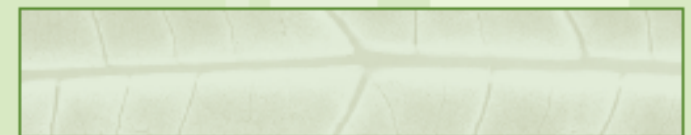


Adelaide Park Lands Community Land Management Plans

Brougham Gardens/Tandotittingga



COMMUNITY LAND MANAGEMENT PLAN: Brougham Gardens/Tandotittingga

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COMMUNITY LAND MANAGEMENT PLAN: Brougham Gardens/Tandotittingga

1. INTRODUCTION

This Community Land Management Plan (“**CLMP**”) for Brougham Gardens/Tandotittingga has been prepared within the context of and giving effect to 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;
- outlines its management context;
- explains the existing status of the Park;
- provides an assessment of management 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

COMMUNITY LAND MANAGEMENT PLAN: Brougham Gardens/Tandotittingga

“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.”

Vision for Brougham Gardens/Tandotittingga:

Brougham Gardens/Tandotittingga will continue to be managed and maintained as an area for outdoor recreation in a formal European garden setting.

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

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

Brougham Gardens/Tandotittingga is categorised in the Strategy as a “predominantly cultural landscape”. “Predominantly cultural landscape” is defined as an area (which) includes dominant features, uses, activities and associations which are of cultural significance to the community as a whole.

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 and as a place of refuge immediately following settlement.
- Provides both an overlook to the City and acts as a green backdrop when viewed from the City.
- Positioned in a triangle distinctively edged by Victorian residences.

- Is a popular pedestrian route to and from the City for North Adelaide commuters.
- High use area adjacent the Women’s and Children’s Hospital, used by staff and visitors.
- Should be considered as part of the whole Park Lands open space system in terms of its significance, cultural landscape, environment (eg. green corridors), accessibility (eg. paths) and use.
- The site of the Adelaide Aboriginal tent embassy in October 1972. The embassy was set up in the north west corner to coincide with and support the tent embassy in Canberra.
- Should be managed in conjunction with the adjacent and thematically similar Palmer Gardens/Pangki Pangki.

1.3 Statement of Significance

Brougham Gardens/Tandotittingga has cultural significance to the Kurna people as one of the many parks which comprise the Park Lands as a place where they lived prior to and following white settlement.

1.4 Kurna Naming

As part of the Adelaide City Council’s commitment to reconciliation with Aboriginal communities, places within the City have been given Kurna names. Brougham Gardens is now known as Tandotittingga which means “native lilac place”. The current naming protocol is to use Brougham Gardens/Tandotittingga.

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.

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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. Community land management plans ensure that the main purposes of a park are considered when land use decisions are made. They:

- Reflect as much community input and scrutiny as possible (gained from consultation);
- 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.

COMMUNITY LAND MANAGEMENT PLAN: Brougham Gardens/Tandotittingga

2. MANAGEMENT CONTEXT

2.1 Legal Framework and Land Control Details				
Management Area	Brougham Gardens/Tandotittingga - bounded by King William Road and Brougham Place			
Certificate of Title	Title identification: CR 5452/84 Parcel identification: S 1634 in the Hundred of Yatala S 1635 in the Hundred of Yatala S 1636 in the Hundred of Yatala S 1637 in the Hundred of Yatala Title identification: 106100/1192 and 106100/1193 Parcel identification: S 1192 in the Hundred of Yatala S 1193 in the Hundred of Yatala			
Owner	The Crown in the right of the State			
Custodian	The Corporation of the City of Adelaide			
Lease/Licence Details	None			
Buildings	Asset No.	Tenure	Owner/licence holder	Description
	PR40179B	Council	Council	Gardeners' Shed (bricks and stones)
Purpose for which land is held	Adelaide City Council holds this land for the benefit of the community. The land is managed in line with the Park Lands Management Strategy as a predominantly <i>cultural</i> landscape, defined as areas (which) include dominant features, uses, activities and associations which are of cultural significance to the community as a whole.			
Native Title Status	The Kurna 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 Kurna Claim has only progressed to various directions hearings within the Courts. The claim is not ready to progress to mediation at this stage. Because of the Kurna interest in this land, the Kurna people have been consulted in the CLMP process.			

COMMUNITY LAND MANAGEMENT PLAN: Brougham Gardens/Tandotittingga

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. **Appendix A** 'The Park Lands Management Strategy- Summary of Directions and Overall Frameworks for the Purpose of Community Land Management Plans' summarises the key management objectives as they relate to management of the Park Lands.

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. Tandotittingga is in Precinct PL 18 Brougham/Palmer Gardens Precinct of the Development Plan. The Plan recommends that Brougham/Palmer Gardens should be

maintained as an area for passive and informal outdoor recreation activities within a formal garden setting.

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.

Once the PAR is amended as a result of the public consultation process, approval from the Minister of Urban Development and Planning will be sought. 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.

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
- Consultation and Communication Policy
- Environment Policy
- Indigenous Consultation Protocol

COMMUNITY LAND MANAGEMENT PLAN: Brougham Gardens/Tandotittingga

- Integrated Movement Strategy
- Light-n Up City Recreation and Sport Plan
- On Street Parking Policy
- Park Lands Olive Management Plan
- Park Lands Signage Plan
- Public Art Policy – Watch this Space
- Public Communication and Consultation Policy
- Public Convenience Policy
- Reconciliation Statement
- 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**.

Following consultation, the community values for Brougham Gardens/Tandotittingga can be summarised as follows:

The local community value the Park as an open green space close to the centre of Adelaide. While there is a diverse range of opinion regarding specific management issues or management options, there was a consistent message that the Victorian European style of garden with its views to the city be retained and enhanced. The general consensus was for the continuation of an open character to the Park, with further opening up of space and vistas, through maintenance of existing plantings and the addition of tall deciduous avenue trees providing summer shade and winter sun. These trees should contribute to a Victorian planting theme. The Park is predominantly used for passive (non-intensive) recreation pursuits.

3. EXISTING USE

Part 3 outlines the existing use of the Park as it appears today 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

Brougham Gardens/Tandotittingga has not been identified as having particular indigenous significance, beyond the fact that the whole of the Park Lands are important to indigenous people as a place where the Kurna people lived.

3.1.2 European

The Draft Park Lands PAR recommends that:

- Brougham/Palmer Gardens should be maintained as an area for passive and informal outdoor recreation activities within a formal garden setting.
- The formal historical character and carefully designed garden beds should be maintained.
- Buildings or structures should not be developed in the Park.

Council engaged Dr David Jones to undertake a Cultural Landscape Assessment which is included in **Appendix C**. It identified the following significant components and places in Brougham Gardens/Tandotittingga:

Significant components and places	European Significance
Overall spatial patterns	The overall spatial patterns have remained relatively consistent although road closures over time have led to additional segments being added to the Gardens. The Park retains its original shape and form as devised by Light ¹ (except that King William Road now bisects the Park). There is evidence of substantial tree planting undertaken during by Pelzer ² reinforcing a Victorian picturesque style. The formal cross axial pathway system dissecting the gardens has been evident since the 1870s. No clear planting strategy other than the strong Victorian theme.
Land Use	Tree planting in the 1870s and 80s shifted land use from a despoiled wasteland to a Park Land. Following fencing in the late 1870s the Gardens assumed the role and function of a semi-formal garden and this function has remained today.
Natural features	No significant features.
Circulation networks	The gardens occupy an important southern flank to the North Adelaide escarpment as addressed in Light's Plan. The significance of this role is as: <ul style="list-style-type: none"> • A pronounced landscaped escarpment feature • A landscape backdrop from King William Road and a landscaped overlook from O'Connell Street.

