

Adelaide Park Lands Community Land Management Plans

Padipadinyilla (Park 2)



COMMUNITY LAND MANAGEMENT PLAN Padipadinyilla (Park 2)

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1. INTRODUCTION

This Community Land Management Plan (“**CLMP**”) for Padipadinyilla (Park 2) 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 for Padipadinyilla (Park 2):

- 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” (p.43 of the Strategy).

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.”

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Vision for Padipadinyilla (Park 2):

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

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

Padipadinyilla (Park 2) is a “predominantly recreational landscape”.

“Predominantly recreational landscape”, as defined in the Strategy means that the primary focus of the Park is on providing space and facilities for organised and informal recreation and sport.

The Park has the potential to be developed as a major recreational sporting hub incorporating the Aquatic Centre and other sporting uses. The Park’s designed cultural landscape should be reinforced and remaining areas planted with indigenous species.

1.2 Overview

- The Adelaide Park Lands are part of the Red Kangaroo Dreaming place, an important place for the Kaurna long before Adelaide was established.
- European settlement took place in the mid to late 1800s with the original *Eucalyptus porosa* (Mallee Box) Woodland cleared initially for grazing and fire wood collection.
- Most of the indigenous vegetation had been removed from the Park by the late 1860s.
- Landscape design was set out by JE Brown (Council’s Supervisor of the Plantations) in his *Report on a System of Planting the Adelaide*

Park Lands of 1880 and the current planting structure of the Park is derived from this original design.

- The Park retains its original shape and form as devised by Colonel Light and has evidence of substantial tree planting, which accords with the spatial and species intent of Brown, including pathway alignments.
- Plantings reflecting Brown’s design were implemented between 1880s and 1930s.
- With establishment of plantings, emphasis shifted to development of formal recreation facilities, including ovals and enclosed tennis courts around the perimeter.
- Relocation of the Adelaide Swimming Centre to this Park in 1968/9 to replace the old City Baths on the current site of the Festival Centre. Enclosed and renamed Adelaide Aquatic Centre opened in 1985 and renovated again in 1998.
- Padipadinyilla (Park 2) designated in the Strategy as a “predominantly recreational landscape” – primary focus on providing space and facilities for organised recreation and sport.
- Provides a range of formal and informal facilities for cricket, swimming, tennis and family picnics - north-west corner of the Park contains the Adelaide Aquatic Centre, picnic facilities and the Bush Magic playground and remainder of the Park includes sporting facilities, open space and vegetation (designed and semi - natural landscapes).
- Sporting facilities currently held under an annual licence to Blackfriars Priory School - include change rooms, five playing fields and four tennis courts and the licence covers an area of approximately 35% of the Park’s (17) hectares.
- Presence of the Adelaide Aquatic Centre means that the Park’s visitor catchment area extends well beyond its immediate environs to include the wider metropolitan area. The Bush Magic

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playground is also an attraction to residents from all over the metropolitan area.

- Padipadinyilla (Park 2) should be managed as part of the whole Park Lands open space system in terms of its significance, cultural landscape (eg. street plantings which relate to other Parks), environment (eg. green corridors), accessibility (eg. paths) and use.

1.3 Statement of Significance

Padipadinyilla (Park 2) has indigenous significance as part of the Park Lands where the Kaurna people lived prior to and following European settlement. The Park has European cultural significance as an integral segment of the overall Adelaide Park Lands which reflects the spatial and planting design intent of JE Brown and August Pelzer and retains its substantial form as devised by Colonel William Light. In addition, it hosts several contemporary recreational facilities which add to its cultural and social significance.

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 2 is now known as Padipadinyilla (Park 2) which means "swimming place".

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. Community Land Management Plans ensure that the main purposes of a park are considered when land use decisions are made. The plans:

- are based on consultation with the community to obtain as much community input and scrutiny as possible;
- 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.

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2. MANAGEMENT CONTEXT

2.1 Legal Framework and Land Control Details				
Management Area	Padipadinyilla (Park 2) is bounded by Barton Terrace West to the south, Jeffcott Road to the west, Fitzroy Terrace to the north and Prospect Road to the east.			
Certificate of Title	Title identification: CR 5707/712 Parcel identification: S1602 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	<p>Blackfriars Priory School currently holds a one-year licence for the four ovals and four tennis courts present in Padipadinyilla (Park 2). There are no lease holders. The School has first right of use of these areas for certain time periods.</p> <p>Football – March to September Monday - Friday 3.30pm - 5.30pm training Saturday - 8am to 1.00pm competition</p> <p>Soccer - March to September Monday to Friday - 3.30pm to 5.30pm training Saturday - 8am to 1.00 pm competition</p> <p>Cricket – January to March and October to December Monday to Friday - 3.30pm to 6pm training Saturday - 8am to 2.00pm competition</p>			
Buildings	Asset No.	Tenure	Owner/licence holder	Description
	PR44001B	Licence	Blackfriars Priory School	Blackfriars Priory School Change Rooms
	PR40078B	Council	Council	Adelaide Aquatic Centre
Purpose for which land is held	Adelaide City Council holds this land for the benefit of the community, and it is managed in line with the Park Lands Management Strategy as a predominantly recreational landscape with its main focus being to provide space and facilities for organised recreation and sport.			
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.			

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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. For Padipadinyilla (Park 2), it recommends the renovation and extension of the Aquatic Centre to meet national and local aquatic needs within the existing site. The Park Lands Management Strategy – Summary of Directions and Overall Frameworks for the Purpose of the Community Land Management Plans 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 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. Padipadinyilla (Park 2) is in Precinct PL2 Northern Park Lands Precinct of the Development Plan.

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 for 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 policies proposed within 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
- 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 Padipadinyilla (Park 2) can be summarised as follows:

The community appreciates:

- *Padipadinyilla (Park 2) as part of the Adelaide Park Lands;*
- *the sporting facilities and the playground;*
- *The community is generally content with the Park and mixed responses were received as to the need to improve facilities. The community was generally receptive to:*
- *the idea of a community tennis court;*
- *creation of a recreation hub; and,*
- *removal of the dying Moreton Bay figs along Barton Terrace.*

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 Aboriginal

Padipadinyilla (Park 2) has not been identified as having specific Aboriginal significance, however Draper (2005) notes that Aboriginal

trade routes would have passed through the area and that there would probably have been camp sites in the area.

3.1.2 European

Council engaged Dr David Jones to undertake a cultural landscape assessment and his Report forms **Appendix C**. It identified the following significant components and places in Padipadinyilla (Park 2):

Overall spatial patterns	Retains its original shape and form as devised by Colonel Light, ¹ and has evidence of substantial tree planting that accords with the spatial and species intent of JE Brown ² including pathway alignments. Significant as a contribution to the overall Plan by Colonel William Light.
Land Use	Shifted from a despoiled grazing wasteland to a Park Land with the latter commencing around 1882. The Aquatic Centre later changed the intensity of use but retains its principal recreational land use functions and human interactions.
Natural features	Relatively flat topography now visually enclosed by vegetation
Circulation networks	The pathway system reflects Pelzer's ³ intervention in the Brown Report of a series of straight axial lines with the main pathway possessing an avenue of Aleppo Pines, which contributes to the significance of Pelzer's planting activities
Boundary demarcations	No evidence present apart from the fundamental road boundaries
Vegetation	Jeffcott Street woodland – mature open woodland planted c.1880-1900 of Sugar Gums, River Red Gums dispersed with Aleppo Pines – correlates with north-western plantation areas proposed by Brown (medium significance).
	Port Jackson fig – located on the north-western corner of Prospect Road and Barton Terrace dates c.1880-1890 planted at visual termination of O'Connell Street streetscape (high significance).
	Moreton Bay Fig double line of plantings - c.1880-1890 interspersed with Norfolk Is. Hibiscus and Desert Ash along the northern flank of Barton Terrace. A deliberate planting edge that results in an avenue

¹ Surveyor-General of Adelaide

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

³ August Pelzer was City Gardener 1899-1934 who commenced a rigorous planting program of the Park Lands.

