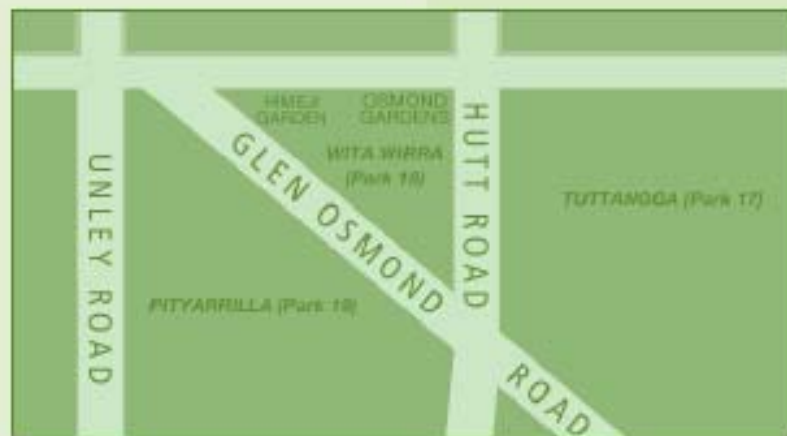


Adelaide Park Lands Community Land Management Plans

Wita Wirra (Park 18)



COMMUNITY LAND MANAGEMENT PLAN: Wita Wirra (Park 18)

CONTENTS

1. INTRODUCTION

- 1.1 Vision
- 1.2 Overview
- 1.3 Statement of Significance
- 1.4 Kurna Naming
- 1.5 Project Objectives

2. MANAGEMENT CONTEXT

- 2.1 Legal Framework and Land Control Details
- 2.2 Park Lands Management Strategy 1999
- 2.3 Legislative and Policy Framework
 - 2.3.1 Relevant Major Legislative Requirements
 - 2.3.2 Adelaide (City) Development Plan
 - 2.3.2 Relevant Council Strategies and Policies
- 2.4 Community Values Methodology and Summary

3. EXISTING USE

- 3.1 Cultural Landscape
 - 3.1.1 Indigenous
 - 3.1.2 European
 - 3.1.2.1 Palms
 - 3.1.2.2 Himeji Garden
 - 3.1.2.3 Osmond Garden
- 3.2 Environment
 - 3.2.1 Vegetation
 - 3.2.2 Topography

- 3.2.3 Water
- 3.3 Buildings and Structures
- 3.4 Recreational Facilities
- 3.5 Events Management
- 3.6 Amenity
 - 3.6.1 Council facilities
 - 3.6.2 Lighting
 - 3.6.3 Signage
- 3.7 Accessibility

EXISTING USE MAP

4. ISSUES

- 4.1 Cultural Landscape
 - 4.1.1 Indigenous
 - 4.1.2 European
- 4.2 Environment
- 4.3 Buildings and Structures
- 4.4 Recreational Facilities
- 4.5 Events Management
- 4.6 Amenity
 - 4.6.1 Facilities
 - 4.6.2 Lighting
 - 4.6.3 Signage
- 4.7 Accessibility

COMMUNITY LAND MANAGEMENT PLAN: Wita Wirra (Park 18)

COMPARISON OF EXISTING AND PROPOSED FUTURE LANDSCAPES

FUTURE USE/ LANDSCAPE DESIGN MAP

PATH NETWORK MAP

5. IMPLEMENTATION

- 5.1 Cultural Landscape
- 5.2 Environment
- 5.3 Buildings and Structures
- 5.4 Recreational Facilities
- 5.5 Events Management
- 5.6 Amenity
- 5.7 Accessibility

6 APPENDICES

**APPENDIX A - Park Lands Management Strategy – Summary of
Directions, Overall Frameworks for the Purpose of the
Community Land**

APPENDIX B - Community Consultation Report

**APPENDIX C - Cultural Landscape Assessment by Dr David
Jones**

COMMUNITY LAND MANAGEMENT PLAN: Wita Wirra (Park 18)

1. INTRODUCTION

This Community Land Management Plan (“**CLMP**”) for Wita Wirra (Park 18) has been prepared within the strategic context of the Park Lands Management Strategy 1999 (“**the Strategy**”). Its preparation has included assessment of all relevant areas in the Park, including extensive input from the community to ensure that the CLMP reflects the diverse range of community needs and desires. The CLMP:

- establishes a vision for the Park;
- prepares its management context;
- explains the existing status of the Park;
- provides an assessment of issues relating to the Park;
- develops its future policy directions and implementation strategy; and
- considers the context of adjoining areas and the Park Lands as a whole.

A primary strategy in Adelaide City Council’s Strategic Management Plan 2004 – 2007 is to:

“enhance the Park Lands as a unique open space resource and develop a supportive environment in the City and Park Lands that encourages active social participation, recreation and sport.”

The Strategic Management Plan also calls upon Council, as a Capital City Council, to demonstrate excellence and innovation in its management of the Park Lands.

The CLMPs form the basis for prioritising future Park Lands expenditure on a Park by Park basis. However actual budget allocations will depend also on broader Park Lands strategies and overall Council priorities.

1.1 Vision

Vision for the Park Lands from the Strategy:

The Adelaide Park Lands, along with the Squares, form a unique open space system which creates a distinctive image for the City and supports the economic and social life of Adelaide and South Australia. The environmental and recreational landscapes of the Park Lands are highly valued by the citizens of South Australia and visitors to our State. They will therefore be protected, nurtured and enhanced for the enjoyment and well being of the whole community and for future generations.

Vision for the Park Lands from the Strategic Management Plan 2004 – 2007:

One of the “Qualities sought for the City by the year 2010” is that: “the City’s distinctive Park Lands setting has been further improved to sustain its ecology and to provide a wide range of opportunities for recreation, sport and leisure fostering well being through healthy lifestyles.”

COMMUNITY LAND MANAGEMENT PLAN: Wita Wirra (Park 18)

Vision for Wita Wirra (Park 18)

The Strategy divides the Park Lands into three broad future character areas which provide a broad framework and guidelines for future management. The defined areas are:

- Predominantly Natural Landscape
- Predominantly Cultural Landscape
- Predominantly Recreational Landscape

Wita Wirra (Park 18) is a “predominantly recreational landscape”. “Predominantly recreational landscape” is defined as an area (which) primarily focuses on providing space and facilities for organised recreation and sport. It also has elements of a natural and cultural landscape.

As part of the unique open space system of the Park Lands, Wita Wirra (Park 18) provides a range of recreation opportunities, along with the cultural landscape of Osmond Gardens and the Himeji Garden, and the natural landscape in the southern corner of the Park. Their presence provides potential for the Park to be developed and managed as a cultural destination for visitors to the Park Lands. The Park’s significance to the Kurna people will be acknowledged through interpretation.

1.2 Overview

- The Adelaide Park Lands are part of the Red Kangaroo Dreaming place, an important place for the Kurna long before Adelaide was established.
- Triangular shaped park covering 8.6 hectares.
- Bounded by Glen Osmond Road-identified in the Strategy as one of the major gateways into the City.

- A predominantly recreational landscape but with links to the natural landscape to the east in Tuttangga (Park 17).
- Mixture of open turfed areas, formal gardens and pockets of exotic and Australian tree species.
- Characterised by a gradation of landscape character, from a predominantly native area in the south eastern corner through to a more formal garden landscape in the north western section.
- The Park Lands Creek runs through the Park. The creek has heavily eroded banks and is generally infested with weed species.
- The Park suffers from poor drainage on the western edge and is subject to ephemeral flooding.
- The Himeji Garden is a Japanese style garden and acts as a northern focal point of the Park, serving as an important visitor attraction.
- Osmond Garden is a small formal garden in the north west corner of the Park, established in 1907 and partly removed by the establishment of the Himeji Garden.
- St Aloysius College holds a current licence for sporting ovals in the Park, with Adelaide City Women’s Soccer Club as a sub-licence holder.
- Important that Wita Wirra (Park 18) is considered as part of the Park Lands in terms of its significance (as part of the whole Park Lands), cultural landscape (eg. street plantings which relate to other Parks), environment (eg. green corridors), accessibility (eg. paths) and use.

1.3 Statement of Significance

Wita Wirra (Park 18) has cultural significance to the Kurna people as one of the many parks which comprise the Park Lands as a place where they lived.

COMMUNITY LAND MANAGEMENT PLAN: Wita Wirra (Park 18)

1.4 Kaurna Naming

As part of the Adelaide City Council's commitment to reconciliation with Aboriginal communities, places within the City have been given Kaurna names. Park 18 is now known as Wita Wirra (Park 18) which means "peppermint tree grove". Wita Wirra is derived from wita 'peppermint tree' and wirra 'forest'. The peppermint tree refers to *Eucalyptus microcarpa* (Grey Box).

1.5 Project Objectives

Pursuant to the Local Government Act 1999, Council is required to prepare a Management Plan for community land which it manages. For Adelaide City Council, this primarily means the Park Lands. Section 196(3) of the Act states that a management plan must:

- “(a) identify the land to which it applies;*
- (b) state the purpose for which the land is held by the council;*
- (c) state the council's objectives, policies (if any) and proposals for the management of the land; and*
- (d) state performance targets and how the council proposes to measure its performance against its objectives and performance targets.”*

In addition, the CLMP sets out the goals, objectives and criteria by which Council authorities manage community land. Land management plans ensure that the main purposes of a park are considered when land use decisions are made. They:

- Provide details on what land uses are appropriate;
- Ensure that new activities or developments are compatible with the long-term management of the park;
- Guide investment priorities;
- Provide reassurance to the public that the park will be managed as outlined in the plan; and
- Identify objectives for park management.

It is a legislative requirement that this CLMP will be reviewed within 3 years. Effective future management of the Park Lands is dependent on the development of a range of strategies for issues which apply across the Park Lands, such as Tree Management, Riparian Management, and management strategies for Public Conveniences, Playgrounds, Lighting and other assets.

2. MANAGEMENT CONTEXT

2.1 Legal Framework and Land Control Details				
Management Area	Wita Wirra (Park 18) is bounded by South Terrace, Hutt Road and Glen Osmond Road			
Certificate of Title	Title identification: CR 5707/712 Parcel identification: S6018 in the Hundred of Adelaide			
Owner	The Crown in the right of the State			
Custodian	The Corporation of the City of Adelaide			
Lease/Licence Details	St Aloysius College currently holds a one-year licence for the playing fields present in Wita Wirra (18) 3 x soccer pitches			
Buildings	Asset No.	Tenure	Owner/licence holder	Description
	PR44034B	Permit	St Aloysius College	Change Rooms and Storage
Purpose for which land is held	Adelaide City Council holds this land in trust for the community, and it is managed in line with the Park Lands Management Strategy as a predominantly recreational landscape with a primary focus on organised recreation and sport.			
Native Title Status	The Kaurna People have submitted a Native Title Claim over various Crown Titles within the Adelaide City Council. It has been recognised by the Federal Court of Australia that there is a case to answer. The Kaurna Claim has only progressed to various directions hearings within the Courts. The claim is not ready to progress to mediation at this stage. As a result of the Kaurna interest in the Park Lands, the Kaurna people have been consulted on the CLMP process.			

2.2 Park Lands Management Strategy 1999

The Strategy provides the guiding principles for management of the Park Lands and this CLMP needs to be read in conjunction with the Strategy. The Strategy outlines a number of management recommendations. The Park Lands Management Strategy – Summary of Directions and Overall Frameworks for the purpose of the CLMPs forms **Appendix A**.

2.3 Legislative and Policy Framework

In adopting this CLMP it is recognised that there are specific legislative requirements to be met as well as other Corporation goals.

2.3.1 Relevant major legislative requirements

The relevant major legislative requirements are:

- Local Government Act 1999
- Development Act 1993 and Adelaide (City) Development Plan and Draft Park Lands PAR (yet to be approved by the Minister)
- Environment Protection Act 1993
- National Parks and Wildlife Act 1972
- Native Title Act 1994
- Native Vegetation Act 1991
- Natural Resources Management Act 2004

2.3.2 Adelaide (City) Development Plan

The Adelaide (City) Development Plan establishes the legislative requirements for development in the City (including the Park Lands), under the Development Act. Wita Wirra (Park 18) is in Precinct PL 11 South-East Parks Precinct of the Development Plan. The relevant Principles of Development Control are:

The south east parks precinct should be maintained for passive and active outdoor recreation within a series of open grassed areas enclosed by peripheral woodland.

The Development Plan also states the need to:

- Maintain the Eucalypt avenues and boundaries along main gateways roads and reinforce by additional large tree plantings;
- Regrade banks of creeks to improve safety and amenity, and the variation in landform and Park Lands feature which it provides;
- Maintain formal landscape of Osmond Gardens and Himeji Garden;
- Heavily plant the perimeters to strengthen the desired woodland character; and
- Rationalise or relocate buildings.

There is a Draft Park Lands Plan Amendment Report (“**PAR**”) which proposes amendments to the Development Plan to:

- improve the expression and structure of policies for the Park Lands to ensure greater clarity and consistency; and
- provide stronger protection against development unless certain (limited) circumstances apply.

The draft PAR is expected to be endorsed by the Minister by the end of 2005 and gazetted shortly afterwards.

If further changes to the Development Plan are required as a result of the CLMP process, a further PAR will be prepared. For the purposes of the CLMP, the current Development Plan provides the legislative framework for development in the Park Lands, but the Draft Park Lands PAR will also be reviewed for any recommended changes to this framework, and recommendations for incorporation into a further PAR made if required.