¹ The Surveyor-General of Adelaide

² August Pelzer, City Gardener 1899-1934

COMMUNITY LAND MANAGEMENT PLAN: Brougham Gardens/Tandotittingga

Boundary demarcations	No evidence is present.
Vegetation	There are two main elements possessing cultural heritage merit: The palm (<i>Phoenix sp</i>) collection dating from 1890s-1920s has some botanic significance .
	Two Italian Cypresses (<i>Cupressus sempervirens</i>) act as a frame to the entry pathway on the northern flanks of the garden.
	A mature Carob (<i>Ceratonia siliqua</i>) as a specimen in the eastern triangle of the gardens. Of some significance botanically .
Spatial arrangements	Several subtle spatial arrangements exist
	Crushed rock pathway along the northern flank
	Main pedestrian access routes through the Park are routes which have not changed since the Park's original development.
Structures	Gardeners' shed small, painted concrete-block, of little cultural heritage merit .
	Compost area , an aesthetically and functional unpleasing element in the overall Gardens. Of little cultural heritage merit .
Small Scale Elements	Two memorial garden seats . Of little historical and design significance .
	One rusticated cast iron seat . Of some historical and design significance .
	Ornamental clock and clock garden donated by Andrew Penfold Simpson in 1986. Of little historical and design significance .
	Victorian style cast iron bollards , of some historical significance .
	Original metal markers are extant on several rose beds (of some historical significance).
Historical Views and Aesthetic Qualities	Several significant visual characteristics:
	The Gardens are positioned on a flank of the North Adelaide escarpment meshing three segments of the North Adelaide plan.
	Sweeping view over the City towards the Adelaide Hills.
	Strong visual feature on Brougham Place road-scape.

The Cultural Landscape Assessment concluded that:

Brougham Gardens/Tandotittingga represents an integral segment of the overall Adelaide Park Lands that possess important cultural significance in reflecting the spatial and planting design intent and philosophies of August Pelzer as well as a strong Victorian landscape style. Integral with Palmer Gardens/Pangki Pangki, it forms a significant gardenesque intermission between the juxtaposed segments of a landscaped gateway to North Adelaide, contributing to the visual character of North Adelaide as a venue of strong Victorian built form and spatial associations.

3.2 Environment

3.2.1 Vegetation

- Kraehenbuehl (1996) notes that in the early years of settlement, the North Adelaide area was characterised by Mallee Box (*Eucalyptus porosa*) Woodland.
- Brougham Gardens/Tandotittingga is a predominantly lawned area of 8.5 acres. A number of rose beds are present. The garden is characterised by a formal atmosphere with several feature trees and avenues. The floral clock is a feature in the southern portion of the Park.

COMMUNITY LAND MANAGEMENT PLAN: Brougham Gardens/Tandotittingga

3.2.3 Water

- Gardens on the eastern side of King William Road are irrigated with mains water using a “maxicom enabled system”. This is a centrally controlled, evapo-transpiration and rainfall sensitive irrigation system. The western half of the Gardens is watered using a ‘stand alone’ irrigation system.

3.3 Buildings and Structures

- A single gardener’s shed and compost/storage area.
- Paved seated area for hospital staff/visitors.

3.4 Recreational Facilities

- There are no specific recreational facilities in this Park.

3.4.1 Dog Management

- Dogs in this Park must be kept on a leash not exceeding two metres in length.

3.5 Events Management

- The Park is occasionally used for small private functions including weddings (less than 60 people).

3.6 Amenity

3.6.1 Facilities

- Seating adjacent to entrance to the Women’s and Children’s Hospital.
- Bins and seats through the Park.

3.6.2 Lighting

- Lighting along pathways.

3.6.3 Signage

- Adelaide City Council naming sign is situated in the north west corner of the Park. This is consistent with the Park Lands Signage Plan and provides Kurna interpretative material.

3.7 Accessibility

- Well serviced by a network of pathways which serve as commuter links between North Adelaide and the City.

Existing use Map

1. Seating area
2. Poplar avenue
3. Garden Shed and compost
4. Significant views to St Peter's Cathedral
5. Floral Clock
6. Rose beds



7. Kurna naming sign
8. Crushed rock pathway
9. Views to Hills
10. Oleanders
11. Annual beds opposite Brougham Place Uniting Church

4. ISSUES AND DIRECTIONS

Part 4 assesses any issues which arise from the functions, assessment against policies, community consultation of the areas considered in Part 3 above, and recommends appropriate action. Brougham Gardens/Tandotittingga is a predominantly cultural landscape, as identified in the Strategy (see 1.1 above) and management issues have been determined within this context. 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-appropriate recognition of significant Kaurua sites

There are no known sites of specific Aboriginal significance.

4.1.2 European

Issue – retain the Victorian character of the Park

- Retain features of significance identified in 3.1 above.
- Retain all palm trees throughout the Park.
- Implement the staged removal of the poplar avenue. These plantings (dating from the 1970s) are visually inconsistent with the Victorian character of the Park and should therefore be replaced with trees more appropriate to the overall planting theme.

4.2 Environmental Context

These recommendations supplement the recommendations from 4.1.2 above:

Issue: Natural environment needs to be promoted and protected.

- Plant a tree avenue through the west-east axis of the park
- Plant replacement trees for the poplar avenue
- Install a palm grove in the northern section to supplement existing palms
- Increase number of street trees.
- Remove Oleanders and New Zealand Mirror Bush and replace with more appropriate tree species
- Tree planting along pathways to reinforce avenue effect (taking into consideration suitability to the environment)
- Plant shade trees adjacent to W&C Hospital seating area

Issue- senescence of avenue trees

- Implement a long term strategy to strengthen/enhance internal pathways to create avenues framed by trees of the same species and that are relevant to the Victorian period in Adelaide through the preparation of a Tree Succession Management Plan for the Park (taking into account climatic suitability).

Issue – the need to conserve water

- Implement irrigation efficiency wherever possible. As part of water conservation measures, the Park has had a reduction in water use by approximately 20% compared to 2002/03 levels. The long term aim is to reduce water use from 2002/03 levels by 50%. This

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should be maintained unless State Government restrictions dictate otherwise.

- Given that the Park is located within a cultural landscape, it is appropriate that the planting theme reflects the European heritage of the Park Lands. However, it is important to be mindful of the issue of water conservation and as such best practice irrigation methodology will continue to be incorporated into the Park to ensure the survival of culturally significant plantings despite the new irrigation program.
- In addition, appropriate species selection will be incorporated for future plantings.

4.3 Buildings and Structures

Issue –inappropriate structures that detract from the appearance of the Park

- Shield gardeners shed with appropriate planting.
- Remove compost area

4.4 Recreational Facilities

Not applicable.

4.5 Events Management

Issue-Need to provide an attractive venue for appropriate events

- Maintain and strengthen Victorian planting theme.
- The Park is suitable for small scale events such as private functions or weddings. The maintenance and strengthening of the Victorian theme will increase the attraction of the Park as a venue for such events.

4.6 Amenity

4.6.1 Facilities

- Plant shade trees around hospital seating area to increase amenity for users.
- Standardise all rubbish bins in the Park to enhance aesthetics of the Park.

4.6.2 Lighting

Issue- old fixtures detract from heritage values of the Park

- Remove stobie poles and ensure that all fixtures and furniture complement existing heritage values selected from the Council suite of street furniture.

4.6.3 Signage

- No further signage is needed in the Park at this stage.

4.7 Accessibility

Feedback from the community consultation suggested that the Park is adequately serviced by the current path network. The **Path Network Map** illustrates these paths.

Comparison of existing and proposed future landscapes



The landscape design complements and reinforces the Victorian character. It recommends the removal of inappropriate features such as the poplar avenue and oleanders and the strengthening of elements such as historic palm plantings.