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	although the figs are in poor condition and form due to limestone layers and poor soils (medium significance).
	Aleppo Pine avenue – c.1900-1930 dissects Park from south-eastern corner to north-western corner along a pathway originally proposed in Brown's Report (low significance).
Spatial arrangements	No evidence present.
Structures	<p>Adelaide Aquatic Centre – sited in 1964-5, erected 1968-9, renovated and roofed in pyramidal form with internal architectural treatments reminiscent of Adelaide Regionalist style by Hassell Architects in 1985, renovated again 1998. Structure of some architectural and social significance. Original diving board structure and octagonal changing room's evidence of original development. Landscape design of car park of landscape significance. (Medium significance).</p> <p>Bush Magic Play Park – designed in 1988 and important as a precedent for contemporary generation of play spaces around Park Lands and metropolitan Adelaide. First play park in SA to incorporate wheelchair access. High landscape design significance.</p>
Historical Views and Aesthetic Qualities	Impressive visual outlook from Jeffcott Street as it passes through dense tree corridor; topography suddenly drops to view north-western suburbs (medium significance).

The cultural landscape assessment concluded in its Statement of Cultural Significance that:

Padipadinyilla (Park 2) 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.

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3.2 Environment

3.2.1 Vegetation

- Padipadinyilla (Park 2) has an area of approximately 17 hectares, with turfed areas, ovals and the Adelaide Aquatic Centre. Prior to the land clearance that followed European settlement the land would have been characterised as *Eucalyptus porosa* (Mallee Box) woodland.
- There is no distinct planting theme in Padipadinyilla (Park 2). The area around the Aquatic Centre and contains a mixture of exotic and native trees, while the eastern end of the Park is predominantly native with a mixture of indigenous and non indigenous species. A number of remnant native grasses are present in the Park (mainly in the north-eastern corner) including an *Austrostipa* sp. Spear-grass (*Stipa* sp.), *Chloris truncata* (Windmill Grass) and *Danthonia caespitose* (Common Wallaby-grass).
- ***Vittadinia blackii*** (Narrow-leaf New Holland Daisy) is present in Padipadinyilla (Park 2) and is the only park in the Park Lands where it has been located.
- **Appendix D** lists all plant species recorded in a survey conducted in 2003.

3.2.2 Topography

- Padipadinyilla (Park 2) is generally flat. The soils are well-drained and accumulation of stormwater is not a regular occurrence. The soils are brown solonized soils, terra rossa, black earth, red brown clay and rendzina.

3.2.3 Water

- The north-west quadrant and the four playing fields are irrigated with mains water. The main oval is watered manually and the remaining ovals are watered automatically. Watering of the playing fields is the responsibility of the licensee. Licensees are

required to implement best practice watering regimes to minimise water use and comply with any government water-saving initiatives.

3.3 Buildings and Structures

3.3.1 Adelaide Aquatic Centre

- The Adelaide Swimming Centre was relocated to this Park in 1968/9, replacing the old City Baths on the current site of the Festival Centre. The enclosed and renamed Adelaide Aquatic Centre was opened in 1985 and renovated again in 1998. The Adelaide Aquatic Centre has large fenced lawn areas to its eastern, western and southern perimeters. These areas accommodate spill over from the Centre, providing some outdoor areas, and also provide security. Existing structures of the three octagonal change rooms apparently date back to the original development.
- The Development Plan states that “the expansion of the Adelaide Aquatic Centre beyond its existing fenced boundaries ...should be severely restricted.”
- Draft Park Lands PAR states in Principle 7 that “Extensions or new buildings at the Adelaide Aquatic Centre should be restricted unless they consolidate and replace existing buildings. Other than this, no additional buildings should be permitted.” Principle 8 states that “retention of the existing buildings should be reviewed, and where possible the buildings should be replaced with structures more appropriate to the Park Lands environment.”
- The future of the Adelaide Aquatic Centre is subject to political influences beyond the scope of the CLMP, but any development would need to be subject to the controls of the Development Plan.

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3.3.2 Blackfriars Priory School Sports Change Rooms

- The building incorporates change rooms as well as toilets, storage facilities and a small area for serving snacks.
- Built in 1980, it is a brick building overlooking the northern Ovals.
- Stands on part of the licence area held by the School.
- The building is in a reasonable state of repair.
- The licence meets the general requirements of the Recreation and Sport Park Lands Facilities Policy.

3.4 Recreational Facilities

Apart from the Aquatic Centre and the Blackfriars Priory School facilities referred to in 3.3 above, the Park also contains the following items:

3.4.1 Sports Fields and Tennis Courts

- Blackfriars Priory School currently holds an annual licence for the four sports fields and four tennis courts (refer to 2.1). The tennis courts are in poor condition due to cracking caused by shifting soils. There are too few courts to meet the needs of the School and they are not well-used by the public because of their location.
- Under its existing use, the Blackfriars Priory School has first right of use for certain periods. A sign on the tennis courts provides a contact number for people that require access to the courts. The School currently charges a fee of \$5.00 per hour for hire of these courts.
- The sports fields are mowed fortnightly by Council and watered by the licence-holder using mains water.

3.4.2 Bush Magic Playground

- Modern playground in good condition with a variety of equipment.
- Surrounded by mounds of earth which have been landscaped and which make it a secluded area.
- Proximity to the toilets at the Adelaide Aquatic Centre which can be accessed externally negates the need for separate toilet facilities at the playground.
- Fully fenced, appropriately sign-posted and landscaped, close to parking and drinking fountains. There is a shade cloth area and it appears to be well-used because it is close to the Adelaide Aquatic Centre and well designed.
- Meets the requirements of the Children's Playspaces Policy.

3.4.3 Dog Management

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

3.5 Events Management

- Padipadinyilla (Park 2) has not been identified in the Strategy as a park which is suitable for major events, but it is popular for smaller family and corporate/club social occasions, especially around Christmas.

3.6 Amenity

3.6.1 Council facilities

- There are three BBQs – as well as litter bins, picnic tables, seats and drinking fountains.

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3.6.2 Lighting

- Lighting exists in the car park and around the majority of the Aquatic Centre.
- The surrounding roads are lit, adequately servicing the adjacent paths.

3.6.3 Signage

- Two signs from the Park Lands signage suite have been positioned in the Park, one near the tennis courts off Prospect Rd and one at the corner of Prospect and Barton Terrace West. There are also signs associated with the Aquatic Centre and other miscellaneous regulatory signs throughout the Park.

3.7 Accessibility

- A 267 car park exists at the Aquatic Centre.
- Jeffcott Street and Prospect Road are both bus routes.
- In general, pedestrian access and cycle access are both available, but need improvement. Paths are illustrated on the Path Network Map which appears in Part 4 of this CLMP.
- Paths need to comply with Council's Draft Park Lands Path Policy and the Integrated Movement Strategy and serve a number of functions. Some of the existing paths also have historical value as routes and still serve a useful purpose.
- Two main bituminised multiple-use paths exist as follows:
 - One path extends from the south-eastern corner at the end of O'Connell Street meeting up with the Adelaide Aquatic Centre service road leading on to Fitzroy Terrace
 - A second path begins at the south western corner and joins the first path at the rear of the Adelaide Aquatic Centre.

- A third path runs from the north western corner of the Park to the Adelaide Aquatic Centre entrance but is only partly bituminised.
- A fourth path is a narrow pedestrian pathway which runs from the entrance to the Adelaide Aquatic Centre directly to Fitzroy Terrace.
- A fifth path is a short section of bitumen which runs from the north eastern corner southwards along Prospect Road but becomes a gravel surface at the tennis courts extending to the south-eastern corner of the Park.
- Footpaths around the Park are mostly unsealed gravel.

Existing Use Map

1. View from Jeffcott Street Corner to the NW suburbs
2. Bush Magic Playspace
3. Public toilets accessed from outside Adelaide Aquatic Centre
4. Entrance to Adelaide Aquatic Centre
5. Adelaide Aquatic Centre Kiosk
6. Adelaide Aquatic Centre
7. Blackfriars Primary School Change Rooms
8. Gardener's Compost Area
9. Tennis Courts



10. Information Sign
11. Port Jackson Fig
12. Aleppo Pine Canopy
13. Blackfriars Licence Area
14. Adelaide Aquatic Centre Boundary Fence
15. Moreton Bay Fig Avenue
16. Exit from Car Park
17. Car Park
18. Entry to Car Park
19. Jeffcott Street Woodland and Picnic Area
20. Picnic Area

4. ISSUES AND DIRECTIONS

Part 4 assesses any issues which arise from the use of the area, assessment against policies, and community consultation of the areas considered in Part 3 above. Padipadinyilla (Park 2) 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

There are no known items or sites of Aboriginal significance.