COMMUNITY LAND MANAGEMENT PLAN: Wita Wirra (Park 18)

The Draft PAR reconciles potential conflicting objectives between the Development Plan and the Strategy. The Draft PAR states that “the character (of the precinct) should be that of peripheral woodland surrounding open grassed playing fields, so that there is a continuity of theme between the parks. Woodland planting should be introduced between the playing fields to promote informal outdoor activities such as picnicking. The perimeter of the policy area should be heavily planted to strengthen the desired woodland character”.

This CLMP will build upon this direction and promote a compromise between management for biodiversity and continued use for recreation and management of culturally significant sites.

2.3.3 Relevant Council Strategies and Policies

The relevant Council Strategies and Policies are:

- Built Heritage Management Policy
- Children’s Play Spaces Policy
- Community Safety Strategy 2003-2007
- Companion Animal Policy
- Environment Policy
- Indigenous Consultation Protocol
- Integrated Movement Strategy
- Light-n Up City Recreation and Sport Plan
- On Street Parking Policy
- Park Land Olive Management Plan
- Park Lands Signage Plan

- Public Art Policy – Watch this Space
- Public Communication and Consultation Policy
- Public Convenience Policy
- Recreation and Sport Park Lands Facilities Policy

2.4 Community Values Methodology and Summary

Details of the Community Consultation undertaken are provided in **Appendix B**. General public consultation was undertaken on Sunday 2 May at Kurrangga (Park 20), on the eastern side of the Glover Playground on South Terrace. The consultation covered the southern section of Victoria Park/Bakkabakkandi (Park 16), Tuttangga (Park 17), Wita Wirra (Park 18), Pityarrilla (Park 19) and Kurrangga (Park 20).

Following consultation, the community values for Wita Wirra (Park 18) can be summarised as follows:

The community appreciates Wita Wirra (Park 18) as part of the Adelaide Park Lands. The community appreciates Himeji Garden for the tranquillity and cultural diversity it adds to the Park Lands. The untouched, natural feel that exists in sections of the Park in conjunction with the community use of the sports fields is also valued.

3. EXISTING USE

Part 3 outlines the existing use of the Park and assesses current operations against any relevant policies or legislation. These uses are shown on the Existing Use Map at the end of this Part.

3.1 Cultural Landscape

3.1.1 Indigenous

Tarndanyunga Kurna Yerta – A 1998 Report on the Indigenous Cultural Significance of the Adelaide Park Lands, states that there are no specific references to Kurna sites or activities, pre-contact or post-contact for this Park. However, there are general references that point to the regular use of the South Park Lands as a camping venue. An early colonist, Mr Chaik recalled:

“During the well known battle in the south parklands the Adelaide people used no shields or throwing sticks but just dodged and ducked to avoid their opponent’s missiles. The natives who came up from Goolwa carried womeras [sic]” (Chaik, 7 November 1926, in Tindale quoted Hemmings 1998, p. 56).

The early Lutheran missionary Schurmann also referred to Aboriginal encampments in the South Park Lands, implying that the site was used following a death at the locality:

“Two months later they were still away from the Location. Not a single native has come back to Piltawodlinga. A few are on the opposite side of town” (Schurmann in Hemmings 1998, p. 56).

Kurna descendent, Veronica Brodie, also recalled the South Park Lands as a camping place. “Her mother was born in a camp in Glenelg ... and Veronica remembers her talking about people camping in the South Park Lands sometimes on the way through to Glenelg” (Veronica Brodie pers comm., 1998, quoted in Hemmings 1998, p. 56).

COMMUNITY LAND MANAGEMENT PLAN: Wita Wirra (Park 18)

3.1.2 European

Council engaged Dr David Jones to undertake a cultural landscape assessment. This Report is included in Appendix C. It identified the following significant components and places in Wita Wirra (Park 18):

Overall spatial patterns	Overall, the Park retains its original shape and form as devised by Light ¹ , and has evidence of substantial tree planting that accord with the spatial intent of Brown's <i>Report</i> ² . Perimeter pathways and some sweeping paths have been constructed and planted. Perimeter planting appears to have been spatially laid out faithfully including a large mass planting in the southern corner of the Park around the creek. The introduction of Osmond Garden substantially changed the character of the Park enabling a formal gardenesque landscape in the north-western corner. Introduced sporting facilities appear to have minimally altered the spatial configuration proposed by Brown. The Park's significance is in its contribution to the overall plan by Light and Brown's <i>Report</i> , and also displays a significant formal display garden development as designed and planted by Pelzer ³ , and accordingly is contributory.
Land Use	The land use shifted from a natural and grazed area to a park land with the commencement of the tree planting program from 1900 onwards. The introduction of sporting or recreational venues, including Osmond Garden, changed the image of the open expansive woodland by establishing more intensive planting approaches and enabling a change of land use function to ceremonial and intensive recreational roles. There is some significance evident in the historical and recreation roles the Park serves.
Natural features	The relatively flat topography, now heavily visually enclosed by vegetation, provides little significance. The presence of a watercourse through the Park is evident although obscured by dense woodland plantings, and with some understorey or middle-storey plantings. The watercourse is a major topographical feature and its banks have been historically regraded to soften its appearance and also address regular flooding and peak flows. Little design attention has been historically applied to the watercourse yet it was intended to possess a picturesque presence in the Park within Brown's vision of the locality. Views of the eastern escarpment of the Adelaide Hills can still be obtained from within the Park. There are no natural significant features evident except the watercourse:
	The watercourse, in the southern area of the Park, is an important drainage feature and has been under-designed in its historical treatment and integration within the overall Park. It is has some significance in terms of its design and engineering.
Circulation networks	Prior to Brown's <i>Report</i> (1880) there is little evidence of any circulation system on the Park. He noted several desire lines or movement routes across the block but remembering that it was entirely fenced for grazing purposes there was little public access into this block. The <i>Report</i> proposed a system of curvilinear perimeter pathways as design features in this block.
Boundary demarcations	No evidence is present of past demarcation devices and fencing apart from the fundamental road boundaries.

¹ Colonel William Light, the Surveyor-General of Adelaide

² John Ednie Brown was Council's Supervisor of the Plantations, engaged to prepare a *Report on a System of Planting the Adelaide Park Lands* (1880)

³ August Pelzer, City Gardener 1862-1934

COMMUNITY LAND MANAGEMENT PLAN: Wita Wirra (Park 18)

Vegetation	There are several vegetation elements in the Park that possess cultural heritage merit:
	Glen Osmond Road Sugar Gum (<i>Eucalyptus cladocalyx</i>) Avenue , located on the north-eastern and south-western flanks of Glen Osmond Road. An impressive ornamental boulevard atmosphere with association to a Sugar Gum grove adjacent to the north-east. Planted in 1913-1915, replacing an earlier plantation of <i>Eucalyptus</i> spp trees planted c.1876 that were reported in 1911 as dying and of considerable age. Perimeter plantings frame the entrance to city. Toxic waste contamination in the watercourse creek in the 1970-80s resulting in the poisoning of some Sugar Gum specimens; younger plantings interspersed with original Sugar Gums. Of some historical and aesthetic significance.
	South Terrace street tree plantation: part of the overall street tree plantation along South Terrace stretching from Hutt Street to West Terrace that comprises English Elms (<i>Ulmus procera</i>) on the south side and Hackberry (<i>Celtis occidentalis</i>) on the north side of South Terrace. Possessing uniformity, the unusual mixture of the two species results in a strong visual corridor and canopy. Of some significance aesthetically.
	Date Palm (<i>Phoenix dactylifera</i>) , located in the western corner of Osmond Garden. Of some historical and botanical significance.
	Kurrajong (<i>Brachychiton populneus</i>) , specimen, located in the western corner of Osmond Garden. Of some historical significance.
	Unidentified Palm spp , located in the western middle of Osmond Garden. Of some historical significance.
	Fan Palms (<i>Licuala ramsayi</i>) , two specimens, located in the western middle of Osmond Garden. Unusual species in a healthy condition. Of some historical and botanical significance.
	River Red Gum (<i>Eucalyptus camaldulensis</i>) , specimen, located in the western middle flank of Osmond Garden. Of some visual significance.
	River Red Gum (<i>Eucalyptus camaldulensis</i>) , specimen, located to the immediate north of Himeji Garden in Osmond Garden. Of some visual significance.
	Evergreen/Holly Oak (<i>Quercus ilex</i>) , good specimen, located in the centre of Osmond Garden. Of some botanical and visual significance.
	Canary Island Palm (<i>Phoenix canariensis</i>) , specimen, located external to the south-east corner of Himeji Garden in Osmond Garden. Of some visual and historical significance.
	Chilean Wine Palm (<i>Jubea chilensis</i>) , specimen, located to the south of Himeji Garden in Osmond Garden. Of some visual, historical and botanical significance.
	Fan Palm (<i>Licuala ramsayi</i>) , specimen, located to the south of Himeji Garden in Osmond Garden. Of some visual, historical and botanical significance.
	Windmill Palm (<i>Trachycarpus fortunei</i>) , specimen, located to the south of Himeji Garden in Osmond Garden. Of some botanical and visual significance.
Norfolk Island Hibiscus (<i>Lagunaria patersonii</i>) , specimen, located south of Himeji Garden in Osmond Garden. Of some historical significance.	
Glossy Privet (<i>Ligustrum lucidum</i>) , specimen, located to the south of Himeji Garden in Osmond Garden. Of botanical significance.	

COMMUNITY LAND MANAGEMENT PLAN: Wita Wirra (Park 18)

	<p>River Red Gum (<i>Eucalyptus camaldulensis</i>), large specimen, located to the south of Himeji Garden in Osmond Garden.</p> <p>Aleppo Pine (<i>Pinus halepensis</i>), large specimen, located on the central Hutt Street frontage. Of some visual significance.</p> <p>Sugar Gum (<i>Eucalyptus cladocalyx</i>), large specimen, located on the northern Hutt Street frontage. Of some visual significance.</p> <p>River Red Gum (<i>Eucalyptus camaldulensis</i>) grove, on the corner of South Terrace and Hutt Street. Of some botanical and visual significance.</p> <p>Himeji Garden plant assemblage. A collection of groundcovers, lower-storey, middle-storey and upper-storey trees, flowering shrubs, grasses that possess Japanese origins as used in the Himeji Garden design. Of some botanical significance.</p>
Spatial arrangements	<p>There are only two main precincts:</p> <p>Osmond Garden represents a small but highly aesthetic garden laid out to a design and planting strategy by Pelzer. While it contains a diversity of trees and plants, and its original pathway structure has been progressively removed, it still hold much is its original qualities and design intent. Still contains much of its original circulation system, 1907 rockery, and principal tree plantings including palms. Of considerable historical, design and visual merit.</p> <p>Himeji Garden represents an important example of a contemporary Japanese garden design. Excised in part from Osmond Garden, it consists of an integrated design that is visually a separate space within the larger park land block. Of considerable historical, design and visual merit.</p>
Structures	<p>Osmond Garden pergola shelter, of treated pine construction, possibly on the site of the original timber rusticated structure erected on the site in 1911. Of no significance.</p> <p>Himeji Garden building structures including, fountains, shelters and gates. Of some historical and design significance.</p> <p>Sporting Pavilion, located to the eastern flank of the Park. Constructed of brick and galvanised iron flat roofing. Of no significance.</p> <p>Himeji Garden opening plaques in English and Japanese. Of some historical significance.</p>
Historical Views and Aesthetic Qualities	<p>Glen Osmond Road Sugar Gum (<i>Eucalyptus cladocalyx</i>) tree avenue and visual corridor. A prominent visual entrance corridor, with enclosed views towards the city and towards the Adelaide Hills south-eastern escarpment. Of considerable visual and aesthetic merit.</p>

COMMUNITY LAND MANAGEMENT PLAN: Wita Wirra (Park 18)

The Cultural Landscape Assessment concluded that:

Wita Wirra (Park 18) represents an integral segment of the overall Adelaide Park Lands that possesses associative cultural significance in reflecting the spatial and planting design intent and philosophies of John Ednie Brown and August Pelzer, and hosts several contemporary facilities that have partially compromised the original intent but provide additional cultural and social significance to the place. The Park hosts important pathway and perimeter woodland elements proposed in the Report (1880), and hosts an important exemplar of Pelzer's gardenesque garden design style as expressed in Osmond Garden. It also contains an important representative of classic Japanese Garden design principles and styles in the Himeji Garden.

3.1.2.1 Palms

- The Palms in the Park have been identified by David Jones as having some visual, historical and botanical significance. Palm species present include:
 - Two mature Date Palms (*Phoenix dactylifera*),
 - Fan Palms (*Licuala ramsayi*),
 - Two mature Canary Island Palms (*Phoenix canariensis*),
 - Chilean Wine Palm (*Jubea chilensis*), - High significance
 - Fan Palm (*Licuala ramsayi*),
 - Two Windmill Palms (*Trachycarpus fortunei*),
 - Seven mature *Washingtonia* species.

3.1.2.2 Himeji Garden

- Opened in 1995 to commemorate Adelaide and the Japanese city of Himeji becoming “sister cities” in 1982.
- An important example of a contemporary Japanese garden design.

- Two classic styles – senzui (the lake and mountain garden) and the kare senzui (dry garden).
- Important tourist attraction well known and well patronised by visitors.

3.1.2.3 Osmond Gardens

- A small but highly aesthetic garden.
- Officially declared by Council in 1907.
- Characterised by a diversity of trees and plants including rockery and palm plantings (see 3.1.2).
- Of considerable historical design and visual merit.
- These two gardens together with the irrigated section along South Terrace are the focal points for visitors and informal recreation in this Park.