Future Use/Landscape Design Map

1. Shade trees for seating area
2. Staged replacement of Poplars with more appropriate trees
3. Shield shed/compost area with appropriate planting
4. Remove stobie poles
5. Reinforce avenue plantings
6. Palm grove
7. Street trees
8. Remove Oleanders



Path Network Map

LEGEND

- Retain sealed path
- - Retain unsealed path



5. IMPLEMENTATION

The budgetary implications for this CLMP are as follows:

- 1-2 years \$26,000
- 3-5 years \$38,000
- 6-10 years \$0

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

Performance Targets Key:

Performance Targets are derived from the Community Land Management Guidelines for the Park Lands endorsed by the Park Lands Committee and Council in February 2004.

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 initiative

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**
Ensure that current asset management inspections comply with the CLMPs and that actions are implemented.

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5.1 Cultural Landscape

Action	Priority Level	Performance Targets	KPIs	Responsible	Liaison	Estimated Costing
Retain features of significance identified in 3.1 above.	O	1,3,5	1	Park Lands & Sustainability	Asset Management	No additional cost
Retain all palm trees throughout the Park.	O	1	1	Park Lands & Sustainability	Asset Management	Refer to 5.2 below
Implement the staged removal of the poplar avenue. These plantings (dating from the 1970s) are visually inconsistent with the Victorian character of the Park and should therefore be replaced with trees more appropriate to the overall planting theme.	H	4	1	Park Lands & Sustainability	Asset Management	Refer to 5.2 below

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	Park Lands & Sustainability	Asset Management	\$3k
Implement irrigation efficiency wherever possible	O	7	1	Park Lands & Sustainability	Asset Management	No additional cost

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<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"> • Plant a tree avenue through the west-east axis of the park • Plant replacement trees for the poplar avenue • Install a palm grove in the northern section to supplement existing palms • Increase number of street trees. • Staged removal of poplars to be replaced with species relevant to the Victorian period in Adelaide • Remove Oleanders and New Zealand Mirror Bush and replace with more appropriate tree species • Tree planting along pathways to reinforce avenue effect (taking into consideration suitability to the environment) • Plant shade trees adjacent to W&C Hospital seating area • Retain all palm trees throughout the Park. 	M/O	4	1,3	Asset Management	Park Lands & Sustainability Horticulture	\$10k/annum over 5 years
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5.3 Buildings and Structures

Action	Priority Level	Performance Targets	KPIs	Responsible	Liaison	Estimated Costing
Shield gardeners shed and compost area with appropriate planting	H	4	1,3	Asset Management	Park Lands & Sustainability	\$2k

5.4 Recreational Facilities

Not applicable.

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5.5 Events Management

Action	Priority Level	Performance Targets	KPIs	Responsible	Liaison	Estimated Costing
Maintain and strengthen Victorian planting theme.	O	1	1	Asset Management	Park Lands & Sustainability	No additional cost
The Park is suitable for small scale events such as private functions or weddings	O	1	1	Events		No additional cost

5.6 Amenity

Action	Priority Level	Performance Targets	KPIs	Responsible	Liaison	Estimated Costing
Remove stobie poles	M	4	1,3	Asset Management	Urban design	\$8k
Standardise all rubbish bins in the Park to enhance aesthetics of the Park.	H	4	2/4	Asset Management	Urban design	\$1k

5.7 Accessibility

Not applicable.

6. 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 Council amenities (eg. Toilets, playgrounds, kiosks, barbecues)
- 2.4 Enable the 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.
- 2.5 Support the enhancement and redevelopment for public use of certain buildings or precincts of heritage significance.

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- 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
- 4.3 Revise licence and lease conditions to reflect the level of exclusive use, and the true cost of maintenance and development costs.

COMMUNITY LAND MANAGEMENT PLAN: Brougham Gardens/Tandotittingga

- 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 Kaurna 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 consultation included:

- Council staff met with the key stakeholders.
- 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 Brougham Gardens/Tandotittingga was held on Wednesday April 28 4pm-6pm. Over three thousand fliers about the event were distributed around the adjoining area. A sign was erected at the location one week prior to the consultation date. The event was advertised in *The Messenger* and *The Advertiser* newspapers.
- At the area-based consultation over thirty questionnaires were distributed and staff spoke personally with about thirty people.
- 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.
- Relevant Government and non-government agencies were contacted by letter and invited to make a written submission or meet with Council staff to discuss issues or concerns.

COMMUNITY LAND MANAGEMENT PLAN: Brougham Gardens/Tandotittingga

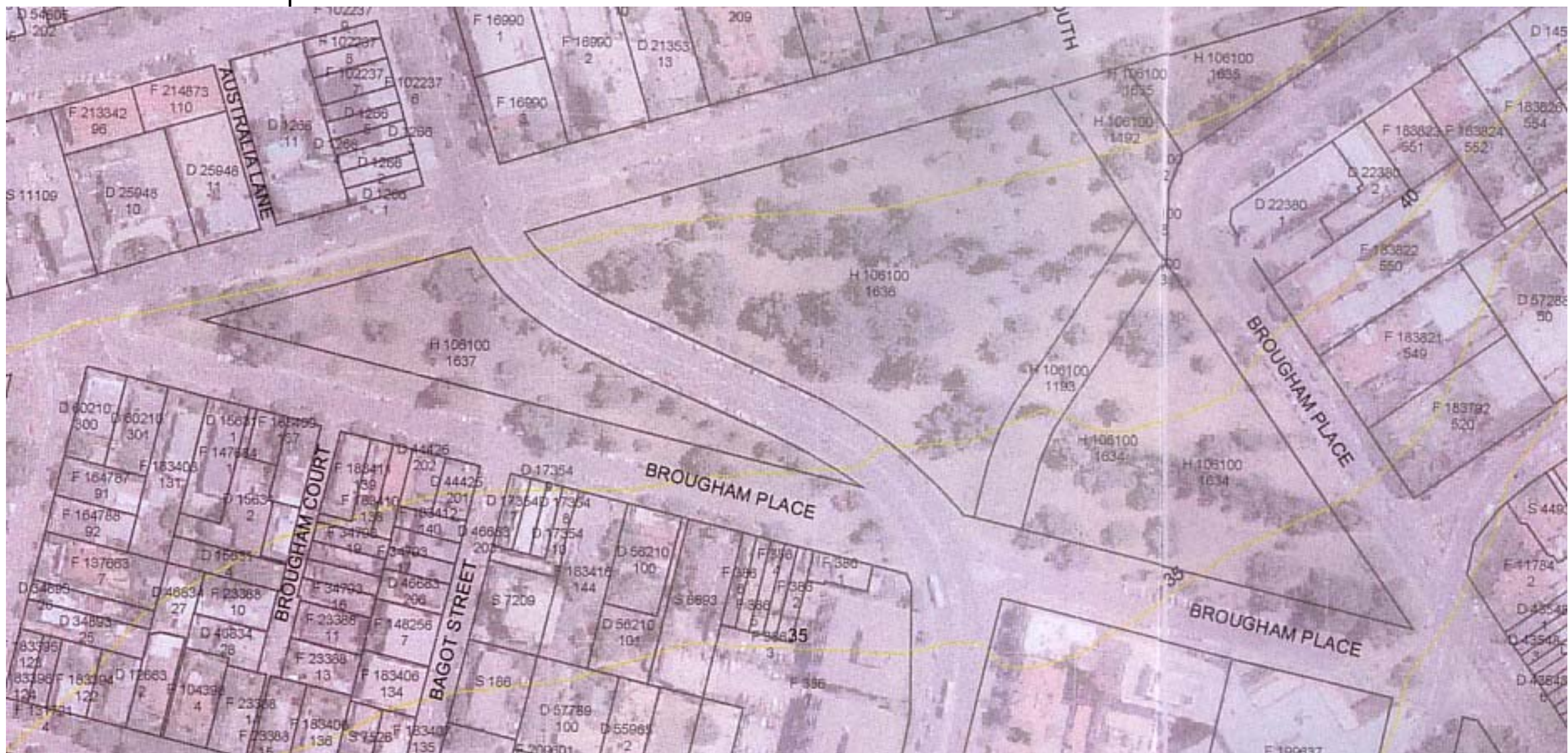
- Once the plan was drafted, taking into consideration the comments received, and endorsed by Council, a further three weeks of public consultation was entered into. This involved placing public notices in both the local and state-wide newspapers, along with the Council website, advising the general public of the availability of the plan for comment at the Council's Customer Centre, libraries and on the website.

