

Expiry of Deed of Agreement - Royal Show Park Lands Parking

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Board Meeting**

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Public

Purpose

The purpose of this report is to provide background and information to enable the Board to provide advice to Council relating to a request from the Royal Agricultural and Horticultural Society to extend the current Deed for the Royal Show Park Land Parking.

The City of Adelaide has supported the Royal Adelaide Show (the Show) through the provision of Park Land parking since 1926.

The City of Adelaide and the Royal Agricultural and Horticultural Society (the Society) entered into a Deed of Agreement (the Deed) in 2011 which formalised the current arrangement to provide Park Land parking for the Royal Adelaide Show (the Show). Parking is provided in Golden Wattle Park/Mirnu Wirra (Park 21W), Josie Agius Park/Wikaparntu Wirra (Park 22) and GS Kingston Park /Wirrarninthe (Park 23) for the duration of the Show (see map of parking locations ([Link 1](#))).

The Society has requested that the City of Adelaide provide continued support for the Show through the provision of Park Land parking post 2026 when the current Deed expires.

The Society presented at a confidential CEO Briefing on 25 February 2025 and has now formalised their request in writing dated 27 March 2025 ([Link 2](#)) for continued support from the City of Adelaide for the Show through the provision of Park Land parking post 2026.

It is proposed that a new Deed be entered into that will reflect the aspirations of the current Deed to reduce and eventually remove Park Land parking for the Royal Adelaide show and protect the Park Lands.

In addition, a new Deed would reflect same or similar terms as the existing Deed, with changes to mitigate the risk to Council, as detailed in section 16 of this report.

Recommendation

THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Kadaltilla / Adelaide Park Lands Authority:

1. Notes the current Royal Adelaide Show Parking – Executed Deed of Agreement – **Attachment A**.
 2. Endorses Council progressing with negotiations and execution of a Deed of Agreement to be based on the same, or similar terms, to that of the existing Deed and the key terms included in section 16 of this report.
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Implications

Adelaide Park Lands Management Strategy 2015-2025	Adelaide Park Lands Management Strategy 2015-2025 The Council endorsed Adelaide Park Lands Management Strategy – Towards 2036 states as part of Precinct Considerations: Manage car parking for the Royal Adelaide Show according to the Deed of Agreement with the Royal Agricultural and Horticultural Society of SA.
2023-2028 Strategic Plan	Kadaltilla / Adelaide Park Lands Authority 2023-2028 Strategic Plan Strategic Plan Alignment – Expert Advice 4.1 Provide advice on plans, project and policies for the Adelaide Park Lands
City of Adelaide Strategies	The City of Adelaide Strategic Plan Our Environment The status, attributes and character of our green spaces and the Park Lands are protected and strengthened. This report aligns with the Community Land Management Plan for the Adelaide Park Lands (CLMP).
Policy	The Adelaide Park Lands Management Strategy and Community Land Management Plan for the Adelaide Park Lands recognise the need to provide parking for the Royal Adelaide Show in a sustainable manner.
Consultation	The Royal Agricultural & Horticultural Society and other key stakeholders have been engaged in development of the proposals and content within this report. Kaurna Yerta Aboriginal Corporation (KYAC) Nil.
Resource	The negotiation of the Deed of Agreement will be undertaken within existing Council resources. External legal advice will be sought as required throughout the negotiation process and for final review. Council's UPark team manage the Park Land parking through a combination of City of Adelaide and temporary labour-hire staff. A combination of City of Adelaide City Operations - Horticulture Staff and Contractor Staff deliver the required ground preparation and remediation.
Risk / Legal / Legislative	<i>Environment Protection and Biodiversity Conservation (EPBC) Act 1999</i> The Adelaide Park Lands contains threatened native species and ecological communities that are protected under the EPBC. Like the existing Deed, the areas allocated to parking will exclude areas of significant biodiversity. Prior to the provision of parking each year City Operations - Horticulture and Strategic Property & Commercial - UPark teams meet to inspect the Park Lands and restrict parking in any newly identified biodiversity areas.
Design	National Heritage Management Plan (NHMP) The National Heritage Management Plan (NHMP) aims to minimise car parking within the Park Lands and City Squares while ensuring adequate transport and temporary parking for events.