3.2 Environment

3.2.1 Vegetation

- Kraehnebuehl (1996) notes that prior to European settlement, the indigenous vegetation of the area would have been characterised by *Eucalyptus microcarpa* (Grey Box)/*Eucalyptus leucoxylon* (SA Blue Gum) woodland.
- The perimeters of the Park are dominated by Avenues of sugar gums, river red gums and Aleppo pines.
- The south eastern section of the Park (south of Park lands Creek) is a more natural area.
- There are scattered remnant native grasses in the south eastern corner of the Park.

3.2.2 Topography

- The Park is relatively flat and is visually enclosed by vegetation.

COMMUNITY LAND MANAGEMENT PLAN: Wita Wirra (Park 18)

- Soil in this Park is heavy red brown clay to red brown clay.
- Park Lands Creek runs through the southern section of the Park.

3.2.3 Water

- Irrigation of the Osmond Garden area is currently carried out manually.
- Watering of the playing fields is the responsibility of licensees. Bore water is used, and licensees are encouraged to implement best practice watering regimes to minimise water use and reinforce any government water-saving initiatives.
- Park Lands Creek has heavily eroded banks and is generally infested with weed species.
- Park Lands Creek has a relatively direct path through the South Park Lands with very little meandering. Existing flood storage within the south Park Lands is relatively limited with flood waters channelled directly to the outlet. Flood storage in the creek is limited, leading to overspill into the parks.
- The south-western section of the Park (adjacent to Glen Osmond Road) is subject to occasional temporary flooding immediately after storm events.

3.3 Buildings and Structures

3.3.1 Osmond Garden Precinct

- Osmond Garden pergola shelter, of treated pine construction, possibly on the site of the original timber rusticated structure erected on the site in 1911.
- Himeji Garden building structures including fountains, shelters and gates.

3.3.2 St Aloysius Change Rooms

- These change rooms are part of the licence area used by St Aloysius School.
- Located to the eastern flank of the Park adjacent to Hutt Road.
- Constructed of brick and galvanised iron flat roofing.
- Generally in good condition.
- Veranda is enclosed to deter vandalism.
- Area around the front of the building is paved.

3.3.3 St Aloysius Bore and Storage Tank

- The bore was sunk by St Aloysius School to facilitate irrigation of its licence area.
- Adjacent to Hutt Road.
- Surrounded by wire fence, the storage tank detracts from the appearance of the Park.

3.4 Recreational Facilities

- St Aloysius College currently holds an annual licence for the three soccer pitches.
- These are sub-licensed to Adelaide City Women's Soccer Club.
- The pitches are available for general community use outside times prescribed in the licence agreement.
- Dogs in this Park must be kept on a leash not exceeding two metres in length.
- Dogs are forbidden in the Himeji Garden

3.5 Events Management

- No major events currently occur in the Park.

COMMUNITY LAND MANAGEMENT PLAN: Wita Wirra (Park 18)

- Osmond Gardens is popular for small private events and gatherings.

3.6 Amenity

3.6.1 Facilities

- Numerous bins, benches and drinking fountains are provided in the Park.
- Bike racks are next to the entrance to Himeji Gardens.

3.6.2 Lighting

- The soccer pitches are floodlit.
- There is lighting on stobie poles adjacent to the Himeji Garden.
- The paths on the boundaries of the Park are lit by the adjacent street lights.
- The Strategy designates the Park as an area for low lighting coverage except around street frontage.

3.6.3 Signage

- A Naming Sign is situated in the north western corner of the park adjacent to the intersection of South Terrace and Glen Osmond Road.
- Adelaide Women's Soccer Club sign adjacent to the club rooms on Hutt Road is not consistent with the Park Lands Signage Plan.
- Himeji Garden entrance signs are put out daily by Council staff.

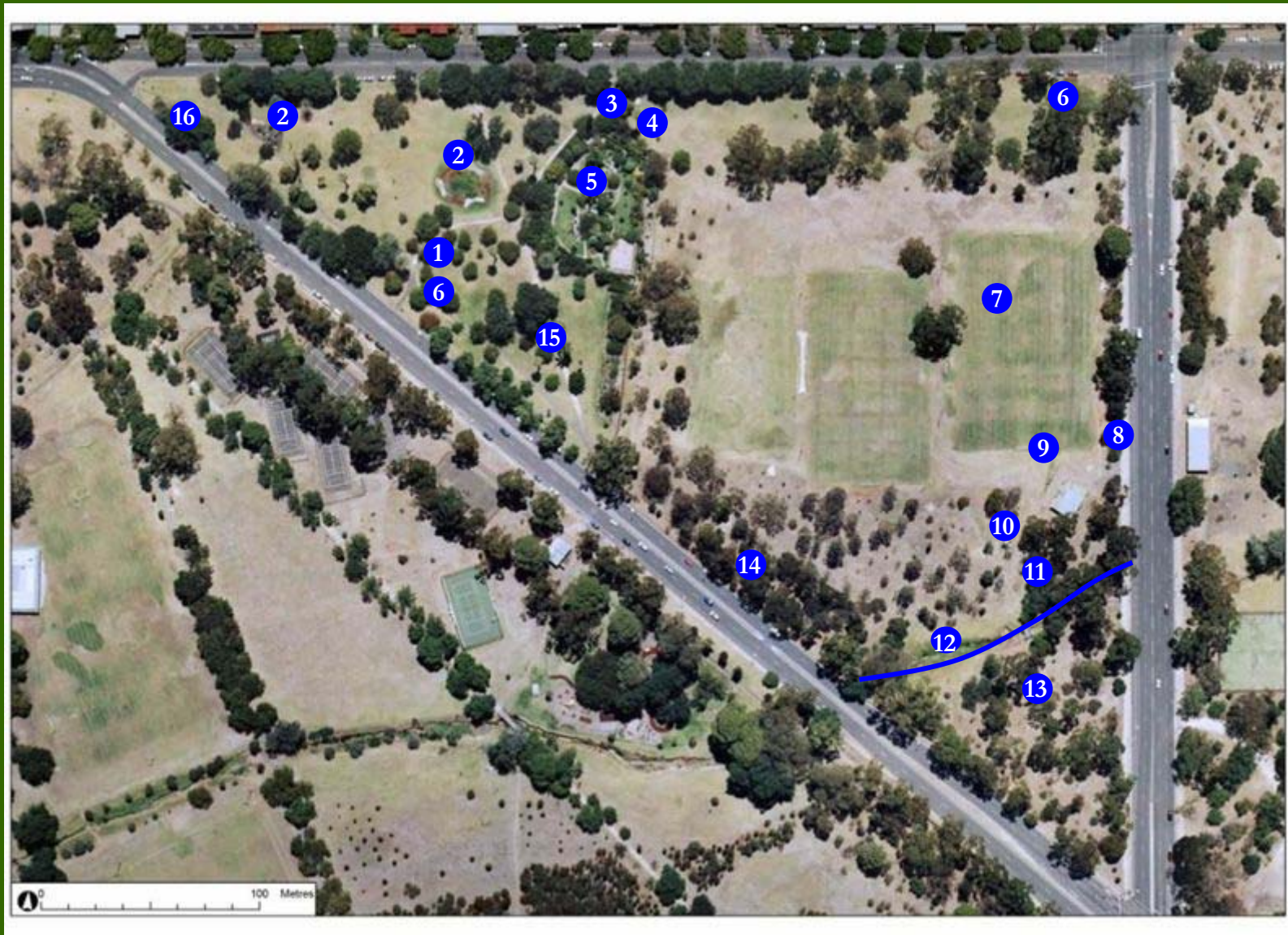
3.7 Accessibility.

- There is a network of pathways in the vicinity of Osmond Garden and Himeji Garden. These are designed for viewing the immediate area rather than providing a specific route through the Park.
- There is a gravel footpath along Hutt Road.

- There are no public footpaths along the (Park) side of South Terrace or Glen Osmond Road.
- There is a mix of parking restrictions on the roads surrounding the Park. Some sections are used for all day parking by city commuters.

Existing Use Map

1. Osmond Gardens
2. Rock garden
3. Entrance to Himeji Garden
4. Bike racks/seating
5. Himeji Garden
6. Drinking fountains
7. Soccer Pitches
8. Adelaide City Women's Soccer Club Sign
9. St Aloysius Changerooms
10. Bore and Storage Tank
11. Bridge
12. Park Lands Creek
13. Semi-Natural Area
14. Sugar Gum Avenue
15. Palms
16. Naming sign



4. ISSUES AND DIRECTIONS

Part 4 assesses any issues which arise from the functions, assessment against policies, and community consultation of the areas considered in Part 3 above, and recommends appropriate action. Wita Wirra (Park 18) is a predominantly recreational landscape, as identified in the Strategy (see 1.1 above). Council engaged landscape architects 'Oxigen' to prepare a landscape plan with planting recommendations for the Park. These are incorporated into the **Future Use/Landscape Design Map**.

4.1 Cultural Landscape

4.1.1 Indigenous

Issue: Aboriginal culture needs to be recognised and appreciated.

- Recognise and interpret the Kaurna naming of this area and its significance through interpretive signage.

4.1.2 European

Issue: European and cultural landscape needs to be recognised, protected and enhanced.

The following recommendations seek to manage the features of significance identified in 3.1.2 above:

- Incorporate these recommendations into a Park Lands Plan Amendment Report (PAR) to amend the Adelaide (City) Development Plan.
- Incorporate the Cultural Landscape Assessments recommendations for various Conservation Studies and Landscape Master Plans into the assessment of the entire Park Lands as State Heritage Areas.
- Remove the presence of all stobie poles and overhead wires from the Park;

- Conserve existing vistas from the interior of the Park to the city and the eastern escarpment of the Adelaide Hills;
- Ensure quality of maintenance levels at Himeji Garden;
- Retain all existing significant individual species identified in the cultural landscape assessment (refer Appendix C).
- Retain the historically and aesthetically significant palm species in the Osmond Gardens vicinity.
- Develop and reinforce a general planting theme for the Park by drawing inspiration from existing plantings.
- Ensure replacement tree species are appropriate for both local and climatic conditions.
- Retain Himeji Garden and Osmond Garden plantings, including the herbaceous border.
- Ensure that trees of identified as being of cultural significance are managed as part of the Tree Succession Management Plan.

4.2 Environmental Context

Issue: The environment needs to be promoted and protected.

These recommendations supplement the recommendations from 4.1.2 above as well as:

- Reinforce and conserve the planted perimeters of the Park and continue a planting program.
- Reinforce native plantings with local native riparian species along the watercourse and in the south eastern corner of the Park.
- Provide additional plantings of South Australian Blue Gums around the boundaries of the soccer pitches provide shade and wind protection.

COMMUNITY LAND MANAGEMENT PLAN: Wita Wirra (Park 18)

- Reinforce plantings along Hutt Road and Glen Osmond with additional South Australian Blue Gums.
- Strengthen plantings on the southern side of the playing fields.
- Retain native vegetation in the Park.
- Strengthen roadside avenue plantings.
- Implement water conservation and irrigation efficiency measures, including the installation of a centrally controlled irrigation system in Osmond Gardens.
- Conserve the natural character of the south east corner through planting of appropriate local native vegetation where applicable, and where possible the protection of remnant native vegetation.

Issue – Senescence of trees

- Consider the future removal of White Poplars along all watercourses and their replacement with local native riparian species.
- Retain existing trees and enhance with further planting of trees, subject to climatic suitability and water requirements.
- Prepare and implement a Tree Succession Management Plan to ensure that trees throughout the Park are planted as part of a program of long-term replacement.

Issue: Restore Park Lands Creek to ameliorate flooding in the South Park Lands

- Restore Park Lands Creek through the implementation of flood mitigation measures along the length of the creek to contain potential flooding within the boundaries of the Park Lands.
- The design for the creek layback should be undertaken after collaboration between ACC Biodiversity and Recreation officers and landscape architects.
- Park Lands Creek has a relatively direct path through the South Park Lands with very little meandering. Existing flood storage

within the south Park Lands is relatively limited with flood waters channelled directly to the outlet. Flood storage in the Creek is limited, leading to overspill into the Parks. A report by GHD ‘South Park Lands Creek Restoration Works’ (2004) commissioned by Council has shown that “flood mitigation areas can be constructed within the South Park Lands without negatively impacting on the existing landscape, and when carried out in conjunction with creek restoration works and strategic planting of native vegetation could significantly enhance biodiversity”. Creek restoration work would be part of a larger ‘Whole of Catchment’ initiative to mitigate stormwater management issues. The Metropolitan Adelaide Stormwater Management Study, a recent report commissioned by the Local Government Association, has allocated high priority to the Keswick/Brownhill Creek catchments for detention storages and flood control dams to minimise flood risk. This catchment incorporates the Park Lands Creek in the South Park Lands.

- In the interim, continue the existing management regime for Park Lands Creek until more specific design work has been prepared, based on the GHD concept plan⁴.
- In the longer term, implement flood mitigation measures along the south Park Lands Creek, including:
 - Laying back creek banks;
 - Limiting disturbance to existing flora and fauna (including native grasses);
 - Limiting the peak flow 1%AEP⁵ flow rate downstream of Greenhill Road; and

⁴ On 22 March 2004 Council endorsed the preliminary design work completed for flood mitigation and creek rehabilitation in the South Park Lands, prepared by engineering firm GHD. It was recommended that funding be considered in the 2004/05 budget deliberations to prepare detailed designs and to commence staged works. It was also recommended that ACC negotiate with City of Unley, City of Burnside and City of West Torrens for funding assistance.