APPENDIX C

Refer to accompanying document – Appendix 29

Appendix 29

Brougham Gardens– Tandotittingga Park (29)



Park 29: Tandotittingga or Brougham Garden

Historical Overview

There are no specific references to Kaurna sites or activities, pre-contact or post-contact, for Park 29 (Hemmings 1998).

Arising from Light's plan, Park 29 consists of a triangular block of land bounded by Palmer Place, later named Palmer Garden, and comprises 8.5 acres. The overall Brougham Gardens consists of five triangles (H 106100 1633, 1634, 1635, 1636, 1637) (H 106100 1192, 1193) that comprise the present two

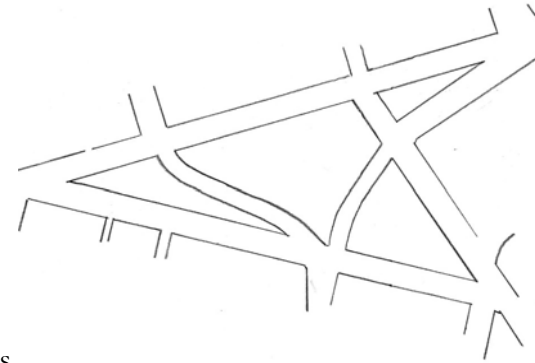


Image:
Original 4 Brougham Gardens triangular allotments. The fifth triangle is the south of Melbourne Street opposite the Hospital and was occasionally called Roberts Place Gardens

reserves.

No boundary changes occurred subsequent to the spatial survey of Park 29, however road alignment changes and closures have varied the scope and size of the Garden over the years. Overall, the size of the Gardens has spatially increased and road reserves decreased.

From the 1850s to the late 1870s it is unclear as to the nature of activities that occurred on Park 29, although it may have hosted some stone quarrying excavations. Notwithstanding this, it appears that the Park was used informally as a recreation space and appears not to have been fenced. It was fenced in a white-painted timber post and wire in the late 1870s. By this time most of the indigenous vegetation had been effectively removed from the Park.

The City Gardener (1867-83), William Pengilly (1825-1911), undoubtedly was involved in early plantings on this Garden but there is no specific reference to his activities. During 1882-83 he planted approximately 2000 trees in each of the North Adelaide wards (*Annual Report* 1882-83, p. 136). There is no extant vegetation in the Garden today that dates from Pengilly's tenure.

By 1888 it was recognisable that the planting activities of Pengilly in Brougham Place were ill-informed. The Council noted the "the generally sickly state of trees and shrubs in the ... Brougham-place plantations is sufficient evidence of the necessity for making very large holes and filling them with suitable earth if any success is to be looked for." As a consequence several stunted and mis-shaped White Cedars (*Melia azedarach* var *australica*) along the Poole and Margaret Street frontages were removed (*Annual Report* 1887-88, p. 41).

While John Ednie Brown was engaged to prepare a *Report on a System of Planting the Adelaide Park Lands* (1880) he did not include Brougham Gardens in his review.

By 1883 Pengilly had planted numerous trees in the Park but recorded a high theft and poor strike rate for new plantings in the North Adelaide internal parks (*Annual Report* 1883-84, p. 134).

During 1892 the easterly and westerly portions of the Brougham Place landscape were:

... trenched and levelled, and water-services have been laid on to them. They have also been planted with couch grass. The work in these plantations has been expensive, in consequence of the large quantity of

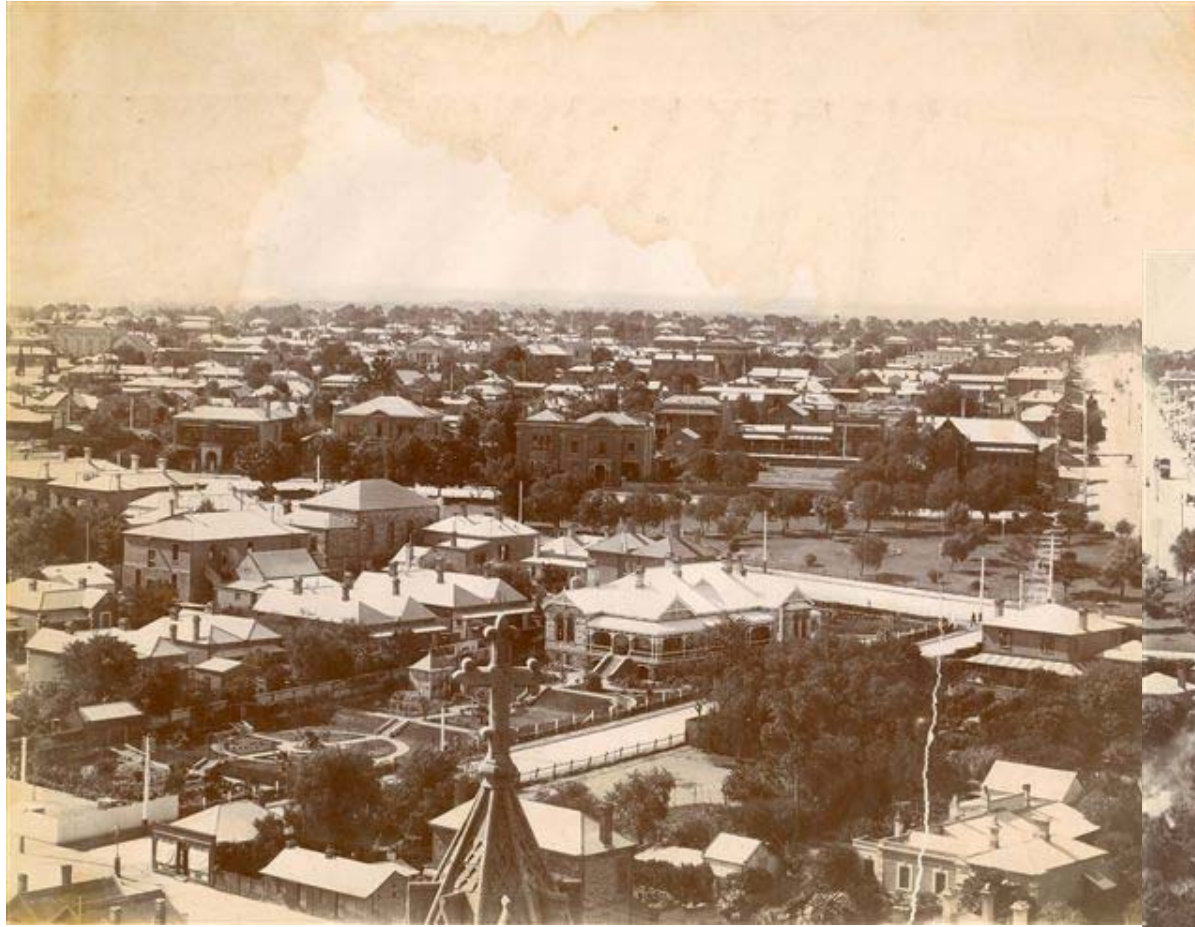
limestone which had to be raised and removed, and it was also necessary to cart in a great amount of earth to make a soil fit for the growth of grass and shrubs (*Annual Report* 1892-93, p. 66).



Images

Two postcards, c.1910, of the same location looking southward, depicting the pedestrian path, timber bollard entry, hedging surrounding the road edge, Victorian rusticated cast iron seating. Source: private collection.

The Council's *Annual Reports* recorded the success of these plantings over the 1890-93 planting period, in particular the "palms and shrubs" (*Annual Report* 1893-94, p. 69).



