvements

### 6\_Golden Wattle Park / Mirnu Wirra (Park 21 West)

Southern Park Lands access and recreation improvements

### 7\_Josie Agius Park / Wikaparntu (Park 22)

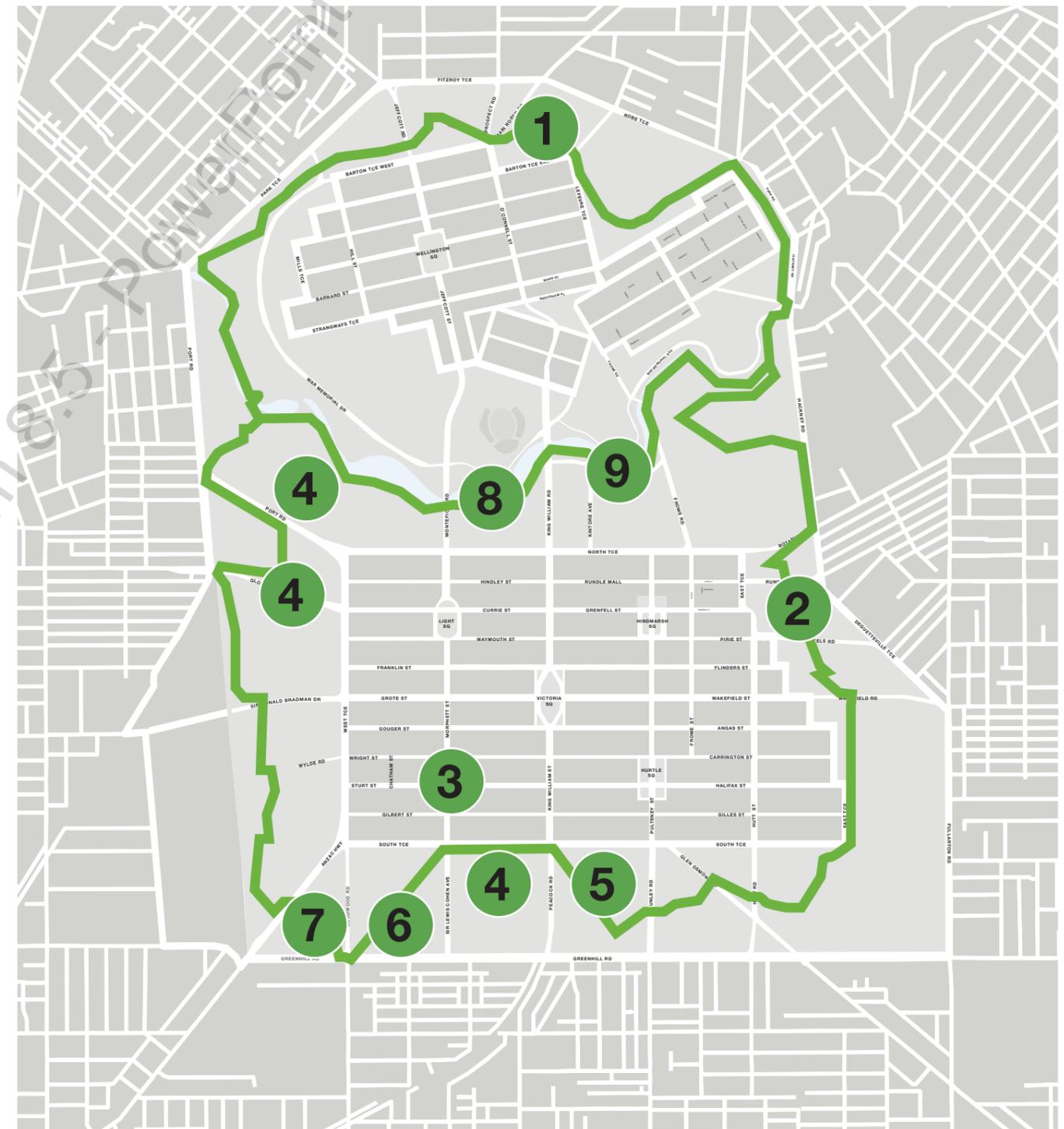
Southern Park Lands access and recreation improvements