⁵ AEP is the probability of a certain amount of accumulated rainfall over a specified duration being exceeded in any one year. 1% AEP equates to 1 in 100 year ARI (average recurrence interval).

COMMUNITY LAND MANAGEMENT PLAN: Wita Wirra (Park 18)

- Enhancement of the aesthetic appeal and biodiversity of the South Park Lands by integrating creek management measures with recreational and ecological improvement works.
- **Any future flood mitigation measures must be sympathetic and sensitive to the aesthetic, recreational, cultural and biodiversity values of the Park and of the Park Lands as a whole.**

4.3 Buildings and Structures

Issue: Buildings and Structures are visually unappealing and detract from the general appearance of the Park Lands

- Consider a proposal for replacing the existing sport building with a new building to be funded by the current licence and sub-licence holders (St Aloysius and Adelaide City Women's Soccer Club).
- Improve screen planting around St Aloysius bore and storage tank.

4.4 Recreational Facilities

Issue: Provide appropriate facilities to encourage active use of the Park.

- Retain the three soccer pitches and lighting.
- Establish the Adelaide Park Lands Trail through the southern section of this Park connecting with Pityarilla (Park 19) and Tuttanga (Park 17).

Issue: Dog Management

- Maintain as an on-leash area.

4.5 Events Management

- This Park is only suitable for minor events.

4.6 Amenity

4.6.1 Facilities

Issue: Appropriate facilities need to be provided to meet user needs while managing the impact of this use.

- Provide barbecue and picnic table adjacent to Himeji Garden on South Terrace.

4.6.2 Lighting

- Support an upgrade of sports lighting to improve efficiency.

4.6.3 Signage

Issue: Adequate signage needs to be provided to meet user needs for direction and interpretation while managing visual clutter.

- Remove or replace all superfluous and inappropriate signage in the Park, including the Adelaide City Women's Soccer Club sign and sandwich board advertising signs outside Himeji Gardens.
- Ensure signage associated with licence holders is minimised and adheres to the Park Lands Signage Plan.
- Install permanent welcoming sign at entrance to Himeji Gardens.

4.7 Accessibility

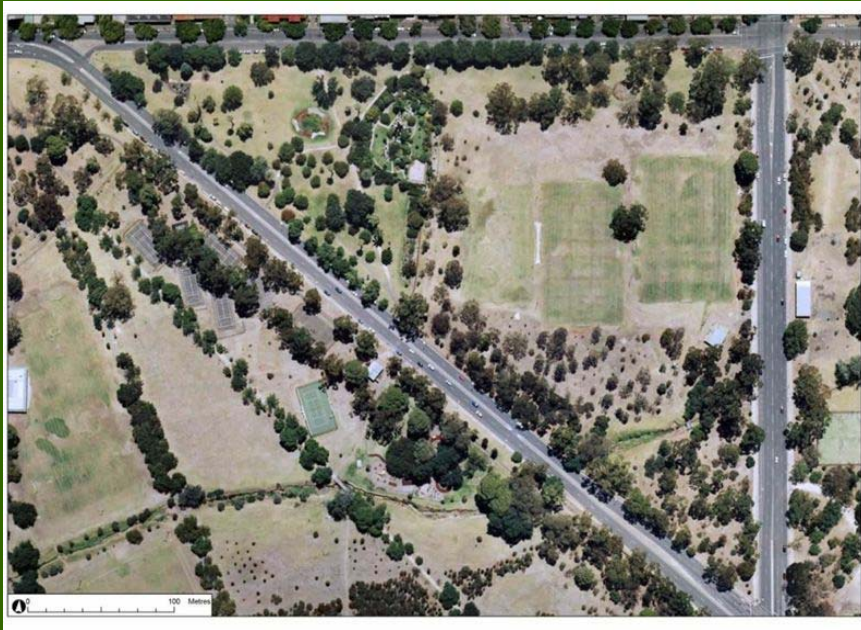
Issue: Park users need to readily access the Park facilities and recreational use by pedestrians and cyclists needs encouragement.

- Proposals for the path network are illustrated on the **Path Network Map**.
- Establish the Adelaide Park Lands Trail through the southern section of this Park connecting with Pityarilla (Park 19) and Tuttanga (Park 17).

COMMUNITY LAND MANAGEMENT PLAN: Wita Wirra (Park 18)

- Increase number of half hour parking spots in front of Himeji Garden and increase parking limit to one hour (in accordance with On Street Parking Policy and Operating Guidelines).

Comparison of Existing and Proposed Future Landscapes

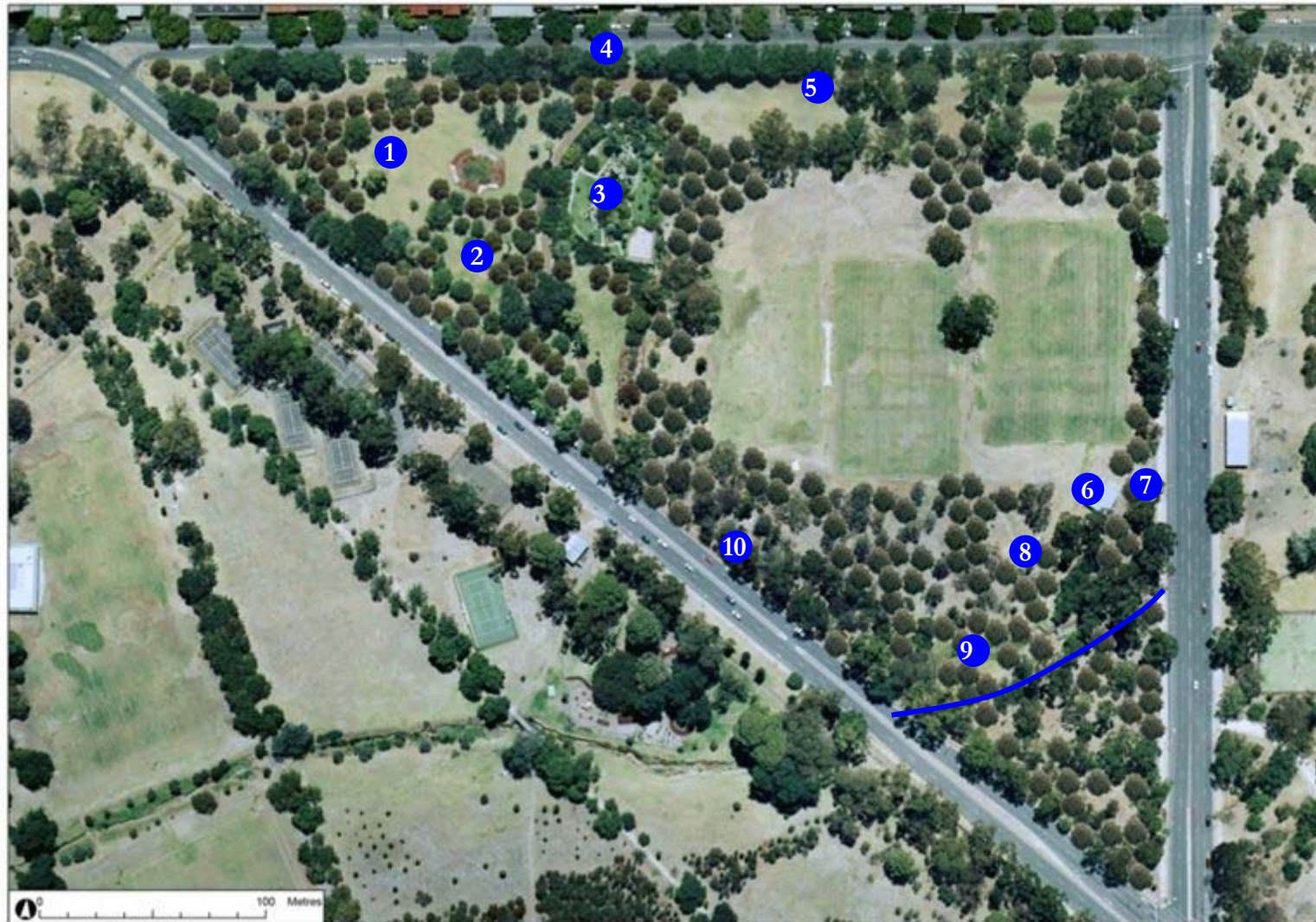


The landscape design enhances the diversity of landscape characteristics within the Park. The natural values of the south eastern corner have been strengthened along with the Eucalypt Avenue along Glen Osmond Road.

The north western part of the Park has traditionally been a more formalised area and this is reflected in the design. There are particularly strong views, east to the Mount Lofty Ranges, from within the Park and these will be maintained for aesthetic reasons.

Future Use/Landscape Design Map

1. Install barbecue and picnic table
2. Additional planting in Osmond Gardens/retain herbaceous border
3. Retain Himeji gardens
4. Increase short term parking spaces
5. Maintain irrigated frontage



6. Possible site for replacement sports building
7. Replace inappropriate signage
8. Screen planting around bore
9. Layback creek and riparian restoration
10. Strengthen Avenue planting along Glen Osmond Road

Path Network Map

LEGEND

- Retain sealed path
- ||||| Create unsealed path
- - Retain unsealed path
- ■ ■ Rec Trail



5. IMPLEMENTATION

The additional budgetary implications for this CLMP are as follows:

- 1-2 years \$39k
- 3-5 years \$251K
- 6-10 years \$45K
- budget for flood mitigation measures to be shared between metropolitan councils, catchment boards and the State Government

Priority Level Key: Low priority = within 10 years
Medium priority = within 3-5 years
High priority = within 2 years
O=Ongoing

Performance Targets Key:

Performance Targets are derived from the Community Land Management Guidelines for the Park Lands endorsed by the Park Lands Committee.

The agreed Performance Targets are (the numbers are used in the tables below):

1. Provision of experiences to meet the needs of a diverse Community.
2. Protection of public safety.
3. Accessibility.
4. Enhancement of visual appearance.
5. Protection of sites with historical and cultural significance.
6. Conservation of native vegetation and protection of threatened species.
7. Water saving initiatives.

Key Performance Indicators (KPIs):

These KPIs have been developed to provide a system of measuring the completion of the outcomes recommended. The KPIs are (the numbers are used in the tables below):

- 1. Monitoring program by Park Lands and Sustainability Unit**
Implement a management matrix and distribute to relevant business units. Conduct an annual audit to ensure targets are achieved.
- 2. Community feedback**
Monitor results from existing ACC Customer Satisfaction Monitoring surveys. Develop a mechanism to systematically record and implement ongoing community feedback (from Customer Centre)
- 3. Establishment of a structured inspection and maintenance program**
Re-develop a program to ensure management actions are implemented

COMMUNITY LAND MANAGEMENT PLAN: Wita Wirra (Park 18)

5.1 Cultural Landscape

Action	Priority Level	Performance Targets	KPIs	Responsible	Liaison	Estimated Costing
Recognise and interpret the Kaurna naming of this area and its significance through interpretive signage.	H	5	1	Asset Management	Park Lands & Sustainability	\$5k
Incorporate these recommendations into a Park Lands Plan Amendment Report (PAR) to amend the Adelaide (City) Development Plan.	M	5	1,3	Development & Transport Policy	Park Lands & Sustainability	No additional cost
Incorporate the Cultural Landscape Assessments recommendations for various Conservation Studies and Landscape Master Plans into the assessment of the entire Park Lands as State Heritage Areas.	M	5	1,3	Development & Transport Policy	Park Lands & Sustainability	No additional cost
Remove the presence of all stobie poles and overhead wires from the Park;	M	5	1,3	Asset Management		\$100k
Conserve existing vistas from the interior of the Park to the city and the eastern escarpment of the Adelaide Hills;	L	5	1	Asset Management	Horticulture	No additional cost.
Ensure quality of maintenance levels at Himeji Garden;	O	5	1	Asset Management	Horticulture	No additional cost.
Retain all existing significant individual species identified in the cultural landscape assessment (refer Appendix C).	O	4/5	1,3	Urban Design	Asset Management	No additional cost
Retain Himeji Garden and Osmond Garden (including the protection of the herbaceous border)	O	1/4/5	1.3	Urban Design	Asset Management	No additional cost
Retain the historically and aesthetically significant palm species in the Osmond Gardens vicinity.	O	4	1	Asset Management	Horticulture	No additional cost

COMMUNITY LAND MANAGEMENT PLAN: Wita Wirra (Park 18)

Develop and reinforce a general planting theme for the Park by drawing inspiration from existing plantings.	L	1,3	1	Park Lands & Sustainability		No additional cost.
Ensure replacement tree species are appropriate for both local and climatic conditions.	O	4	1	Asset Management	Horticulture	No additional cost

5.2 Environment

Action	Priority Level	Performance Targets	KPIs	Responsible	Liaison	Estimated Costing
Prepare and implement a Tree Succession Management Plan	H	4/5/6/7	1	Asset Management	Park Lands & Sustainability	No additional cost
Install a centrally controlled irrigation system in Osmond Gardens	M	7	1	Asset Management	Park Lands & Sustainability	\$100k
Implement flood mitigation measures along Park Lands creek.	M	1/4/6	1/3	Asset Management	Park Lands & Sustainability	Cost shared across south parks and between Councils/ Catchment Boards
Lay back creek banks	M	1/4/6	1/3	Asset Management	Park Lands & Sustainability	Cost shared across south parks and between councils/ Catchment Boards

COMMUNITY LAND MANAGEMENT PLAN: Wita Wirra (Park 18)