Images
Aerial images of Brougham Gardens from the St Peters Cathedral in the late 1910s. The images depict the Gardens as three large triangles, open lawns, only one tree avenue (southeastern corner), and an open scatter of trees and occasional garden beds at the pathway intersections. Source: City of Adelaide Archives.

With Pelzer's appointment as City Gardener in 1899 most of the Brougham Gardens character had already been established, in particular the planted structure and circulation system of a Victorian style formal urban park.

Notwithstanding this level of establishment, during 1899-1900 Pelzer considerably renovated and replanted the various Brougham Place reserves or plantations that now form the present Garden. In 1899 he commenced initial maintenance activities removing senescent trees. In the same year he concluded that new plantings were "showing up well after the appreciative care that has been bestowed upon them." During 1899 he obtained quotes for further plants and fencing of Brougham Gardens. In seeking these quotes he was seeking to manage the Garden as then broken into four plantation areas called 31, 32, 33 and 34 from west to east. Some 5750 hedge plants were costed at £4.5.0 and the installation of eighteen "self-closing gates" at a total cost of £29.23.0 (*Annual Report 1899-90*, pp. 105, 108, 149).

Pelzer noted that:

... all the flower beds in ... [Park 29] had been manured and dug, and they have been re-arranged and planted with various bedding plants including gaillardias, candytuff, snapdragons, cinerarias, stocks, abyssums, golden feather, &c., all of which were raised at the West Park Nursery.

The 100 cotton palms, presented to the Corporation by Mr. George Brookman, have been planted in the various Squares, ... Brougham and Palmer Places, and the reserve opposite the Children's Hospital (Annual Report 1899-90, p. 203).

Pelzer sourced the palms from Henry Sewell's Payneham Nursery from "strong and healthy-looking" 3' high specimens and had to protect them with 5' high tree guards "consisting of four stakes and wire-netting" due to damage by children and "larrikins." He top-dressed the Garden soil from manure obtained from the Council's depots and slaughter-house yards (*Annual Report 1899-90*, p. 203).

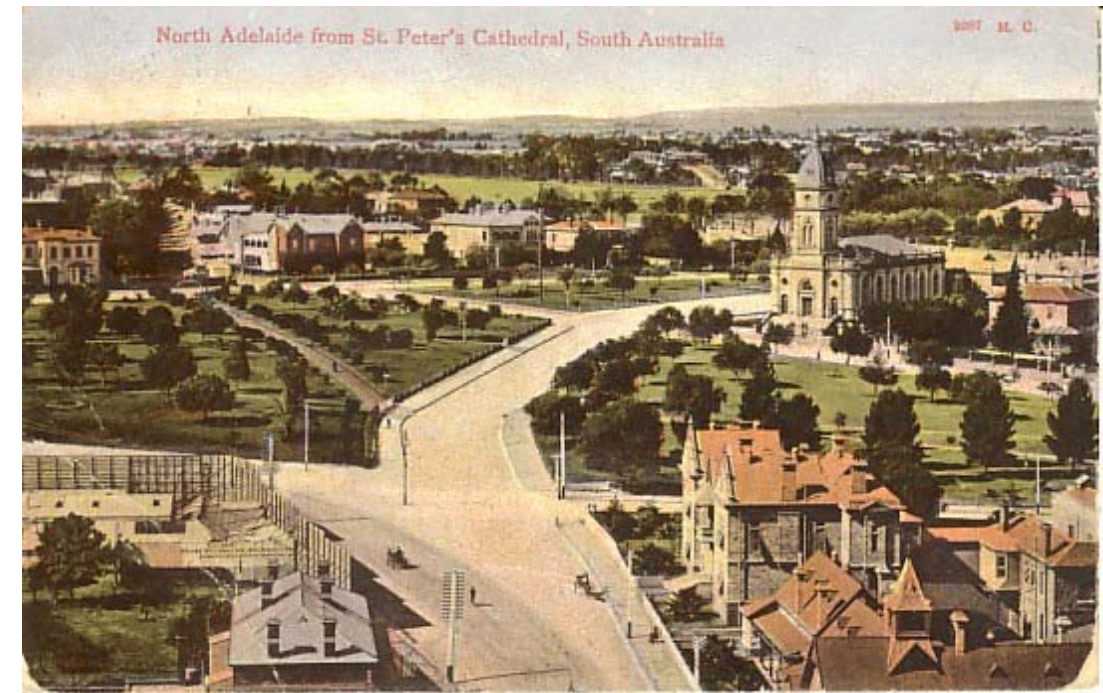
As part of these works in 1899-90 he also removed thirteen stunted Pepper Trees (*Schinus aeria* var *molle*) along the Bagot Road fence and planted a hedge of African Box Thorn in their stead. Bagot Road was the name of the main road that dissected the main part of Brougham Gardens today that was eventually closed in 1972. Pelzer recorded that:

*The Reserve between the Children's Hospital and the North Adelaide Congregational Church has been trenched, levelled, and seeds of couch-grass have been sown. Some of the stunted trees growing in this Reserve, such as pepper [*Schinus aeria* var *molle*] and pine [*Pinus* sp.] trees, had to be grubbed and removed (Annual Report 1899-90, p. 203).*

Accordingly, by 1900 Pelzer had transformed the Garden into a more formal Victorian style park with accent palms and deciduous European trees, and extensive flower-beds at points along the internal pathway system. Originally they were surfaced in crushed rock and in the 1920s they were re-surfaced in bitumen.

Pelzer's renovation works for this Garden were publicly noted. In July 1900 eminent London floriculturist Peter Barr, when being guided by the Mayor through the Brougham Reserves that:

He was charmed with the gardens in Brougham ... Places, and was astonished to find that no efforts was made to exclude dogs, and that the reserves were not closed at night. In no other city in Australasia, Mr. Barr assured me, have they such excellent results to show (where the public are allowed such free access) as we have in our gardens at North Adelaide (Annual Report 1901, p. 9).



Images

Watercolour rendered postcards of Brougham Gardens in the 1910s. The upper card depicts a typical garden bed featuring a palm and its enclosure by a white painted post and wire fence. The latter card provides a panorama from St Peter's Cathedral depicting the original roadways through the main portion of Brougham Gardens, the open but relatively mature tree plantings extant, and part of the internal pathway system. Source: private collection.

This positive accolade was despite Pelzer's frustration with dealing with larrikins and vandalism. Despite dwarf fencing around garden beds "larrikins" still ran across the beds "wilfully and wantonly destroying plants, and making dogs jump the wire-netting." In the same year Pelzer

removed 30 date palms (*Phoenix dactifera*) from along King William Road and replanted the 12 most healthy specimens in the Brougham reserves (*Annual Report* 1901, pp. 41, 42).

From 1900 onwards Pelzer sought to maintain this design and its planting approach. He added additional shrubs to the flower-beds but planted few trees. In 1902 he removed three garden beds “on account of being too close to trees”, and laid out three new beds in more appropriate locations. He also added New Zealand Glossy Bush (*Coprosma repens*), Pampas Grass, Pepper Trees, False Acacias (*Robinia pseudoacacia*), Norfolk Island Hibiscus (*Lagunaria patersonii*),

Brachybiton sp., and aberias to the flower beds and the lawns; in 1903 he erected “Keep off the Grass near edges of Lawns” signs, installed iron hoops on sharp path curves “for the purpose of preventing people from walking across such curves,” and planted an additional 15 palms in the reserves; and, an additional 3 Oriental Planes (*Platanus orientalis*), 3 palms and 13 shrubs were added to the reserves in 1904. During 1905 the Pepper Trees (*Schinus aeria* var *molle*) along Bagot Road were also replaced. In 1905 the first roses (*Rosa* ssp) were also planted in the reserves, with a bed of 24 roses being introduced and new “perambulator gates” installed. Minor bedding planting works were common in 1906-07. Pelzer appears to have replaced diseased 1 False Acacia (*Robinia pseudoacacia*) in 1907 as well several additional shrubs into the beds and some 25 hedge plants (*Annual Report* 1902, p. 30; 1903, p. 44; 1904, pp. 63, 64; 1905, pp. 42, 54, 55; 1907, pp. 71, 72). Thus both minor planting and extensive tree planting was entertained during these years.

