



The Adelaide Park Lands Authority was established by the *Adelaide Park Lands Act 2005 (SA)* as a subsidiary of the City of Adelaide under the provisions of the *Local Government Act 1999 (SA)*.

As part of the Park Lands governance framework the Adelaide Park Lands Authority is the principle advisory body to the City of Adelaide (CoA) and the South Australian State Government (SG) on Park Lands matters.

The Authority provides guidance around the use of and improvement to the Adelaide Park Lands through the development of the Adelaide Park Lands Management Strategy 2015 – 2025, which can be found [here](#)

## Membership

The Lord Mayor  
4 other members appointed by the Council  
5 members appointed by the Minister

## Quorum

6

## Presiding Member

The Right Honourable the Lord Mayor Sandy Verschoor

## Deputy Presiding Member

Ms Kirsteen Mackay

## Board Members

Ms Allison Bretones  
Mr Rob Brookman AM  
Ms Jessica Davies-Huynh  
Mr Stephen Forbes  
Councillor Alexander Hyde  
Ms Stephanie Johnston  
Mr Craig Wilkins  
Mr Ben Willsmore

## Proxy Board Members

Councillor Arman Abrahamzadeh (for Councillor Alexander Hyde)  
Professor Emeritus Damien Mugavin (for Ms Stephanie Johnston)

Board Meeting Agenda, Thursday 25 March 2021, at 5:30 pm  
Colonel Light Room, Town Hall, King William Street, Adelaide

## Agenda

	<b>Purpose</b>	
<b>1. Welcome and Opening</b>		
<b>1.1</b> Acknowledgement of Country	To Acknowledge	Page 3
<b>1.2</b> Apologies	To Note	Page 3
<b>1.3</b> 25/2/2021 Minutes	To Confirm	Page 3
<b>1.4</b> Business Arising	To Note	Page 3
<b>2. Conflict of Interest</b>	To Note	
<b>3. Presiding Member Report (verbal)</b>	To Note	
<b>4. Representations (verbal)</b>	Granted as at 19/3/2021	
<b>4.1</b> Request to Speak	To be Heard for up to 5mins	
Dr Lucy Sutherland on behalf of the Board of the Botanic Gardens and State Herbarium		
Topic		
Community Consultation – Adelaide Oval Precinct / Tarntanya Wama (Park 26) Draft CLMP – (events on Oval 2)		
<b>5. Items for Board Decision</b>		
<b>5.1</b> North Terrace Trunk Main Replacement [2019/00706] <i>(SA Water in attendance to present to the Board)</i>	Decision to Advise CoA	Page 4
<b>5.2</b> Adelaide Oval Precinct Draft Community Land Management Plan [2011/02224]	Decision to Advise CoA	Page 41
<b>6. Items for Board Discussion</b>		
<b>6.1</b> Associate Director Update	To inform	
<b>6.2</b> Presentation	To inform	
APPA Proposal for 'Edwards Park' within G.S. Kingston Park / Wirrarninithi (Park 23)		
Presenter		
Ms Michelle English – Associate Director		
<b>7. Items for Noting</b>		
Nil		
<b>8. Other Business &amp; Meeting Close</b>	Identified as at 19/3/2021	
Nil	To discuss	
<b>Next meeting</b> – Thursday, 22 April 2021, 5.30pm	To Note	

## 1. Welcome and Opening

### 1.1 Acknowledgement of Country

At the opening of the Board Meeting, the Board member presiding will state:

'Adelaide Park Lands Authority acknowledges that we are meeting on traditional Country of the Kaurna people of the Adelaide Plains and pays respect to Elders past and present. We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kaurna people living today.

And we also extend that respect to other Aboriginal Language Groups and other First Nations who are present today.'

### 1.2 Apologies

Nil

### 1.3 Confirmation of Minutes – 25/2/2021

That the Minutes of the meeting of the Board of the Adelaide Park Lands Authority held on 25 February 2021 be taken as read and be confirmed as an accurate record of proceedings.

### 1.4 Actions Arising

Board Meeting 25 February 2021	<u>Actions Arising</u> (Precis)	<u>Topic</u>
	Report requested for March	Proposal for 'Edwards Park' within G.S. Kingston Park / Wirraminthe (Park 23)
	Charter amendments to clarify	CoA – Board Support, Portfolio Restructure and Resourcing
	Inclusion of review considerations	CLMP Reviews
	Report requested for April	CoA Annual Business Plan and Budget
	Additional information sought	Expression of Interest Results - Rowing Club Building – Red Gum Park / Karrawirra (Park 12) [s 90(3) (b)]

Status Update for Actions Arising in Link 1 [here](#)

## North Terrace Trunk Main Replacement

**ITEM 5.1** 25/03/2021  
**Board Meeting**

**Author:**  
Matthew Morrissey, Associate  
Director, Infrastructure 8203 7462

2019/00706  
Public

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### Purpose

In December 2016, a significant burst occurred on the section of pipeline along Botanic Road between East Terrace and Hackney Road. The Central Transfer Pipeline feeds water to a significant part of the metro area, including the Adelaide CBD.

In total 24ML of water was lost from the burst. Due to the size of the burst and the flow rate escaping, significant works had to be undertaken to isolate the flow. However, this is an interim solution and the pipe remains at high risk of further breakages and will therefore require replacement.

SA Water identified that the likelihood of continued water main failures between 2020 and 2024 would be high. The SA Water project team completed a high-level Multi-Criteria Analysis (MCA) on possible solutions and determined a recommended option.

The purpose of this report and SA Waters presentation at the meeting is to seek APLA's support for the preferred option of construction of a pipeline being diverted through Rundle Road and through the eastern end of the east Park Lands to connect into the existing trunk main at the Botanic Road/Hackney Road intersection.

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### Recommendation

THAT THE ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Adelaide Park Lands Authority:

1. Supports option 2 in the Options Endorsement Submission outlined in Attachment A to Item 5.1 on the Agenda for the meeting of the Board of the Adelaide Park Lands Authority held on 25 March 2021, noting the recommended option will result in the section of pipeline along Botanic Road to be decommissioned and replaced with a new pipeline approximately 450 metres along Rundle Road, through the eastern end of the east Park Lands to connect into the existing trunk main at the Botanic Road/Hackney Road intersection.
  2. Supports the removal of 12 unregulated trees and the replacement strategy as identified in Attachment B to Item 5.1 on the Agenda for the meeting of the Board of the Adelaide Park Lands Authority held on 25 March 2021.
  3. Supports the proposed Tree Protection Measures of a further 5 trees, for trees to be retained adjacent to the construction corridor under the supervision of the Project Arborist (including 3 regulated trees and 1 regulated tree that is exempt).
-



## Implications

Adelaide Park Lands Management Strategy	Not as a result of this report
Policy	Not as a result of this report
Consultation	SA Water Project Team
Resource	Not as a result of this report
Risk / Legal / Legislative	SA Water has a legislative obligation and regulations to comply with.
Opportunities	Discussed throughout the report
City of Adelaide Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report

## Discussion

### Background

1. There is a significant watermain called the Central Transfer Pipeline which runs between the Clapham Storage Tanks and the Hope Valley Water Treatment Plant. This is the primary trunk main which services the metro pressure zone, including the Adelaide CBD.
2. In December 2016, a significant burst occurred in the section of pipeline along Botanic Road, between East Terrace and Hackney Road. In total 24 Megalitres of water was lost during the burst and there was a significant work and impact to the city to isolate the flow.
3. SA Water was fortunate that the failure occurred on the underside of the pipe and on a bridge crossing a stormwater creek. A location in any other section would have caused significant damage to the Botanical Garden's heritage listed wall.
4. SA Water have been monitoring the condition of the pipe and have identified that the pipe remains at high risk of further breakages and are recommending replacement of the stormwater pipe. This will coincide with relining of an existing branch of the Central Transfer Pipeline which runs along North Terrace and Frome Street.
5. SA Water have been collaborating with the Administration to inform a high-level Multi Criteria Analysis for both relining and replacement of the pipeline. SA Waters formal request and summary of all actions to date can be found in Link 5 [here](#) .
6. The purpose of this report and SA Water presentation at the meeting is to seek APLA's support for the preferred option of construction of a pipeline being diverted through Rundle Road and through the eastern end of the east Park Lands to connect into the existing trunk main at the Botanic Road/Hackney Road intersection.

### Options Analysis

7. SA Water have committed to minimise construction impacts to the project stakeholders, both through traffic disruptions and impact to Council park lands and amenities, this was a key consideration when working through the options analysis.
8. In reaching the conclusion to divert the new main through the Eastern Park Lands (Rundle Park) was the most viable solution, a number of other options were explored by SA Water, including:
  - 8.1. New trunk main to be run in alignment with the bus lane on Botanic Road Diverting the flow into the Western Suburbs Wastewater Network – not considered viable due to the limited capacity of that network and the disruption to the road network.
  - 8.2. New trunk main to be run in alignment with Rundle Road, then through the parklands, replacing the existing DN400 Cast Iron main.
  - 8.3. New trunk main to be run through the parklands and running in alignment with the edge of Botanic Road
  - 8.4. New trunk main to be run through the parklands and running in alignment with the existing DN400 Cast Iron main.
9. The project team completed a Multi-Criteria Analysis (MCA) for the Base Case and each option. The MCA addressed construction, operations, maintenance and financial criteria. SA Water's finance team completed an NPV model for all options.
10. The preferred option for the Botanic Road Section Trunk Main Replacement is Option 2 – Rundle Road and Parklands Alignment as seen in Link 1 [here](#) . This was determined as the preferred option due to low risk profile, its flexibility for system configuration, ease of maintenance, longer asset life, least impact on trees, parklands and the most efficient construction methodology compared to the other options, the full options analysis and summary can be found in **Attachment A**.
11. Option 2 pipe installation is required to be tied into on Rundle road/East Terrace cross connection pipe point and will be installed adjacent to the Eastbound car parks, the pipe will run Eastbound towards Dequetteville Terrace. The pipe is unable to continue East onto Dequetteville Terrace and must enter into the Park Lands due to two major clashes, the first being the O-Bahn Structure and the pipe will not have sufficient cover and separation to this infrastructure and secondly the SA Power Networks High Voltage 66kv critical service that is one the major services to the Eastern suburb precinct.

## Tree Impacts and Other Considerations

12. SA Water has prepared an arborist assessment of the trees which could be affected (see Link 2 [here](#)).
13. There are 96 trees in total that have been included in this assessment.
14. SA Water initial assessment suggested that 21 trees will need removing, however further refinement of scope has reduced this number to 12 none of which are regulated or significant. The unique tree ID's proposed for removal include U73, U74, U75, U77, U78, U79, U80, U84, U85, U92, U72 and U76.
15. Of the 12 trees that will be removed, there are two trees that may be able to be retained (unique Tree IDs U72 and U76) however SA Water will be seeking Council approval to remove the trees if it becomes clear during construction that they will be detrimentally impacted.
16. In addition, a further 5 trees are not proposed for removal, however, will have Tree Protection Measures put in place under the supervision of the project Arborist, which includes 3 regulated trees and 1 regulated tree that is exempt from protection.
17. A project arborist has been appointed to oversee the construction and proposed tree protection measures during construction include:
18. A Project Arborist is appointed to oversee the construction and assist with the development impacts, tree protection requirements and developing a Tree Protection Plan to be implemented during construction, with the aim minimising the impact on tree roots. A summary of the measures is below:
  - 18.1. For tracking and driving within the Tree Protection Zone (TPZ) (Unique Tree IDs: U59, R94, R95, R96):
    - 18.1.1. Fencing will be installed on the TPZ perimeter or as close as practicable from each tree and only removed on approval of the Environmental Manager.
    - 18.1.2. Prior to tracking in the TPZ, a protective layer will be placed on the ground to reduce compaction of roots, such as a Dura-mat, a thick layer of mulch, or material as advised by the arborist.
  - 18.2. For trenching within the TPZ (Unique Tree ID E91):
    - 18.2.1. Root investigations will be conducted prior to initiating any trenching within the TPZ. Root investigations includes creating a slot trench to expose roots, and an arborist to investigate of the status of the roots.
    - 18.2.2. If the arborist advice that roots that will be affected can be provided with a clear cut, and that it will not affect the structural stability of the tree, then the roots will be cut.
    - 18.2.3. If the arborist indicates that the roots cannot be cut, or if the roots forms part of a regulated or significant tree, then non-destructive digging will be used for the installation of the pipeline and the roots will be protected.
19. A landscape plan has been supplied at **Attachment B**, key details of the concept landscaping plan include:
  - 19.1. Of the four larger trees proposed to be removed, SA Water propose to replant at least 2:1 ratio, with advanced 1.5m specimens in areas of the park located at least 10m away from the pipeline (to protect pipeline integrity).
  - 19.2. Like for like replacement for the remainder of the 6 small trees and shrubs removed.
  - 19.3. Additional shrub plantings and groundcover species (up to 1688 individual plants) are incorporated along the pipeline section in the NE corner of the park, with tube-stock tree species proposed to be planted around the existing garden beds further from the pipeline.
  - 19.4. The landscape plan will be further refined with council representatives prior to being finalised, including positioning of advanced tree specimens.
  - 19.5. The selected species are proposed for planting as they are native, hardy, and will add to the aesthetical value of the Adelaide Parklands. Most of the proposed species are in line with the Adelaide Gardens Native Planting guide.
20. SA Water met with Commonwealth representatives who completed a self-assessment and confirmed the project is unlikely to have a significant impact on the heritage status of the park lands, a summary of the meeting can be found in Link 4 [here](#) .

21. SA Water have also completed an Aboriginal Heritage risk assessment which deemed a low risk of encountering heritage due to previous development activity along the alignment, however, has a stop work SOP in case of any unexpected discoveries, the outcomes of this can be found in Link 3 [here](#) .

**Next Steps**

22. A report will go to Council for support of the trunk main and approval of the removal of trees.
  23. Pending approval, SA Water will commence Stakeholder and Community consultation prior to construction.
- 

## Attachments

**Attachment A** – Options Endorsement Submission

**Attachment B** - Landscape Plan

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- END OF REPORT -



**Corporate Project Management Methodology  
(CPMM)**

## **Central Transfer Pipeline North Terrace Trunk Main Replacement**

# **Options Endorsement Submission**

**Project C#: C3886**

**Project ID#:A0026-0015**

**Version:** 0.4

**Date:** 03/03/2021

**Status:** First Issue

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**Government of  
South Australia**

## Document Controls

### Template Version

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 Template Version: 9.2  
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### Document Version History

Version	Date	Author	Comments
0.1	07/10/20	Ina Zachei / Tom Zott	First draft.
0.2	20/10/20	Ina Zachei / Tom Zott	First review
0.3	17/02/21	Ina Zachei	Combine WMR and Relining, update cost estimates
0.4	24/02/21	Zoe Wilson	Revised for APLA Submission

### Reviewers

Please select review focus the reviewer will be undertaking. The options include Commercial, Technical Governance, Financial, Stakeholder or Quality Assurance.

Name	Reviewer Title	Reviewer Focus	Review Date
Timothy Sarris	Development Manager, MDJV	Technical Governance	3/3/21
		Choose an item.	
		Choose an item.	
		Choose an item.	

### Distribution

Date	Version	Name
3/3/21	0.4	Paul Smitheram

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Item 5.1 - Attachment A



# 1 Executive Summary

## What is the driver behind this project and why do we still need to invest?

The Central Transfer Pipeline is located between the Clapham Storage Tanks EL103 and the NSISP connection at Hope Valley Water Treatment Plant. The Central Transfer Pipeline is the primary trunk main that feeds the EL103 metro pressure zone, including the Adelaide CBD.

In December 2016, a significant burst occurred on the section of pipeline along Botanic Road between East Tce and Hackney Road. SA Water was fortunate that the failure occurred on the underside of the pipe and on a bridge crossing a stormwater creek. A location in any other section would have caused significant damage to the Botanical Garden's heritage listed wall.

In total 24ML of water was lost from the burst. Due to the size of the burst and the flow rate escaping, the shut off required four network technical officers and a double shutoff into the city to isolate the flow. The pipe remains at high risk of further breakages and will therefore require replacement.

The section of pipeline along Botanic Road will be decommissioned and will be replaced with a new DN750 MSCL pipeline. The new route is approx. 450m and will be installed along Rundle Road, through the eastern end of the east parklands and will connect into the existing trunk main at the Botanic Road/Hackney Road intersection.

A second 420m branch of the Central transfer pipeline, that heads west down North Terrace and up to Frome Street, will also be relined as part of this project. This branch is also known as the North Terrace RAH trunk main as it used to be the primary feed to the Old Royal Adelaide Hospital. It has had historical leaks which have been pin holed and repaired under pressure by using wooden plugs. However, it has now become apparent (through investigations and condition assessments) that plugging and pin holing is no longer sustainable, meaning that a significant failure like the one near the Botanic Gardens Heritage Wall can occur again soon.