4.1.2 European

Issue: European 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:

- Reinforce and conserve the planted *allée* along the Barton Terrace flank.
- 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.
- Consider the nomination of the Port Jackson Fig (*Ficus rubiginosa*) to the National Trust of South Australia Significant Tree Register.
- Ensure that trees of cultural significance (see 3.2.1 above) are managed as part of the Tree Succession Management Plan.

- Develop a Tree Succession Management Plan to ensure that trees throughout the Park are planted as part of a program of long-term replacement.
- Ensure replacement tree species are appropriate for both local and climatic conditions.

4.2 Environmental Context

Issue: The non-built environment needs to be promoted and appreciated.

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

- Replace the Moreton Bay fig plantings along Barton Terrace West which are in poor condition. It is apparent that this species is inappropriate for this location where the limestone rock strata is very high. Replace these plantings with another species, but retain the symmetrical avenue planting pattern (recommendation from Cultural Landscape Assessment). Stage the process so that the new trees are planted and allowed to thrive before removal of the figs. Replacement trees should provide shade and be of a majestic scale. River Red Gums or South Australian Blue Gums are recommended.
- Retain and manage the avenue of Aleppo Pine into the long-term with replacement plantings to ensure the retention of the avenue and provide shade along the path.
- Reinforce the Jeffcott Street woodland identified in 3.1.2 above with similar species to provide additional shade in the picnic/playground area and to reinforce the planting theme of this significant landscape feature.
- Plant a grid pattern (angled to the north-east) of eucalypts in the north-eastern corner to act as a gateway landmark.

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- Plant SA Blue Gums along both sides of Prospect Road to create a suitable avenue along what is a key gateway into the City. This type of tree will allow views into the Park from the road.
- Reinforce deciduous tree plantings in the Aquatic Centre car park to provide additional shade.
- Plant perimeter trees (Eucalypts) around southern ovals to provide shade.
- In conjunction with the Biodiversity Officer, manage the remnant native vegetation in the Park to preserve wherever possible, particularly the Narrow-leaf New Holland Daisy (*Vittadinia blackii*). This is the only known occurrence of this species in the Park Lands and as a result no interpretive signage will be provided for conservation reasons (the identification of its exact location could potentially lead to its destruction or extinction within the Park Lands).
- Implement irrigation efficiency by Council and licence holders wherever possible, consistent with any State Government water conservation measures.
- Retain and manage significant trees as identified in 3.12 and any other trees identified as Significant Trees.
- Prohibit the use of Prescribed Weed Species and Weed species of National Significance in landscaping within the Park Lands.
- Retain existing healthy trees (refer to 4.1.2) and enhance with further planting of trees as per recommendation above in 4.2.
- All local native plantings should be grown from local provenance seed.
- Where possible protect remnant native vegetation.
- Ensure replacement tree species are appropriate for both local and climatic conditions.

Issue – Senescence of trees

- Remove moribund trees and replace with site specific species as per recommendations above in 4.2.
- As existing trees along both sides of Jeffcott Road die they should be replaced with SA Blue Gums. Additional planting of SA Blue Gums can also be made in the short to medium term. This will ensure retention of the open Woodland character and the views into the Park Lands.
- 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.

4.3 Buildings and Structures

Issue: Determine which buildings need to be removed, recycled, renovated or rationalised over time.

4.3.1 Adelaide Aquatic Centre

- Review of the design of the Adelaide Aquatic Centre is beyond the scope of this CLMP. A Landscape Design for the entrance to the Centre is recommended to make the entrance more attractive and incorporate the issues above.
- Potential redesign of the entrance to the Adelaide Aquatic Centre could address the issue of lack of passive surveillance over the car park, the visual appearance of the Centre, the quality of office space in the Centre, and access. Landscape the area in front of the Centre and connect it visually with the car park.
- Construct a sealed path alongside the eastern side of the car park where there is currently an informal unsurfaced path. Continue the path from the entrance of the Centre in a distinctive material so that the direction is clear. An Information sign in this location is also required (see 4.6.2 below).

COMMUNITY LAND MANAGEMENT PLAN: Padipadinyilla (Park 2)

- Review courtyards and fenced areas surrounding the Aquatic Centre to maximise return of the area to the Park and provide more usable recreation/leisure space to Aquatic Centre patrons. The fence surrounding the Centre is in place for security reasons but this could be eliminated with improved security around the perimeter of the building or reduced in depth. The small courtyard area in the north eastern corner of the Centre could be expanded to provide more useful outside play and leisure space.

4.3.2 Blackfriars Priory School Change Rooms

- Install a permit holder sign consistent with the Park Lands Signage Plan.
- Continue sporting use which is consistent with the Strategy. This licence is currently held by Blackfriars Priory School.
- Amend standard licences to allow Council the ability to conduct regular inspections of buildings to ensure they meet safety and maintenance standards.

4.4 Recreational Facilities

Issue: Maximise use of recreation and sport facilities.

4.4.1 Sports fields and tennis courts

- Manage existing tennis courts for public use and support an upgrade of courts.
- Should the existing courts be removed in the future consider a replacement multi-purpose community court near the Aquatic Centre. See map.
- Rationalise the area which the gardeners currently use for compost and move it closer to the fence or remove it, as this has an untidy appearance.

- Explore the existing compost area or nearby as a possible site for the location for a small BMX track, possibly relocating the existing Aquatic Centre fence.
- Construct a Petanque Piste to complement the informal recreation opportunities in this Park. The Piste should be located close to other facilities and ideally close to the kiosk which affords good views of the playground for parents with young children and is also close to other picnic facilities.

4.4.2 Bush Magic Playground

- Continue to maintain the playground with a focus on integrating children with disabilities. The provision of new play opportunities should be considerate of accessibility and high usage given the popularity of the playground. Improved shade through increased plantings should be a high priority. Additional shade from appropriate structures (i.e. shade sails) should also be considered.

4.4.3 Dog Management

- Maintain as a dog on-leash area.

4.5 Events Management

- Install more power outlets near the picnic area to make it more suitable for 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.

- Install additional picnic tables as replacements for some which are damaged.

COMMUNITY LAND MANAGEMENT PLAN: Padipadinyilla (Park 2)

- Install public seat along Prospect Road

4.6.2 Lighting

Issue: Appropriate lighting needs to be provided to meet the needs of Park users while managing power consumption.

- Investigate improved lighting in the car park and in the vicinity of the Aquatic Centre.

4.6.3 Signage

Issue: Ensure signage associated with licence holders is minimised and adheres to the Park Lands Signage Plan.

- The following are required according to the Adelaide Park Lands Signage Plan:
 - Permit Holder Sign in place of the current Blackfriars Priory School sign
- Superfluous signs in the Park to be removed including:
 - Prospect Council sign in the north eastern corner of the Park
 - “end of cycle/pedestrian path” sign near the junction of the paths.
 - Jogging path sign near the north eastern corner of the Park
 - Blackfriars change rooms sign.

4.7 Accessibility

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

- Within the recreational setting of this park it is important to minimise and control the access of vehicles
- Continue operation of Aquatic Centre car park, without further expansion.

- Replace two existing Aquatic Centre permit parks situated outside the kiosk with two spaces in the main car park for aesthetic reasons.
- Sporting Licence holder should be permitted one ‘unrestricted access’ vehicle permit to assist maintenance of facilities. Very little equipment is stored on site with most brought in by vehicle.

The **Path Network Map** which follows illustrates the following issues:

- In the long term, widen the main path that will be used by the Adelaide Park Lands Trail.
- Install bitumen path on eastern side of car park.
- Retain and improve the cycle path from corner Prospect Road and Barton Terrace West which connects with the Braund Road, Prospect cycle path
- Review the Aquatic Centre car park layout as pedestrians are required to walk across the main entry route.
- Install bollards along the eastern side of the service road from Fitzroy Terrace to stop unauthorised vehicle access to the oval and install removable bollards between the service road and the path to the south eastern corner. Parking on the Park Lands is an issue in this Park with people accessing the Ovals currently used by Blackfriars, the tennis courts and overflow from the Aquatic Centre.
- Redesign the service road to the kiosk to accommodate large vehicles (remove bollards and provide better turn around facilities).
- Seal the gravel path adjacent to Prospect Road.
- Seal and re-align the path from the corner Fitzroy Terrace and Jeffcott Road to the Aquatic Centre.

Comparison of Existing and Proposed Future Landscapes



The Landscape Design focuses on strengthening existing avenue and street plantings.

There is an emphasis on maintaining the European woodland landscape around the picnic areas adjacent to the Aquatic Centre, and more natural landscapes towards the eastern part of the Park.