<p>Staged development and reinforcement of a general planting theme for the Park as per the Landscape Design/Future Use map</p> <ul style="list-style-type: none"> • Reinforce and conserve the planted perimeters of the Park and continue a planting program. • Reinforce native plantings with local native riparian species along the watercourse and in the SE corner of the Park. • Provide additional plantings of SA Blue Gums around the boundaries of the soccer pitches provide shade and wind protection. • Reinforce plantings along Hutt Rd & Glen Osmond Rd with additional SA Blue Gums. • Strengthen plantings on the southern side of the playing fields. • Retain native vegetation in the Park. • Strengthen roadside avenue plantings. • Conserve the natural character of the south east corner through planting of appropriate local native vegetation where applicable, and where possible the protection of remnant native vegetation. • Retain existing trees and enhance with further planting of trees. 	<p>M/ O</p>	<p>4</p>	<p>1,3</p>	<p>Urban Design</p>	<p>Horticulture</p>	<p>\$15k/annum over 5 years</p>
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COMMUNITY LAND MANAGEMENT PLAN: Wita Wirra (Park 18)

5.3 Buildings and Structures

Action	Priority Level	Performance Targets	KPIs	Responsible	Liaison	Estimated Costing
Consider a proposal for replacing the existing sport building with a new building to be funded by the current licence and sub-licence holders (St Aloysius and Adelaide Women's Soccer Club).	M	1/4	1	Park Lands & Sustainability	Asset Management	(Possible Grant) Balance to be managed by Licence Holder

5.4 Recreational Facilities

Action	Priority Level	Performance Targets	KPIs	Responsible	Liaison	Estimated Costing
Retain the three soccer pitches and lighting.	O	1	1	Approvals	Park Lands & Sustainability	No cost to Council
Establish the Adelaide Park Lands Trail featuring a 3.0m wide ochre shared use path	M	1,3	1,3	Asset Management	Park Lands & Sustainability	Already funded
Consider a proposal for replacing the existing sport building with a new building to be funded by the current licence and sub-licence holders (St Aloysius and Adelaide Women's Soccer Club). See 5.3 above	M	1/4	1	Asset Management	Park Lands & Sustainability	Possible Grant) Balance to be managed by Licence Holder

COMMUNITY LAND MANAGEMENT PLAN: Wita Wirra (Park 18)

5.5 Events Management

Action	Priority Level	Performance Targets	KPIs	Responsible	Liaison	Estimated Costing
Ensure only minor events are held within the Park	O	1,3	1	Events	Park Lands & Sustainability	No additional cost

5.6 Amenity

Action	Priority Level	Performance Targets	KPIs	Responsible	Liaison	Estimated Costing
Install picnic table and barbeque adjacent to Osmond Gardens	M	1	1/2/3	Asset Management	Park Lands & Sustainability	\$6k
Support an upgrade of sports lighting to improve efficiency.	L	1,2,3	1,2	Park Lands & Sustainability	Asset Management	No additional cost

5.7 Accessibility

Action	Priority Level	Performance Targets	KPIs	Responsible	Liaison	Estimated Costing
Remove or replace all superfluous and inappropriate signage.	H	4	1/3	Urban Design	Park Lands & Sustainability	Cost to licence holders
Install permanent welcoming sign at entrance to Himeji Gardens (consistent with Park Lands Signage Policy).	H	4	1/3	Urban Design	Park Lands & Sustainability	\$2k

COMMUNITY LAND MANAGEMENT PLAN: Wita Wirra (Park 18)

Ensure signage associated with licence holders is minimised and adheres to the Park Lands Signage Plan.	H	4	1/3	Urban Design	Approvals, Park Lands & Sustainability	Cost to licence holders
Upgrade and realign the path network to improve paths through the Park.	L	3	1/3	Asset Management	Park Lands & Sustainability	\$45k
Establish the Adelaide Park Lands Trail featuring a 3.0m wide ochre shared use path	M	1,3	1,3	Asset Management	Park Lands & Sustainability	See 5.4
Increase number of half hour parking spots in front of Himeji Garden and increase parking limit to one hour.	H	2/3	1/2	Approvals	Park Lands & Sustainability	\$2k

APPENDICES

APPENDIX A

Park Lands Management Strategy – Summary of Directions, and Overall Frameworks for the Purpose of the Community Land Management Plans

For the purposes of preparation of the Community Land Management Plans (“**CLMPs**”), a numbered summary of the policy-oriented sections of the Park Lands Management Strategy (“**the Strategy**”) has been prepared so that recommendations in the CLMPs can be cross-referenced to the Strategy.

1.0 Environment

- 1.1 Manage and promote the Park lands as a comprehensive and integrated system with areas linked through landscape features, habitat corridors, treatment of watercourses and pedestrian and cycle paths.
- 1.2 Protect and enhance existing biodiversity habitat.
- 1.3 Establish and enhance areas of indigenous vegetation and fauna habitat through use of native species.

2.0 Building and Land

- 2.1 Achieve a significant reduction in building floor areas and paved areas in the Park Lands.
- 2.2 Ensure any new building or redevelopment in the Park Lands is in a nominated location and delivers public benefit, responds with sensitivity to the surroundings, and incorporates the highest quality design and materials.
- 2.3 Provide a range of community amenities (eg. Toilets, playgrounds, kiosks, barbecues)
- 2.4 Enable enhancement and redevelopment of existing buildings which are used for sport and recreation or cultural purposes in appropriate locations. New buildings for these purposes will be considered, providing the criteria of overall net reduction is met by the removal of existing unsuitable or under-utilised facilities.

COMMUNITY LAND MANAGEMENT PLAN: Wita Wirra (Park 18)

- 2.5 Support the enhancement and redevelopment for public use of certain buildings or precincts of heritage significance.
- 2.6 Develop design guidelines for every aspect of development including plantings, buildings and structures, infrastructure, furniture, fences, lighting, maintenance yards, storage areas and precincts.
- 2.7 Enforce design guidelines for all licence holders/lessees and negotiate lease so that they conform to these requirements.
- 2.8 Identify priority areas of alienated Park Lands to be returned to Council for community use.

3.0 Accessibility

- 3.1 Improve public transport access.
- 3.2 Improve pedestrian access.
- 3.3 Improve bicycle facilities (bicycle paths, and lanes, signs, storage and parking and links to surrounding areas).
- 3.4 Provide lighting appropriate to address safety, security and amenity.
- 3.5 Improve amenity, accessibility and use of the Squares.
- 3.6 Provide equitable access for people with disabilities to public places.
- 3.7 Removal of broad acre parking from the Park Lands.
- 3.8 Reconnect the Park Lands through narrowing of roads, landscape enhancement and restriction of on-street parking.

4.0 Management and Funding

- 4.1 Identify and implement sustainable management practices.
- 4.2 Revise licence and lease agreements to improve public access

COMMUNITY LAND MANAGEMENT PLAN: Wita Wirra (Park 18)

- 4.3 Revise licence and lease conditions to reflect the level of exclusive use, and the true cost of maintenance and development costs.
- 4.4 Consolidate sports areas which are outside the recreational landscapes.
- 4.5 Develop comprehensive water management plan based on water conservation.

5.0 Community and Cultural Use

- 5.1 Include all cultures and communities in planning and managing the Park Lands.
- 5.2 Consult with the Kaurua community to enable their past and present associations with the land to be recognised and celebrated, and to ensure their ongoing access to, and use of, these places.
- 5.3 Ensure a rich programme of cultural activities and events occurs in the Park Lands.
- 5.4 Increase visitor access to, and appreciation of, cultural and historic features.
- 5.5 Promote opportunities for leisure, recreation and sport.
- 5.6 Promote opportunities for safe night-time activities in areas of high public activity.
- 5.7 Balance indigenous and exotic plantings.
- 5.8 Reinforce and enhance cultural landscapes.
- 5.9 Design roadway plantings to contribute to a cohesive framework of vegetation.
- 5.10 Treat roads as gateways to the City.
- 5.11 Include well-designed water features, sculpture, and temporary and permanent art installations.
- 5.12 Develop a number of parks that have a suitable base infrastructure for holding major and minor community events.

APPENDIX B

Community consultation report

Community consultation is required under the Local Government Act 1999. The communication strategy devised by Council is more comprehensive than that required by legislation and occurs in the early stages of the CLMP preparation process to ensure that relevant ideas are incorporated into the draft CLMPs. The aim is to provide Council with information on local issues and concerns from those most familiar with and most affected by these issues. Inclusion of the community in the planning process:

- reveals local knowledge about the land;
- creates a sense of ownership for management of the land; and
- Establishes effective communication processes with the community.

The Park Lands and Squares under the care and control of the Adelaide City Council are covered by the CLMP process. They were divided up into Areas to make it easier to deal with the consultation for each. These Areas group Parks of a similar character and the order of preparation of the CLMPs is decided by a range of factors and occurs on an Area-based order.

The early stage of consultation included:

- Council staff met with the key stakeholders.
- Every household in the Council area received a brochure detailing the CLMP process.
- A Park Lands and Sustainability website has been established with information about the CLMP process and the opportunity to provide feedback through the internet.
- Broad community consultation also occurred with a booth at Rundle Mall on Wednesday 25 February 2004 from 11am to 2pm, a booth at the Central Market on Saturday 28 February 2004 from 9am to 12pm, and a booth at WOMAD from Friday 5 March to Sunday 7 March. Questionnaires were distributed and staff spoke on an informal basis with interested people.
- A consultation session for Area 4 was held on Sunday 2 May at Kurrangga (Park 20), on the eastern side of the Glover Playground on South Terrace.
- Almost six thousand fliers about the event were distributed around the adjoining area. A sign was erected at the location some days prior to the event. It was advertised in *The Messenger* and *The Advertiser* newspapers.
- At the Area-based consultation, about twenty questionnaires were distributed and staff spoke with around twenty people.

COMMUNITY LAND MANAGEMENT PLAN: Wita Wirra (Park 18)

- Around 100 questionnaires were also hand delivered along South Terrace and adjoining streets to capture the residents immediately fronting onto the park
- A public meeting was held on July 6 for the South West Residents' Group at the Community Arts Network, Sturt Street, Adelaide.
- Questionnaires were reviewed and summarised and their suggestions assessed in the course of preparing this CLMP.
- Fliers were distributed to adjoining Councils and schools.
- Substantial consultation has been undertaken with Council's internal stakeholders.

COMMUNITY LAND MANAGEMENT PLAN: Wita Wirra (Park 18)

APPENDIX C

Refer to accompanying document – Appendix 18

Appendix 18

Wita Wirra Park (18)



Park 18: Wita Wirra Park

Historical Overview

There are no specific references to Kaurna sites or activities, pre-contact or post-contact, for Park 18. There are however some general references to Kaurna and Aboriginal use of the South Park Lands that point to the regular use of the South Park Lands as a camping venue. An early colonist, Mr Chaik recalled,

During the well known battle in the south parklands the Adelaide people used no shields or throwing sticks but just dodged and ducked to avoid their opponents missiles. The natives who came up from Goolwa carried womeras [sic] (Chaik, 7 November 1926, in Tindale quoted Hemmings 1998, p. 56).

Early Lutheran missionary Schürmann also referred to Aboriginal encampments in the South Park Lands, implying that the site was used following a death at the locality:

Two months later they were still away from the Location. Not a single native has come back to Piltawodlinga. A few are on the opposite side of town (Schürmann in Hemmings 1998, p. 56).

Kaurna descendent, Veronica Brodie, also recalled the South Park Lands as a camping place. “Her mother was born in a camp in Glenelg ... and Veronica remembers her talking about people camping in the South Park Lands sometimes on the way through to Glenelg” (Veronica Brodie pers comm., 1998, quoted in Hemmings 1998, p. 56).

Arising from Light’s plan, Park 18 consists of a triangular block of land, 8.6 ha in area, bounded by Glen Osmond Road, Hutt Street and South Terrace. No boundary changes occurred subsequent to the spatial survey of the Park.

From the 1850s to the late 1870s the Park was used for grazing, fire wood collection, and agistment. It was fenced in white-painted timber post and wire in the late 1860s, and by this time most of the indigenous vegetation had been effectively removed from the Park.

During 1878-79 the Council undertook extensive erection of new fencing and repairs to the exiting fencing of the south and western Park Lands. In the south, most of this work involved the erection of new fencing of white painted post and rail with 2-3 strands of wire. Access gates for pedestrians and vehicles were also included in these works (*Annual Report 1878-79*, pp. 77-78). During these years William Pengilly (1825-1911) served as City Gardener (1867-83), and William H Campbell as Park Lands Ranger.