## Why do we need to proceed with this project at this time?

The condition of the Botanic Road pipeline section continues to decrease significantly with the potential to substantially impact heritage listed items and Technical and Customer level of service if another failure occurs. SA Water identified that the likelihood of continued water main failures between 2020 and 2024 would be highly possible. Hence, an upgrade of the pipeline in this section is highly recommended in RBP20.

Coinciding with the current Lot14 redevelopment, SA Water has decided that this would be the best time to renew the North Terrace RAH Trunk Main section. The upgrade is proposed to be completed prior to the second stage of the Lot 14 redevelopment. SA Water understands this will occur in 2022.

The Botanic Road section of the Central Transfer Pipeline and the North Terrace RAH Trunk Main have been ranked 13<sup>th</sup> and 7<sup>th</sup> respectively by Asset Management on the trunk main priority list for further investigation.

## What options are available as ways to address this need?

The project team completed a high-level Multi Criteria Analysis (MCA) for both the relining and pipeline replacement installation.

For the North Terrace relining Output three options were considered – standard PE liner, die-reduction PE liner and a Primus liner. When assessed against construction, operation, maintenance and financial criteria, the standard PE liner was the preferred option.

For the Botanic Road replacement pipeline upgrade works five options were proposed, The Base Case and four options were identified for consideration.

**Table 1: Pipeline Replacement Options Summary**

Option	Description
<b>Base Case – Do Minimal</b>	Keep existing DN600 main and continue to repair failures
<b>Option 1 – Bus lane alignment in Botanic Road</b>	New trunk main to be run in alignment with the bus lane on Botanic Road
<b>Option 2 – Rundle Road and Parklands Alignment</b>	New trunk main to be run in alignment with Rundle Road, then through the parklands, replacing the existing DN400 Cast Iron main.
<b>Option 3 – Parklands and edge of Botanic Road Alignment</b>	New trunk main to be run through the parklands and running in alignment with the edge of Botanic Road
<b>Option 4 – Parklands and DN400 Cast Iron Alignment</b>	New trunk main to be run through the parklands and running in alignment with the existing DN400 Cast Iron main.

The project team completed an MCA for the Base Case and each option. The MCA addressed construction, operations, maintenance and financial criteria. SA Water's finance team completed an NPV model for all options.

The Project team presented the MCA recommendation outcomes to City of Adelaide Council (CoA). The key CoA stakeholders in attendance agreed with the MCA outcomes and supported SA Water proceeding with preferred Option 2 pipeline route design.

**What is the recommended option to be endorsed by the PAG?**

The preferred option for the Botanic Road Section Trunk Main Replacement is **Option 2 – Rundle Road and Parklands Alignment**. This was determined as the preferred option due to low risk profile, its flexibility for system configuration, ease of maintenance, longer asset life, least impact on trees, parklands and the most efficient construction methodology compared to the other options.

When only considering the construction costs and MCA results (including NPV), the Base Case is the recommended option. However, due to the significant risks associated with the current water main around its poor and decreasing condition and the highly possible likelihood of another major failure affecting technical and customer level of service, the Group agreed that the Base Case is not an acceptable preferred option.

Options 2 pipe installation is required to be tied into on Rundle road/East Terrace cross connection pipe point and will be installed adjacent to the Eastbound car parks, the pipe will run Eastbound towards Dequetteville Terrace. The pipe is unable to continue East onto Dequetteville Terrace and must enter into the Parklands at CH200 due to two major clashes, the first being the O'Bahn Structure and the pipe will not have sufficient cover and separation to this infrastructure and secondly the SA Power Networks High Voltage 66kv critical service that is one the major services to the Eastern suburb precinct.

Moving forward in this report, the discussion will be focused on the pipeline replacement assessment. The NPV assessment for the pipeline replacement includes the cost of standard PE slip-lining (i.e the preferred option)

## 2 Options Summary

**Table 2: Option Analysis Summary – Botanic Road Trunk Main Replacement**

Option number	Base Case	Option 1	Option 2	Option 3	Option 4
<b>Option name</b>	Do Minimal	Road alignment in Botanic Road	Rundle Road and Parklands Alignment	Parklands and edge of Botanic Road Alignment	Parklands and DN400 Cast Iron Alignment
<b>Overall ranking</b>	5	4	1	2	3
Option outcomes					
<b>Timing of outcome delivery</b>	RBP20	RBP20	RBP20	RBP20	RBP20
<b>Key option benefits</b>	<ul style="list-style-type: none"> <li>No upfront capital costs required</li> </ul>	<ul style="list-style-type: none"> <li>Upsize main for future use eliminating need for future upgrade.</li> </ul>	<ul style="list-style-type: none"> <li>Upsize main for future use eliminating need for future upgrade.</li> <li>Least impact to community</li> <li>Lower capital cost expenditure</li> </ul>	<ul style="list-style-type: none"> <li>Upsize main for future use eliminating need for future upgrade.</li> <li>Least impact on traffic</li> </ul>	<ul style="list-style-type: none"> <li>Upsize main for future use eliminating need for future upgrade.</li> <li>Least impact on traffic</li> </ul>
<b>Key option risks</b>	<ul style="list-style-type: none"> <li>High operational cost to maintain and repair failures</li> <li>Reputational damage caused by traffic impacts during pipeline repair</li> <li>Environmental impacts caused by pipe failure</li> <li>Damage to heritage features caused by pipe failure</li> <li>Inappropriate disposal or identification</li> </ul>	<ul style="list-style-type: none"> <li>Impact on traffic and community during construction works</li> </ul>	<ul style="list-style-type: none"> <li>Impact on traffic and community during construction works</li> </ul>	<ul style="list-style-type: none"> <li>Significant higher capital cost expenditure</li> <li>Vegetation removal required that will cause backlash from community</li> <li>Approvals process required to remove significant trees on alignment</li> <li>Construction impact to root zones affecting protected trees</li> </ul>	<ul style="list-style-type: none"> <li>Significant higher capital cost expenditure</li> <li>Vegetation removal required that will cause backlash from community</li> <li>Approvals process required to remove significant trees on alignment</li> <li>Construction impact to root zones affecting protected trees</li> </ul>

	of contaminated ground water or soil				
<b>Multi- criteria Analysis Results</b>	<ul style="list-style-type: none"> <li>• 2.81 (1)</li> </ul>	<ul style="list-style-type: none"> <li>• 2.25 (4)</li> </ul>	<ul style="list-style-type: none"> <li>• 2.65 (2)</li> </ul>	<ul style="list-style-type: none"> <li>• 2.42 (3)</li> </ul>	<ul style="list-style-type: none"> <li>• 2.32 (5)</li> </ul>

Item 5.1 - Attachment A

### 3 Project Summary and Recommendation

It is recommended that the preferred option as stated below be endorsed for this project.

<b>Project C No. and Name</b>	C3886 - Central Pipeline - North Terrace Section			
<b>Project Outcome Asset Strategy and Program</b>	Trunk Mains Water Network			
<b>Delivery via SAW / PMP / Allwater / Other</b>	SA Water			
<b>Preferred Option – Botanic Road Trunk Main Replacement</b>	Option 2 - Rundle Road and DN400 Cast Iron Alignment			
<b>Key financial information</b>	Capital cost (\$)*:	(TBC)	Change in opex (\$p.a.)**:	0
	Variation between approved budget and Capital Cost (\$)**:	(TBC)	Once off OPEX^ (\$k)	0
	Change in FTEs (number)**:	0	Change in revenue (\$p.a.)**:	0


\* Escalated (nominal) capital cost of the project. Note any budget variations to the capital cost must be resolved prior to returning to PRC for FFA.

\*\*Change is real and incremental to the current approved Budget. [Discuss how much of this additional cost will be absorbed by the relevant Finance Manager and by which business unit (s) for operating expenditure or how Asset Management will allocate capital funding for this project.]

\*\*\* This identifies to PRC if there is a material budget implication if the preferred option is selected.

^ Any associated decommissioning OPEX cost. If decommissioning is occurring through the CAPEX this is not required.

Submitted by Project Manager:

Role / Name	Signature and Date
Project Manager	 <hr/> Signer's Name

## 4 Issue Statement

The Central Transfer Pipeline is located between the Clapham Storage Tanks EL103 and the NSISP connection at Hope Valley Water Treatment Plant. The Central Transfer Pipeline is the primary trunk main that feeds the EL103 metro pressure zone, including the Adelaide CBD.

The Central Transfer Pipeline is broken into three key sections:

1. Section 1 is located between Clapham EL103 tanks and the northern end of East Terrace, Adelaide.
2. Section 2 is located within the city centre between North Terrace and the Gilberton Pump Station. This section was constructed in 1924 and recently had a 2.3km section replaced in 2016. This section ranges in diameter between DN600 and DN750.
3. The third section is the NSISP Central Pipeline, which is located between the Gilberton Pump Station and Hope Valley WTP.

In December 2016, a significant burst occurred on the double locking bar main within section 2 of the Central Transfer Pipeline (Botanic Road between East Terrace and Hackney Road (red star on figure 2)) which nearly caused significant damage to the Botanical Garden's heritage listed wall. SA Water was fortunate that the failure occurred on the underside of the pipe and on a bridge crossing a stormwater creek. A location in any other section would have caused significant damage to the Botanical Garden's heritage listed wall.

In total 24ML of water was lost from the burst. Due to the size of the burst and the flow rate escaping, the shut off requiring four network technicians and a double shutoff into the city to isolate the flow.

The failed section of the DN600 double locking bar trunk main on Botanic Road is a similar age & material (1923, MSCS DLB) to the remaining section of DN600 main that branches off of the Central Transfer Pipeline and heads west down North Terrace and up to Frome Street where it was cut and capped in 2004.

This branch is also known as the North Terrace RAH trunk main as it used to be the primary feed to the Old Royal Adelaide Hospital. It has had historical leaks which have been pin holed and repaired under pressure by using wooden plugs. However, it has now become apparent (through investigations and condition assessments) that plugging and pin holing is no longer sustainable, meaning that a significant failure like the one near the Botanic Gardens Heritage Wall is likely to occur again.

Based on the historical failure history, testing and condition assessments of the DN600 double locking bar section, there is a highly possible likelihood to SA Water, that the main will have a significant failure under the heritage wall again as the remaining wall thickness can no longer sustain the required pressures within the main. SA Water identified a significant point of weakness under the bridge crossing (<3mm of remaining wall thickness) and localised pinhole points of weakness (4.9mm average thickness) on the other sections.

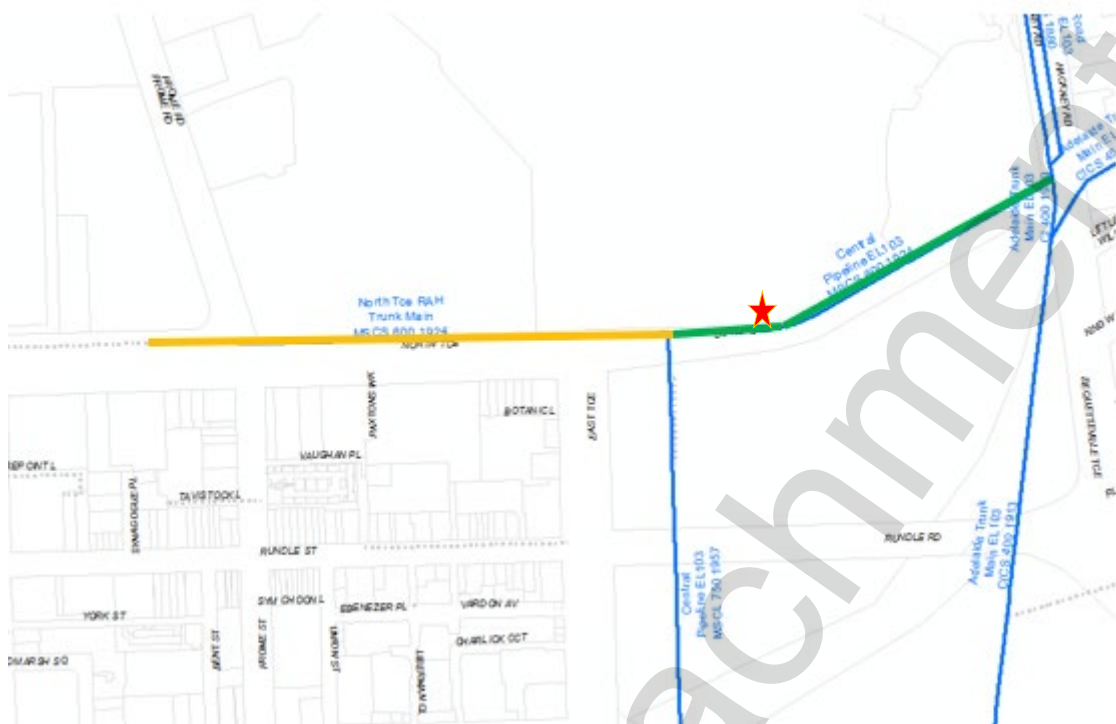
Reoccurring future failures will impact the technical levels of service (technical measure <10 failures/100km/year across the network) as the failure rate will increase. They will also impact the customer levels of service due to long customer interruption (48-72 hours) and increase frequency of failures and restoration times to repair the main (outside the customer level of service target of 5 hour for category type 2 events).

In response to the risk of future failures, the Asset Investigations team recommended to split the upgrade along the North Terrace section of the Central Transfer Pipeline into two separate scope of works:

1. Abandon the existing main DN600 main that runs along Botanic road and upsize with a new 365m DN750 main through the parklands (green line in Figure 3 below)



2. Reline 422m of DN600 main between East Terrace and Frome Street (orange line in Figure 3 below)



**Figure 1: Proposed upgrade locations of Central Transfer Pipeline. Green line – Section of pipeline along Botanic Road that requires replacement**

**. Orange Line - Relining of the North Terrace RAH Trunk Main section of the pipeline**

The two key drivers behind this project are as follows:

- **Service** – The leaks and severely corroded section of main (condition grade 4 & 5) identified through Broadband Electro Magnetics (BEM) scanning are early signs that a significant burst will occur. A large failure on a water trunk main in the location on North Terrace will lead to significant customer interruption between 48 to 72 hours.
- **State Growth** – Renewal SA are in the process of planning and developing the redevelopment of the Old Royal Adelaide Hospital (Lot14). As the DN600 North Terrace Trunk Main is located in the footpath of this development site, SA Water has decided that this RPB24 is the best time to renew this section of main prior to the redevelopment of the footpath outside the property and thus, has ranked the North Terrace RAH Trunk Main number 7 on the list trunk main priorities.

The SA Water Project Team and McConnell Dowell Diona Joint Venture (MDJV) as SA Water's Major Framework Partner further assessed the proposed alternative options for the replacement of the Botanic Road Trunk Main to eliminate the risk of significant failures in the future. This submission will discuss the assessment approach and results to determine the most suitable solution for the new pipeline.

## 4.1 Options assessment approach

The project team assessed the Base Case (continue to reactively repair future failures) and four alignment options. The options have been assessed in accordance with SA Water's optioneering process and has included undertaking a Financial Evaluation, Risk assessment and Multi-Criteria Analysis to assist with the decision making of the preferred option.

### 4.1.1 Risk approach

A risk workshop was held for the Botanic Road Trunk Main Replacement to evaluate the business risks associated with each of the options. The workshops were held on the 26<sup>th</sup> October 2020 and was facilitated by Ina Zachei (Aurecon).

### 4.1.2 Technical approach

The SA Water FEED Engineering team, in conjunction with specific internal stakeholders, have completed preliminary engineering design on the options, including a Design Basis Report and desktop investigations (E.g., Geotech and Environmental).

MDJV were engaged under an ECI to complete TOC Development activities. The scope of the on-ground works included an arborist assessment, pipe condition assessment, ovality assessment, pot holing, and service locating. This fed into a concept design, completed by Tonkin. Tonkin also compiled a pipe lining options study that investigated technical aspects associated with the three proposed lining products.

### 4.1.3 Financial approach

The Financial Evaluation for the Botanic Road Trunk Main Replacement project, including capital and operational cost estimates, was prepared by the Investment Analysis team, based on the technical information provided by the project team.

The SA Water NPV model was used to compare the four options. A 30-year timeframe was used for the model starting in the 2020/2021 financial year. The discount rate adopted was the Weighted Average Cost of Capital (WACC) of 3.86% for SA Waters Regulated Asset Base and the capital escalation was 2.5% as per the ESCOSA allowance.



## 5 Project Options Analysis Summary

### 5.1 Central Transfer Pipeline Botanic Road Section Trunk Main Replacement

This section of the pipeline, which ranges between DN600 and DN750, is located within the city centre between North Terrace and Gilberton Pump Station (Hackney Road), on Botanic Road (green line in below figure).