	It promotes reducing reliance on private vehicles by encouraging alternative transport options and restructuring temporary parking within the southern Park Lands to protect their historic form and plantings. Additionally, the NHMP promotes the restoration of redundant car parking and hardstand areas to parkland where possible.
Opportunities	Revenue generated through the provision of Park Land parking is used to improve the Sports Ovals in Golden Wattle Park.
City of Adelaide Budget Allocation	Negotiation of the Deed will be completed within the operating budgets of the relevant teams. The expense and revenue for delivery of Park Land parking for the Show are included in the Commercial Parking operating budget.
Capital Infrastructure Projects	Not applicable
Life of Project, Service, Initiative or (Expectancy of) Asset	The Society's request is for 3 x 10-year terms, totalling 30 years. In accordance to the current Deed it is recommended that a shorter term of 15 years, in line with the existing Deed be considered, comprising one initial term of 5 years and two subsequent renewal terms of 5 years.
Ongoing Costs (eg maintenance cost)	\$40,000 of the Commercial Parking operating budget is allocated to grounds maintenance. The majority of this is related to preparation and remediation of the Sports Fields in Golden Wattle Park. City of Adelaide's Strategic Property & Commercial- UPark team, in consultation with City Operations - Horticulture team, manage the parking to minimise impact to the Park Lands, so remediation costs for the Park Lands following the Show is minimal.
Other Funding Sources	Not applicable.

Discussion

Background

1. The first Royal Adelaide Show was held in 1840. This culturally significant event is the longest-running ticketed event in South Australia, attracting up to half a million people each year.
2. Since 1926 Council has provided parking in Josie Agius Park to support the event. This expanded over the following years to include Golden Wattle Park and the Edward Park area on the old netball courts in GS Kingston Park.
3. In 2011 Council entered into a Deed of Agreement with the Society to provide Park Land parking for the Royal Adelaide Show for an initial period of five years, with the Society having the right to extend for two renewal periods of five years each. The Society exercised this right on both occasions. **Attachment A**

Current Council Policy

4. The Adelaide Park Lands Management Strategy – Towards 2036 (Strategy). currently with the Minister for Planning for adoption, contains the following directives regarding parking on the Adelaide Park Lands.
 - 4.1. Strategy 2.11 - Where appropriate return car parking on the Adelaide Park Lands to a Park Lands Purpose and consider temporary uses of existing car parking to provide greater community benefit.

- 4.2. The Strategy supports an overall reduction in existing car parking in the Adelaide Park Lands. Existing car parking is accommodated in some locations in the Adelaide Park Lands. Where appropriate, existing car parking will encourage multiple uses such as market stalls, events, community, sport, and recreation opportunities, and electric vehicle charging to maximise public access to existing infrastructure. Car parking will minimise its impact on the landscape, provide for additional greening and trees, and incorporate water-sensitive urban Design.
- 4.3. The target is to reduce existing car parking on land managed by the City of Adelaide by 5% based on the 2022 baseline.
- 4.4. South-West Park Lands Precinct
 - 4.4.1. Manage car parking for the Royal Adelaide Show according to the Deed of Agreement with the Royal Agricultural and Horticultural Society of SA
5. The Community Land Management Plan for the Adelaide Park Lands (October 2023) reflects the use of the Adelaide Park Lands to provide temporary car parking for visitors during the Royal Adelaide Show under a Deed of Agreement with the Royal Agricultural and Horticultural Society of South Australia.