In 1907 the Council officially designated Reserves 32, 33, and 34 as Brougham Gardens (*Annual Report* 1907, p. 53) in honour of Lord Brougham, Lord Chancellor and founder of London University.

Minor planting activities set the tone for Brougham Gardens during the 1910s and 1920s. In 1908 and 1909 Pelzer replaced flower beds in the Gardens (*Annual Report* 1908, pp. 18, 44; 1909, p. 63). Further “unsightly” Pepper Trees (*Schinus aeria* var *molle*) were removed from the Bagot Road corridor, and 15 flowering shrubs planted instead. Pelzer also laid out a large circular garden bed for planting with various shrubs and flowering plants including Cannas, Perennials and Annuals (*Annual Report* 1911, p. 64).

In 1909 Pelzer undertook a user survey of most of the parks in the City Council area. In May 1909 he recorded 5675 adults and 2466 children using the Garden on weekdays and 279 and 228 respectively using it on Sundays. In June 1909 these figures were 6333, 2351, 297 and 117 respectively. These user figures were relatively consistent for the rest of the year (*Annual Report* 1909, pp. 45-46).

In June 1909 two heavy ‘siege guns’ were presented to the Council by the Government of South Australia, through the Premier the Hon. Thomas Price, and placed in the Garden—one in the eastern section and the other in the western section. These guns bore the date 1878 and were previously mounted at Fort Glanville and manned by the ‘B’ Battery Garrison Artillery (*Annual Report* 1909, p. 48).

From the 1910s onward improvement and extension of planting beds and the installation of rusticated park furniture were the main priorities for Brougham Gardens. During 1911 Pelzer removed eight “unsightly Pepper trees” (*Schinus aeria* var *molle*) along Bagot Road and established “large irregular shaped beds” with various shrubs including Cannas, perennials and annuals including 2 wattle trees (*Annual Report* 1911, pp. 64, 65). One additional irregular shaped flower bed was also added in 1912, and in the western part of the Garden Pelzer removed stunted specimens of 1 Moreton Bay Fig (*Ficus macrophylla*), 1 Pine (*Pinus* ssp), and 1 Pepper (*Schinus aeria* var *molle*) and replanted with specimens including 1 Plane Tree (*Platanus orientalis*), 1 Jacaranda

(*Jacaranda mimisofolia*) and 1 Cape Chestnut (*Calodendrum capense*) (*Annual Report* 1912, pp. 61, 98). During 1913 Pelzer ordered the establishment of three additional “small circular” and two “irregular” planting beds (*Annual Report* 1913, p. 62), a circular bed was planted with 51 roses (*Rosa* ssp) (*Annual Report* 1914, pp. 80, 81), and two wattle trees (*Acacia* sp) died as a consequence of the drought in 1914-15 (*Annual Report* 1915, p. 69). During 1920 Pelzer constructed a 50 foot (15.24m) long underground drain “in the northern lawn, for the purpose of improving the drainage of the subsoil, and for the benefit of trees and shrubs growing there” (*Annual Report* 1920, p. 31). In 1922 he repainted and renovated the garden seats in the Garden, and replaced the “dilapidated wooden opening-posts” with iron bollards (*Annual Report* 1922, p. 29), and in the following year removed all stunted Pepper trees (*Schinus aeria* var *molle*) from the Gardens (*Annual Report* 1923, p. 36). During 1926 Pelzer removed several elderly palms from the Garden and again renovated the shapes of several of the planting beds (*Annual Report* 1926, p. 39).

In early 1927 Council determined to remove the galvanised post and wire fencing encircling Brougham Gardens, and also commenced construction of a Mintaro slate kerb along the northern road frontage. Council also determined to remove the pathway on the southern flank of the Gardens. In addition Pelzer took the opportunity to remove and grub all elderly palms in the Garden (*Annual Report* 1927, pp. 18, 29; 1928, pp. 30, 44).



Image
41-47 Brougham Place in 1901-02
depicting palms in foreground
within the Brougham Gardens.
Source; Gall Collection, MLSA



Image
Brougham Place, eastern corner,
streetscape, in 1907-08, MLSA
B3475



Image:
Brougham Gardens, south-eastern corner, 1901-02, MLSA B 4489.

Pelzer's report for works at Brougham Gardens in 1929 was typical of the maintenance and improvement works he undertook, although this report carried a concern about polluted groundwater entering the Gardens:

In Brougham Gardens three additional irregularly shaped flower-beds have been laid out and planted with ornamental shrubs, roses, herbaceous plants, etc. Other flower-beds in the reserves have been enlarged, and additional ornamental trees and shrubs planted on the lawns. In Brougham Gardens No. 32 a trench about six chains long has been sunk in the lawn above the grass bank along King William Street, and filled with limestone. The outlet of this drain is in the watertable in Bagot Road. The purpose of this drain is to prevent the subterranean water from percolating out of the grass bank. The water, containing a fair amount of magnesia, is detrimental to the growth of grass on the bank. After the construction of the drain the grass bank was top-dressed with artificial manure and sandy loam (Annual Report 1929, pp. 33-34).

From the 1930s to the early 1960s little planting changes and works occurred on Park 28. Although, in 1936, a planting bed in the "form of a map of Australia" was laid out but it is unclear whether with this unique shape was at the whim of the new City Gardener, Mr A.G. Anderson, or associated with the Centenary of South Australia celebrations in 1936 (*Annual Report 1931-32*, p. 27; *1935-36*, p. 37).

Originally the statue of the 'Athlete' was positioned in Brougham Gardens. This is only one mention of statuary being located in the Gardens. However, on the evening of 28 November 1936 the statue was removed by vandals and left on the steps of St Peter's Cathedral with its base being damaged during the incident. Thereupon the Council considered the future of the statue and its possible safe location (*Annual Report 1938-39*, p. 28).

The *Annual Report* of the Council in 1971-72 reported that the two 'siege guns' were still in the Garden—one in the eastern section and the other in the western section. These guns bore the date 1878 and were previously mounted at Fort Glanville and manned by the 'B' Battery Garrison Artillery. They were presented to the Council by the Government of South Australia and placed in the Garden in June 1909. Their present location is unclear.

In 1972 Council also determined to close Bagot Road that dissected the Gardens. Its Parks & Gardens section determined to extensively plant the closed road alignment with Italian Poplars (*Populus nigra* 'Italica'). The rationale behind the choice of species is unclear as Italian Poplars (*Populus nigra* 'Italica') were commonly planted in the City's streetscapes and parks in the 1930s-40s period as part of its fascination with northern Italian landscapes; planting them in the 1970s is an unusual decision. The species also, visually, aesthetically, and botanically is in contrast to the collection of early and late Victorian trees that are extant in the Gardens today.

Johnston & Elphinstone (1983) deemed the Garden of medium landscape significance in terms of its 'historical and aesthetic' values, and a place that made an important contribution to the streetscape.

Amery (1997; 2002: 272) proposed the toponym *Tandotittingga*, meaning 'native lilac place', to this park. The native lilac flowers on the shortest day of the year – a sign of hope – and the nomenclature notes the proximity of the Adelaide Children's Hospital to this park. The nomenclature has been derived from *tandotitte* meaning 'native lilac' and *-ngga* meaning 'location'. The ethnographic rationale behind with recommendation has no clear spatial relevance to the Gardens.

Two memorial seats have been recently positioned in the western triangle. Both comprise timber Lister seats with small brass plaques. The plaques honour the J. Henry Erlich family (1989), and Joanna Elizabeth Irwin (25/05/65-18/06/00).