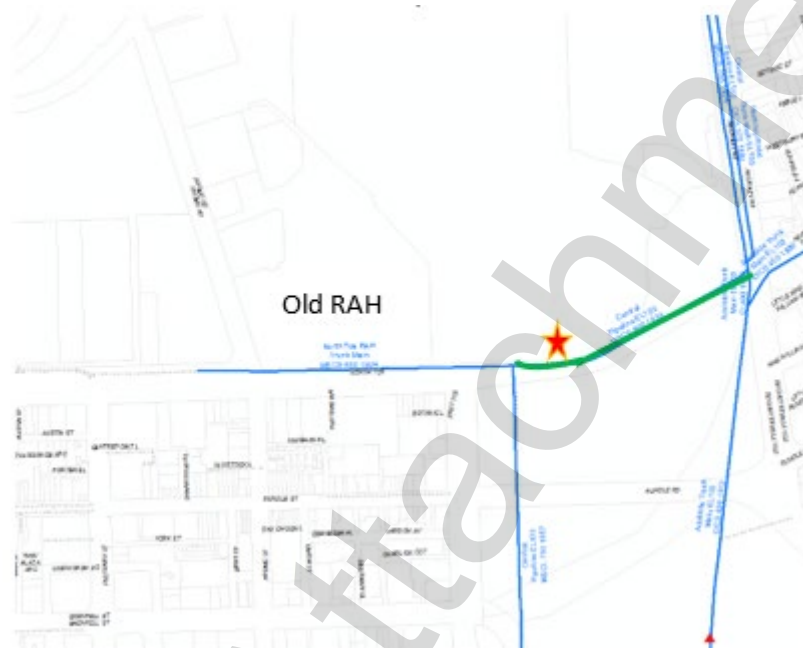


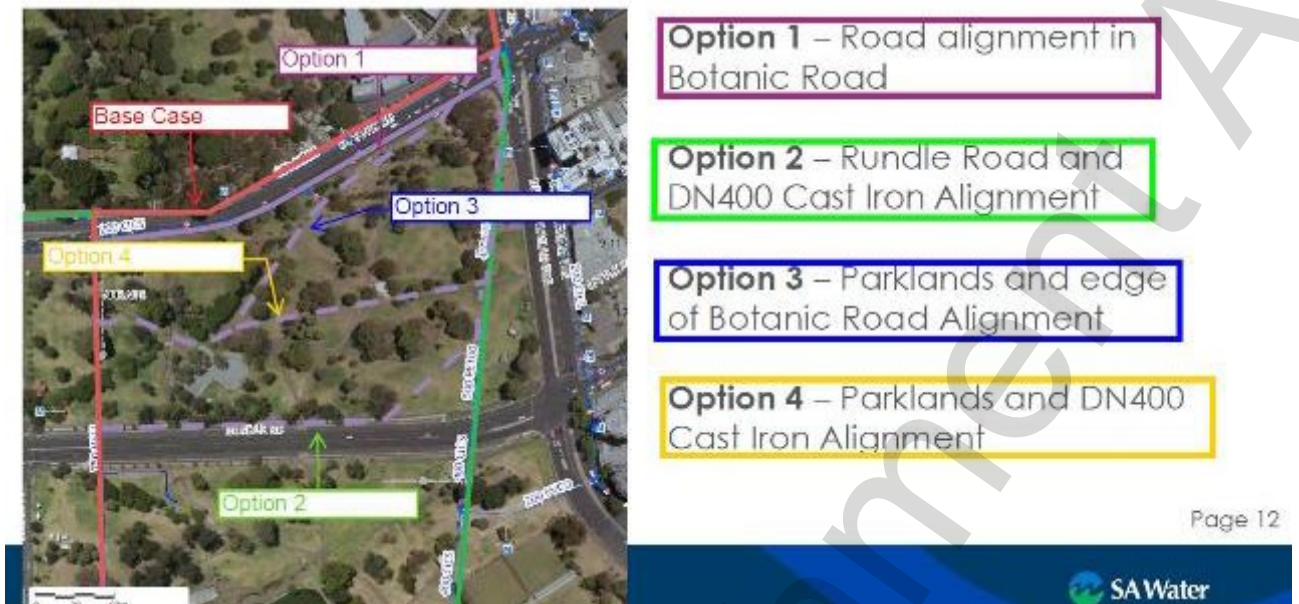
Figure 2: Botanic Road section of Central Pipeline

The following four project delivery options were presented for assessment additional to the Base Case, as outlined in Table 14 below.

Table 3: Project Delivery Options Summary – Botanic Road TMR

Option	Description
<b>Base Case – Do Minimal</b>	Keep existing DN600 main and continue to repair failures
<b>Option 1 – Bus lane alignment in Botanic Road</b>	New trunk main to be run in alignment with the bus lane on Botanic Road
<b>Option 2 – Rundle Road and Parklands Alignment</b>	New trunk main to be run in alignment with Rundle Road, then running in alignment with the existing DN400 Cast Iron main in the parklands.
<b>Option 3 – Parklands and edge of Botanic Road Alignment</b>	New trunk main to be run through the parklands and running in alignment with the edge of Botanic Road
<b>Option 4 – Parklands and DN400 Cast Iron Alignment</b>	New trunk main to be run through the parklands and running in alignment with the existing DN400 Cast Iron main.

Figure 5 below shows the proposed alignment of each option.



**Figure 3: Proposed alignment options for trunk main replacement**

All four options will impact traffic in the tie-in location on the corner of Dequetteville Tce and Botanic Road.

### 5.1.1 Base Case – Do Minimal

The Base Case for pipeline section is to keep the existing DN600 main and continue to repair failures as they occur.



**Figure 4: Existing location - Base Case – Botanic Road TMR**

#### Capital and Operational Costs

The below table shows the results of the preliminary operational cost estimate for the Base Case.

**Table 4: Capital and Operational Costs Base Case - Botanic Road TMR**

CAPEX (\$'000)	OPEX ((\$'000)
N/A	

**Advantages:**

- No capital cost required.

**Disadvantages:**

- Significant operational cost to maintain existing trunk main and repair a substantial failure.
- High risk of damage to existing heritage wall.
- Level of service not maintained resulting impacts to customers.
- Unpredictable maintenance works causing disruptions to the community and environment.

**Risk Analysis**

There was were five “High” risk items identified during the Risk Assessment with only one of the risks reduced to “Moderate” post mitigation. This is summarised in Table 16.

**Table 5: High and Extreme Risks – Base Case – Botanic Road TMR**

Base Case -Do Minimal			
High and Extreme Risk	Pre-Rank	Strategies to prevent/Contingency plans	Post-Rank
<b>Business / Operations Risks</b>			
Water main break due to pipeline not being able to support internal pressure loading resulting in significant reputational and community impacts - Traffic / Land Access (time and location)	H	Traffic management. Possible night works depending on failure type.	H
Water main break due to pipeline not being able to support internal pressure loading resulting in significant environmental impacts, such as- Heritage assets damaged / Flooding - Good Corporate Citizen - Volume of water lost - Incidents reporting to EPA	H	Network response and isolations	H
Inappropriate disposal or inappropriate identification of contaminated groundwater and soil encountered during mains repair resulting in health impacts on workers and community	H	N/A	H

**5.1.2 Option 1– Bus Lane alignment in Botanic Road**

Option 1 will see a new trunk main to be installed in alignment with the bus lane on Botanic Road on the opposite side of the existing trunk main. The existing trunk main will be abandoned.



**Figure 5: Proposed location for Option 1 – Botanic Road TMR**

**Capital and Operational Costs**

The below table shows the results of the preliminary capital cost estimate for Option 1. Operational costs have not been considered as part of this assessment as they are expected to be of minimal nature.

**Table 6: Capital and Operational Costs Option 1 – Botanic Road TMR**

CAPEX (\$'000)	OPEX ((\$'000)
	N/A

The preliminary advantages and disadvantages of Option 1 are outlined below:

**Advantages:**

- Upsize main for future use, eliminating need for future upgrade.

**Disadvantages:**

- Most expensive option
- Impact to traffic during construction works
- To be completed as night works
- Difficulties with accessing site during maintenance
- Working within extensive tree protection zone

**Risk Analysis**

There were no “High” risk items post mitigation for this option. All risks in Table 18 are risks during construction and have sufficient risk mitigation measures to result in a “Medium” or “Low” risk level post mitigation.

**Table 7: High and Extreme Risks – Option 1 – Botanic Road TMR**

Option 1 - Bus Lane alignment in Botanic Road			
High and Extreme Risk	Pre-Rank	Strategies to prevent/Contingency plans	Post-Rank plans
Business / Operations Risks			



Option 1 - Bus Lane alignment in Botanic Road			
Impact on traffic during construction works resulting in customer and community complaints.	H	Put communication plan in place to ensure regular communication regarding construction progress, Construction methodology, dust suppression, capping, Traffic management plan, obtain DPTI and council approvals, coordinate with tram shutdown, Renewal SA, Major Events	M
Approvals process to remove significant trees on alignment, construction impact/impacts to root zones affecting protected trees	H	Formal assessment for identification and obtain required approvals, design and planning during investigation to avoid impacts, e.g. arborist investigation, hydrocar and or / ground protection measures within Tree Protection Zones of Regulated / significant trees e.g. bunting, ground compaction prevention - 400mm deep mulch application and rumble boards	M
Damage to heritage listed buildings loss of heritage value from construction activities resulting in complaints from community and facing legal or DPTI and DEW consequences, damage to heritage wall	H	Dilapidation survey where required (assessment of buildings) , vibration monitoring, protection measures as part of the structures as part of CEMP	M

### 5.1.3 Option 2 – Rundle Road and Parklands Alignment

Option 2 will see a new trunk main to be installed in alignment with Rundle Road between East Terrace and Dequetteville Terrace and running in alignment with the existing DN400 Cast Iron main within the parklands. The existing trunk main will be abandoned.

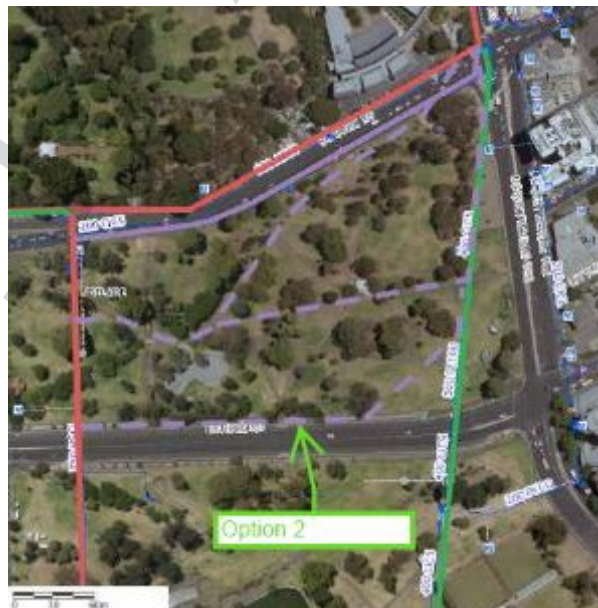


Figure 6: Proposed location for Option 2 – Botanic Road TMR

#### Capital and Operational Costs

The below table shows the results of the preliminary capital cost estimate for Option 2. Operational costs have not been considered as part of this assessment as they are expected to be of minimal nature.

**Table 8: Capital and Operational Costs Option 2 – Botanic Road TMR**

CAPEX (\$'000)	OPEX ((\$'000)
	N/A

The preliminary advantages and disadvantages of Option 2 are outlined below:

**Advantages:**

- Upsize main for future use, eliminating need for future upgrade.
- Replaces and upgrades existing (100 year) DN400 cast iron pipeline within the parklands
- Limited construction within the parklands compared with Options 3 and 4)
- Avoids creek crossing
- Limited cultural heritage impacts as 70% of the parkland pipe alignment is being replaced (already disturbed)
- Least tree impact
- None of the trees are key habitat of potential EPBC species
- Limited-service clash and safe distances maintained from the O’Bahn structure wall and the 66kv Electrical feed to the Eastern suburbs.

**Disadvantages:**

- Some contaminated material likely with the road corridor
- Requires some Adelaide City Council carparks to be cordon off during construction period

**Risk Analysis**

The were no “High” risk items post mitigation for this option. All risks in Table 20 are risks during construction and have sufficient risk mitigation measures to result in a “Medium” or “Low” risk level post mitigation.

**Table 9: High and Extreme Risks – Option 2 – Botanic Road TMR**

Option 2 - Rundle Road and Parklands Alignment			
High and Extreme Risk	Pre-Rank	Strategies to prevent/Contingency plans	Post-Rank
<b>Business / Operations Risks</b>			
Impact on traffic during construction works resulting in customer and community complaints.	H	Put communication plan in place to ensure regular communication regarding construction progress, Construction methodology, dust suppression, capping, Traffic management plan, obtain DPTI and council approvals, coordinate with tram shutdown, Renewal SA, Major Events	M
Approvals process to remove significant trees on alignment, construction impact/impacts to root zones affecting protected trees	H	Formal assessment for identification and obtain required approvals, design and planning during investigation to avoid impacts, e.g. arborist investigation, hydrocar and or / ground	M

Option 2 - Rundle Road and Parklands Alignment			
		protection measures within Tree Protection Zones of Regulated / significant trees e.g. bunting, ground compaction prevention - 400mm deep mulch application and rumble boards	
Inappropriate disposal or inappropriate identification of contaminated groundwater and soil encountered during mains repair resulting in health impacts on workers and community and legal/EPA fines	H	Ensure pretesting of groundwater and soil, review of DPTI's available documents, ensure representative amount of sampling as part of scope to enable management of material, CEMP including classification, management of contaminated material and disposal meeting EPA requirements	M

### 5.1.4 Option 3 – Parklands and edge of Botanic Road Alignment

Option 3 will see a new trunk main to be installed through the parklands and running in alignment with the edge of Botanic Road. The existing trunk main will be abandoned.



Figure 7: Proposed location for Option 3 – Botanic Road TMR

#### Capital and Operational Costs

The below table shows the results of the preliminary capital cost estimate for Option 3. Operational costs have not been considered as part of this assessment as they are expected to be of minimal nature.

Table 10: Capital and Operational Costs Option 3 – Botanic Road TMR

CAPEX (\$'000)	OPEX (('\$'000)
	N/A

The preliminary advantages and disadvantages of Option 3 are outlined below:

#### Advantages:

- Upsize main for future use eliminating need for future upgrade.

- Little impact to traffic (only at tie-in location on Dequetteville Rd)
- Cheapest option (excluding the Base Case)

**Disadvantages:**

- Vegetation removal required, likely to cause backlash from community.
- Approvals process required to remove significant trees on alignment.
- Construction impact to root zones affecting protected trees.
- Risk that a future burst could occur in the parklands during an Adelaide City Council event
- High risk of presence of contaminated soils and groundwater
- Creek crossing required
- Greatest impact on parkland (along with Option 4)
- Tree impacts
- Likely to have Tree habitat impacts

**Risk Analysis**

The were no “High” risk items post mitigation for this option. All risks in Table 22 are risks during construction and have sufficient risk mitigation measures to result in a “Medium” or “Low” risk level post mitigation.

**Table 11: High and Extreme Risks – Option 3 – Botanic Road TMR**

Option 3 - Parklands and edge of Botanic Road Alignment			
High and Extreme Risk	Pre-Rank	Strategies to prevent/Contingency plans	Post-Rank
<b>Business / Operations Risks</b>			
Backlash from community (i.e. Protests activity), media backlash due to vegetation removal with significant impact on reputation and project delivery (e.g. project delays)	H	Community engagement and communication of key messages, avoiding of impacts to vegetation as much as practical	H
Inappropriate disposal or inappropriate identification of contaminated groundwater and soil encountered during mains repair resulting in health impacts on workers and community and legal/EPA fines	H	Ensure pretesting of groundwater and soil, review of DPTI's available documents, ensure representative amount of sampling as part of scope to enable management of material, CEMP including classification , management of contaminated material and disposal meeting EPA requirements	M
Approvals process to remove significant trees on alignment, construction impact/impacts to root zones affecting protected trees	H	Formal assessment for identification and obtain required approvals, design and planning during investigation to avoid impacts, e.g. arborist investigation, hydrocar and or / ground protection measures within Tree Protection Zones of Regulated / significant trees e.g. bunting, ground compaction prevention - 400mm deep mulch application and rumble boards	M
Impact on traffic during construction works resulting in	H	Put communication plan in place to ensure regular communication regarding construction progress, Construction methodology, dust	M



Option 3 - Parklands and edge of Botanic Road Alignment			
customer and community complaints.		suppression, capping, Traffic management plan, obtain DPTI and council approvals, coordinate with tram shutdown, Renewal SA, Major Events	

### 5.1.5 Option 4 – Parklands and DN400 Cast Iron Alignment

Option 4 will see a new trunk main to be installed through the parklands and running in alignment with the existing DN400 Cast Iron main. The existing trunk main will be abandoned.