Infill plantings around the sporting ovals create better definition of space.

Landscape Design/ Future Use Map

1. Increase shade by 50% over play equipment
2. Additional planting in picnic area
3. Install naming sign
4. Investigate landscape design for entrance to Aquatic Centre and investigate security cameras and additional lighting
5. Install additional power outlets and 2 new picnic tables and seats
6. Proposed location for possible community court
7. Remove existing Blackfriars sign and replace with 'permit holder' sign
8. Infill Eucalyptus planting
9. Eucalypt grid design for corner
10. Manage remnant native vegetation
11. Remove jogging path sign
12. Remove Prospect Council sign



13. Manage tennis courts for community use
14. Install seat
15. Plant Eucalypt Avenue along Prospect Road
16. Infill Planting – Indigenous Species
17. Reinforce Aleppo Pine Avenue
18. Examine possibility for a small BMX track in this location
19. Rationalise garden compost area
20. Remove 'end of cycle path' sign
21. Review positioning of fences around Aquatic Centre
22. Replant Moreton Bay Figs with Eucalypts
23. Install additional disabled access car park and review general layout
24. Construct Petanque Piste

Path Network Map

LEGEND

- ==== Create sealed path
- Retain sealed path
- Remove pathway
- - - Retain unsealed path
- ■ ■ ■ Rec Trail



5. IMPLEMENTATION

Budgetary implications for this CLMP are as follows:

- 1-2 years \$ 59,000
- 3-5 years \$ 78,000
- 6-10 years \$ 122,000

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.

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

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 surveys. Develop a mechanism to systematically record and implement ongoing community feedback (from Customer Service 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.

COMMUNITY LAND MANAGEMENT PLAN: Padipadinyilla (Park 2)

5.1 Cultural Landscape

Action	Priority Level	Performance Targets	(KPI)	Responsible	Liaison	Estimated Costing
Reinforce and conserve the planted avenue along the Barton Terrace flank.	L	5	1	Asset Management	Horticulture	No additional cost.
Incorporate these recommendations into a Park Lands Plan Amendment Report (PAR) to amend the Adelaide (City) Development Plan.	M	5	1,3	Development Planning	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 Planning	Park Lands & Sustainability	No additional cost
Consider the nomination of the Port Jackson Fig (<i>Ficus rubiginosa</i>) to the National Trust of South Australia Significant Tree Register.	M	5	1,3	Development Planning	Park Lands & Sustainability	No additional cost
Ensure that trees of cultural significance (see 3.2.1 above) are managed as part of the Tree Succession Management Plan.	H	4	1,3	Asset Management	Park Lands & Sustainability	No additional cost
Develop a Tree Succession Management Plan to ensure that trees throughout the Park are planted as part of a program of long-term replacement.	H	4,5,6,7	1	Park Lands & Sustainability	Asset Management	\$3k
Ensure replacement tree species are appropriate for both local and climatic conditions.	O	5	1,3	Asset Management	Park Lands & Sustainability	No additional cost

COMMUNITY LAND MANAGEMENT PLAN: Padipadinyilla (Park 2)

5.2 Environment

Action	Priority Level	Performance Targets	(KPI)	Responsible	Liaison	Estimated Costing
<p>Staged development and reinforcement of a general planting theme for the Park as per the Landscape Design/Future Use map and the recommendations below:</p> <ul style="list-style-type: none"> • Replace the Moreton Bay fig plantings along Barton Terrace West which are in poor condition. River Red Gums or South Australian Blue Gums are recommended. • Retain and manage the avenue of Aleppo Pine into the long-term. • Reinforce the Jeffcott Street woodland identified in 3.1.2 above with similar species. • Plant a grid pattern (angled to the north-east) of eucalypts in the north-eastern corner to act as a gateway landmark. • Plant SA Blue Gums along both sides of Prospect Road. • As existing trees along both sides of Jeffcott Road die they should be replaced with SA Blue Gums. Additional planting of SA Blue Gums can also be made in the short to medium term. • Reinforce deciduous tree plantings in the Aquatic Centre car park. • Plant perimeter trees (Eucalypts) around southern ovals to provide shade. • Prohibit the use of Prescribed Weed Species and Weed species of National Significance in landscaping within the Park Lands. Retain existing healthy trees (refer to 4.1.2) and enhance with further planting of trees as per recommendation above in 4.2. • Ensure replacement tree species are appropriate for both local and climatic 	M/O	4,5	1,3	Asset Management	Park Lands & Sustainability	\$15k/annum over 5 years

COMMUNITY LAND MANAGEMENT PLAN: Padipadinyilla (Park 2)

<p>conditions.</p> <ul style="list-style-type: none"> Remove moribund trees and replace with site specific species as per recommendations above in 4.2. All local native plantings should be grown from local provenance seed. Where possible protect remnant native vegetation. 						
<p>In conjunction with the Biodiversity Officer, manage the remnant native vegetation in the Park to preserve wherever possible, particularly the Narrow-leaf New Holland Daisy (<i>Vittadinia blackii</i>).</p>	H/O	6	1	Asset Management	Park Lands & Sustainability	No additional cost
<p>Retain and manage significant trees as identified in 3.12 and any other trees identified as Significant Trees.</p>	O	4	1	Asset Management	Horticulture	No additional cost
<p>Implement irrigation efficiency by Council and licence holders wherever possible, consistent with any State Government water conservation measures.</p>	O	6,7	1,3	Park Lands & Sustainability	Asset Management	No additional cost

COMMUNITY LAND MANAGEMENT PLAN: Padipadinyilla (Park 2)

5.3 Buildings and Structures

Action	Priority Level	Performance Targets	(KPI)	Responsible	Liaison	Estimated Costing
Investigate landscape design for the entrance to the Aquatic Centre incorporating new path between eastern side of car park and Aquatic Centre.	M	4	1,2,3	Urban Design	Aquatic Centre management	No additional Cost
Review position of fences around the Aquatic Centre	M	3,4	1,2	Asset Management	Aquatic Centre management	No additional Cost

5.4 Recreational Facilities

Action	Priority Level	Performance Targets	(KPI)	Responsible	Liaison	Estimated Costing
Manage existing tennis courts for public use and support an upgrade of courts.	M	1	1,2	Park Lands & Sustainability	Asset Management	No additional cost
Should the existing courts be removed in the future consider a replacement multi-purpose community court near the Aquatic Centre.	M	1	1,2	Park Lands & Sustainability	Asset Management	No additional cost
Rationalise gardeners compost area and move closer to the fence	M	4	1,2	Horticulture	Asset Management	\$1k
Manage existing tennis courts for public use and support an upgrade of courts.	M	1	1,2	Park Lands & Sustainability	Asset Management	No additional cost
Should the existing courts be removed in the future consider a replacement multi-purpose community court near the Aquatic Centre.	M	1	1,2	Park Lands & Sustainability	Asset Management	No additional cost
Examine possibility of development of BMX track in or around existing compost area.	M	1	1,2	Park Lands & Sustainability	Asset Management	No additional cost
Construct a Petanque Piste adjacent the Playground	H	1	1,2	Park Lands & Sustainability	Asset Management	\$6k

COMMUNITY LAND MANAGEMENT PLAN: Padipadinyilla (Park 2)

Enhance shade opportunities in Bush Magic Playground	H/M	1,2	1,2	Park Lands & Sustainability	Asset Management	\$1k (trees) \$25k (structure)
Examine possibility of development of BMX track in or around existing compost area.	M	1	1,2	Park Lands & Sustainability	Asset Management	No additional cost
Establish the Adelaide Park Lands Trail	H	1	1,3	Park Lands & Sustainability	Asset Management	See 5.7

5.5 Events Management

Action	Priority Level	Performance Targets	(KPI)	Responsible	Liaison	Estimated Costing
Install new power outlet	M	1	1,2,3	Asset Management	Park Lands & Sustainability	\$4k

5.6 Amenity

Action	Priority Level	Performance Targets	(KPI)	Responsible	Liaison	Estimated Costing
Install 2 sets of picnic tables and seat on Prospect Road	M	1,3	1,2	Asset Management	Park Lands & Sustainability	\$3k
Naming/Information Sign in Car Park	L	1,3	1,2	Asset Management	Urban Design	\$2k
Information Sign re Aquatic Centre	H	1,3	1,2	Asset Management	Urban Design	\$2k
Permit Holder Sign	M	3,4	1,2	Asset Management	Urban Design	\$800
Remove superfluous signs	H	3,4	1,2	Asset Management	Park Lands & Sustainability	No additional cost
Investigate improved lighting in car park and in the vicinity of the Aquatic Centre	H	2	1,2,3	Asset Management	Aquatic Centre management	No additional cost

COMMUNITY LAND MANAGEMENT PLAN: Padipadinyilla (Park 2)

5.7 Accessibility

Action	Priority Level	Performance Targets	(KPI)	Responsible	Liaison	Estimated Costing
Continue operation of Aquatic Centre car park and incorporate 2 existing Aquatic Centre permit car parks to remove them from outside kiosk	M	3	1,2	Approvals	Park Lands & Sustainability	No additional cost
Construct Adelaide Park Lands Trail	L	3	1,2	Asset Management	Park Lands & Sustainability	\$120k
Sealed path along eastern side of the Aquatic Centre to the car park	H	3	1,2	Asset Management	Park Lands & Sustainability	\$17k
Additional disabled access park and check the gradient to the Aquatic Centre entrance	M	3	1,2	Asset Management	Park Lands & Sustainability	No additional cost

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 community 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.