With the engagement of John Ednie Brown to prepare a *Report on a System of Planting the Adelaide Park Lands* (1880) Brown recorded the physical characteristics of the block as being more positive than other areas in the South Park Lands:

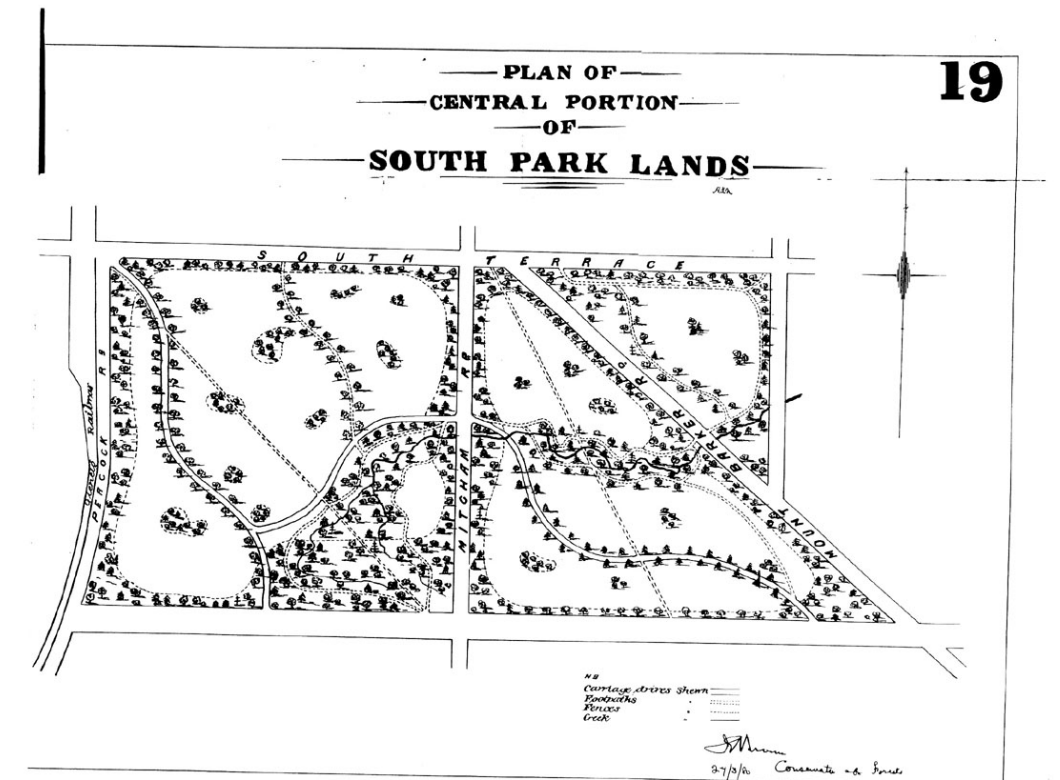
The soil over the whole extent embraced is of an excellent description, as a rule, for the growth of trees, and the situation is well adapted for high-class ornamental planting.

*The strip in front of South-terrace is composed of Red Gums [*Eucalyptus camaldulensis*]. The most unpromising of these should be removed, and some of the others lopped in places so as to encourage density of foliage. Any trees added to the strip should be of the Conferæ tribe, in order to relieve the sameness of foliage which is at present presented by the Gums (Brown 1880,p. 22).*

Brown also made a specific discussion point of Park 18 describing a thicket of River Red Gums (*Eucalyptus camaldulensis*) that characterised much of the block. He concluded the plantings to be

a plantation probably resulting from a failed venture by Gardener Pengilly and Park Lands Ranger Campbell in establishing fodder for agisting cattle and sheep. In particular:

*In the angle made by South-terrace and Mount Barker-roads on the western corner of the part under notice, a considerable extent of the ground is occupied by a very thick crop of Red Gums [*Eucalyptus camaldulensis*]. These are standing about eight feet apart over the whole ground. The result would have been very satisfactory had the Corporation been growing trees for timber, but as trees suitable for the proper ornamentation of the Park Lands, the plantation is a failure, and, in my opinion, an eyesore to the part. The trees have been left crowded for such a length of time that, as a rule, I fear they are permanently injured in an ornamental point of view. There are, however, a few strong ones amongst the lot which might, yet under good management, be made fair spreading trees (Brown 1880, p. 23).*



Brown’s planting design for Park 18, in contrast, proposed a strong edge planting of trees with a winding tree-lined carriage drive or pedestrian avenue draped through the block. Two clump plantings were proposed. His proposed improvements to Park 18 consisted of removing unhealthy or unattractive trees from the block (predominantly natives) and replacing these with exotic species for a generally more ornamental ambiance. This strategy drew upon his planting design approach and also his attitude to the economic and aesthetic values of eucalyptus trees:

I have to advise that all the spindly and unhealthy trees be grubbed out, leaving only those standing which, from their appearance, might afterwards be pruned and trained into fair ornamental trees. The trees thus left standing to be shortened of their branches so as to cause fresh growths to shoot out and thus make them look bushy and clothed like. The ground left vacant, to be thoroughly trenched to about twenty-four inches [61cm] in depth and left in a rough and unoccupied condition for at least six months; after which, it should be again planted with trees of sorts and of such kinds as will be presently named as suitable.

I recommend that footpaths be constructed through this part, and that new plantations be formed in it all as shown on the Plan already referred to (Brown 1880, p. 23).

It is evident also that Pengilly had already attempted to establish plantation strips or tree avenues along Glen Osmond Road reserve, similar to that which he had established along Unley Road and South Terrace. Brown was highly critical of both the manner in which this had been executed as well as the species chosen. “I have therefore to advise, that the worst specimens of the present crop be removed and the blanks thus caused be made up with more desirable kinds of trees” (Brown 1880, p. 22). He also proposed that pathways and other new plantations not mentioned above were to be constructed with reference to his plans for this block.

With Brown’s appointment as ‘Supervisor of the Plantations’, upon the invitation of City of Adelaide Mayor Edwin Smith in April 1882, Brown commenced foundational work in implementing parts of the *Report’s* recommendations. The City Gardener, William Pengilly, was advised that Brown shall have “general supervision of the tree planting in the Park Lands” and to “render Mr. Brown every facility for this purpose ...” (Town Clerk’s Dept Outwards Letter Book, 1882/602/18). A fractious relationship occurred with Brown and Pengilly, and a specific incident over street tree plantings along Barton Terrace West prompted Brown’s resignation from this position in August 1882. While Council sought to remedy the situation, continued disobedience and contrary activities by the City Gardener and his workforce eventually prompted Brown’s formal resignation on 1 June 1883. In his letter of resignation he wrote “I must for the sake of professional reputation, seek to be relieved of the responsibility.” With this decision the Council determined to sack the City Gardener, and therein had a serious of City Gardeners until such time as August Pelzer (1862-1934) was appointed City Gardener (1899-1934) in mid 1899.

During 1883 Pengilly planted some 500 trees, of various species, in the South Park Lands. The species and locations planted are unclear but given Pengilly’s planting approach they were more likely to be in lines along the roadsides of each Park Land block (*Annual Report* 1882-83, p. 135).

In the subsequent financial year Council acquired a substantial amount of fencing materials from England, including wrought iron posts, wrought iron field gates, cast iron corner posts, galvanized iron pillars together with 117,950 yards of 7-ply galvanized wire. The purpose was to totally replace the existing “old and dilapidated post and two rail fence” that enclosed most of the Park Land blocks to the Terraces. The cast iron posts and pillars were marked with “Iron Duke” and “Letterewe” branding. Upon arrival the Park Lands and Gardens staff commenced the process of re-fencing the Park Lands (*Annual Report* 1883-84, pp. 56-57). William H Campbell, as Park Lands Ranger, trialled this new fencing on South Terrace and found that he could erect it at a cost of 2¼ d. per foot. His conclusions were that the fencing was cost-effective, ornamental, offered opportunities for addition access points, and “in a measure complies with Councillor Bullock’s intention to allow of perambulators, &c., having access to our reserves.” Notwithstanding this purchase, staff often proceeded with re-fencing works using old materials (*Annual Report* 1884-85, pp. 102-103).

During 1886-87 Campbell re-fenced the western flank of Hutt Street with “old fencing” materials, and also extensive lengths along South Terrace and Park (now Greenhill Road) Terrace. These works were part of a continuous fencing maintenance program that Campbell undertook in the 1880s in the South Park Lands that included the flanks of Glen Osmond Road, Peacock Road, Greenhill Road, Goodwood Road, South Terrace, Bay Road (now Anzac Highway) and Hutt Street (*Annual Report* 1886-87, p. 112; 1888-89, pp. 134-135; 1889-90, pp. 118-120). Campbell was still in his position as Ranger in the 1890s and fencing was a continual activity. During 1898-99 a “new and lighter fence” was erected around the south-eastern corner of Park 18 “to protect the growing trees from horses depastured in the Parks” (*Annual Report* 1898-99, p. 20).

In August 1899 August Wilhelm Pelzer was appointed as ‘City Gardener’ to the Council.

In August 1899 August Wilhelm Pelzer was appointed as ‘City Gardener’ to the Council. With Pelzer’s appointment a rigorous planting program of the Park Lands was implemented and it appears that Pelzer somewhat faithfully referred to and used Brown’s *Report* as the guiding master plan for this planting activities. At the same time Councillor Ponder was appointed to chair a new Tree Planting Committee. Both proved “indefatigable” personalities with mutually compatible objectives, and over the next 20 years set in place a major renovation to the squares, plantations, streets and park lands with an extensive tree planting program and “firmly established on a scientific basis” the City Gardener’s department (*Annual Report* 1899-1900, p. 104).

Notwithstanding this planting agenda, re-fencing of Park Land blocks was a continual need. Pelzer’s observation was that “the old Park Lands fences are in a bad condition, and I hope that provision will be made for gradually substituting sawn posts and wires for the old split post and rail fencing.” During 1901 fences were erected along stretches of South Terrace, Unley Road, and an opening provided in the fencing for the Unley Road bicycle track (*Annual Report* 1901, p. 31).

From 1900-1910 Pelzer undertook a major renewal of plantings in the South Park Lands. Several new plantations were established, existing plantations reinforced with additional plantings, and a program of dead or diseased tree removal and replanting employed. During 1901 “avenues of white cedars [*Melia azedarach* var *australisca*] in the South ... Park Lands ... [were] trimmed and the dead wood has been removed.” During 1901 Pelzer obtained three thousand roots of *Paspalum dilatatum* (a fodder grass) from New South Wales for experimentation in the South Park Lands. While many of the specimens arrived mouldy he proceeded with trialling the healthy specimens in the South Park Lands, and obtained newer specimens for planting in the North and East Park Lands. He also erected new foot gates and slip-gates into many of the fences (*Annual Report* 1901, pp. 41, 42, 44; 1902, p. 30).

Notwithstanding this planting agenda, re-fencing of Park Land blocks was a continual need. Pelzer’s observation was that “the old Park Lands fences are in a bad condition, and I hope that provision will be made for gradually substituting sawn posts and wires for the old split post and rail fencing.” During 1901 fences were erected along stretches of South Terrace, Unley Road, and opening provided in the fencing for the Unley Road bicycle track (*Annual Report* 1901, p. 31).

Ponder instigated the bicycle path construction initiative for the Council and it is perhaps appropriate that the first path created was named in his honour. The ‘Ponder Avenue’ was constructed in 1901-02 along the southern side of Glen Osmond Road (*Annual Report* 1903, pp. 27, 46).

Street tree plantings continued in subsequent years. South Terrace was planted in a mixture of Oriental Planes (*Platanus orientalis*) and English Elms (*Ulmus procera*) during 1903-04 (*Annual Report* 1904, p. 63).

During 1906 Pelzer commenced forward planning for the formal planting and layout of the future Osmond Garden over 6 acres (2.4ha) of land and also erected a “division fence ... for [a] new reserve” in this Park. The garden was named to honour Osmond Gilles, the first Colonial Treasurer and a member of the Street Naming Committee. By the end of 1907 Pelzer had reported the completion of the layout, pathways and plantings of “Osmond Park.” These works included “thirty-two elm trees ... rockery erected ... couch grass lawns now being planted,” but these works extended over into early 1908 (*Annual Report* 1906, pp. 41, 43, 63; 1907, pp. 13, 52, 71; 1908, p. 18).

Pelzer, as part of this process, wrote to the Mayor on 16 August 1907 reporting that:

In Osmond ... Parks a large amount of construction work will have to be done in 1908, viz., Forming and making paths, bridges and rockeries, planting and mulching shrubberies, trees, and rolling of lawns' (Annual Report 1907, p. 56).

Pelzer reported the progress of these work at the end of 1907:

Osmond Park.—The new garden in this Park has an area of about 6¼ acres [2.5ha]. The paths and beds have been laid out according to the approved plan, and the work of trenching the beds and the levelling and planting of the proposed lawns with couch grass is now in hand. A large rockery has also been erected (Annual Report 1907, p. 71).

Specifically Pelzer refers to an “approved plan.” There is no extant plan for “Osmond Park” from the period. Given the extant collection of plans relating to other gardens and Park Land blocks prepared and signed by Pelzer, it is probable that he prepared a master plan for the Osmond Gardens. In 1907 the Council officially designated the newly developed park as “Osmond Park” and set aside funds for the provision of “ornamental name plates” for this and other parks and gardens named as part of the same deliberations. In 1908 the Council approved the installation of 6 “Simpson’s Patent” seats in the “Park” (Annual Report 1907, p. 53; 1908, p. 19).



Image:

Period postcard, c.1910, of Osmond Gardens. Note the rusticated timber foot bridge, the open grassed culvert watercourse, young trees planted, use of small rockeries and shrubs at the intersections of pathways. Source: private collection.

Works on establishing Osmond Garden appears to have continued in 1908. Pelzer also discovered that he had to address the poor drainage of the Garden and to change the open drain alignment and form:

In Osmond Park the work of trenching the beds and the levelling and planting of lawns has been completed : 24 trees, 86 shrubs, eight climbers, and 14 palms have been planted. The course of the open storm-water drain, which runs through this park, has been made winding; the banks of the drain have been sloped and planted wit various shrubs and trees. The erection of three rustic bridges and the making of paths and entrances is in hand (Annual Report 1908, p. 44).

Notwithstanding these drainage works he again had to regrade the stormwater drains in 1913 (Annual Report 1913, pp. 49, 62).

The creation of Osmond Garden proved a community success, and obviously attracted considerable use and community pride although it was not forthrightly stated in the media. The Mayor sought to quote the best letters from the newspapers in his 1909 *Annual Report*, with one letter referring specifically to Osmond Garden.