### 8\_River Torrens Linear Park Shared Use Trail Upgrade: 'Blue Line'

Improve lighting, wayfinding, widening trail, crossing points and intersections

### 9\_Victoria Drive Upgrade

Improving connections to Torrens River



# Adelaide Park Lands Trail: Adelaide's 'Green Line'

## Creating a 17.5km iconic Park Lands experience

YOU ARE AT:  
**Victoria Park / Pakapakanthi**

↑	Angas Street	5 min
↑	Carrington Street	5 min
↑	Halifax Street	7 min
↑	Gilles Street	8 min
↑	South Terrace	10 min
↑	Greenhill Road	18 min
↑	Glen Osmond Road	24 min

Icons: Walk Adelaide, Adelaide, Adelaide

Icons: Bicycle, Up arrow, South Terrace 800 m 3 min, Up arrow, Greenhill Road 1.4 km 6 min, Up arrow, Park Lands Trail



March 2019 Confidential

# Adelaide Park Lands Trail: Adelaide's 'Green Line'

Creating a 17.5km iconic Park Lands experience

- Establishment of the 17.5km Park Lands Trail began in the 1990s to create a recreational trail unifying more than 29 parks that collectively form the National Heritage listed Adelaide Park Lands
- The Park Lands Trail was delivered over a number of years with funding support by the State Government and has been maintained and resealed as part of City of Adelaide's ongoing Capital Works Program
- The final stage of the Park Lands Trail was completed in the 2016-2017 financial year
- Delivery of the Park Lands Trail over a period of years has resulted in inconsistencies in the design width, condition and pavement material
- We undertook an audit of the path in 2017 assessing the existing trail with best practice principles. The assessment highlighted a number of opportunities to improve the quality and experience of the Park Lands Trail