Figure 8: Proposed location for Option 4 – Botanic Road TMR

#### Capital and Operational Costs

The below table shows the results of the preliminary capital cost estimate for Option 4. Operational costs have not been considered as part of this assessment as they are expected to be of minimal nature.

Table 12: Capital and Operational Costs Option 4 – Botanic Road TMR

CAPEX (\$'000)	OPEX (('\$'000)
	N/A

The preliminary advantages and disadvantages of Option 4 are outlined below:

#### Advantages:

- Upsize main for future use, eliminating need for future upgrade.
- Little impact to traffic (only at tie-in location on Dequetteville Rd)

#### Disadvantages:

- Vegetation removal required, likely to cause backlash from community.
- Approvals process required to remove significant trees on alignment.
- Construction impact to root zones affecting protected trees.

- Risk that a future burst could occur in the parklands during an Adelaide City Council event
- High risk of presence of contaminated soils and groundwater
- Creek crossing required
- Greatest impact on parkland (along with Option 3)
- Tree impacts
- Likely to have Tree habitat impacts

**Risk Analysis**

The were no “High” risk items post mitigation for this option. All risks in Table 24 are risks during construction and have sufficient risk mitigation measures to result in a “Medium” or “Low” risk level post mitigation.

**Table 13: High and Extreme Risks – Option 4 – Botanic Road TMR**

<b>Option 4 - Parklands and DN400 Cast Iron Alignment</b>			
<b>High and Extreme Risk</b>	<b>Pre-Rank</b>	<b>Strategies to prevent/Contingency plans</b>	<b>Post-Rank</b>
<b>Business / Operations Risks</b>			
Backlash from community (i.e. Protests activity), media backlash due to vegetation removal with significant impact on reputation and project delivery (e.g. project delays)	H	Community engagement and communication of key messages, avoiding of impacts to vegetation as much as practical	H
Inappropriate disposal or inappropriate identification of contaminated groundwater and soil encountered during mains repair resulting in health impacts on workers and community and legal/EPA fines	H	Ensure pretesting of groundwater and soil, review of DPTI's available documents, ensure representative amount of sampling as part of scope to enable management of material, CEMP including classification , management of contaminated material and disposal meeting EPA requirements	M
Approvals process to remove significant trees on alignment, construction impact/impacts to root zones affecting protected trees	H	Formal assessment for identification and obtain required approvals, design and planning during investigation to avoid impacts, e.g. arborist investigation, hydrocar and or / ground protection measures within Tree Protection Zones of Regulated / significant trees e.g. bunting, ground compaction prevention - 400mm deep mulch application and rumble boards	M
Impact on traffic during construction works resulting in customer and community complaints.	H	Put communication plan in place to ensure regular communication regarding construction progress, Construction methodology, dust suppression, capping, Traffic management plan, obtain DPTI and council approvals, coordinate with tram shutdown, Renewal SA, Major Events	M

## 6 Discussion Regarding the Preferred Option

The preferred option for the Botanic Road Section Trunk Main Replacement is **Option 2 – Rundle Road and Parklands Alignment**. This was determined as the preferred option due to low risk profile, its flexibility for system configuration, longer asset life, least impact on trees and the most efficient Construction Methodology compared to the other options.

Although this option has a slightly higher risk profile than the Option 1, all risks are at the medium and low risk level and have been accepted by the stakeholders due to being typical construction risks and sufficient mitigation strategies will be put in place.

When only considering the construction costs and MCA results including NPV, Base Case would be clearly the recommended option. However, due to the significant risks associated with the current water main around its poor and decreasing condition and the highly possible likelihood of another major failure affecting technical and customer level of service, the Group agreed that the Base Case is not an acceptable preferred option.

### 6.1 Risk Assessment Summary

#### Central Transfer Pipeline Botanic Road Section Trunk Main Replacement

At the Risk Assessment workshop held on 26 October 2020, the stakeholders identified and evaluated the business risks associated with each of the options and put mitigation strategies in place. For the Base Case, the current business risks were assessed whilst for the four options the business risks during and post construction were assessed. The results are summarised in Table 35

**Table 14: Summary of risk assessment – Botanic Road TMR**

	Risk Summary (Post-Mitigation Strategy)	Part I: Business / Operations Risks					Total
		Extreme	High	Medium	Low	N/A	
1	Base Case	0	4	17	10	0	31
2	Option 1	0	0	28	41	1	70
3	Option 2	0	0	30	39	1	70
4	Option 3	0	1	29	40	0	70
5	Option 4	0	1	28	41	0	70

The high risks identified for the Base Case were around the risk of a water main failure as the current pipeline cannot support the internal pressure loading, causing significant environmental, reputational and customer impacts. This supported the recommendation to abandon the existing water main and replace it with a new alignment away from the existing location. The risk assessment confirmed that the Base Case does not address the key drivers of the project to eliminate the risk of reoccurring failures and maintain a reliable water supply. As the Base Case will only repair failures as they occur and given the poor condition of the water main section, the event of a significant failure in the near future is still highly possible which will consequently have a moderate impact to the technical and customer level of service.

The key risks identified with Option 2 is around the impacts on traffic during construction causing complaints from customers and community. As this one is a very common construction risk and sufficient mitigation strategies exist, the stakeholder deemed this and the other risk as acceptable.

## 6.2 Multi-Criteria Analysis Summary

A comprehensive Multi Criteria Analysis (MCA) was conducted to assist in the selection of the most suitable option for the Botanic Road Section Trunk Main Replacement. The criteria and weightings shown in below table were developed based on the in-service impacts, financial performance and construction impacts associated with the proposed options.

Following initial input from key stakeholders, the criteria and weightings were discussed in the MCA workshop. It was decided that In-service impacts should have the highest weighting of 45% given the importance of maintenance and social and environmental impacts during maintenance and repair work as well as the adaptivity of the new water main to system expansion and reliability of service for customers, once a new water main is in place. Financial was weighted at 25%, slightly lower than construction impacts which was given a weighting of 30%, due to Heritage. Stakeholder and Environmental Impacts during delivery and construction methodology. Table 16 shows the weighted value criteria that were assessed against the options in the MCA. Following a discussion on each option, the outcomes of the MCA was reviewed

**Table 15: MCA Value Criteria – Botanic Road TMR**

Main Criteria (%)	Value Criteria (%)	Description	Weight (%)
<b>In-service Impacts (45%)</b>			
Technical (35%)	Maintenance (50%)	Maintenance restoration and response times	(7.9%)
	Operations (50%)	Access and working space to main, distances to underground services, traffic and pipe depth.	(7.9%)
System Configuration (15%)	System Growth (N/S Transfer) (100%)	Ease of expanding future replacement (South to North Transfer)	(9.0%)
Redundancy & Reliability (10%)	Asset Life (50%)	Influencing factors that might shorten the asset life (traffic loads, soil conditions, etc), excluding material selection	(2.3%)
	Static Pressure Supply during Shutdown (50%)	Impact to customers, amount of additional work to balance pressure	(2.3%)
Social & environmental impacts (35%)	Community Impacts (50%)	How do disruptions impact the community during shutdowns and maintenance activities	(7.9%)
	Environmental & Heritage Impacts (50%)	Management of excavations and water flows during shutdowns and maintenance activities, impact on European and Aboriginal heritage	(7.9%)
<b>Financial (25%)</b>			
NPV (100%)	(100%)	Net present value over a 30yr period	(25.0%)
<b>Construction Impacts (30%)</b>			
Heritage Impacts (25%)	(100%)	Impact on European and Aboriginal Heritage	(7.5%)

Main Criteria (%)	Value Criteria (%)	Description	Weight (%)
Stakeholder & Social Impacts (25%)	Residential & Community (50%)	Timing of construction, extent of disruption, total duration of project	(3.8%)
	Business (50%)	Timing of construction, extent of disruption, total duration of project	(3.8%)
Environmental & Heritage Impacts (25%)	Tree Impacts (60%)	Impact on significant trees and other vegetation	(4.5%)
	Contamination (40%)	Soil and groundwater contamination	(3.0%)
Construction Methodology (35%)	Ease of Construction (50%)	Road width, space between other utility infrastructure, work zones/footprint; Influencing factors that might shorten the asset life (traffic loads, soil conditions, etc), excluding material selection but includes safety	(4.5%)
	Timeframes & Staging	Timing and duration of construction works	(3.0%)

Based on the MCA results which are shown in Table 38, **Base Case – Do Minimal** has ranked highest, according to the weighted scores including NPV, closely followed by **Option 2 – Rundle Road and Parklands Alignment**. However, when considering the weighted scores excluding NPV, **Option 2** ranked highest.

**Table 16: MCA Final Results – Botanic Road TMR**

Total Scores	Base Case	Option 1	Option 2	Option 3	Option 4
Weighted Score (Inc. NPV)	2.81	2.25	2.65	2.42	2.32
Rank (Inc. NPV)	1	4	2	3	5
Weighted Score (Exc. NPV)	1.56	2.00	2.22	1.96	1.91
Rank (Exc. NPV)	5	2	1	3	4

Further, considering the unweighted scores, **Option 2** had the highest score with **44**, significantly higher than the alternative options. Out of the 15 criteria, Option 2 scored **five (5) “Good to Very Good” scores**.

Table 39 the unweighted scores given to each option against the criteria.

**Table 17: Unweighted scoring results of each option against the criteria – Botanic Road TMR**

Criteria			Base Case	Option 1	Option 2	Option 3	Option 4
In-service Impacts	Technical	Maintenance	1	2	3	3	3
		Operations	4	2	3	4	4
	System Configuration	System Growth (N/S Transfer)	4	4	4	3	3
	Redundancy & Reliability	Asset Life	1	3	4	3	3



Criteria			Base Case	Option 1	Option 2	Option 3	Option 4
		Static Pressure Supply During Shutdown	3	3	3	3	3
	Social & Environmental Impacts	Community Impacts	1	2	2	3	3
		Environmental & Heritage Impacts	1	3	3	2	2
Financial	Net Present Value		5.0	1.0	1.7	1.8	1.6
Construction Impacts	Heritage Impacts		1	3	2	1	1
	Stakeholder & Social Impacts	Residential & Community	1	2	2	2	2
		Business	2	2	2	3	3
	Environmental & Heritage Impacts	Tree Impacts	3	3	4	2	1
		Contamination	3	2	2	1	1
	Construction Methodology	Ease of Construction	2	3	4	3	3
		Timeframes & Staging	2	3	4	3	3
<b>Total</b>			<b>34</b>	<b>38</b>	<b>44</b>	<b>38</b>	<b>36</b>

Although the Base Case ranked highest when taken the NPV in consideration, following discussion, the Group endorsed **Option 2 – Rundle Road and Parklands Alignment** to be taken forward as the preferred option from the MCA. This outcome is mainly due to the least in-service impacts and most efficient construction methodology.

Even though the Base Case had the lowest NPV due to low operational costs and no capital cost expenditure, it ranked poorly in the other criteria (six poor and three less than satisfactory scores out of 15 criteria). The low scores were predominantly given for maintenance, asset life and social and environmental impacts that a failure of existing pipeline would cause. As the condition of the current main is poor, the event of a significant failure is highly possible hence the Group agreed that the Base Case is not an acceptable preferred option.

## 6.5 Procurement Strategy

A Design and Construct model has been selected under the engagement of SA Water Major Framework Partner for the Water North Framework McConnell Dowell & Diona Joint Venture (MDJV).

## 6.6 Abandoned Assets

Output A0026-0015 will deliver a replacement main. Therefore, the old main will be decommissioned as part of this project. There are a few options for decommissioning:

- Remove and backfill

- Sell infrastructure to a third party
- Plug with grout and leave in-situ

The first option is unrealistic and will not be considered further. The second option is also unlikely given the high risk this still poses to the heritage listed wall. Option three is the likely option and has been allowed for within the estimate.

Item 5.1 - Attachment A



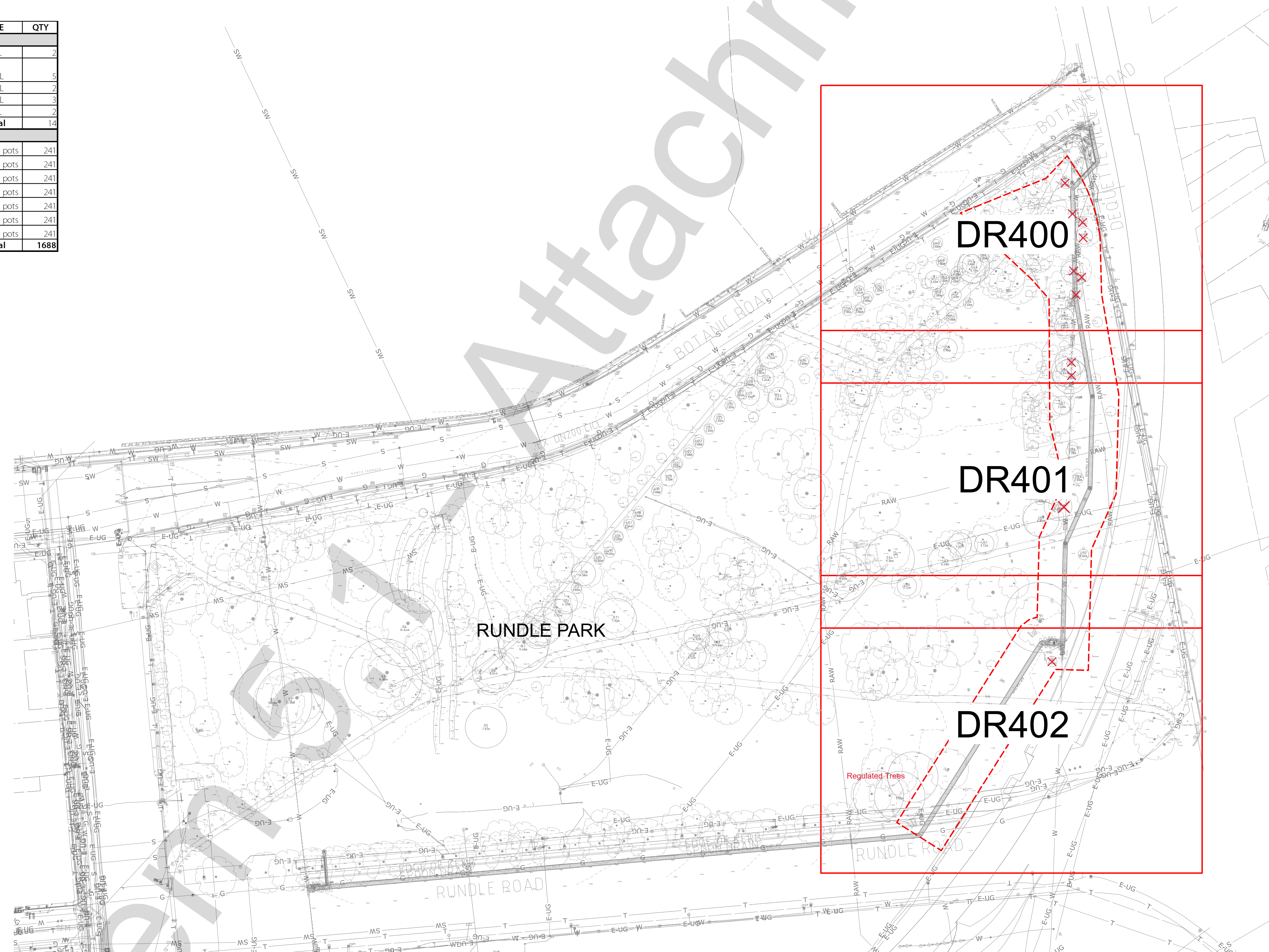
# RUNDLE PARK CENTRAL PIPELINE LANDSCAPE WORKS

## DRAWING SCHEDULE

321-0115-00-L-02-DR100	COVER SHEET
321-0115-00-L-02-DR400	PLANTING PLAN
321-0115-00-L-02-DR401	PLANTING PLAN
321-0115-00-L-02-DR402	PLANTING PLAN
321-0115-00-L-02-DR600	DETAILS