COMMUNITY LAND MANAGEMENT PLAN: Padipadinyilla (Park 2)

- 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 with 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: Padipadinyilla (Park 2)

- 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 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 community issues 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 key stakeholders for Padipadinyilla (Park 2) were identified as:

- Aquatic Centre management
- Blackfriars Priory School.

The early stage consultation included:

- Council staff met with the key stakeholders.
- Every household in the Council area received a brochure detailing the Community Land Management Plan process. Information about the CLMP process and the dates for community consultation is available through Council's website.
- Broad community consultation also occurred with Council staff manning 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 on these occasions.

COMMUNITY LAND MANAGEMENT PLAN: Padipadinyilla (Park 2)

- A consultation session for Area 1 combined with an educational event (Bat Night) was held on Saturday 13 March from 5.30pm. Around 5000 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 Advertiser* and *The Messenger*.
- At the Area-based consultation, about 45 questionnaires were distributed and staff spoke with about 30 people.
- Staff door-knocked Barton Terrace on Thursday 18 March 2004 and spoke with residents and distributed an additional 45 questionnaires.
- 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.

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.

COMMUNITY LAND MANAGEMENT PLAN: Padipadinyilla (Park 2)

APPENDIX C

Refer to accompanying document – Attachment 2

COMMUNITY LAND MANAGEMENT PLAN: Padipadinyilla (Park 2)

APPENDIX D

Ref. to 3.2.1.

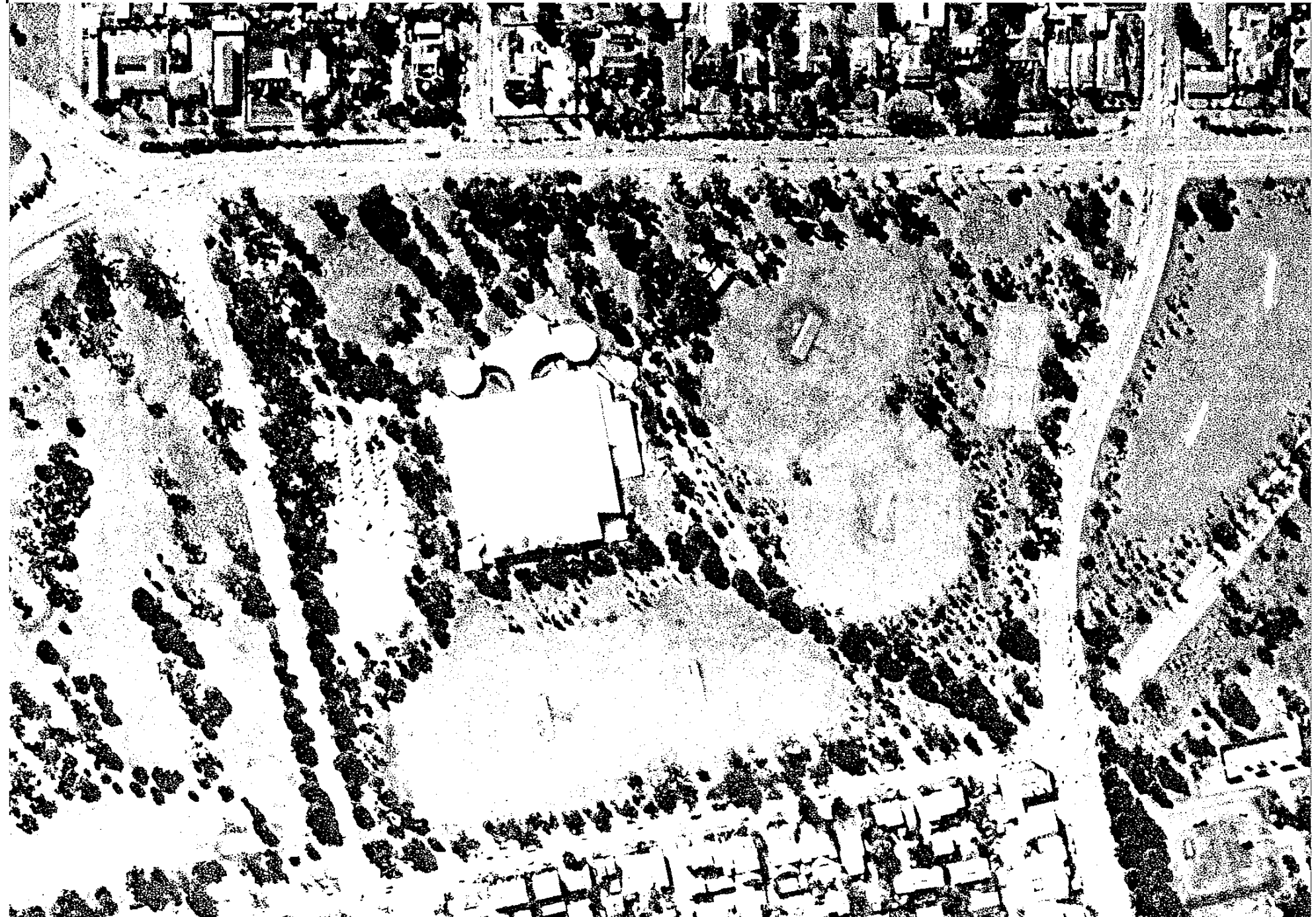
Plant species recorded in a survey conducted in 2003:

- * = Indicates the species has been introduced to the Southern Lofty Herbarium Region.
- If known, we have listed where the plant is indigenous to.
- **Bold** = Species found naturally regenerating in the Park Lands.

Scientific Name	Common Name
<i>Acacia pycnantha</i>	Golden Wattle
<i>Acacia saligna</i> *	Golden Wreath Wattle (WA)
<i>Acer pseudoplatanus</i> *	Sycamore (USA)
<i>Atriplex semibaccata</i>	Berry Saltbush
<i>Austrostipa</i> sp.	Spear-grass
<i>Brachychiton populneus</i> *	Kurrajong (NSW & QLD)
<i>Casuarina glauca</i> *	Swamp Sheoak (NSW)
<i>Chloris truncata</i>	Windmill Grass
<i>Danthonia caespitose</i>	Common Wallaby-grass
<i>Eucalyptus camaldulensis</i> var. <i>camaldulensis</i>	River Red Gum
<i>Eucalyptus cladocalyx</i> *	Sugar Gum (SA)
<i>leucocylon rosea</i> *	Red-flowering Blue Gum (WA)
<i>Eucalyptus Eucalyptus platypus</i> *	Moort (WA)
<i>Eucalyptus salmonophloia</i> *	Salmon Gum (WA)
<i>Ficus macrophylla</i> *	Moreton Bay Fig (NSW)
<i>Lagunaria</i> sp.*	Pyramid Tree
<i>Pennisetum clandestinum</i> *	Kikuyu (East Africa)
<i>Pinus halepensis</i> *	Aleppo Pine (Middle East)
<i>Vittadinia blackii</i>	Narrow-leaf New Holland Daisy

Appendix 2

Padipadinyilla Park (2)



Park 2: Padipadinyilla

Historical Overview

There are no specific references to Kaurna sites or activities, pre-contact or post-contact, for Park 2 (Hemmings 1998).

Arising from Light's plan, Park 2 consists of 17.8ha of land bounded by Jeffcott Street, Prospect Road, Fitzroy Terrace, and Barton 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.