Such a letter was received on Monday from Mr J.G. Russell, the Commissioner of Insolvency. Mr Russell wrote as follows:- "I heartily congratulate the council upon the success of planting Osmond Park, and I only wish it were opposite my home on Park Terrace [Greenhill Road]. I have visited it three time lately, and I want to tell of my delight in spending an hour there yesterday (Sunday) afternoon. I estimated that about 300 persons were there. One could see their intense appreciation. They were enjoying the rest on seats, walking about admiring the beautiful flowers, and lying and sitting all over the lawns. The children I particular gave me much pleasure. They seemed to revel on the grassy slopes of what were so recently an untidy and dirty depression, used as a gutter for storm waters. As t the centre piece of rockwork and flowers, I should like your Council to see it for themselves. Recently, in Brisbane, I visited the Botanic Gardens, and I can assure you that that at the present time there is nothing in that garden to compare with the centre flower-bed of Osmond Park. It was gratifying yesterday to see the good conduct of the children; not a flower was touched, and the whole work seemed to be highly appreciated. It seemed to me that no money spent by the Council could do more good for the citizens." The letter was read to the Adelaide City Council at its meeting on Monday afternoon, and evoked general expressions of gratification from members (Annual Report 1909, p. 44, quoting The Advertiser 2 February 1909).



As a culmination to this investment in Osmond Garden, the Council placed one of the three ornamental fountains associated with the Jubilee Exhibition Building and Exhibition into the Garden in November 1909. The gift, through the generosity of the Premier Thomas Price was also accompanied by the gift of one 16 pound field siege gun, bearing the year 1873, from the Largs Bay Fort. The cast iron fountain, cast by Andrew Handyside & Co in Derby and London, was eventually removed and stored, but re-surfaced in 1971 and was positioned, where it remains today, in Rundle Mall opposite Adelaide Arcade. The siege gun was also removed and its present whereabouts is unknown (*Annual Report 1909*, pp. 48, 63, 64, 65).

Planting work also continued. Additional plantings of 13 trees, 24 shrubs and 2 palms also occurred in the Garden together with iron-hoops and wire-netting to protect the flower beds. It needs to be noted that the Garden was also entirely fenced and several entrance gates had been erected for public access by this time, and that a public toilet was erected in 1910 in this Garden “with the latest improved sanitary fittings.” In the following year Pelzer arranged for the planting of shrubberies around the toilet block, and a Kaffir-Apple (*Dovyalis caffra*) of 204 plants along the Garden’s eastern perimeter fence. During 1912 he shifted the fence further eastwards “so as to prevent horses, grazing in the adjoining park, from damaging the hedges growing along the fence,” and erected a “rustic pergola ... for climbing roses to grow over.” An additional “rustic arch, 10 feet [3.0m] across and 4 feet [1.2m] deep, has been erected [in 1914], and wisterias [*Wisteria* spp.] and virginian creepers [*Parthenocissus quinquefolia*] have been planted against it (*Annual Report 1910*, pp. 51, 61; 1911, p. 64; 1912, p. 98; 1914, p. 80).

On 31 August 1912 the first Wattle Day plantings were undertaken in Adelaide, inaugurated by the Australian Wattle Day League, and plantings were undertaken by kindergarten children and staff organised by the Kindergarten Union of South Australia and the Council. Plantings occurred in Osmond Garden of some 11 trees and 14 shrubs, adjacent to Lewis Cohen Drive, near the Bowden Railway Station, and in Kingston Gardens within the City of Adelaide (*Annual Report 1912*, pp. 11, 63, 98; Thornton nd, p. 1).

The Garden also commenced hosting regular band concerts by arrangement with the South Australian Band Association. An additional 3 wattle trees were planted in 1914 also as part of

the Day’s activities (*Annual Report 1912*, pp. 11, 63, 98; 1914, pp. 72, 80; 1915, p. 35; 1916, p. 30; 1917, p. 25; 1918, p. 25; 1919, p. 28; 1920, p. 15; 1921, p. 24; 1922, p. 19; 1923, p. 18; 1924, p. 30; 1925, p. 14; 1926, p. 25; 1928, p. 28; 1929, p. 25; 1930, p. 18; 1930-31, p. 21; 1931-32, p. 26; 1933, p. 22; 1934-35, p. 24; 1935-36, p. 33; 1936-37, p. 20; 1937-38, p. 11; 1938-39, p. 28).

In 1912 Pelzer proposed a planting program for both sides of Glen Osmond Road, including the ‘Ponder’ bicycle track. During 1913 some 150 English Elms (*Ulmus procera*) were planted (*Annual Report 1912*, pp. 63, 101; 1913, p. 64).

From 1912 onwards Pelzer undertook minor maintenance and planting works at Osmond Garden. In 1915 a small Golden Privet (*Ligustrum ovalifolium* ‘Aureum’) hedge was added, and a sump sunk in the “southern lawn for the purpose of draining storm water from the footpath.” Two rustic bridges were also erected and 2 further tennis courts laid out. During 1923 he replaced and repaired several rustic bridges, railings, and arches in the Garden. He also excavated “two sumps, each 5 feet [1.5m] square and 5 feet [1.5m] deep, ... [that were] sunk in the lawn near the pathway parallel with Glen Osmond Road for the purpose of draining the pathway of storm-water. Even this drainage work did not apparently resolve the situation. Pelzer was again modifying pathways to address surface stormwater ponding in 1925. In 1928 he deposited a large quantity of filling “along the division fence of Osmond Garden, so as to prevent stormwater from flooding the paths” (*Annual Report 1915*, pp. 66, 67; 1916, p. 43; 1923, p. 36; 1925, p. 33; 1928, p. 44).

From 1917 onwards Pelzer undertook little further management works to this Park. In 1918 he replaced a footbridge opposite Louisa Street. In 1926 some 22 chains of fencing were replaced, including the provision of two small gates and one large gate (*Annual Report 1926*, p. 42).

Because of the continuing band activities in the Osmond Garden, Council considered a proposal by Pelzer in 1924 to erect a bandstand in the Garden. The proposal was positively heard but the matter deferred until the 1925 budget (*Annual Report 1924*, p. 5, 30).

In 1930 Council approved expenditure to plant 114 ash (*Fraxinus* sp) along the sides of Hutt Street from South Terrace to Greenhill Road (*Annual Report 1930*, p. 15).

On 29 February 1932 Pelzer retired and the Council commenced a reorganisation of the City Gardener’s Branch (*Annual Report 1931-32*, p. 27). Following Pelzer’s retirement a sequence of gardeners and a change of commitment to the gardens and the Park Lands appears evident throughout Adelaide notwithstanding the Centenary of South Australia celebrations in 1936.

During March – August 1957 the Town Clerk, Colonel WCD Veale, undertook a study tour of council organisations and facilities in Europe and North America, and submitted his reports on various topics in October 1958. *Report No. 4* dealt with Parks and Gardens (Veale 1958) and made sweeping recommendations towards the renovation and development of several parks around the Park Lands, together with redevelopment of the River Torrens edges and the development of an 18-hole golf course. There were no specific recommendations for Park 18.

On 19 April 1982, Adelaide and the ancient Japanese city of Himeji became Sister Cities. As part of this commitment, the Council invited the development of a garden to commemorate and strengthen this agreement. Positioned in a portion of the Osmond Garden, part of the Pelzer designed garden was disturbed to accommodate this feature. The Garden was opened in 1985 and joint plaques in English and Japanese unveiled in November 1990. Conceptually, the Himeji Garden contains traditional Japanese garden design features possessing religious and natural associations and references. “The Garden blends two classic styles. The first is the ‘senzui’ (lake and mountain garden), where water and the imagination create images of vastness and grandeur.

The second is the 'kare senzui' (dry garden), where rocks and sand evoke the presence of water, even the sea itself" (ACC 2004, np).



At present, Park 18 has a diverse number of uses. It is a mixture of "open turfed areas, formal gardens, including the Japanese Himeji Gardens and pockets of planted exotic and Australian tree species" (Long 2003: 46)

Amery (1997; 2002: 270) proposed the toponym *Witangga*, meaning 'peppermint gum forest', to this park. The terms recognises *vita* meaning 'peppermint gum' and *-ngga* meaning 'location'. This toponym has been adopted, in part, for use by Council.

The Park consists today as bearing the underpinning plantings and planting design pattern as proposed by Brown in his *Report* (1880). Most the perimeter planting strategy and tree species reflect this approach albeit in a more austere selection as to species. The perimeters are dominated by Sugar Gums (*Eucalyptus cladocalyx*), Aleppo Pines (*Pinus halepensis*), River Red Gums (*Eucalyptus camaldulensis*).

Thus, because of the date and irregularity of the planting, the age and character of the Park visually bears little of this philosophical approach.

Existing Planning / Development Plan Context

No component in Park 18 Wita Wirra is identified in the State Heritage Register.

Park 18 Wita Wirra exists within the South-East Parks Precinct PL11 of the City of Adelaide Development Plan (438-439). Its 'Environment' is described as:

ENVIRONMENT

Planting Character and Landscape Design

The Eucalypt avenues and boundaries should be maintained along Glen Osmond Road, and reinforced by additional large tree plantings

The banks of Park Lands Creek should be regraded to improve safety and amenity and the variation in landform and parkland feature it provides should be acknowledged in its planting character of Eucalyptus species dominant woodland, enclosing playing fields and open grassed areas.

Unley Road plantings should be reinforced to reduce the formality of the existing planting, and additional landscaping of the tennis courts in the area between Greenhill, Glen Osmond and Hutt Roads is appropriate.

The more formalised landscape of Osmond Garden and the Adelaide Himeji Garden should be maintained.

The perimeter of the Precinct should be heavily planted to strengthen the desired woodland character.

Permanent Structures

Existing buildings in the Precinct should be rationalised or relocated further from Greenhill Road

No areas of significant landscape character are identified. No component Park 18 Wita Wirra has been identified on the National Trust of South Australia's Register of Significant Trees.

Significant Components and Places

The following section summaries any cultural landscape features that possess cultural heritage value.

Overall Spatial Patterns

The overall Park 18 retains its original shape and form as devised by Light, and has evidence of substantial tree planting that accords with the spatial and species intent of Brown's *Report* including pathway alignments. Perimeter pathways and some sweeping paths have been constructed and planted. Perimeter planting appears to have been spatially laid out faithfully including a large mass planting in the southern corner of Park 18 around the creek. The introduction of Osmond Garden substantially changed the character of the Park enabling a

formal gardenesque landscape in the north-western corner. Introduced sporting facilities appear to have minimally altered the spatial configuration proposed by Brown. Park 18's significance is in its contribution to the overall plan by Light and Brown's *Report*, and also displays a significance formal display garden development as designed and planted by Pelzer, and accordingly is contributory.

Land Use

The land use has shifted from a despoiled grazing wasteland to a park land with the commencement of the tree planting program in 1900 onwards. The introduction of intensive sporting or recreational venues, including Osmond Garden, changed the image of the open expansive woodland by establishing more intensive planting approaches and enabling a change of land use function to ceremonial and intensive recreational roles. There is some significance evident in the historical and recreation roles the Park serves.

Natural Features Responsiveness

The relatively flat topography, now heavily visually enclosed by vegetation, provides little significance. The presence of a watercourse through the Park is evident although obscured by dense woodland plantings, and with some understorey or middle-storey plantings. The watercourse is a major topographical feature and its banks have been historically regraded to soften its appearance and also address regular flooding and peak flows. Little design attention has been historically applied to the watercourse yet it was intended to possess a picturesque presence in the Park within Brown's vision of the locality. Views of the eastern escarpment of the Adelaide Hills can still be obtained from within Park 18. There are no natural significant features evident except the watercourse:

- ❖ The watercourse, in southern area of the Park, is an important drainage feature and has been under-designed in its historical treatment and integration within the overall park. It has some significance in terms of its design and engineering.



Circulation Networks

Prior to Brown's *Report* (1880) there is little evidence of any circulation system on Park 19. He noted several desire lines or movement routes across the block but remembering that it was entirely fenced for grazing purposes there was little public access into this block. The *Report* proposed a system of curvilinear perimeter pathways as design features in this block.

Boundary Demarcations

No evidence is present of past demarcation devices and fencing apart from the fundamental road boundaries. The exception is:

- ❖ Golden Privet (*Ligustrum ovalifolium* 'Aureum') hedge that demarks part of the Osmond Garden from Park 18's sporting fields. Not the original hedge as planted in the 1920s. Of some design merit.

Vegetation

There are several vegetation elements in Park 18 that possess cultural heritage merit:

- ❖ Glen Osmond Road Sugar Gum (*Eucalyptus cladocalyx*) Avenue, located on the north-eastern and south-western flanks of Glen Osmond Road. An impressive ornamental boulevard atmosphere with association to a Sugar Gum (*Eucalyptus cladocalyx*) grove adjacent to the north-east that also contains irregularly planted Aleppo Pines (*Pinus halepensis*) and Pepper Trees (*Schinus aerea* var *molle*) specimens. Planted in 1913-1915, replacing an earlier plantation of *Eucalyptus* ssp trees planted in c.1876 that were reported in 1911 as dying and of considerable age. Perimeter plantings frame entrance to city, that experienced toxic waste contamination in the watercourse creek in the 1970-80s resulting in the poisoning some of Sugar Gum (*Eucalyptus cladocalyx*) specimens; younger plantings interspersed with original Sugar Gums (*Eucalyptus cladocalyx*). Of some historical and aesthetic significance.
- ❖ Golden Privet (*Ligustrum ovalifolium* 'Aureum') hedge, running north-south and dissecting Osmond Garden from the main part of Park 18. Of some botanical and visual significance.