The Proposal

6. The key objectives of the Deed are:
 - 6.1. To recognise the parties' shared aspiration of eventually moving broad acre parking from the Park Lands for the Royal Adelaide Show,
 - 6.2. Provide for the ongoing interim use of the Park Lands for parking; and
 - 6.3. Provide for the relocation of parking areas and better parking management to minimise damage to the Park Lands.
7. As part of the Deed, parking for the Show was removed from or reduced in Park Land areas containing remnant native vegetation.
8. Adelaide Community Sports and Recreation Association holds a license for the Sports Ovals in Golden Wattle Park. As part of the Deed, the license holder's use of the ovals is restricted or prevented during the Show, and they are used for parking in lieu of these Park Land areas.
9. Parking is managed by City of Adelaide's Strategic Property and Commercial - UPark team, in consultation with the City Operations - Horticulture team, which is responsible for
 - 9.1. Preparation and maintenance of the sports ovals to improve ground conditions to sustain car parking.
 - 9.2. Parking will be managed in the Parklands and the sports ovals to minimise impact on the grounds throughout the Show period.
 - 9.3. Remediation of the Ovals, and any required for Park Lands, due to the parking impacts.
10. Josie Agius Park is utilised by 80% of patrons, Golden Wattle Park by 19%, and GS Kingston by 1%.
11. Parking is provided at a fee that covers the Council's operating costs, Park Land remediation and returns a profit. Approximately 25,000 to 35,000 users park in the Park Lands each year.
12. The Society has introduced several initiatives to encourage and support the implementation of specific sustainable transport options for the Adelaide Showground. It has retained its long-term goal of 90% of patrons travelling to the Show by public transport, walking, or cycling.
13. Over the course of the Deed, parking availability has decreased by approximately 380 spaces due to the installation of new netball courts and greening projects. The current layout is found on the attached plan ([Link 1](#)).
14. Since 2011 the Society has advised, in their letter of 27 March 2025 ([Link 2](#)), they continue to investigate, encourage and support the implementation of specific sustainable transport options for the Showground:
 - 14.1. Assisted and supported the State Government during the construction and activation of the permanent Adelaide Showground Railway Station.
 - 14.2. Acquired further land to enable the Society to increase parking capacity at the Showground.
 - 14.3. Activated strategically placed, dedicated taxi and rideshare ranks.
 - 14.4. Installed bicycle/scooter parking facilities at Northern and Southern entrances to the Showground.
 - 14.5. Supported the installation of a safe pedestrian/bicycle crossing to the Showground from the Park Lands.

- 14.6. Worked collaboratively with the Department for Infrastructure and Transport (DIT) to balance the cost of additional public transport services operated during the Show.
- 14.7. Actively promoted the use of public transport to the Show via website, media and social media in the lead up to and during the event.
- 14.8. Worked with DIT and CoA to provide a convenient, lower-cost alternative to Park Lands parking on weekends of Show; and
- 14.9. Embarked on a master planning exercise that specifically considers event car parking requirements and the Society's long-term ambition to have 90% of patrons travelling to and from the Show by sustainable means.
15. A new Deed would, if approved, reflect the aspirations of the current Deed, namely, to reduce and eventually remove Park Land parking for the Royal Adelaide show and protect the Park Lands.
16. A new Deed would be based on the same or similar terms as the existing Deed, with some changes to mitigate the risk to Council, Key terms include:
 - 16.1. A term equivalent to that of the existing Deed, an initial term of five years followed by two subsequent renewal terms of five years each (total of 15 years).
 - 16.2. Amended clause to require mutual agreement between the parties to extend for the first and second renewal terms. Current Deed had extensions in favour of the Society.
 - 16.3. Existing clauses that enable the management of parking for the Royal Adelaide Show by City of Adelaide staff whilst minimising impact and protecting the Park Lands.
 - 16.4. Parking areas will remain the same, apart from areas where there has been a reduction in parking availability due to the installation of new netball courts and greening projects.
 - 16.5. Amended clause will provide Council the option to reduce available parking for the Royal Adelaide Show over the course of the Deed to accommodate repurposing of the Park Lands.
 - 16.6. Restricted parking areas and the conditions under which they can be utilised will remain the same, to ensure the protection of the Park Lands and vegetation.
 - 16.7. The sports ovals in Golden Wattle Park will remain the main parking area in that park.
 - 16.8. Council will continue to provide discounted parking in its city parking stations adjacent to bus and tram stops during the Show to promote and encourage alternative parking options.
 - 16.9. The Royal Show Park Land parking fee will be set by Council to reflect the convenience of parking in the Park Lands, rather than increasing by CPI or by mutual agreement with the Society.
 - 16.10. Evaluation of the Deed at the end of the first year and then at least twice during the life of the Deed (prior to renewal at the end of year 5 and end of year 10) which includes a review of space requirements in support of the aspiration goals for decreased dependence on the Park Lands for parking, including a progress report from the Society on their Masterplan and initiatives to support the implementation of specific sustainable transport options.
 - 16.11. Continued and increased promotion undertaken by the Society on the use of public transport to the Show via website, media and social media in the lead up to and during the event
17. The existing Deed of Agreement will expire in 2026. The 2026 Royal Adelaide Show will be the last one covered by the current Deed.

Next Steps

18. Should Board endorsement be provided, a Deed of Agreement will be drafted considering the advice received from the Board and based on the key terms detailed in this report.
19. A report and draft Deed of Agreement is scheduled to be presented to the City Planning, Development and Business Affairs Committee Meeting of 3 June 2025 for recommendation to Council at its meeting of 10 June 2025.

Attachments

Attachment A - Royal Show Parking – Executed Deed of Agreement