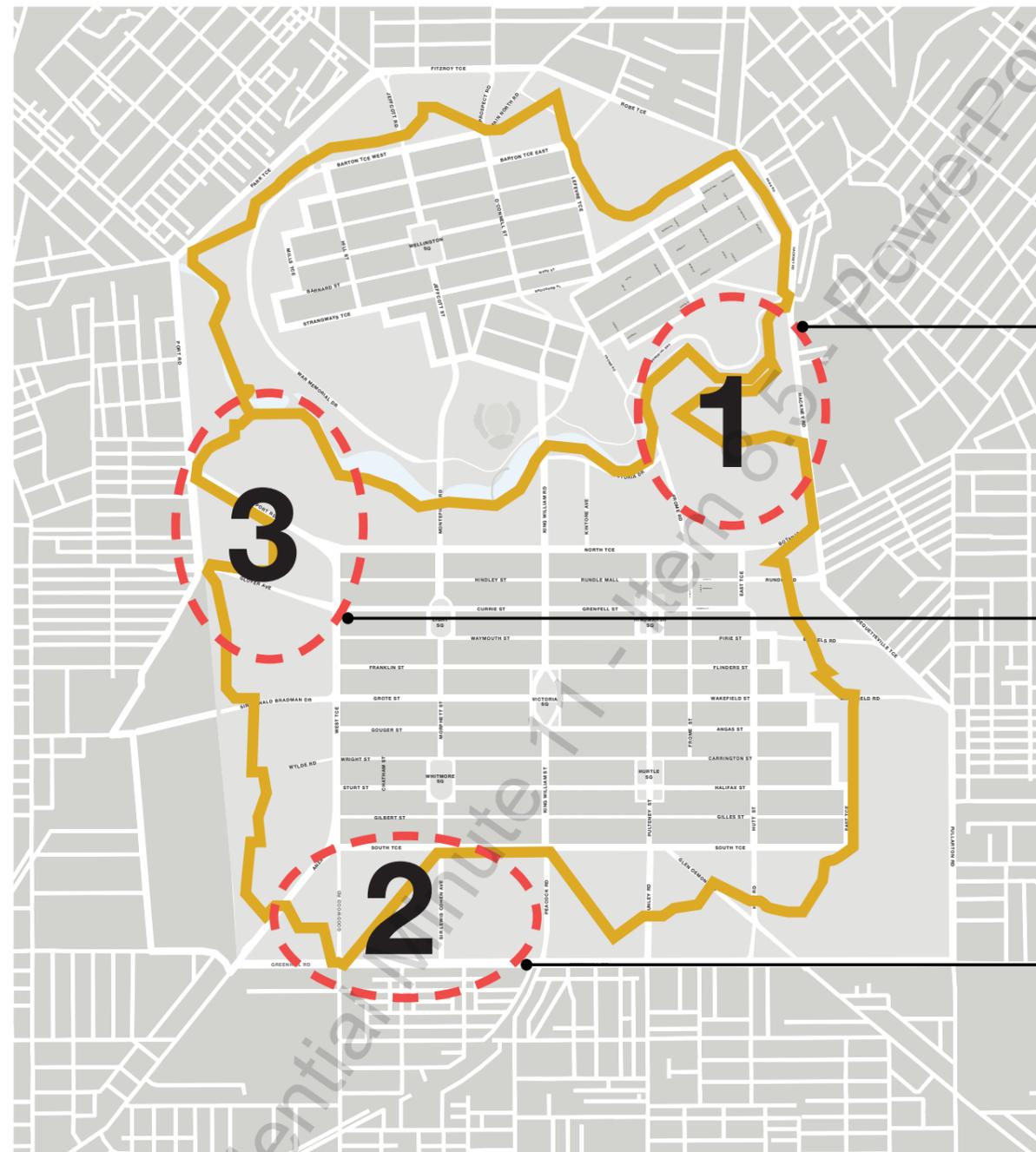
# Adelaide Park Lands Trail: Adelaide's 'Green Line'

Creating a 17.5km iconic Park Lands experience

**Enhancements to the alignment, connections, crossings, amenity, legibility of Adelaide Park Lands Trail responds to themes emerging from consultation with our community**



Artist's Impression of proposed and bespoke Adelaide Park Lands Trail Marker



## PRIORITY AREA 1

- Create clear connections and entry points to state significant tourism attractions, including the Adelaide Zoo, South Australian Museum, and Adelaide Oval
- Provide improved crossing points, lighting and additional wayfinding
- Provide a commuter and recreational Trails for visitors and residents

## PRIORITY AREA 3

- Create new and improve connections to the new Royal Adelaide Hospital and City West precinct
- Integrate positively with the existing sporting ovals and new multi-purposes buildings
- Provide commuter and recreational trails for visitors and patients of the Royal Adelaide Hospital
- Provide improved crossing points, lighting and additional wayfinding

## PRIORITY AREA 2

- Realignment of Trail through parks rather than along edges
- Develop a unique Trail identity
- Create threshold treatments for entry points
- Provide improved crossing points, lighting and additional wayfinding

*\* all estimates are based on precedent costings and subject to due diligence including site contamination investigations as well as land tenure resolution (exact site location needs to be assessed, confirmed and scoped).*



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# Rymill Park / Murlawirrapurka (Park 14) Upgrade

## Lake, access and amenity improvements to complement an inclusive playspace

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March 2019 Confidential



# Rymill Park / Murlawirrapurka (Park 14) Upgrade: Re-imagined Rymill

Lake, access and amenity improvements to complement an inclusive playspace

- The Rymill Park / Murlawirrapurka (Park 14) Master Plan is a co-funded State Government and City of Adelaide project, and has resulted in a draft Master Plan that will be brought to Council in May 2019
- A request for State Government funding for a Quentin Kenihan Playspace is the subject of a separate report, but would result in a \$1m contemporary regional playspace in the park and would encourage significantly increased visitation