## PLANT SCHEDULE

CODE	BOTANIC NAME	COMMON NAME	DENSITY	SIZE	QTY
<b>TREES</b>					
Av	Allocasuarina verticillata	drooping she-oak	as shown	45L	2
EI	Eucalyptus leucocylon ssp leucocylon	SA. blue gum	as shown	100L	5
Em	Eucalyptus microcarpa	grey box	as shown	100L	2
Ep	Eucalyptus porosa	mallee box	as shown	100L	3
Cg	Callitris gracilis	native pine	as shown	45L	2
		<b>Total</b>			14
<b>SHRUB MIX</b>					
Bs	Bursaria spinosa	christmas bush	4/m <sup>2</sup>	140mm pots	241
Ca	Chrysocephalum apiculatum	yellow buttons	4/m <sup>2</sup>	140mm pots	241
Cg	Correa glabra	rock correa	4/m <sup>2</sup>	140mm pots	241
Dr	Dianella revoluta	black anther flax-lily	4/m <sup>2</sup>	140mm pots	241
Dv	Dodonaea viscosa	sticky hop bush	4/m <sup>2</sup>	140mm pots	241
Hv	Hardenergia violacea	purple coral pea	4/m <sup>2</sup>	140mm pots	241
Mp	Myoporum parvifolium	boobialla	4/m <sup>2</sup>	140mm pots	241
		<b>Total</b>			1688



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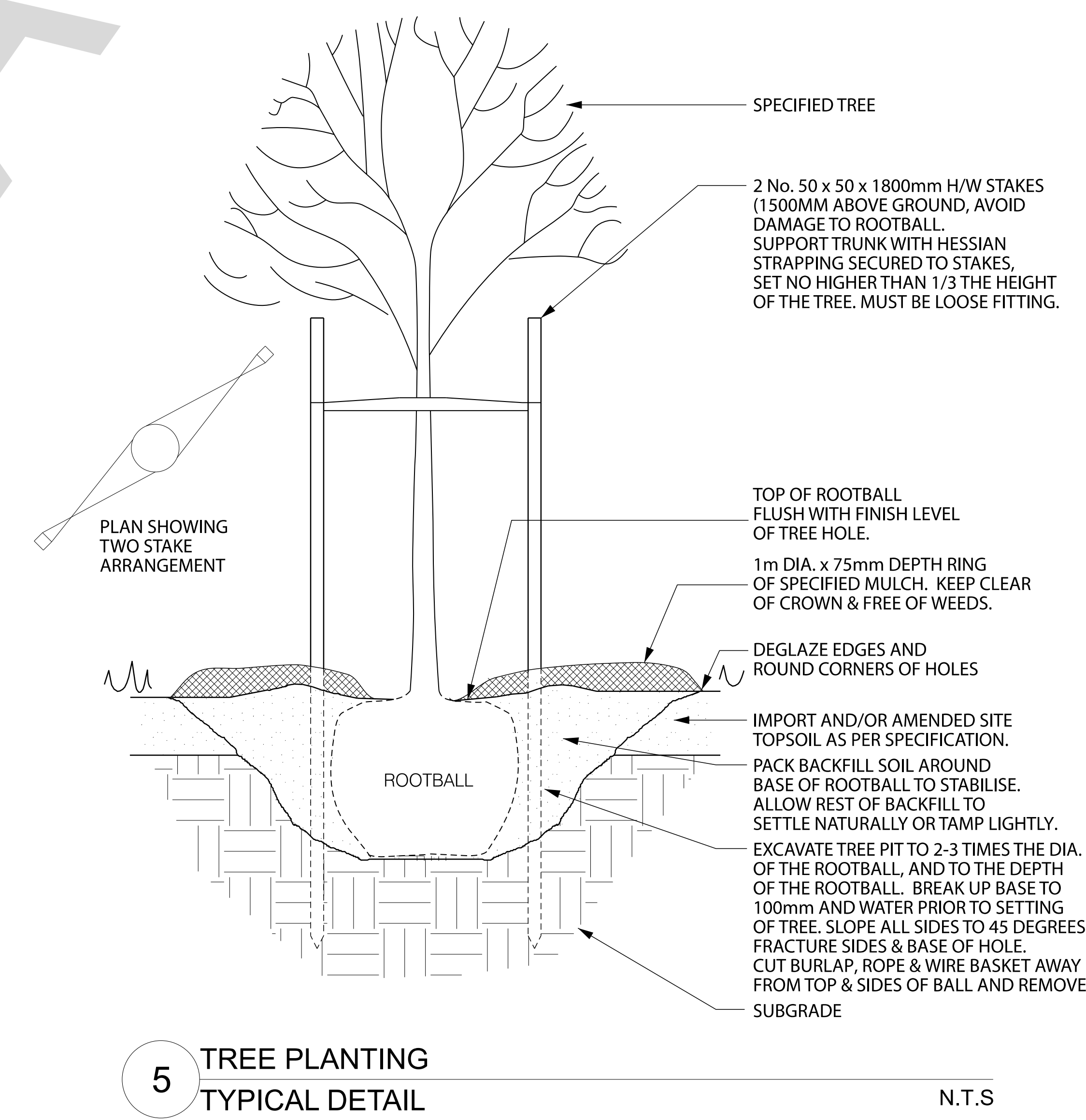
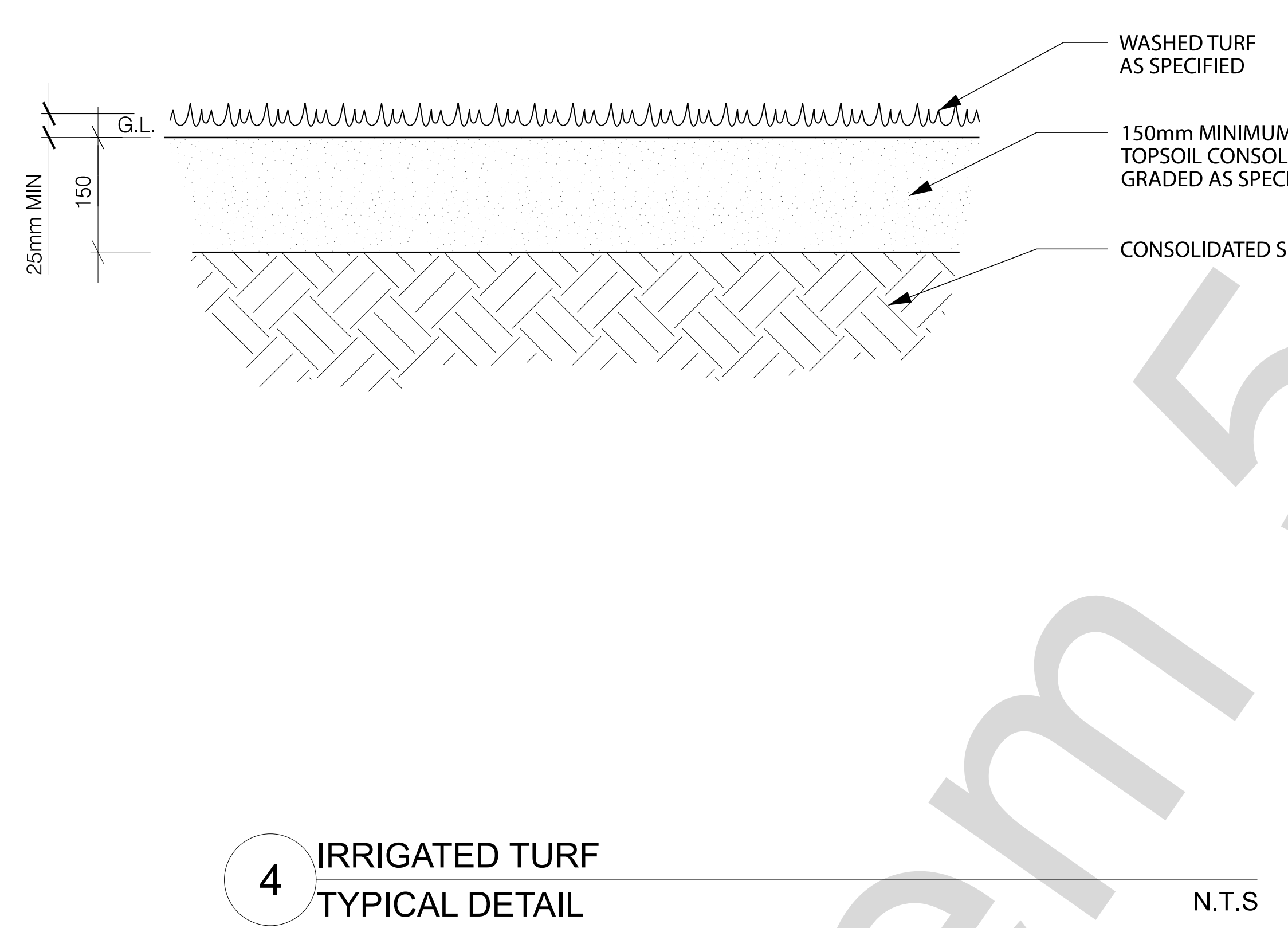
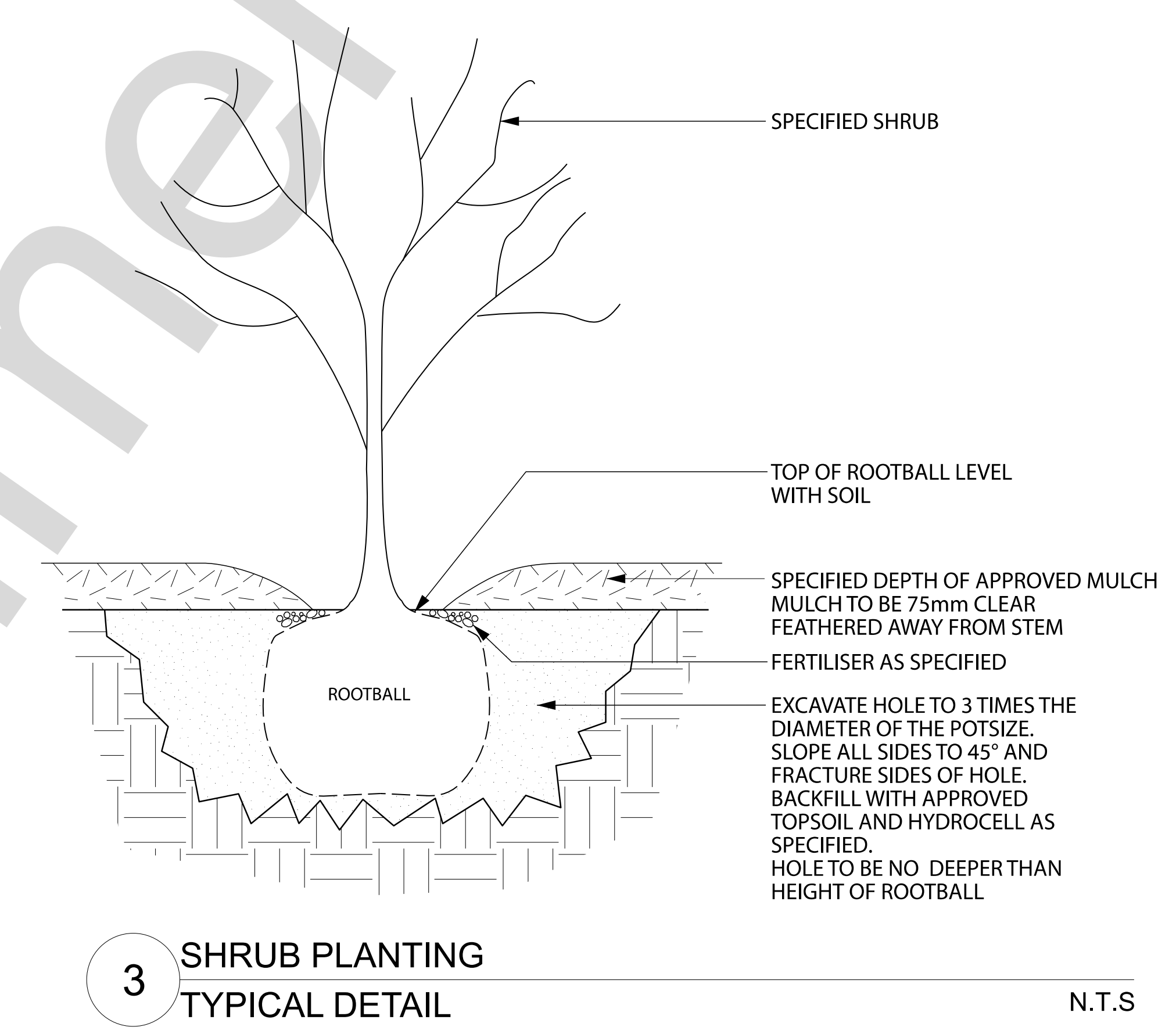
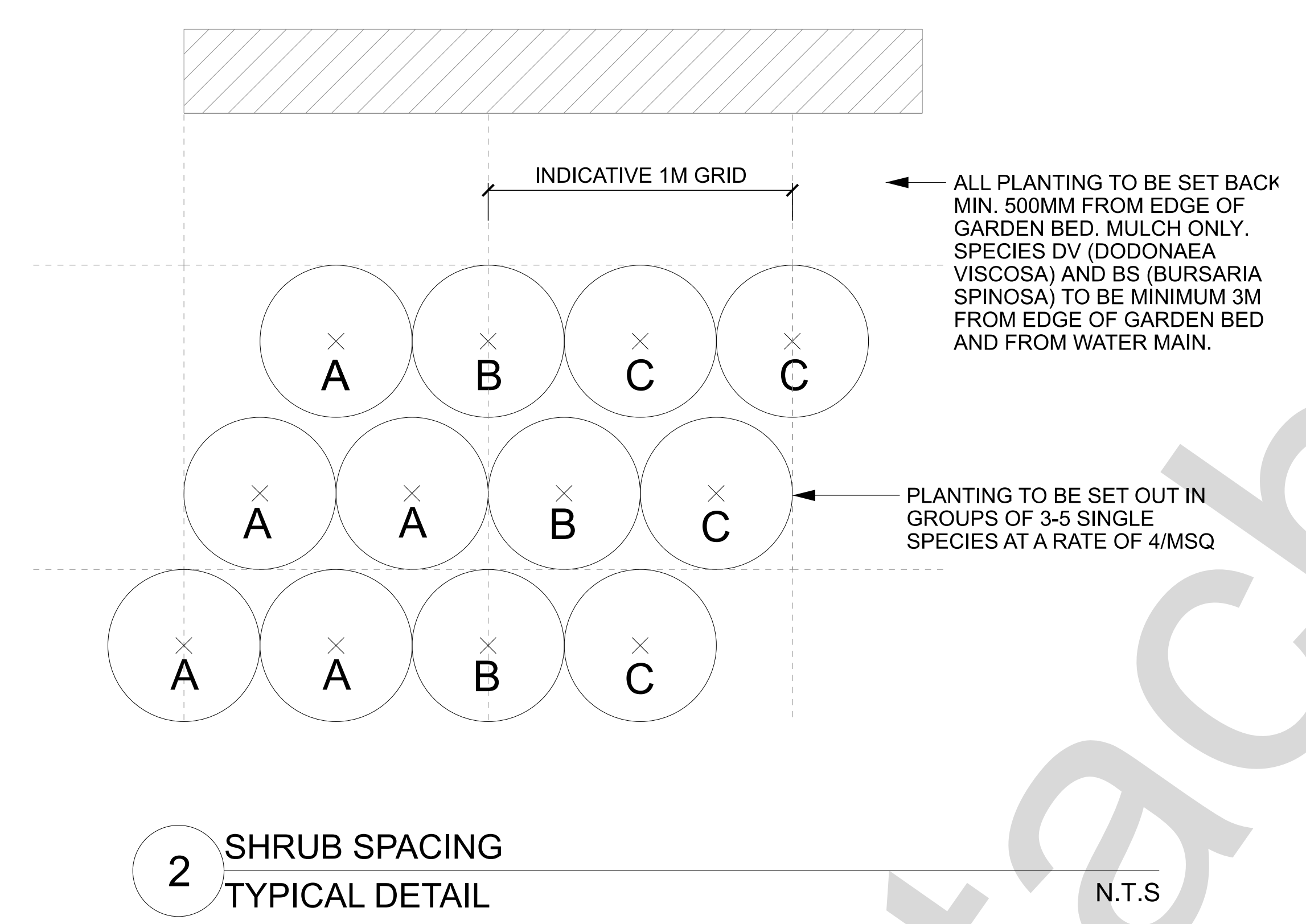
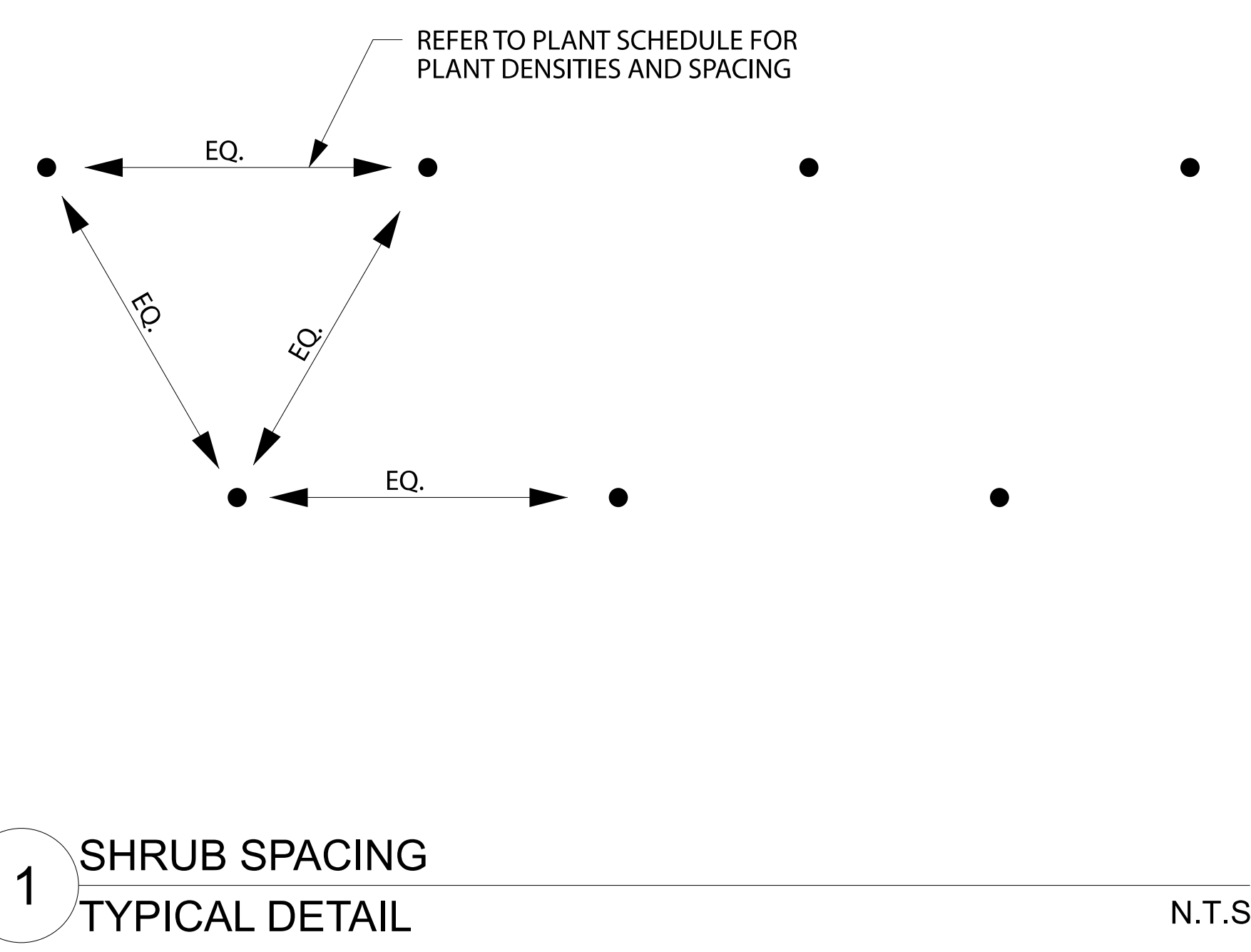
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**REVISION** 2