With the engagement of John Ednie Brown to prepare a *Report on a System of Planting the Adelaide Park Lands* (1880) Brown recorded that the area consisted of a light scatter of planted trees, with a straggly plantation strip along the flank of Barton Terrace. "The trees planted are chiefly Gums (*Eucalyptus rostrata*), with an occasional *Frenela robusta* [*Grevillea robusta*], *Casuarina stricta* [*Allocasuarina verticillata*], and *Pinus Halepensis* [*Pinus halepensis*] [sic]" (Brown 1880: 20). In

examining the Park was characterised by "poor and somewhat exposed character, and it lies under the very great disadvantage (in an arboricultural point of view) of the geological stratum being, for the greater part, of limestone, and somewhat inclined to be of a saline nature." The soil, was also, noted as being "very thin indeed" making any tree selecting and successful planting difficult (Brown 1880: 20).

In 1879 the Council "obtained the sum of £375 for the limestone in Barton Terrace paddock" which accorded with John Ednie Brown's interim recommendations (*Annual Report 1879-80*, p. 105).

Brown's specific recommendations were:

That plantations be formed round the eastern, northern, and western boundaries ... with groups and clumps of trees here and there in the body of the grounds as shown on Plan 16. Before planting is undertaken ... the limestone should be removed as much as possible, and the particular sites selected for the young trees made up with plenty of good rich soils. ... It will ... be a matter for careful inspection, when the enclosures are being operated on, to select for planting those parts upon which there is the greatest depth of soil. By doing this, and planting such spots only, picturesque irregularity will be secured and fair results may be anticipated. ...

I have also to recommend that footpaths be constructed through the grounds as represented on the Plan.

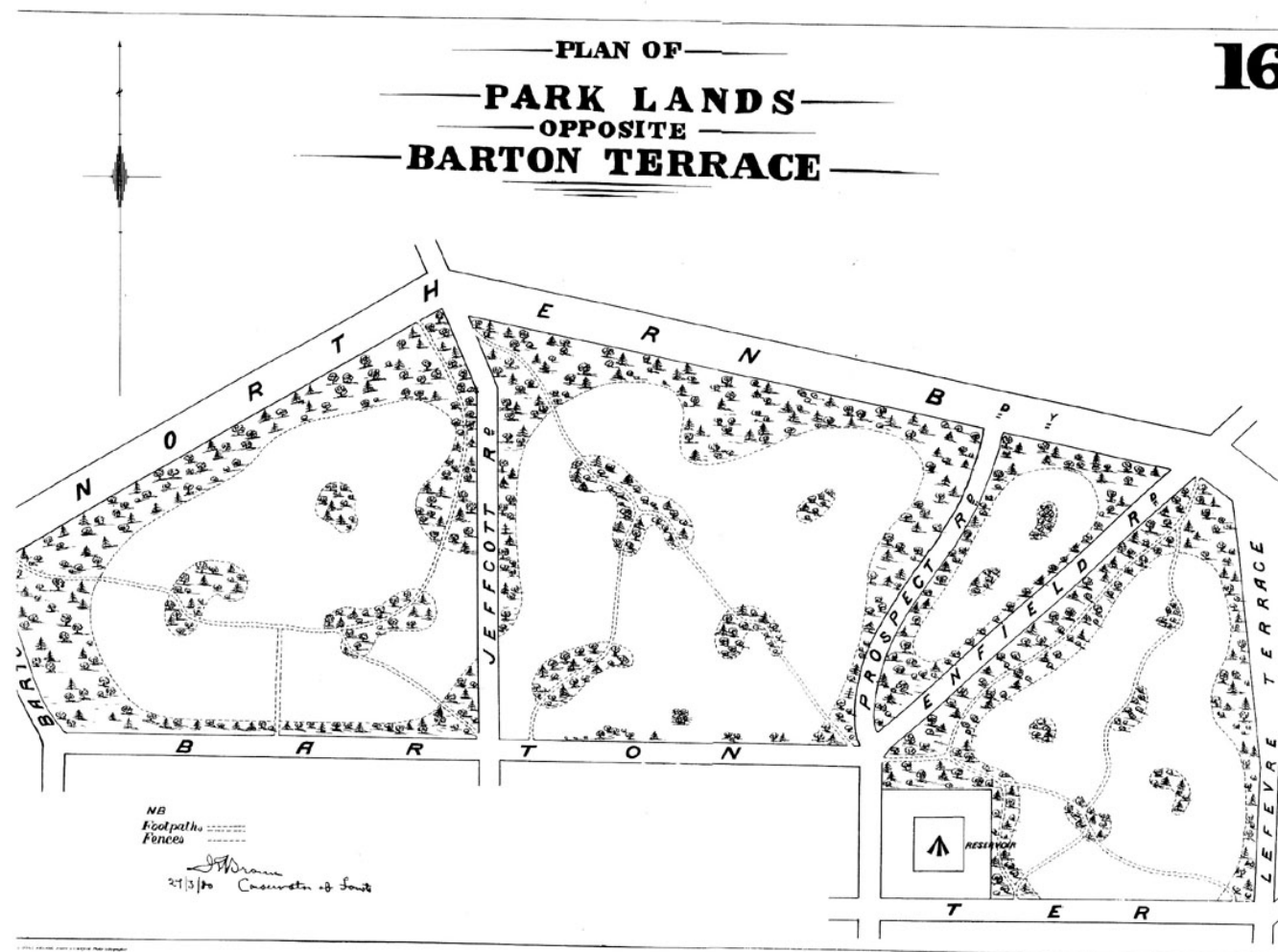
Following is a list of those kinds of trees which may be planted on the block ..., with fair chance of their succeeding upon the site:-

Pinus Halepensis, P. Pinaster, P. Laricio, P. Maritima, Robinia Pseudacacia, Casuarina Stricta, Ficus Macrophylla, Schinus Molle, Grevillea Robusta, Melaleuca Trichostachya (and others) (Brown 1880: 20)

The species mentioned in the above quote are, in sequence, known as: *Pinus halepensis*, *Pinus pinaster*, *Pinus larico*, *Pinus maritima*, *Robinia pseudoacacia*, *Allocasuarina verticillata*, *Ficus macrophylla*, *Schinus aerea var moll*, *Grevillea robusta*, *Melaleuca* sp.

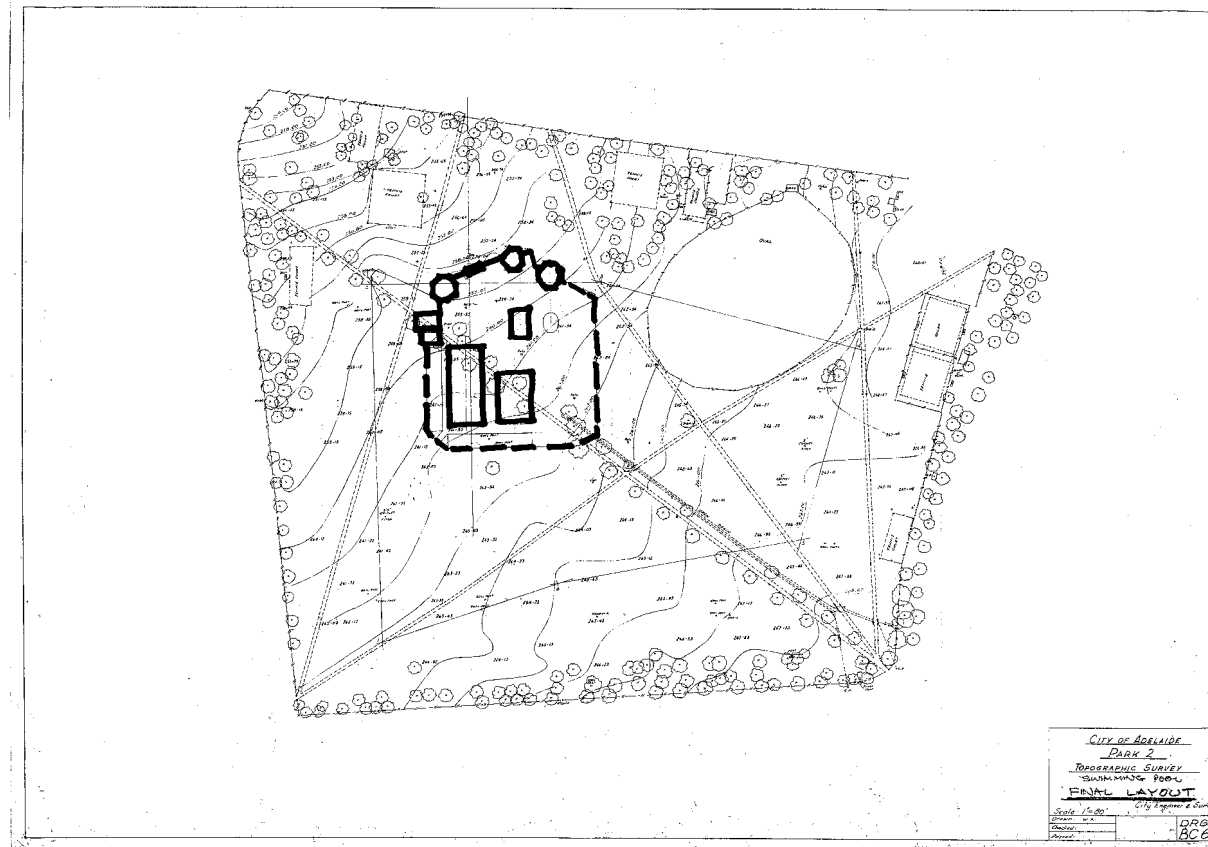
With Brown's appointment as 'Supervisor of the Plantations', upon the invitation of City of Adelaide Mayor Edwin Smith in April 1882, Brown commenced foundational work in implementing parts of the *Report's* recommendations. The City Gardener (1867-83), William Pengilly (1825-1911) was advised that Brown 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 series of City Gardeners until such time as August Pelzer (1862-1934) was appointed City Gardener (1899-1934) in mid 1899.