# Rymill Park / Murlawirrapurka (Park 14) Upgrade: Re-imagined Rymill

Lake, access and amenity improvements to complement an inclusive playspace

**Delivery of an enhanced lake with access and amenity improvements to complement an inclusive playspace to create regionally significant destination responds to themes from the Shape the Park Lands 2015 community consultation**

DRAFT FOR REVIEW ONLY



**PROPOSED SCOPE OF WORKS:**  
LAKE UPGRADES INCLUDING  
ACCESS, LANDSCAPING AND  
AMENITY

**POTENTIAL FUTURE STAGE:**  
NEW INCLUSIVE PLAY SPACE  
INTEGRATED INTO THE PARK,  
LOCATION TBC

**PROPOSED SCOPE OF WORKS:**  
PARK UPGRADES INCLUDING  
ACCESS, LANDSCAPING AND  
AMENITY



# Rymill Park / Murlawirrapurka (Park 14) Upgrade: Re-imagined Rymill

Lake, access and amenity improvements to complement an inclusive playspace

The re-imagining of Rymill Park / Murlawirrapurka (Park 14) has been identified as one of the next 'Big Moves' in the Park Lands. Its completion and progressive improvement will provide an opportunity to create highly engaging and activated spaces that draw people to, and continue to activate, the Park Lands



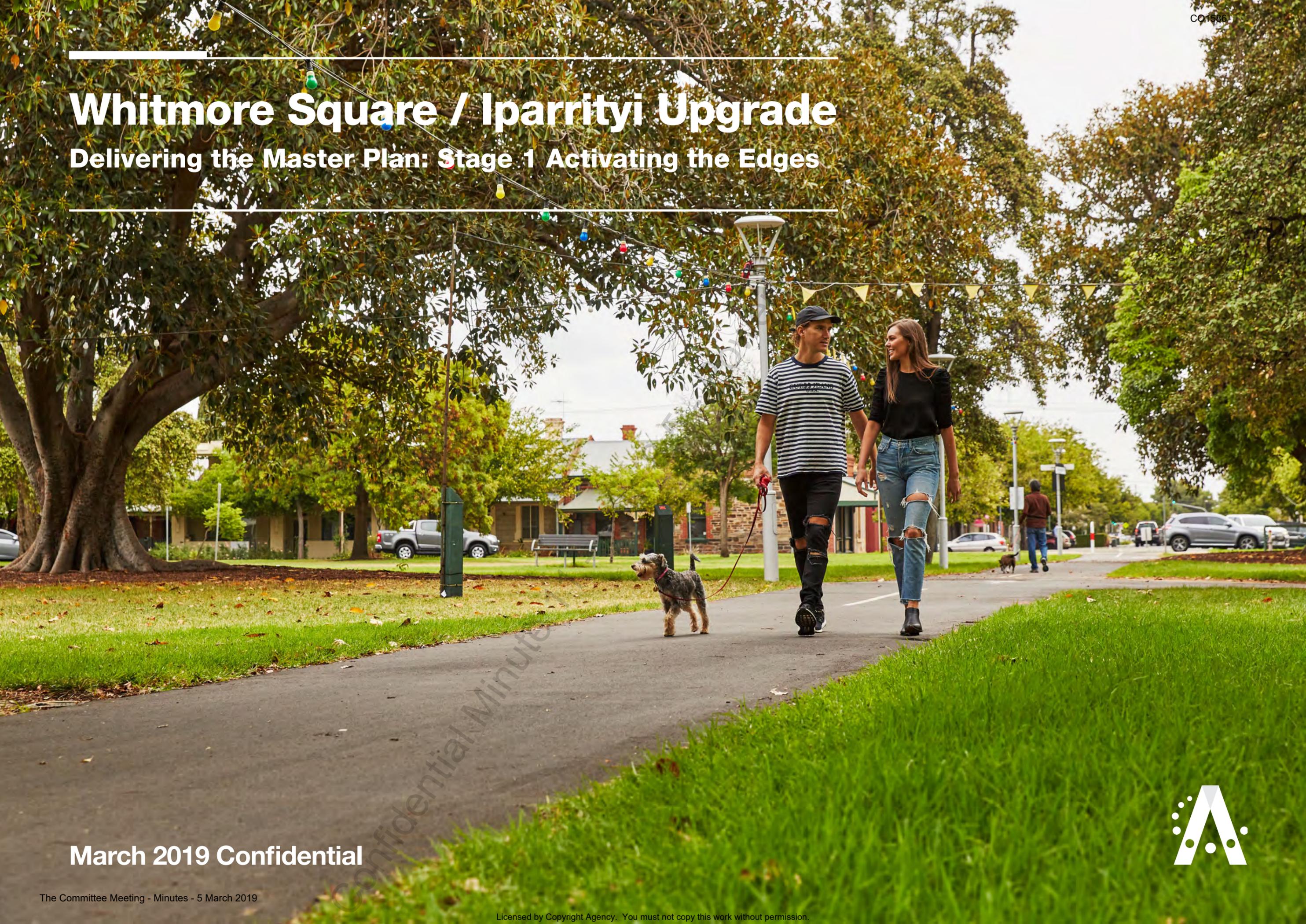
**Above:** Artist's impression of a new City of Adelaide integrated park Rymill Park / Murlawirrapurka (Park 14) Upgrade