**DRAWN** MH  
**CHECKED** NN  
**APPROVED** NN  
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**DRAWING TITLE**  
DETAILS



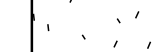

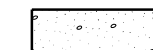



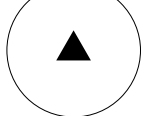
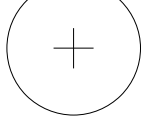
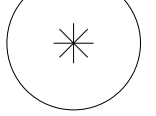
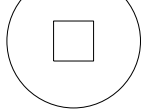
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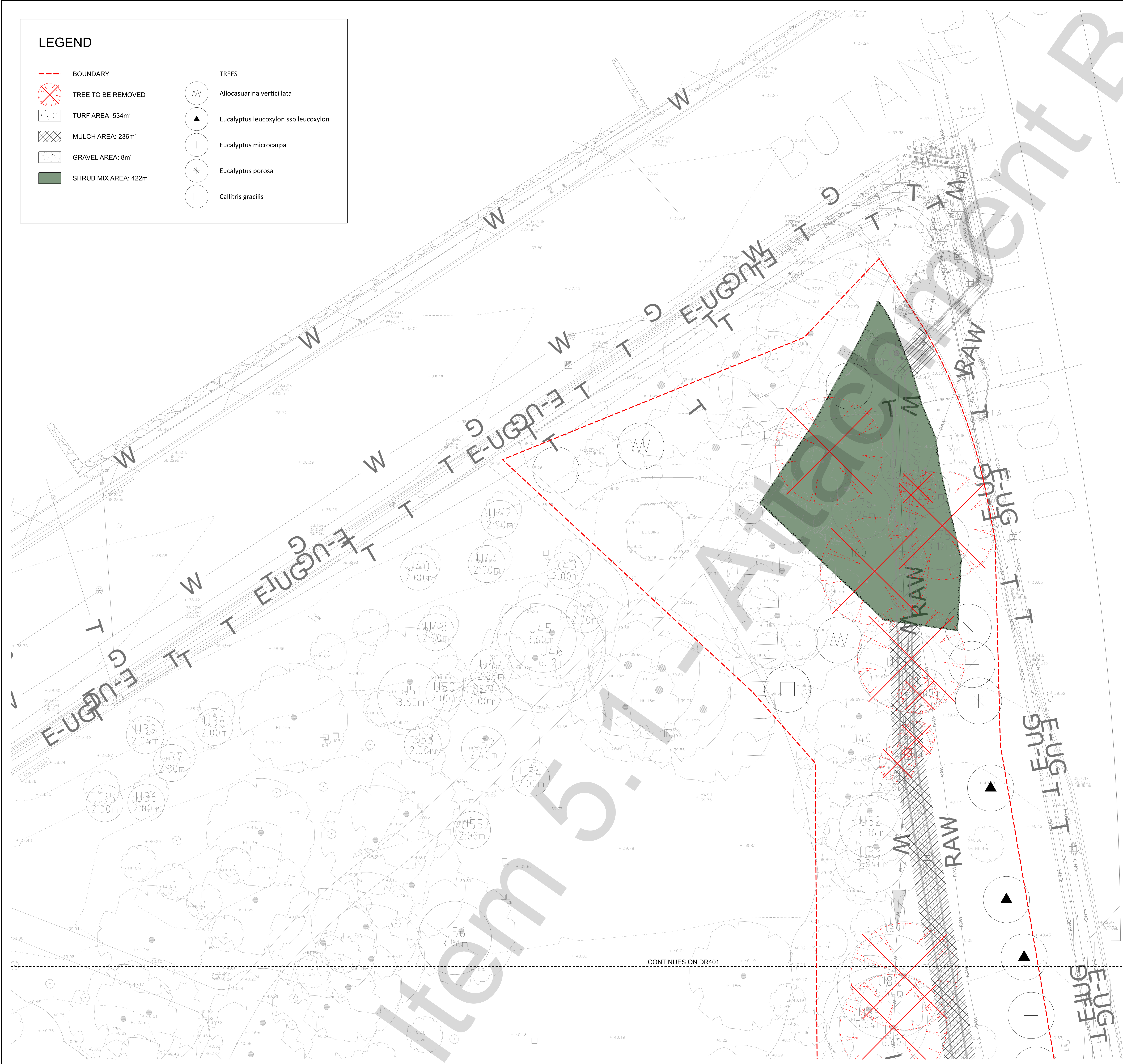
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MH	NN	NN	03.03.2021

**SCALE**  
AS SHOWN 1/1



**LEGEND**

-  BOUNDARY
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 RUNDLE PARK CENTRAL PIPELINE LANDSCAPE WORKS

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 DIONA JOINT VENTURE

**DRAWING TITLE**  
 PLANTING PLAN










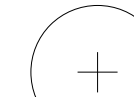
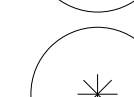

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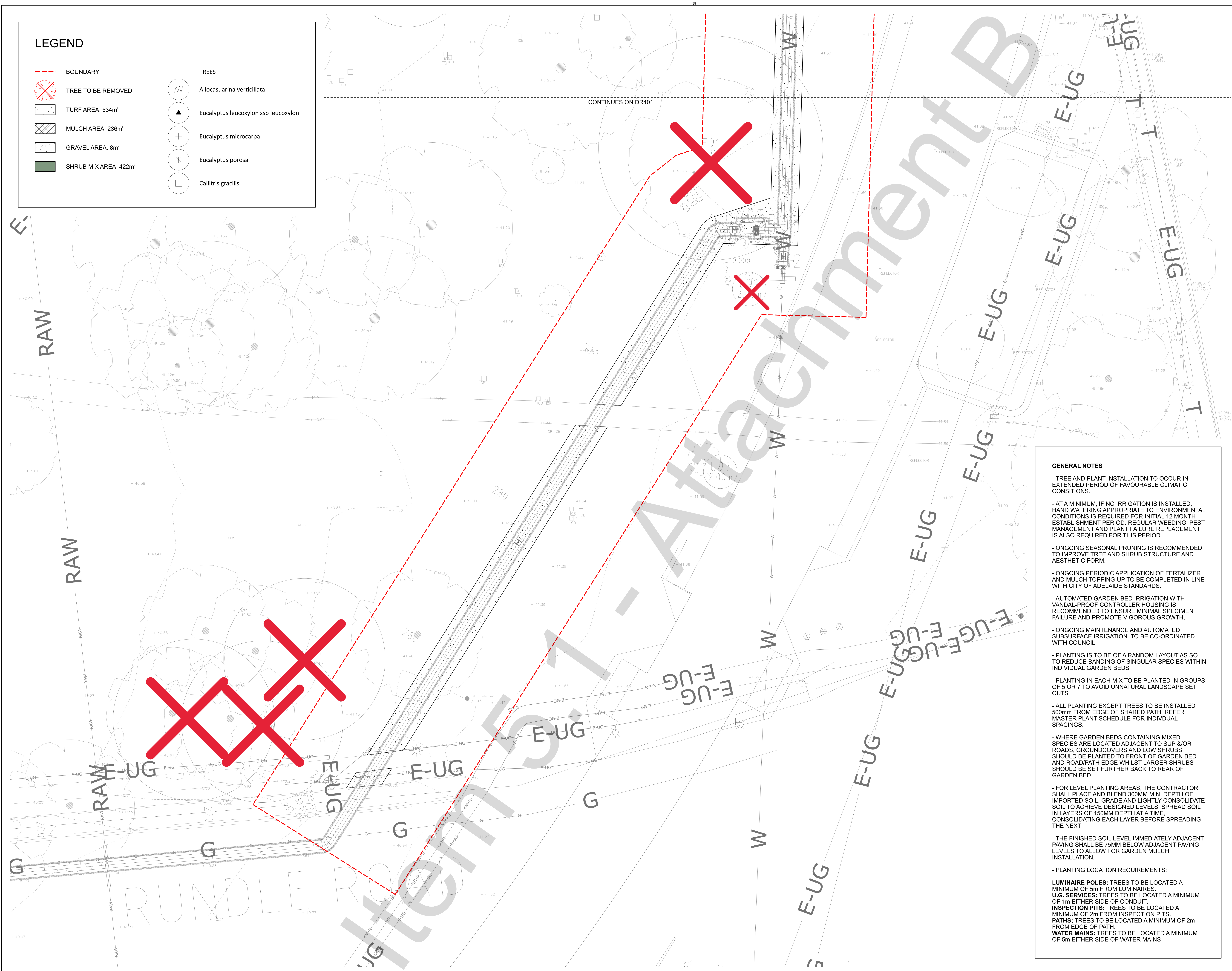
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SCALE  
 1:200



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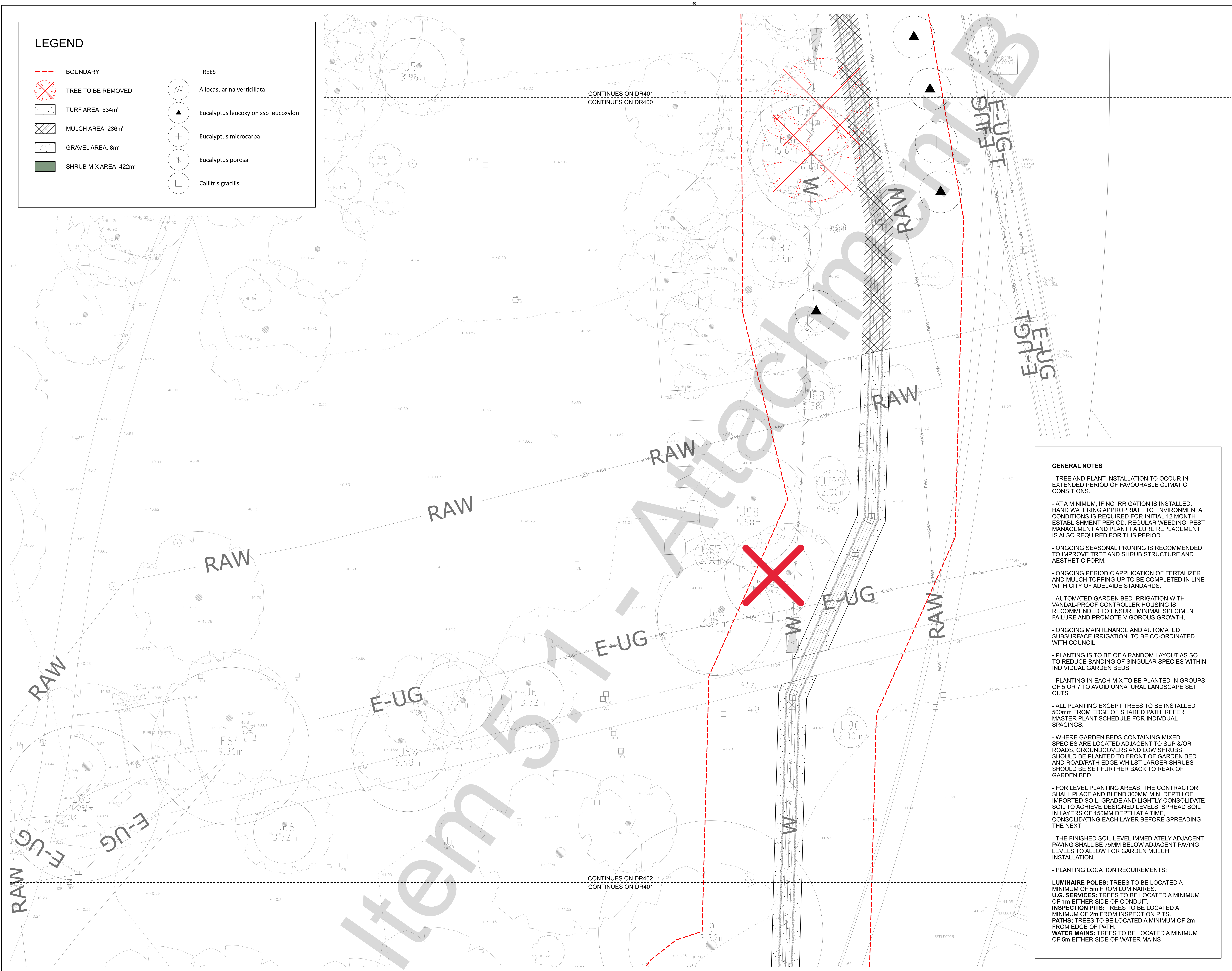
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**DRAWING TITLE**  
 PLANTING PLAN

DRAWING NUMBER	REVISION
321-0115-00-L-02-DR401	2

DRAWN	CHECKED	APPROVED	DATE
MH	NN	NN	03.03.2021

SCALE  
 1:200





## Adelaide Oval Precinct Draft Community Land Management Plan

**ITEM 5.2** 25/03/2021  
**Board Meeting**

**Author:**

Michelle English, Associate Director, Park Lands, Policy & Sustainability 8203 7687

2011/02224

Public

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### Purpose

This report summarises key findings of the community engagement undertaken on the draft Community Land Management Plan (CLMP) for the Adelaide Oval Precinct / part of Tarntanya Wama (Park 26) and seeks the support of the Board of the Adelaide Park Lands Authority in finalising the CLMP.