- ❖ South Terrace street tree plantation (J&E: P.B20): part of the overall street tree plantation along South Terrace stretching from Hutt Street to West Terrace that comprises English Elms (*Ulmus procera*) on the south side and Hackberry (*Celtis occidentalis*) on the north side of South Terrace. Possessing uniformity, the unusual mixture of the two species results in a strong visual corridor and canopy. Of some significance aesthetically.
- ❖ Date Palm (*Phoenix dactylifera*), located in the western corner of Osmond Garden. Of some historical and botanical significance.

- ❖ Kurrajong (*Brachychiton populneus*), specimen, located in the western corner of Osmond Garden. Of some historical significance.
- ❖ Unidentified Palm ssp, located in the western middle of Osmond Garden. Of some historical significance.



- ❖ Fan Palms (*Licuala ramsayi*), two specimens, located in the western middle of Osmond Garden. Unusual species in a healthy condition. Of some historical and botanical significance.
- ❖ River Red Gum (*Eucalyptus camaldulensis*), specimen, located in the western middle flank of Osmond Garden. Of some visual significance.



- ❖ River Red Gum (*Eucalyptus camaldulensis*), specimen, located to the immediate north of Himeji Garden in Osmond Garden. Of some visual significance.
- ❖ Evergreen / Holly Oak (*Quercus ilex*), good specimen, located in the centre of Osmond Garden. Of some botanical and visual significance.
- ❖ Canary Island Palm (*Phoenix canariensis*), specimen, located external to the south-east corner of Himeji Garden in Osmond Garden. Of some visual and historical significance.



- ❖ Chilean Wine Palm (*Jubea chilensis*), specimen, located to the south of Himeji Garden in Osmond Garden. Of some visual, historical and botanical significance.
- ❖ Fan Palm (*Licuala ramsayi*), specimen, located to the south of Himeji Garden in Osmond Garden. Of some visual, historical and botanical significance.



- ❖ Windmill Palm (*Trachycarpus fortunei*), specimen, located to the south of Himeji Garden in Osmond Garden. Of some botanical and visual significance.

- ❖ Norfolk Island Hibiscus (*Lagunaria patersonii*), specimen, located south of Himeji Garden in Osmond Garden. Of some historical significance.



- ❖ Windmill Palm (*Trachycarpus fortunei*), specimen, located to the south-west of Himeji Garden in Osmond Garden. Of some botanical, historical and visual significance.
- ❖ Irish Strawberry (*Arbutus unedo*), specimen, located to the south of Himeji Garden in Osmond Garden. Of some botanical and historical significance.



- ❖ Glossy Privet (*Ligustrum lucidum*), specimen, located to the south of Himeji Garden in Osmond Garden. Of botanical significance.

- ❖ River Red Gum (*Eucalyptus camaldulensis*), large specimen, located to the south of Himeji Garden in Osmond Garden.
- ❖ Aleppo Pine (*Pinus halepensis*), large specimen, located on the central Hutt Street frontage. Of some visual significance.
- ❖ Sugar Gum (*Eucalyptus cladocalyx*), large specimen, located on the northern Hutt Street frontage. Of some visual significance.
- ❖ River Red Gum (*Eucalyptus camaldulensis*) grove, 6 specimens, on the corner of South Terrace and Hutt Street stretching westwards. Of some botanical and visual significance.
- ❖ Himeji Garden plant assemblage. A collection of groundcovers, lower-storey, middle-storey and upper-storey trees, flowering shrubs, grasses that possess Japanese origins as used in the Himeji Garden design. Of some botanical significance.
- ❖ Memorial tree, unidentified species with presentation plaque by Muriel Howard to the Council. Of no significance.



- ❖ Carob (*Ceratonia siliqua*) tree, in the southern corner of Park 18, of some 100 years of age. Of botanical significance.

Spatial Arrangements

There are only two main precincts:

- ❖ Osmond Garden (J&E: L.B3) represents a small but highly aesthetic garden laid out to a design and planting strategy by Pelzer. While it contains a diversity of trees and plants, and its original pathway structure has been progressively removed, it still holds much of its original qualities and design intent. Himeji Garden was excised from the Garden but without overly compromising the larger design. Still contains much of its original circulation system, 1907 rockery, principal tree plantings including palms. Of considerable historical, design and visual merit.
- ❖ Himeji Garden represents an important example of a contemporary Japanese garden design. Excised in part from Osmond Garden, it consists of an integrated design that is

visually a separate space within the larger park land block. Of considerable historical, design and visual merit.

Structures

There are several minor recreation service structures in Park 18, but the only distinctive structures of significance are:

- ❖ Osmond Garden pergola shelter, of treated pine construction, possibly on the site of the original timber rusticated structure erected on the site in 1911. Carries a vine (*Vitis vinifera*). Of no significance.
- ❖ Himeji Garden building structures including, fountains, shelters and gates. Of some historical and design significance.



- ❖ Sporting Pavilion, located to the eastern flank of the Park. Constructed of brick and galvanised iron flat roofing. Of no significance.



Small Scale Elements

There are few elements present or remaining that have merit.

- ❖ Himeji Garden opening plaques in English and Japanese. Of some historical significance.



- ❖ Steel and timber footbridge over the watercourse. Of no significance.
- ❖ Muriel Howard presentation plaque. Of no significance.



- ❖ Park 18 Bore infrastructure. Of no significance.
- ❖ Hutt Street green-painted timber tram shelter with galvanised mini-orb gabled roofing near the corner of South Terrace. A lovely architectural feature on the Hutt Street roadscape, possessing 1920s architectural stylistic traits. Perhaps the last of its type left

in the Adelaide Park Lands and streetscapes. Of some architectural and visual significance.

- ❖ Soccer memorial, on a Carey Gully sandstone rock, on the Hutt Street, commemorating the first organised soccer game played under the South Australian British Football Association on 25 April 1903. Of no significance.
- ❖ Green painted container used as a Gardeners shed to the south-eastern corner of the exterior of Himeji. Unsightly feature hidden with a tangle of creepers, pergolas and fencing. Of no significance.



Historical Views and Aesthetic Qualities

While Park 18 is relatively flat it possesses some aesthetic merit, as follows:

- ❖ Glen Osmond Road Sugar Gum (*Eucalyptus cladocalyx*) tree avenue and visual corridor. A prominent visual entrance corridor, with enclosed views towards the city and towards the Adelaide Hills south-eastern escarpment. Of considerable visual and aesthetic merit.

Cultural Landscape Heritage Significance Evaluation

The following table summarises the cultural landscape heritage components present in Park 18. A separate assessment, in the Main Report, positions Park 18's cultural landscape in the context of the wider Adelaide Park Land.

Park 18 – Wita Wirra Park Item / Component / Place	Existing: Register of the National Estate	Existing: State Heritage Register	Existing: Adelaide City Development Plan	Existing: National Trust of South Australia / Significant Tree Register	High Significance	Medium Significance	Low Significance	Vulnerable	Recommended: Register of the National Estate	Recommended: State Heritage Register	Recommended: Adelaide City Development Plan	Proposed: National Trust of South Australia / Significant Tree Register	Recommended: Preparation of a Conservation Study
Park 18 generally	-	-	-	-	-	M	-	-	-	-	Y	-	-
Watercourse	-	-	-	-	-	M	-	V	-	-	-	-	-
Glen Osmond Road Sugar Gum (<i>Eucalyptus cladocalyx</i>) avenue	-	-	-	-	H	-	-	-	-	-	-	-	-
Kaffir Apple (<i>Doryalis affra</i>) hedge	-	-	-	-	-	M	-	-	-	-	-	-	-
South Terrace Elm (<i>Ulmus procera</i>) & Hackberry (<i>Celtis occidentalis</i>)	-	-	-	-	-	M	-	-	-	-	-	-	-
Date Palm (<i>Phoenix dactylifera</i>) specimen	-	-	-	-	-	M	-	-	-	-	Y	Y	-
Kurrajong (<i>Brachychiton populneus</i>) specimen	-	-	-	-	-	-	L	-	-	-	-	-	-
Palm ssp specimen	-	-	-	-	-	M	-	-	-	-	-	-	-
Fan Palm (<i>Licuda ramsayi</i>) two specimens	-	-	-	-	-	M	-	-	-	-	Y	Y	-
River Red Gum (<i>Eucalyptus camaldulensis</i>) specimen – west	-	-	-	-	-	-	L	-	-	-	-	-	-
River Red Gum (<i>Eucalyptus camaldulensis</i>) specimen – north	-	-	-	-	-	-	L	-	-	-	-	-	-
Evergreen Oak (<i>Quercus ilex</i>) specimen	-	-	-	-	-	M	-	-	-	-	Y	Y	-
Canary Island Palm (<i>Phoenix canariensis</i>) specimen	-	-	-	-	-	M	-	-	-	-	-	-	-
Chilean Wine Palm (<i>Jubea chilensis</i>) specimen	-	-	-	-	H	-	-	-	-	-	Y	Y	-
Fan Palm (<i>Licuda ramsayi</i>) specimen	-	-	-	-	-	M	-	-	-	-	-	-	-
Windmill Palm (<i>Trachycarpus fortunei</i>) specimen	-	-	-	-	-	M	-	-	-	-	Y	-	-

Norfolk Island Hibiscus (<i>Lagunaria patersonii</i>) specimen	-	-	-	-	-	-	L	-	-	-	-	-	-
Windmill Palm (<i>Trachycarpus fortunei</i>) specimen	-	-	-	-	-	M	-	-	-	-	-	-	-
Irish Strawberry (<i>Arbutus unedo</i>) specimen	-	-	-	-	-	M	-	-	-	-	Y	Y	-
Glossy Privet (<i>Ligustrum lucidum</i>) specimen	-	-	-	-	-	-	L	-	-	-	-	-	-
River Red Gum (<i>Eucalyptus camaldulensis</i>) specimen	-	-	-	-	-	-	L	-	-	-	-	-	-
Aleppo Pine (<i>Pinus halepensis</i>) specimen	-	-	-	-	-	-	L	-	-	-	-	-	-
Sugar Gum (<i>Eucalyptus cladocalyx</i>) specimen	-	-	-	-	-	-	L	-	-	-	-	-	-
River Red Gum (<i>Eucalyptus camaldulensis</i>) grove	-	-	-	-	-	-	L	-	-	-	-	-	-
Himeji Garden Japanese plant assemblage	-	-	-	-	-	M	-	-	-	-	Y	-	-
Carob (<i>Ceratonia siliqua</i>) tree	-	-	-	-	-	M	-	-	-	-	Y	-	-
Osmond Garden precinct	-	-	-	-	H	-	-	-	-	Y	Y	-	-
Himeji Garden precinct	-	-	-	-	-	M	-	-	-	-	Y	-	-
Osmond Garden pergola	-	-	-	-	-	-	L	-	-	-	-	-	-
Himeji Garden structures	-	-	-	-	-	M	-	-	-	-	-	-	-
Himeji Garden opening plaques	-	-	-	-	-	-	L	-	-	-	-	-	-
Steel and timber footbridge	-	-	-	-	-	-	-	-	-	-	-	-	-
Muriel Howard plaque	-	-	-	-	-	-	-	-	-	-	-	-	-
Park 18 Bore infrastructure	-	-	-	-	-	-	-	-	-	-	-	-	-
Hutt Street tram shelter	-	-	-	-	-	M	-	-	-	-	Y	-	-
Soccer memorial	-	-	-	-	-	-	L	-	-	-	-	-	-
Gardeners Shed/Container	-	-	-	-	-	-	L	-	-	-	-	-	-
Osmond Road Sugar Gum (<i>Eucalyptus cladocalyx</i>) avenue vistas	-	-	-	-	H	-	-	-	-	-	Y	Y	-

Statement of Cultural Significance

Wita Wirra Park 18 represents an integral segment of the overall Adelaide Park Lands that possesses associative cultural significance in reflecting the spatial and planting design intent and philosophies of John Ednie Brown and August Pelzer, and hosts several contemporary facilities that have partially compromised the original intent but provide additional cultural and social significance to the place. Park 18 hosts important pathway and perimeter woodland elements proposed in the *Report* (1880), and hosts an important exemplar of Pelzer's gardenesque garden design style as expressed in Osmond Garden. It is also contains an important representative of classic Japanese Garden design principles and styles in Himeji Garden, and the one of its type in South Australia.

Recommendations:

- ❖ Reinforce and conserve the planted perimeters of Park 18 and continue a planting program using a mixture of predominately Australian species and the species listed in Brown's *Report* (1880);
- ❖ Reinforce native plantings along the watercourse and in the south-eastern corner of Park 18;

- ❖ Consider the future removal of White Poplars (*Populus alba*) along all watercourses in the and their replacement with more appropriate native species of species as proposed by Brown in his *Report* (1880);
- ❖ Revise *City of Adelaide Development Plan* citations pertaining to PL11 to reflect the above conclusions and recommendations;
- ❖ Prepare a Landscape Master Plan for Osmond Garden that addresses the historical patterns of extant tree plantings and species, renovates the rockery forms, and gives effect to the PL11 policy recommendations and continues the design philosophy devised by Pelzer;
- ❖ Consider removing the Gardeners shed/container.
- ❖ Remove the presence of all stobie poles and overhead wires from Park 18;
- ❖ Conserve existing vistas from the interior of the Park to the city and the eastern escarpment of the Adelaide Hills;
- ❖ Ensure quality of maintenance levels at Himeji Garden;