**Far Left:** Oaklands wetland reserve, a popular and valuable biodiversity and recreational destination. Cost: \$9m (2013)

**Left:** Tidlangga / Park 9's basket swing, an element of inclusive play suitable for users with disabilities

# Whitmore Square / Iparityi Upgrade

Delivering the Master Plan: Stage 1 Activating the Edges



March 2019 Confidential



# Whitmore Square / Iparrityi Upgrade

Delivering the Master Plan: Stage 1 Activating the Edges

- In 2016, APLA and Council endorsed the Adelaide Park Lands Management Strategy 2015-2025. Preparation of master plans for the city squares was one of the top ten endorsed actions
- Council committed to the Whitmore Square / Iparrityi Master Plan as part of the City of Adelaide Strategic Plan 2016-2020 and Integrated Business Plan 2017-2018. The master plan was completed in the 2018-2019 financial year
- The existing square has clear strengths as a green space, but equally significant issues that mean it is under-performing for its community
- In the last five years, 720 dwellings have been constructed within a five minute walk of the square and \$88m in private investment. Five new food and beverage local businesses have opened, including Sparkke Change Beverage Company at the Whitmore
- In the next ten years, a projection of 1,200 new dwellings is anticipated with a potential population increase to 6,000+
- With the south-west community growing, and more locals living in apartments, now more than ever the square needs to serve as a high-quality and multi-functional green space