Figure:
Extract:
Report on a System of Planting the Adelaide Park Lands (1880), Map 16.



With Pelzer's appointment a rigorous planting program of the Park Lands was and is appears

Figure:
Survey Plan
of Park 2
indicating
plantings
and present
site of the
Aquatic
Centre



that Pelzer somewhat faithfully referred to and used Brown's *Report* as the guiding master plan for this planting activities. In Park 2, from c.1880-1934 perimeter plantations were established together with a path *allée* of Radiata Pines (*Pinus radiata*), a series of clumped plantings, and an open woodland of Sugar Gums (*Eucalyptus cladoclayx*) and River Red Gum (*E. camaldulensis*) in the north western corner. On the southern flank to Barton Terrace an *allée* Moreton Bay Figs (*Ficus macrophylla*) and a mixture of Desert Ash (*Fraxinus oxycarpa*) and Norfolk Island Hibiscus (*Lagerstoemia patersonii*) were planted; of these the Figs and Hibiscuses have grown but are severely stunted by the soil and geological conditions whereas the Ash have thrived. The paths were laid out in accordance with Brown's *Report* and generally the side plantations were commenced. A lone specimen of a Port Jackson Fig (*Ficus rubiginosa*) was also planted, perhaps a visual accent at the northern visual termination of O'Connell Street, that continues to thrive as a significant horticultural specimen today.

During 1894 the Barton Terrace *allée* of Moreton Bay Figs (*Ficus macrophylla*) and Norfolk Island Hibiscus (*Lagunaria patersonii*) were planted. "When it will be finished it will be an ornament to the locality, and beautify the outlook of property in the neighbourhood," claimed the Lord Mayor (*Annual Report 1894-95*, p. 65).

From the 1930s to the early 1960s little planting changes and works occurred on Park 2. The ovals were developed together with a series of enclosed tennis courts in the north-west corner, along Prospect Road, and along Fitzroy Terrace.

In early 1964 a proposal evolved for the relocation of the Adelaide Swimming Pool functions to the Park, from its site on King William Road now occupied by the Adelaide Festival Centre. A

site was selected in the north-west corner resulting in the felling of a large portion of the main tree pathway *allée* through the Park, but the retention of the now mature Sugar Gum and River Red Gum woodland. Reputedly a small pond existed on the site of the swimming centre. Additional Claret Ash (*Fraxinus oxycarpa* 'Raywoodii') plantings occurred with the construction of the car park associated with the Adelaide Swimming Centre, later renamed the Adelaide Aquatic Centre. The Centre with its three pools was constructed in 1968-69, enclosed and transformed into an international standard complex in 1985 at a cost of \$8.25 million, and renovated again in 1998 (Daly 1987: 81, 152). Premier John Bannon once commented that,

The swimming pool is there, a fact of life ... the view of it as you fly over in the evening is quite remarkable. It is like a great glowing pyramid ... a thing from outer spaces. From the ground, particularly as the trees and vegetation develop around it, it will not be, and isn't really at the moment, visually intrusive (Bannon in Daly 1987: 152).

There is no substantive significance in the use of this complex as a swimming centre, however the principle building holds architectural merit as an important example of Hassell's design work that reflects a late Adelaide Regionalist character.

In 1988, following a design competition, the City of Adelaide commissioned landscape architect Ian Barwick to prepare designs for a new playground adjacent to the Aquatic Centre. Council had philosophically decided to concentrate several of its play facilities rather than scatter them around the municipality, and "to create a playpark which had critical mass, a playpark which would become a destination landscape in its own right" (Barwick 1998: 218). As Barwick stated:

The site consisted of a 22 metre open, sunlit, lawn area enclosed by two curvilinear mounds and stands of Pine trees and Sugar Gums. James Hubbard of Megatoy and I combined on the design, presentation, planning and construction. ... Our ambition was to play in our own playpark (Barwick 1998: 218).

Amery (1997; 2002: 269) proposed the toponym of *Padipadinyilla* meaning 'swimming place' for this park. The toponym gives acceptance to the post-contact Adelaide Aquatic Centre with *padipadinya* meaning 'swimming', *padendi* 'to swim' and *-illa* 'loc'. This toponym has been adopted for use by Council.

The Park consists today as bearing the underpinning plantings and planting design pattern as proposed by Brown in his *Report*. It possesses a spatially strong collection of Radiata and Canary Island Pines (*Pinus radiata*, *P. canariensis*), Moreton Bay Figs (*Ficus macrocarpa*) and Norfolk Island Hibiscus (*Lagunaria patersonii*), with a plantation of Claret Ashes (*Fraxinus oxycarpa* 'Raywoodii') in the new car park. During the 1960s-1980s an additional eclectic collection of Australian Eucalypts (*Eucalyptus* ssp. and *Corymbia* ssp), Wattles (*Acacia* ssp), and shrubs have been planted along the northern and eastern edges of the Park lessening the visual integrity of the Park and the adherence to the original Brown *Report* plan. 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 2 Padipadinyilla is identified in the State Heritage Register.

Park 2 Padipadinyilla exists within the Northern Parks Precinct PL2 of the City of Adelaide Development Plan (408-410). Its 'Environment' is described as:

ENVIRONMENT **Planting Character and Landscape Design**

The existing planting character of the Northern Parks Precinct is predominately *Eucalyptus* and *Pinus* species, woodland and open grassy playing fields, and should be maintained and reinforced. The continuity of environmental character should be improved between the individual parks and extended into the adjacent Paddock Precinct.

Permanent Structures

...
Expansion of other existing structures and development of additional buildings should be severely restricted.

Areas of Significant Landscape Character

Items of significant landscape interest include a group of trees at the north west corner of Park No 2, ...
These trees should be retained and supplemented by additional plantings of the same species to maintain the environmental character of those parts of the Precinct.

No component of Park 2 Padipadinyilla 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 2 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. Its significance is in its contribution to the overall plan by Light and Brown's *Report*, 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 1882. An Aquatic Centre has been added at a latter stage that changed the intensity of use but retains its principal recreational land use functions and human interactions. There is no significance evident in terms of its use and function.

Natural Features Responsiveness

The relatively flat topography, now heavily visually enclosed by vegetation, provides little significance. With the construction of the Swimming Centre an L-shaped mound was constructed that effectively introduces a foreign topographical form into the landscape of the Park. There are no significant features evident.

Circulation Networks

Prior to Brown's *Report* (1880) there is little evidence of any circulation system on Park 2. The *Report* proposed such a system and Pelzer adopted the main north-west – south-west pathway as a core feature but progressively added cross-axial pathways, matching presumably pedestrian 'desire lines', but did not execute the other pathways proposed. Accordingly the internal circulation system reflects Pelzer's intervention of a series of straight axial lines with the main pathway possessing an *allée* of Radiata Pines (*Pinus radiata*). This system contributes to the significance of the overall planting activities undertaken by Pelzer.