In 1986 a floral clock was erected at the head of King William Street with the Gardens; a donation by Andrew Penfold Simpson to honour the state's 150th anniversary celebrations. The fountain was started by Her Majesty the Queen on 10 March 1986.

Several rose beds are extant in the Gardens today. One rose bed has been presented by the Beta Sigma Phi Adelaide membership on 17 April 1993.

Today, Brougham Garden has much of the underpinnings of a Victorian style gardenesque formal garden reinforced by the axial pathway configuration that is framed externally by numerous two-storey Victorian era architectural examples. But it possesses an obscure 1930-40s Northern Italian style character in the middle of the larger triangle as a consequence of the closure of the original road that dissected the Garden in 1972, and the choice planting of Italian style (*Populus nigra* 'Italica') to infill the space and create pedestrian *allées*. This formal style is supported by several of the plantings in the Gardens including Moreton Bay Figs (*Ficus macrophylla*), palms (*Phoenix* spp), Aleppo Pines (*Pinus halepensis*), Radiata Pines (*Pinus radiata*), Canary Island Pines (*Pinus canariensis*), English Elms (*Ulmus procera*), olive trees (*Olea europaea*) and the absence of any mature River Red Gum (*Eucalyptus camaldulensis*). Sandstone gutter edging, Victorian style cast-iron bollards, crushed gravel paths also reinforce this character.

The western triangle is characterised by an open formal atmosphere but with strong shrub edges along King William Road. Predominant plants in this triangle today include Radiata Pine (*Pinus radiata*), Olive (*Olea europaea*), Lilly-pilly (*Acmena smithii*), a Viburnum (*Viburnum tinus*) bush, a Purple Bougainvillea (*Bougainvillea glabra*) shrub, several Oleanders (*Nerium oleander*) aligned with

several Oriental Planes (*Platanus orientalis*), English Elm (*Ulmus procera*), palms (*Phoenix* spp), Honey Locust (*Gleditsia triacanthos*), Illawarra Flame Tree (*Brachychiton acerifolius*), Kurrajong (*Brachychiton populneus*), Hackberry (*Celtis occidentalis*), Jacaranda (*Jacaranda mimosifolia*), Indian Coral Tree (*Erythrina indica*), and Canary Island Pine (*Pinus canariensis*). A 1.6m wide gravel path runs along the northern flank of the triangle. Bedding roses (*Rosas* spp) are planted in beds at the north-eastern corner of the triangle. There is also an absence of visible surface and overhead infrastructure in the Garden, but two timber Lister seats are positioned under trees as memorials.



The eastern triangle and larger mass of the Gardens is characterised by a formal atmosphere, with several axial pathways, and several feature trees and *allées*. Predominant trees and shrubs in this triangle include Oriental Agapanthus (*Agapanthus orientalis*), Silver Birch (*Betula pendula*), Norfolk Island Hibiscus (*Lagunaria patersonii*), Hackberry (*Celtis occidentalis*), *Malus* spp, Osage Orange (*Maclura pomifera*), *Cotoneaster* spp, Tree Privet (*Ligustrum lucidum*), New Zealand Mirror Bush (*Coprosma repens*), Pittosporum (*Pittosporum undulatum*), Bougainvillea (*Bougainvillea glabra*), Viburnum (*Viburnum tinus*), Pepper Tree (*Schinus aerea* var *molle*), Canary Island Pine (*Pinus canariensis*), English Elm (*Ulmus procera*), Kurrajong (*Brachychiton populneus*), Queensland Brush Box (*Lophostemon confertus*), Aleppo Pine (*Pinus halepensis*), Italian Cypress (*Cupressus sempervirens*), Moreton Bay Fig (*Ficus macrophylla*), palms (*Phoenix* spp), Oriental Plane (*Platanus orientalis*), Carob (*Ceratonia siliqua*), Olive (*Olea europaea*), Fiddlewood (*Citharexylum spinosum*), Indian Coral Tree (*Erythrina indica*), with *allées* of Italian Poplar (*Populus nigra* 'Italica'), Norfolk Island Hibiscus (*Lagunaria patersonii*), English Elm (*Ulmus procera*), Pepper Tree (*Schinus aerea* var *molle*). Several rose (*Rosa* spp) beds align King William Road, the north-western and north-eastern corners of the triangle, with an irregular scatter in the north-eastern portion of the triangle. Two Italian Cypresses (*Cupressus sempervirens*) visually dominate the northern flank of the triangle. Overhead wires are present in the Gardens.



Brougham Gardens have historically been managed and planted in close parallel with Palmer Gardens and it is important that the two be viewed and managed together as a consistent entity. Its vulnerability is in not having a master plan and the risk of stylistically inappropriate plantings being introduced into the Gardens and also compromising the circulation system and general character of the Gardens.

Existing Planning / Development Plan Context

No component in Brougham Gardens – Tandotittingga Park (29) is identified in the State Heritage Register.

Brougham Gardens – Tandotittingga Park (29) exists within the Brougham/Palmer Gardens Precinct PL18 of the City of Adelaide Development Plan (452-453). Its 'Environment' is described as:

ENVIRONMENT

Planting Character and Landscape Design

The formal historical character with carefully designed planting beds should be maintained.

No component of Brougham Gardens – Tandotittingga Park (29) 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 shape of Brougham Gardens – Tandotittingga Park (29) has remained relatively consistent except that over the years additional segments have been added to the Gardens as a consequence of road closures. The overall Park 29 retains its original shape and form as devised by Light. It has evidence of substantial tree planting that was undertaken during the Pelzer administration that reinforces a Victorian gardenesque style. A formal cross-axial pathway system dissects the Gardens, historically since the 1870s, always been evident in the Gardens.

There is no clear planting strategy that has been employed in the Gardens other than a dominant Victorian planting style. In the 1970s however the style was intruded upon by the introduction of 1930s-40s stylised Italian Poplars (*Populus nigra* 'Italica') as a feature and pathway planting. This approach has not been successful in enabling a cohesive stylistic character to the overall Gardens. The pathway system is an important aesthetic and design element in the Garden.

Land Use

The land use has shifted from a despoiled grazing wasteland to a park land with the commencement of tree plantings in the late 1870s and 1880s. From fencing in the late 1870s the Gardens assumed the role and function of a semi-formal garden, and this function has remained today. There is no significance evident in terms of its use and function.

Natural Features Responsiveness

Brougham Gardens occupies an important, southern, flank to the North Adelaide escarpment as addressed in Light's plan. The significance of this role is as:

- ❖ A pronounced landscaped escarpment feature that visually separates the three allotment segments of North Adelaide as contained in Light's Plan;
- ❖ A landscape backdrop to the visual catchment of King William Road, and a landscaped overlook from O'Connell Street before descending into the River Torrens valley.

Circulation Networks

Prior to Brown's *Report* (1880) there is little evidence of any circulation system on Park 29. But from the late 1870s onwards the same cross-axial pathway system is evident in the Garden. This system remains today and it has not been severely compromised by the addition of the road reserve into the central portion of the Brougham Gardens. It is likely that Pelzer originally sought to establish, given the extant *allée* tree species, pedestrian pathways planted with trees of the same species but experienced problems with the road escarpment and poor subsoils that resulted in several tree deaths or excessive stunting. The latter was a concern of his, explains why there are no elderly stunted trees in the Gardens today, and explains the eclectic mixture of plantings along the pedestrian pathways today. This system contributes to the significance of the overall character of the Garden.

The northern flank of the Gardens still exists with a wide gravel path. Of local significance.



Boundary Demarcations

No evidence is present of past demarcation devices and fencing apart from the fundamental road boundaries and gravel edge pathways are evident.