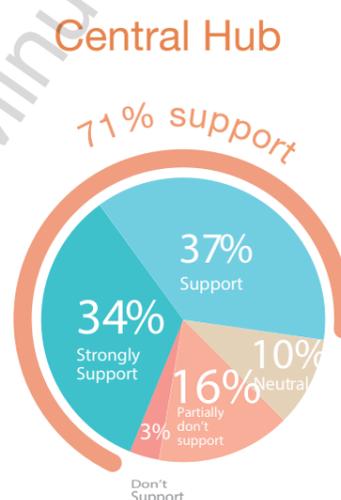
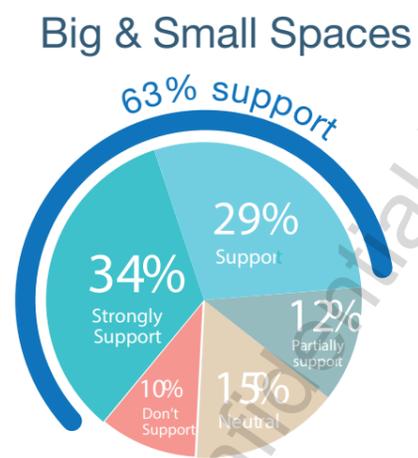
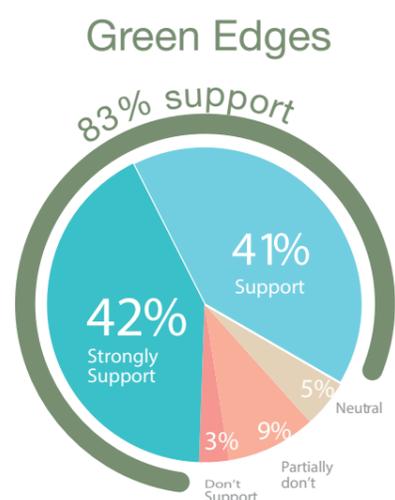


# Whitmore Square / Iparrityi Upgrade

Consultation with the community to date

**In 2018, community engagement was undertaken to understand users opinions and views of the Whitmore Square / Iparrityi Master Plan proposed key moves and strategy themes**

- Three phases of community and stakeholder engagement informed the development of the Master Plan
- 220 survey responses were received over the three phases with around 400 attendees having input via meetings and events
- 46% of respondents had been involved in all three phases of engagement and 79% said the engagement process had been good or excellent in their view
- Key issues include limited activities, 'worn out' character and concern about safety crossing roads or the chance of antisocial behaviour
- The community engagement findings supported the three draft Key Moves and strategy themes of Green Edges, Big and Small Spaces, and a Central Hub



# Whitmore Square / Iparrityi Upgrade

A central community park for the growing south-west community

**The 'Activating the Edges' stage will transform the surrounding street and intersections into a leafy, pedestrian friendly extension of the Square's character**

- **Safety improvements:** reconfiguration of the northern intersections in a cohesive integrated way to improve safety
- **Path alignment:** realignment of the central crossings points and the perimeter path to accommodate westerly cycling along Wright Street
- **Road alignment:** squaring of the southern roadway to slow driver speeds and increase the size of the square. Upgrades to the Morphett Street roadways and paving of the on-street parking areas with roll-over kerbs, while maintaining two existing lanes and bus stops
- **Traffic signals:** upgrade and signalise the Morphett Street south and Sturt Street west intersections to improve overall road safety and universal/disability access for pedestrians
- **Path reinstatement:** reinstatement of the historical perimeter path
- **Greening:** new trees, plantings and low landscape to create a green edge and a sense of separation from the roadway. Extend tree avenues and garden beds around the square
- **Lighting:** new lighting to support night time use and increase public safety



## Stage 1 - Cost \$8.0m\*

- Create a green and pedestrian friendly edge
- Improve aesthetics and safety
- Integrate lighting

## Stage 2 - Cost \$12.0m\*

- Create functional and flexible spaces
- Encourage social activity
- Create open lawn areas
- Preserve the historic fig trees
- Integrate existing and new artwork

Project

## Cost Estimate

(including documentation, stakeholder mgmt, project mgmt, capital works)

# \$8m\*

\* all estimates are based on precedent costings and subject to further investigation including site contamination investigations, subject to Council approval



# Whitmore Square / Iparrityi Upgrade

Delivering the Master Plan: Stage 1 Activating the Edges

**A green, welcoming and safe heart of the south-west community. A place for all ages and walks of life to relax, be active and enjoy neighbourhood life**

Existing



Artist Impression of green edges



Existing



Artist Impression of safer intersections



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