---

### Recommendation

THAT THE ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Adelaide Park Lands Authority:

1. Notes the community engagement findings summarised in the Community Engagement Summary for the draft Community Land Management Plan for the Adelaide Oval Precinct Part of Tarntanya Wama (Park 26), included as Attachment A to Item 5.2 on the Agenda for the meeting of the Board of the Adelaide Park Lands Authority held on 25 March 2021.
  2. Supports the draft Community Land Management Plan for the Adelaide Oval Precinct / part of Tarntanya Wama (Park 26) which, based on community engagement findings, includes reducing the number of single-day community, cultural or music events permitted on Oval No. 2 each calendar year to six, and included as Attachment B to Item 5.2 on the Agenda for the meeting of the Board of the Adelaide Park Lands Authority held on 25 March 2021.
-

## Implications

Adelaide Park Lands Management Strategy	<p>The Community Land Management Plan (CLMP) for the Adelaide Oval Precinct / part of Tarntanya Wama (Park 26) aligns with the Adelaide Park Lands Management Strategy (APLMS) by reinforcing the role of the Adelaide Oval as a large hub that draws people in and encourages greater use of this northern park setting.</p> <p>Under the <i>Adelaide Oval Redevelopment and Management Act 2011</i>, the 'Adelaide Oval Core Area' is exempt from the provisions of both the APLMS and the CLMP.</p>
Policy	The current CLMP dates from 2009, before the redevelopment of the Adelaide Oval. The Adelaide Park Lands Event Management Plan 2016-20 guides the event use of the areas within the Adelaide Oval Precinct under the care and control of Council.
Consultation	The draft CLMP was released for community and stakeholder engagement for an extended period from 19 November 2020 until 25 January 2021.
Resource	Not as a result of this report
Risk / Legal / Legislative	Legal review has been undertaken of components of the draft CLMP for the Adelaide Oval Precinct / part of Tarntanya Wama (Park 26) including the proposed objectives, targets, and measures to ensure alignment with legislative requirements.
Opportunities	Broadening opportunities for the activation of the area around Adelaide Oval for other activities and events will serve the City of Adelaide and Stadium Management Authority well. Events of this nature assist CBD based businesses particularly in the hospitality and tourism sectors.
City of Adelaide Budget Allocation	Approximately \$4,500 was spent on community engagement. This comprised public notices in the Adelaide Advertiser and Government Gazette, on-site signage, posters displayed at city community centres and libraries, social media posts and delivery of approximately 3600 postcards promoting the engagement to North Adelaide residential and business properties.
Life of Project, Service, Initiative or (Expectancy of) Asset	This CLMP will be due for review in five years.
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report

## Discussion

1. On 8 September 2020, Council approved the release of the draft Community Land Management Plan (CLMP) for the Adelaide Oval Precinct / part of Tarntanya Wama (Park 26) for statutory consultation, subject to the required legislative approvals.
2. The purpose of this report is to provide a summary of the feedback from the community, advise of any subsequent amendments to the draft document and to seek the support of the Board of the Adelaide Park Lands Authority for the final CLMP.

### Community Consultation

3. Community consultation was conducted over an extended timeframe, from 19 November 2020 to 25 January 2021 to meet Council's request for a minimum 42-day engagement period and to allow for the Christmas/ New Year break.
4. Submissions were invited via:
  - 4.1. Public notices in the Adelaide Advertiser, the South Australian Government Gazette, and the City of Adelaide (CoA) Public Notices webpage.
  - 4.2. Your Say Adelaide webpage.
  - 4.3. Emails to key stakeholders in the immediate vicinity of the Adelaide Oval.
  - 4.4. Postcards delivered to approximately 3600 residential and business properties in North Adelaide.
  - 4.5. On-site signage and posters in community centres and libraries.
  - 4.6. Social media posts and digital screen in the Customer Centre.
5. This resulted in:
  - 5.1. 740 people visiting the Your Say Adelaide webpage.
  - 5.2. 260 people who viewed/downloaded at least one document.
  - 5.3. 31 people completing the online submission form (29 of whom live in North Adelaide).
  - 5.4. Three organisations and five individuals submitting feedback via letter, e-mail or telephone.
  - 5.5. One late written submission was received in the last week of February.
6. All feedback is provided in full in **Attachment A**. Administration has provided comment on the feedback for purposes of clarification or in order to correct particular statements.

### Objectives, Targets and Measures

7. Of the 31 online submissions, 17 (55%) of the respondents either 'disagreed' or 'strongly disagreed' with the proposed objectives, targets and measures, while 8 (26%) 'agreed' or 'strongly agreed' and a further 6 (19%) were 'neutral'. The North Adelaide Society expressed strong disagreement with this aspect of the draft CLMP.
8. Feedback from respondents who disagreed included the following comments:
  - 8.1. The proposed targets lack the rigour of those of the existing (2009) CLMP and are open to administrative abuse.
  - 8.2. The targets are inconsistent with the objectives.
  - 8.3. The measures measure neither the targets nor the objectives.
  - 8.4. The objectives, targets and measures are less definitive than the current CLMP and will allow wider commercialisation of these Park Lands to the detriment of the public.
  - 8.5. The proposals for the use and management of the Adelaide Oval precinct are at odds with the stated objectives and performance targets.
9. The Adelaide Oval Stadium Management Authority (AOSMA) submitted that its actions regarding the Park Lands will continue to be consistent with the objectives, targets and measures as set out in the draft CLMP.
10. Legal advice was provided as part of the development of the objectives, targets and measures for Adelaide Oval Precinct / part of Tarntanya Wama (Park 26) draft CLMP and Administration advises that no amendments are deemed necessary.

## Policies and Proposals

### Creswell Garden and Pennington Gardens West, Stella Bowen Park and Light's Vision

11. There was significant disagreement on the policies and proposals for Creswell Garden, Pennington Gardens West, Stella Bowen Park and Light's Vision.
12. A total of 18 (58%) of the online respondents, as well as the North Adelaide Society, disagreed with the use of Creswell Garden (a maximum attendance of 1,000) and Pennington Gardens West (5,000) for small daytime community and cultural events.
13. Administration advises that no changes are recommended in relation to the size of events permitted in either Creswell Garden or Pennington Gardens West.
  - 13.1. These arrangements are consistent with the Adelaide Park Lands Events Management Plan 2016-2020 (APLEMP).
  - 13.2. The CoA Events Team reports that Creswell Garden and Pennington Gardens West are currently used infrequently for events, and those which have been staged at these locations have not led to any noise issues or complaints.
14. A total of 15 (48%) of the online respondents, as well as the North Adelaide Society, disagreed with the use of Light's Vision for small gatherings or social functions, which the APLEMP identifies as a potential event space. Proposals to use this space for small gatherings will be assessed on a case by case basis by the CoA Events Team. Administration advises that no changes are recommended to this aspect of the draft CLMP.
15. A total of 19 (61%) of online respondents, as well as the North Adelaide Society, objected to the proposed use of Stella Bowen Park for events of up to 1,500 in attendance, highlighting the proximity to residential properties and the potential noise impacts.
16. The draft CLMP has been amended to confirm that applications for such gatherings would be considered by the CoA Events Team and to highlight:
  - 16.1. The Adelaide Oval Licence provides the AOSMA with first rights for events and activities in this space.
  - 16.2. It is appropriate that the general public should be able to gather for small events in this area (i.e. weddings and small community and cultural events) at all other times (when not being used by AOSMA), given it is public Park Lands and not the sole domain of the AOSMA.

### Oval No 2

17. The proposals for Oval No. 2 drew a strong response with 21 (68%) of the 31 online submissions and all of the written submissions disagreeing with the proposed use of the space for up to eight standalone events a year. Those objecting highlighted a range of concerns including:
  - 17.1. The perception that the AOSMA has too much power and influence and that it is gradually taking over land within the precinct.
  - 17.2. That it represents commercialisation of the Park Lands with benefit exclusively to the AOSMA.
  - 17.3. Use of the oval for events alienates the space, blocking access to general use.
  - 17.4. The potential impact of increased noise (particularly amplified noise) on residential areas nearby.
  - 17.5. Potential disruption to access and parking in the area.
  - 17.6. The number of events proposed per year is excessive.
  - 17.7. Delegating the final approval to the CoA CEO lacks transparency.
18. The Board of the Botanic Garden and State Herbarium submitted that allowing events on Oval No. 2 will create direct competition for music events offered in Botanic Park, potentially saturating a specialised market in SA.
19. St Peter's Cathedral suggested that there is the potential to disrupt access and parking for Cathedral users and that the associated noise (even if in compliance with the CoA's Event Amplified Sound Management Guidelines) may have a significant effect on the Cathedral and Deanery on Pennington Terrace.
20. The North Adelaide Society submitted that it 'strongly disagrees' with the proposals for Oval No. 2 on a number of grounds including that they are inconsistent with the APLMS; delegates decisions about use solely to the CoA CEO; will detract from other private or existing venues; and are anti-competitive.



21. The submission by the AOSMA highlighted the significant economic benefits associated with hosting events on Oval No. 2 for the Adelaide economy with as much as \$13.7 million added to the annual GDP and up to 106 new jobs. Their submission also referred to the manner in which the site is a natural amphitheatre that restricts noise impacts to the north of the precinct, as well as the AOSMA's access to existing 'back of house' infrastructure at Adelaide Oval that that will both help to maintain the aesthetic of the area and assist in the timely set up and pack down of events.
22. A total of 7 (23%) of the online respondents supported the proposals for Oval No. 2, noting the opportunity it provides to revitalise North Adelaide.
23. Since the draft CLMP was prepared, plans have been announced to enhance facilities at the Memorial Drive Tennis Centre that would allow Tennis SA to hold not only major tennis tournaments but also cultural events and concerts for audiences of up to 6,500. These works, if approved, are expected to be completed early in 2022.
24. In view of the community's feedback on this matter, as well as the additional concert venue to be offered by Tennis SA, Administration recommends that the number of single-day events permitted on Oval No 2 each calendar year be set at six.

#### Peripheral Areas

25. There was disagreement with the proposal to develop a landscape plan for the edges of the Adelaide Oval Precinct (15 (48%) of the 31 online submissions) with questions about what is meant by a "wide, formal path" and whether it might result in an incursion into Park Land areas.
26. The design and position of the pathway would be determined by the landscape plan. Administration recommends no changes to this section.

#### Parking

27. A total of 20 (65%) of the 31 online respondents 'disagreed' or 'strongly disagreed' with the proposals relating to parking, particularly the parking currently permitted under Licence to the SMA in association with events held at Adelaide Oval or Oval No. 2. The feedback noted:
  - 27.1. Potential damage to grassed areas and tree root systems.
  - 27.2. It does not help with the ambition to be a carbon neutral, environmentally conscious city.
  - 27.3. That adequate public transport or parking be made available elsewhere.
28. As car parking in conjunction with events held at either the Adelaide Oval or Oval No. 2 forms part of the conditions of the existing licence between the Minister and the AOSMA, Administration recommends no changes.

#### Dog Management

29. Respondents were generally in agreement or neutral on the proposal that dogs be kept on a leash at all times within the precinct.

#### **Community Land Management Plan**

30. A final draft of the CLMP for the Adelaide Oval Precinct / part of Tarntanya Wama (Park 26) is provided in **Attachment B**. This includes the recommended amendment regarding Oval No. 2, reducing the number of single-day community, cultural or music events permitted each calendar year from eight to six (page 14).
31. A small number of edits have also been made for the purposes of clarification. These relate to:
  - 31.1. Figures 3 and 4 (pages 5 and 6).
  - 31.2. Events in Creswell Garden, Pennington Gardens West and Stella Bowen Park (page 13).
  - 31.3. The event parking permitted within the Adelaide Oval Licence Area (page 16).

#### **Next Steps**

32. Subject to the approval of Council, the CLMP will be finalised for CoA's website.

## Attachments

**Attachment A** – Community Engagement Summary: Adelaide Oval Precinct draft Community Land Management Plan

**Attachment B** - Draft Adelaide Oval Precinct / Part of Tarntanya Wama Community Land Management Plan

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- END OF REPORT -

# COMMUNITY ENGAGEMENT SUMMARY

ADELAIDE OVAL PRECINCT  
Part of Tarntanya Wama (Park 26)  
Draft Community Land Management Plan

March 2021



## DOCUMENT PROPERTIES

### Contact

**Contact Officer:** Michele Williams

**Title:** Senior Park Lands Planner

**Phone:** (08) 8203 7968

**Email:** m.williams@cityofadelaide.com.au

### Record Details

**HPRM Reference:** ACC2021/27367

**HPRM Container:** 2011/02224

## 1. BACKGROUND

Under the Local Government Act 1999 (SA), all Councils are required to develop management plans for community land under their care and control. These plans set out the way in which the land is to be used.

On 8 September 2020, Council approved the release of the draft Community Land Management Plan (CLMP) for the Adelaide Oval Precinct / part of Tarntanya Wama (Park 26) for statutory consultation, subject to the required legislative approvals.

### 1.1 Key Dates

Council requested a minimum consultation period of 42 days, twice the statutory requirement of 21 days. Public notices appeared in the Adelaide Advertiser, the South Australian Government Gazette and the City of Adelaide Public Notices webpage on 19 November 2020.

Community consultation then occurred between 19 November 2020 and 25 January 2021, representing a total of 67 days allowing for the Christmas / New Year period.

Submissions were invited via the Your Say Adelaide webpage, emails to key stakeholders and the delivery of postcards to approximately 3600 North Adelaide residents and businesses. The consultation was further promoted through on-site signage, posters in community centres and libraries, social media posts and a digital screen in the City of Adelaide's (CoA) Customer Centre.

### 1.2 Key Numbers

<b>740</b>	visits to the Your Say Adelaide engagement page
<b>260</b>	people viewed/downloaded a document
<b>31</b>	people completed the online submission form
<b>7</b>	written submissions were received from individuals and community organisations including: <ul style="list-style-type: none"> <li>• Board of the Botanic Gardens and State Herbarium</li> <li>• St Peter's Cathedral</li> <li>• North Adelaide Society</li> </ul>
<b>1</b>	verbal submission via telephone
<b>1</b>	late written submission

### 1.3 Key Findings

Much of the feedback focussed on the proposal to allow events on Oval No 2 and the role of the Adelaide Oval Stadium Management Authority (AOSMA). Key themes and issues raised in the responses are highlighted below.

**The proposal to allow events on Oval No 2 represents commercialisation of the Park Lands, alienating this space from general use/ access.**

**The perception that the AOSMA has too much power and influence and that it is gradually taking over land within the precinct.**

**Concerns about the potential impacts of increased noise, particularly amplified noise, on nearby residential areas.**

**Oval No 2 is a natural amphitheatre that restricts noise impacts to the north of the precinct, noting that no complaints were made in relation to the 2017 Midnight Oil concert at this location.**

**The proposal for Oval No 2 will create direct competition for music events offered in Botanic Park, potentially saturating a specialised market in SA.**

**The significant economic benefits associated with hosting events on Oval No 2 for the Adelaide economy, in terms of increased annual GDP and job creation.**