Vegetation

There are two main vegetation elements in Park 29 that possess cultural heritage merit:

- ❖ The palm (*Phoenix* spp) collection scattered around the overall Gardens that dates from the 1890s-1920s that was a particular planting fashion employed by Pelzer in the more formal parks and gardens that he developed. Of some significance botanically.
- ❖ Two Italian Cypress (*Cupressus sempervirens*) that are large in proportion, elderly in age, and prominent in their visual presence in framing an entry pathway on the northern flank of the Gardens.
- ❖ A mature carob (*Ceratonia siliqua*) as a specimen in the eastern triangle of the Gardens. Of some significance botanically.



Spatial Arrangements

Several subtle spatial elements exist today:

- ❖ A wide crushed rock gravel pathway edges the northern flank of Brougham Gardens – Tandotittingga Park (29) echoing the original pathway surfaces in the Gardens although the path itself is physically within the Brougham Place road corridor. This path appears in old images of the Park, and would have been edged by the now removed post and wire fencing.
- ❖ The main pedestrian access routes through the Park are routes that have not changed since the original development of the Park as a public expanse.



Structures

Several elements exist in the Gardens today:

- ❖ A small, painted concrete-block, Gardeners Shed, possessing little built form merit, is awkwardly and visually positioned near the centre of the main part of Brougham Gardens with an overgrown Kaffir Orange and New Zealand Mirror Bush (*Coprosma repens*) hedge. Of little cultural heritage merit.
- ❖ A gardening mulch and waste storage facility immediately next to the above shed that is equally an aesthetically and functional unpleasing element in the overall Gardens. Of little heritage merit.



Small Scale Elements

There are few elements present or remaining that have merit. These include:

- ❖ Two timber Lister garden seats, introduced as memorial features, in the western triangle of Brougham Gardens, in memoriam to J.Henry Erlich family and Joanna Elizabeth Irwin. Of little historical and design significance.
- ❖ One cast iron rusticated seat is present in the western triangle. Several rusticated seats exist in the eastern triangle. Of some historical and design significance.
- ❖ Ornamental clock and clock garden with two brass memorial plaque, donated by Andrew Penfold Simpson in 1986 and started by Her Majesty the Queen on 10 March 1986. Of little historical and design significance.
- ❖ Oblong-shaped garden bed, with roses (*Rosa* spp), with memorial plaque. Of little historical or horticultural significance.
- ❖ Victorian cast-iron bollards, now silver-painted, erected in 1922. Some 5 are extant in the Gardens marking the entry points to the pathway system. Of some historical significance.
- ❖ Original metal strips are extant on several Rose (*Rosa* spp) beds. Of some historical significance.
- ❖ Small rose bed with plaque donated by the Beta Sigma Phi Adelaide group on 17 April 1993.





Historical Views and Aesthetic Qualities

Brougham Gardens – Tandotittingga Park (29) possesses several significant visual characteristics that structure its relationship to and within North Adelaide:

- ❖ The Gardens is positioned on a flank of the overall North Adelaide escarpment, and meshes together three disparate segments of the North Adelaide plan, thus representing a symbolic landscape and one that is integral to the overall garden city plan prepared by Light. This symbolic character is also repeated in and reinforced by the spatially and visually adjacent Palmer Gardens;
- ❖ The Gardens possesses a sweeping view, in the northern reaches, over the River Torrens valley and City of Adelaide skyline, thereby offering both an overlook as well as green backdrop from the City;
- ❖ The Gardens provide a strong visual feature to the Brougham Place roadscape (north-south axis) on the eastern flank of the Gardens as the roadscape addresses the Congregational Church corner;

- ❖ The Gardens are positioned within a triangle distinctively and strongly edged by single storey and two storey Victorian residences, generally still maintaining their original uses and functions, and possessing a strong Victorian architectural character to the precinct.



Cultural Landscape Heritage Significance Evaluation

The following table summarises the cultural landscape heritage components present in Park 29. A separate assessment, in the Main Report, positions Park 29's cultural landscape in the context of the wider Adelaide Park Land.

	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
Brougham Garden – Tandotittingga Park (29) generally	-	-	-	-	-	M	-	V	-	-	Y	-	Y
Italian Cypresses (2) (<i>Cupressus sempervirens</i>)	-	-	-	-	-	-	L	-	-	-	-	-	-
Date Palms (<i>Phoenix</i> sp) generally	-	-	-	-	-	-	L	-	-	-	-	-	-
Brougham Gardens pedestrian circulation system	-	-	-	-	-	-	L	-	-	-	-	-	-
View – Gardens at King William Road downhill to St Peters Cathedral	-	-	-	-	-	M	-	-	-	-	-	-	-
View – Gardens at King William Road downhill over River Torrens	-	-	-	-	-	-	L	-	-	-	-	-	-
View – Frome Road uphill to Brougham Place	-	-	-	-	-	M	-	-	-	-	-	-	-
View – St Peters Cathedral on King William Road uphill to Gardens	-	-	-	-	-	-	L	-	-	-	-	-	-
Brougham Garden bollards	-	-	-	-	-	-	L	-	-	-	Y	-	-
Brougham Garden seats (old)	-	-	-	-	-	-	L	-	-	-	-	-	-
Metal strips around Rose (<i>Rosa</i> ssp) beds	-	-	-	-	-	-	L	-	-	-	-	-	-
J. Henry Erlich family memorial seat	-	-	-	-	-	-	L	-	-	-	-	-	-
Joanna Elizabeth Irwin memorial seat	-	-	-	-	-	-	L	-	-	-	-	-	-
Floral Clock	-	-	-	-	-	-	L	-	-	-	-	-	-
Beta Sigma Phi Adelaide Rose Bed	-	-	-	-	-	-	L	-	-	-	-	-	-

Statement of Cultural Significance:

Brougham Garden – Tandotittingga Park (29) represents an integral segment of the overall Adelaide Park Lands that possesses important cultural significance in reflecting the spatial and planting design intent and philosophies of August Pelzer as well as a strong Victorian landscape style. Integral with Palmer Gardens, it forms a significant gardenesque intermission between the juxtaposed segments of as well as a landscaped gateway to North Adelaide, and contributes to the overall visual character of North Adelaide as venue of strong Victorian built form and spatial associations.

Recommendations:

- ❖ Undertake a Landscape Conservation Study and Landscape Master Plan for Brougham Gardens and Palmer Gardens together, and which directs the implementation of a Victorian gardenesque style as generally previously applied in both Gardens;

- ❖ Such a Master Plan should seek to reinstate and reinforce a formal Victorian landscape character with appropriate plantings, pathway layouts and edgings, hard surface materials, signage and infrastructure design and positioning, address the streetscapes adjoining the Gardens including their tree planting and kerb and guttering, and should seek to recognise and enhance the important visual juxtapositions and roles of Palmer and Brougham Gardens to North Adelaide;
- ❖ Progressively remove and replace senescent or diseased Italian Poplars (*Populus nigra* ‘Italica’) with specimens relevant to the Victorian period in Adelaide;
- ❖ Seek to adopt a long term strategy in establishing an internal pathway system framed by trees of the same species, or in sequence of the same species, that are relevant to the Victorian period in Adelaide;
- ❖ Remove and shift any new specimens of Moreton Bay Fig (*Ficus macrophylla*) to a more suitable location both in the Gardens and elsewhere, and establish a tree avenue, unless such specimens have been located as a consequence of contemporary street closure measures;

- ❖ Ensure that any street tree planting along Brougham Place road reserves, adjacent to the Gardens, uses street tree species commonly used in the 1880s-1920s period in Adelaide;
- ❖ Remove Oleanders (*Nerium oleander*), Olives (*Olea europaea*), New Zealand Mirror Bush (*Coprosma repens*), and Gardeners Shed and waste depot, from the Gardens;
- ❖ Install and apply a policy that only park furniture (light standards, fencing and fence posts, seats, bollards, information signage, plaques, etc.) that have a Victorian style or character be permitted in the Gardens;
- ❖ Remove presence of all stobie poles and overhead wires from the Gardens;
- ❖ Revise *City of Adelaide Development Plan* citations pertaining to P18 to reflect the above conclusions and recommendations;