Boundary Demarcations

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

Vegetation

There are four main vegetation elements in Park 2 that possess cultural heritage merit:

- ❖ Jeffcott Street woodland (J&E: L.B8), consists of a mature open woodland planted c.1880-1900 of Sugar Gums (*Eucalyptus cladocalyx*) and River Red Gums (*E. camaldulensis*), in dispersed with random Radiata Pines (*Pinus radiata*) and Aleppo Pines (*Pinus halepensis*) that spatially correlates with the north-western plantation areas proposed by Brown in his *Report*. Plantings of Canary Island Pine (*Pinus canariensis*) in this area date from the 1920s. Of some significance botanically and socially.
- ❖ Port Jackson Fig (*Ficus rubiginosa*) (J&E: T.A52) located on the north-western corner of Prospect Rd & Barton Terrace, that dates c.1880-1890. Interestingly it is a lone specimen, and planted at the northern visual termination of the O'Connell Street streetscape so may have been deliberately planted and sited for this purpose. Of some significance visually and botanically.



- ❖ Moreton Bay Fig (*Ficus macrocarpa*) double line of plantings (c.1880-1890), in dispersed by Norfolk Island Hibiscus or Pyramid Tree (*Lagerstroemia patersonii*) and Kurrajongs (*Brachychiton populneus*) specimens (c.1920-30) along the northern flank of Barton Terrace. In dispersed within this *allée* is a False Acacia (*Robinia pseudoacacia*) and two specimens of the Small Leaf Moreton Bay Fig (*Ficus playpoda*), the latter of a healthy condition. A very deliberate planting edge that results in a charming *allée* albeit with the Figs in a poor condition and form due to the limestone layers and poor soils in this locality. Possesses some significance botanically and aesthetically but under threat due to the age and poor health of the Figs; their future will need to be considered and thus the aesthetic merit of the *allée*.



- ❖ Aleppo Pine (*Pinus halepensis*) allée (c.1900-1930) that dissects Park 2 from the south-eastern corner to the north-western corner, along a pathway originally proposed in Brown's Report. Of contributory significance aesthetically.



Spatial Arrangements

No evidence is present.

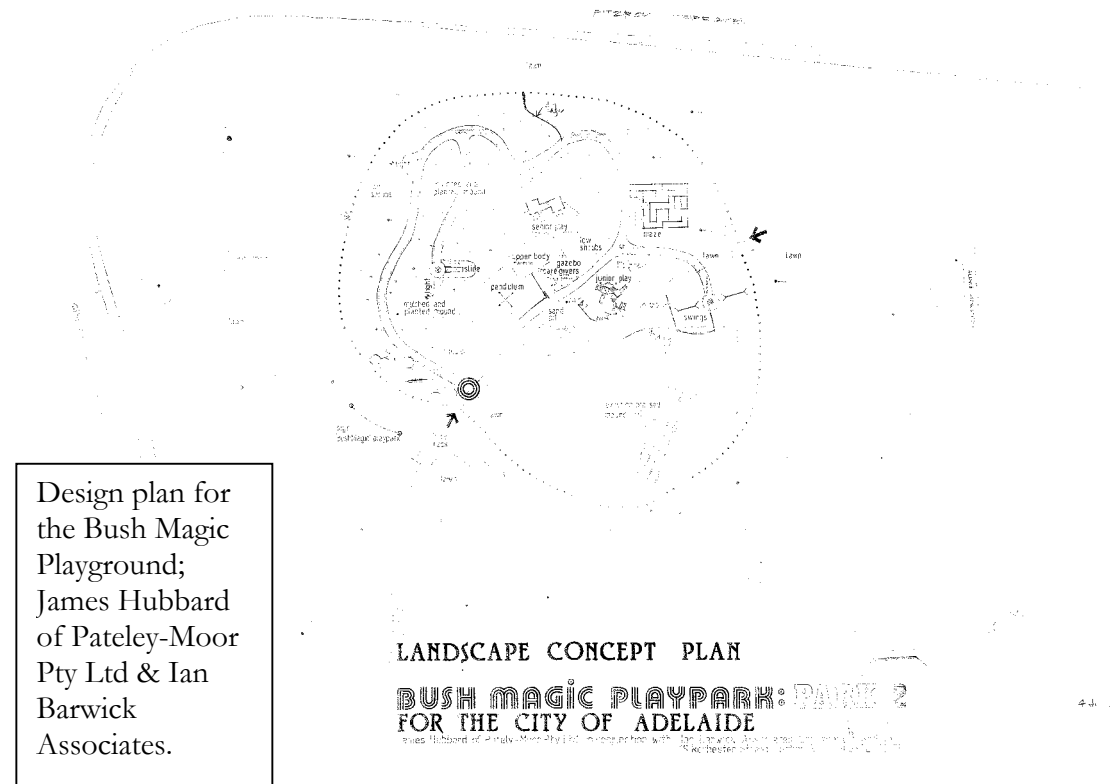
Structures

There are several minor recreation service structures in Park 2, but the only distinctive structure of significance is:

- ❖ Adelaide Aquatic Centre, sited in 1964-65, erected in 1968-69, renovated and roofed in a pyramidal form with internal architectural treatments reminiscent of the Adelaide Regionalist architectural style by Hassell architects (Apperly et al 1989: 248-249) in 1985, and renovated again in 1998. Architect Rick Browy with landscape architect Ian Barwick designed the leisure pool complex in 1986 and renovated many of the original features and facilities. Strong and successful Claret Ash (*Fraxinus oxycarpa* 'Raywoodii') plantings applied in the design of the Centre's car park that itself also used a mixture of surface materials to denote parking and vehicle movement routes. Of some architectural and social significance as a structure; of some landscape design and engineering significance as a car park.



- ❖ Bush Magic Play Park, designed by landscape architect Ian Barwick and manufacturer Pateley-Moor, contractor Richard Furniss, with Terry Hadert as the Council Project Manager in 1988. The Park is important as a precedent of the contemporary generation of play parks later developed around the Park Lands and in other Adelaide metropolitan. It is the first play park in South Australia specifically designed for wheelchair access (Barwick 1989: 217-218; Barwick pers. comm., 2004). Of high landscape design significance.



Small Scale Elements

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

Historical Views and Aesthetic Qualities

While Park 2 is relatively flat it possesses some aesthetic merit, as follows:

- ❖ Jeffcott Street visual outlook: a dramatic feature of the northern end of Jeffcott Street is the way it passes through a dense tree corridor and just before reaching Fitzroy and Park Terraces the topography suddenly drops and road swings to open up a majestic view to the north-western suburbs of Adelaide. The mixture of the enclosure, topographical change, and the edge of the Park Land belt combine together to create a significant visual landscape 'gate' egressing or ingressing Jeffcott Street and thereupon the Park lands.



Cultural Landscape Heritage Significance Evaluation

The following table summarises the cultural landscape heritage components present in Park 2. A separate assessment, in the Main Report, positions Park 2's cultural landscape in the context of the wider Adelaide Park Land.

Park 2 – Padipadinyilla 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 2 generally	-	-	-	-	-	-	-	-	-	-	-	-	-
Jeffcott Street woodland	-	-	-	-	-	M	-	-	-	-	-	-	-
Port Jackson Fig (<i>Ficus rubiginosa</i>)	-	-	-	-	H	-	-	-	-	-	Y	Y	-
Moreton Bay Fig (<i>Ficus macrophylla</i>) allée	-	-	-	-	-	M	-	Y	-	-	-	-	-
Radiata Pine (<i>Pinus radiata</i>) allée	-	-	-	-	-	-	L	-	-	-	-	-	-
Adelaide Aquatic Centre complex (building & car park grounds)	-	-	-	-	-	M	-	-	-	-	Y	-	-
Bush Magic Play Park	-	-	-	-	H	-	-	-	-	-	Y	-	-
Jeffcott Street view point	-	-	-	-	-	M	-	-	-	-	Y	-	-

Statement of Cultural Significance

Padipadinyilla Park 2 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.

Recommendations:

- ❖ Reinforce and conserve the planted *allée* along the Barton Terrace flank;
- ❖ Revise City of Adelaide Development Plan citations pertaining to PL2 to reflect the above conclusions and recommendations;
- ❖ Prepare a Landscape Master Plan for Park 2 that addresses the historical patterns of extant tree plantings and species, and gives effect to the PL2 policy recommendations and continues the planting design philosophy originally proposed in Brown's *Report*;

- ❖ Prepare a nomination to the National Trust of South Australia Significant Tree Register for the Port Jackson Fig (*Ficus rubiginosa*).