**Objections to the car parking currently permitted within the Licence Area.**

**The potential for events proposed for Oval No 2 to disrupt access and parking for Cathedral users.**

**Allowing up to 8 events a year on Oval No 2 is excessive.**

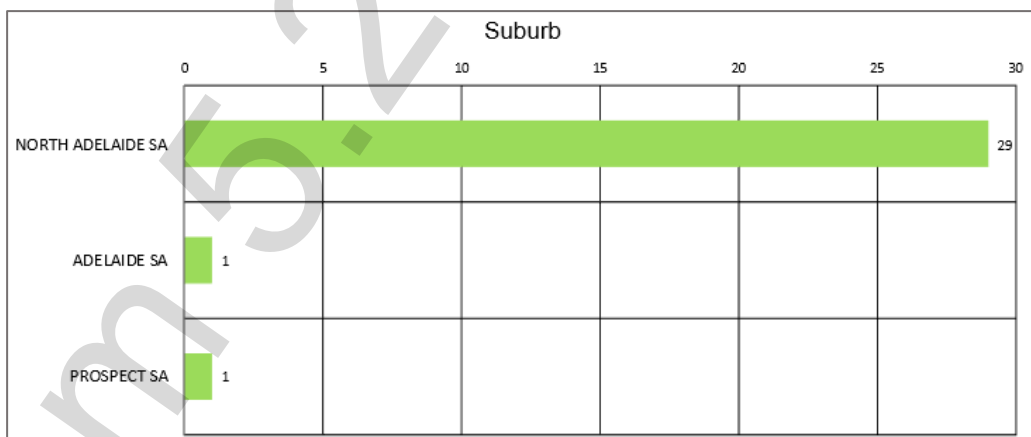
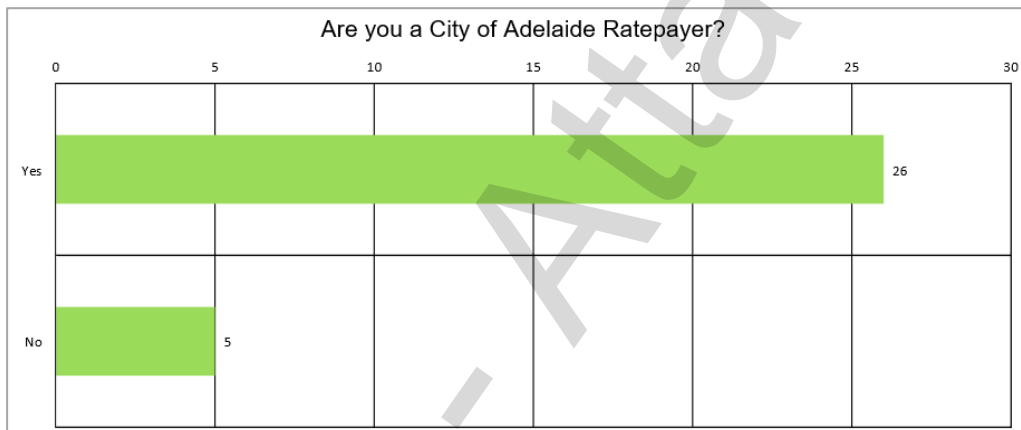
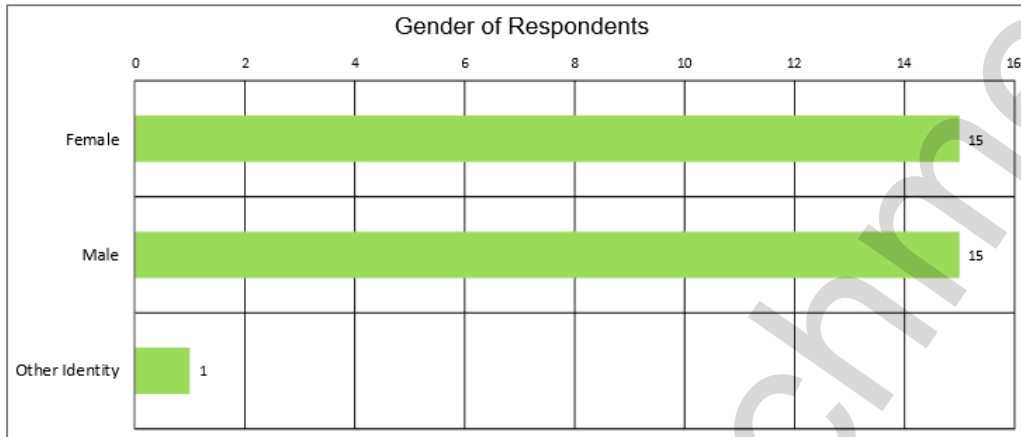
**The size of events currently permitted in Pennington Gardens West, Creswell Garden, Stella Bowen Park and Light's Vision are considered inappropriate.**

**Positive feedback included the appeal of culture or music events on Oval No 2 and the opportunity provided by the proposals to revitalise North Adelaide.**

**Delegating the final approval for events on Oval No 2 to the City of Adelaide CEO lacks transparency.**

## 2. RESPONDENTS

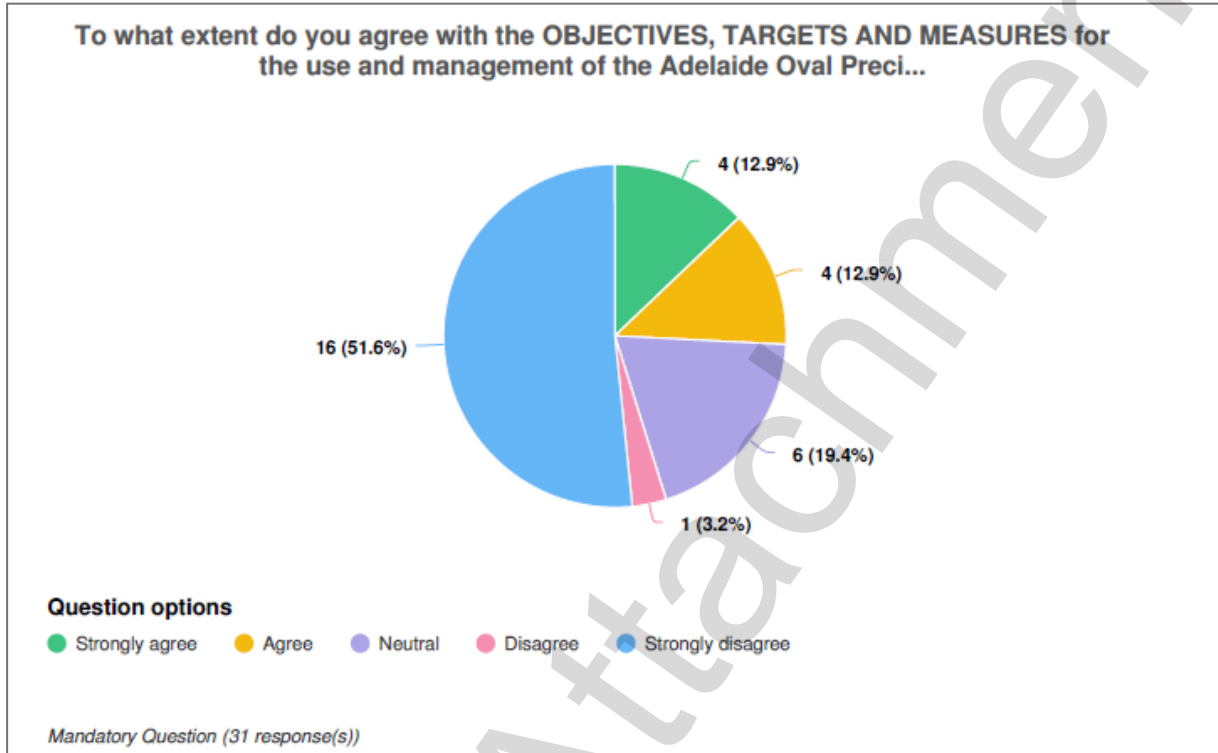
This section summarises information about the 31 people who completed the Your Say Adelaide online submission form. The majority of those who responded are CoA ratepayers (84%) who reside in North Adelaide (94%).



### 3. SUBMISSION FORM RESPONSES

The following is a summary of the 31 submission forms received online.

#### 3.1 Objectives, Targets & Measures





## Community Engagement Summary – Draft CLMP

Comments on the Proposed Objectives, Targets & Measures	Administration Response
<b>‘Strongly Agree’</b>	
<i>I fully agree with the Park lands being "a place of quiet respite", that it is "freely and publicly accessible open space with minimal built form", that it "retain free and open access to all", and "events of a commercial nature are not appropriate", I totally agree that we should "protect the National heritage value of the Adelaide Park lands.</i>	Noted.
<i>The Adelaide Oval Stadium Management Authority (AOSMA) supports the CLMP. AOSMA's actions regarding the parklands have been, and will continue to be, consistent with the objectives, targets and measures laid out in this Draft Community Land Management Plan. In addition to the maintenance and development of the Adelaide Oval core area, AOSMA has responsibility, at its cost, for the care and maintenance of around 60,000m2 of Adelaide Parklands which comprise the Licence Area and which extend from the Memorial Drive Tennis Centre to the Pennington Gardens. The maintenance and presentation of this area of parklands is overseen by internationally recognised Adelaide Oval curator, Damian Hough, and is outstanding. The current annual cost for the care and maintenance of the Adelaide Parklands Licence Area: Stella Bowen Park (referred to as "Northern Hill Parklands" in the map below) and Adelaide Oval No 2 is in the order of \$135,000. AOSMA acknowledges the importance of the parklands to Adelaide Oval and to the wider community, and as such continues to take a proactive approach to their ongoing care and protection.</i>	Noted.
<i>I note these include 'place of quiet respite', 'as freely and publicly accessible open space' and events on a 'temporary basis for a period not exceeding 1 month'.</i>	Noted.
<b>‘Agree’</b>	
<i>The areas outside the core area should not be used for parking at any time as it damages the parkland and prevents public use. There should be adequate public transport or parking elsewhere. Stella Bowen Park</i>	The Adelaide Oval Redevelopment and Management Act 2011 and the Adelaide Oval Licence Area Licence provides for car parking within the Licence Area. The CLMP is consistent with this.

## Community Engagement Summary – Draft CLMP

Comments on the Proposed Objectives, Targets & Measures	Administration Response
<i>(the area around Col Light's statue) should NEVER be fenced off or closed to the public as it was for the Christmas pageant in 2020.</i>	
<i>Seating to be with least possible built imprint.</i>	The proposal is for a modest seating arrangement for no more than 100 people.
<b>'Neutral'</b>	
<i>"To ensure a balance of environmental, cultural, recreational and social uses of the Park Lands" should not be measured by whether there is a reduction from the status quo. It instead should be developed in consultation and partnership with local residents.</i>	Noted.
<i>Allow for progress in the future.</i>	Noted.
<i>There are some areas that I am concerned about. I agree with most of it but there are a couple of areas that I am a bit concerned about.</i>	Noted.
<b>'Disagree'</b>	
<i>I have no problems with some of the proposals but strongly disagree with others. I think that the proposal is trying to cover items by stealth.</i>	Noted.
<b>'Strongly Disagree'</b>	
<i>The AOSMA has too much power and the city council needs to take back control of the parklands we don't need more car parking in that area concerts music and all other use should be stopped more than enough goes on there as it is the parklands should be open space that space looks good at the moment leave it all alone.</i>	Governance of the Adelaide Oval Precinct is managed through the relationships between the <i>Adelaide Oval Redevelopment and Management Act 2011</i> , the <i>Adelaide Park Lands Act 2005</i> , and the <i>Local Government Act 1999</i> .
<i>Every time there is an update on the Stadium and it's surrounds, the AOSMA is given more access to the land around the oval which should be available to all ratepayers and the general community, and not be available for a private organisation to have private events on public land. Large events on Oval 2 and Stella Bowen park impact on residential areas in the vicinity in terms of noise, particularly amplified noise, parking and lack of public access to the parklands. The ACC</i>	Governance of the Adelaide Oval Precinct is managed through the relationships between the <i>Adelaide Oval Redevelopment and Management Act 2011</i> , the <i>Adelaide Park Lands Act 2005</i> , and the <i>Local Government Act 1999</i> .

Comments on the Proposed Objectives, Targets & Measures	Administration Response
<p><i>should take a strong and consistent stand on the area around the stadium and limit the activities of the AOSMA to the stadium area and the designated parking lot. This creeping takeover of the area bounded by Pennington Tce, Montefiore Rd, War Memorial Drv and King William St is relentless and the Council should put a stop to it NOW.</i></p>	
<p><i>The Parklands exist for the benefit and enjoyment of Adelaide residents and visitors. They were not created to become “business opportunities” for special interest groups or commercial enterprises.</i></p>	<p>Governance of the Adelaide Oval Precinct is managed through the relationships between the <i>Adelaide Oval Redevelopment and Management Act 2011</i>, the <i>Adelaide Park Lands Act 2005</i>, and the <i>Local Government Act 1999</i>.</p>
<p><i>In light of this first question, some broader matters first need to be addressed in detail. They are key to this entire consultation; critical to the proposal to amend a CLMP, but the restricted (and sometimes misleading) nature of YourSay information delivered to respondents makes it difficult to assure elected members that respondents had had access to sufficient detailed background in the consultation period, which closed on 25 January 2021. This constituted a major consultation package flaw and will bias the result.</i></p> <p><b>The key themes:</b></p> <p>1. <i>Council is at error in writing this new CLMP. A Community Land Management Plan (CLMP) is not the instrument used for the recording of explicit events criteria. That is commonly the purpose of the (non-statutory) Adelaide Park Lands Events Management Plan, including the determinations of those who manage events in the park lands. That plan takes its cue from the CLMP, which provides broad philosophical direction, but it must be complemented by, and consistent with, the Adelaide Park Lands Management Strategy, which delivers action plans for the park lands. This consultation fails to explain to respondents the fundamental and linked roles of the two statutory instruments for park lands management under the Adelaide Park Lands Act 2005. This highlights a fundamental flaw in presentation of objective information</i></p>	<p>CLMPs are a requirement of the <i>Local Government Act 1999</i>, addressing how community land is used. CLMPs must be consistent with the Adelaide Park Lands Management Strategy (APLMS), an aspirational document for the Park Lands as a whole, which is a requirement of the <i>Adelaide Park Lands Act 2005</i>. Documents such as the Adelaide Park Lands Event Management Plan (APLEMP) are detailed, derivative policies dealing with specific issues. Normally event details are dealt with at the APLEMP level. However, because of the added, specific complexities of the <i>Adelaide Oval Redevelopment and Management Act 2011</i> and the Adelaide Oval Licence Area Licence it is more appropriate to manage event provisions in this situation through the CLMP which has a higher public profile and legal status.</p>

Comments on the Proposed Objectives, Targets & Measures	Administration Response
<p><i>regarding the proposed revision of this CLMP for the Adelaide Oval Precinct.</i></p> <p>2. <i>The contents of the YourSay consultation proforma (paper and online versions) do not mention that the proposed revision of the 2009 CLMP is occurring only because the licence holder, the Adelaide Oval Stadium Management Authority, is prevailing on the City of Adelaide to urgently change land-use arrangements to confer commercial advantage exclusively to the AOSMA, especially with regard to the use of Oval No 2, and other car parking sites within the sub-licence area. The land-use arrangements are events-related and highly specific. This silence is of concern.</i></p> <p>3. <i>There is no provision in this consultation of the existing 2009 CLMP to allow respondents to compare and contrast the proposed changes with the proposed new draft during the public consultation period in November/December 2020 and January 2021. This especially relates to targets, indicators and measures. This is a failure of procedure.</i></p> <p>4. <i>Text in the proposed draft CLMP relating to Cresswell Gardens, Light’s vision, and Oval No 2 is very clearly events/action plan related – explicit policy statements that would ordinarily be crafted only when a party sought council permission from City of Adelaide park lands’ events managers to hold certain types of events in the park lands. Council administrators are using this CLMP to embed explicit events-related endorsements for activities in it, contrary to the proper, legislated purpose of CLMPs.</i></p> <p>5. <i>In relation to one events site, Oval No 2, proposed draft text explicitly defines a future procedure – also contrary to CLMP convention. For example, one proposed procedure is the delegation of responsibility for approval and management of future AOSMA events outside the oval to one person – the council’s CEO, with no elected member or public reporting mechanism and no accountability to anyone but himself. This is a non-transparent mechanism about land-use</i></p>	<p>Following the 2009 CLMP, the Adelaide Oval redevelopment was facilitated through the <i>Adelaide Oval Redevelopment and Management Act 2011</i> and was not completed until 2014. Subsequently, the AOSMA made a number of proposals for physical and landscape changes to Oval No 2 to meet the needs of first-class cricket (such as oval enlargement, pathway changes and tree removals). These proposals also had to be considered by the elected Council. These further changes, over a number of years, made it difficult to finalise the CLMP until recently.</p> <p>Following the redevelopment of the Oval, the precinct and its use has changed profoundly. The 2009 CLMP also covered Elder Park and Pinky Flat. The physical changes, changes of use and the legal complexities introduced by the provisions of the <i>Adelaide Oval Redevelopment and Management Act 2011</i> make a comparison with the 2009 CLMP complex and meaningless.</p> <p>CLMPs are a legal requirement of the <i>Local Government Act 1999</i> to provide for the use of community land. Event management is one such form of use. Given the legal complexities of the Precinct (brought about by the legal interaction between the <i>Adelaide Park Lands Act 2005</i> and the <i>Adelaide Oval Redevelopment and Management Act 2011</i>) it is more appropriate to deal with such matters in the CLMP, which has a higher public profile and legal status.</p> <p>Delegations are a matter for Council to approve. The intention is to provide clarity and transparency in relation to the potential for the delegation to the CEO for this process.</p>

Comments on the Proposed Objectives, Targets & Measures	Administration Response
<p><i>arrangements or amendments to those arrangements. These arrangements would have the effect of blocking public (non-paying) access to the site for periods only determined under delegated approval by the CEO. (The length of periods is not stated in this CLMP amendment, which highlights the unlimited discretion to be extended under the CEO’s delegated authority, to be embedded in this revision) to the benefit of one commercial party: the AOSMA.) This is unacceptable. More discussion on this theme follows below, with recommendations for a more thorough and transparent council procedure.</i></p> <p>6. <i>The City of Adelaide’s proposal for this draft CLMP is at odds with the provisions of the Adelaide Park Lands Act 2005 (detail appears immediately below).</i></p> <p><b>1. Legalities</b></p> <p>a) <i>The proposal at this time to revise the 2009 CLMP for Park 26 is based on a bluff.</i></p> <p><i>The current version (2016; current as at January 2021) of the Adelaide Park Lands Management Strategy does not contemplate what City of Adelaide administrators are proposing to include in the revised CLMP, particularly with regard to Oval No 2. It is not consistent with the Strategy.</i></p> <p><i>The requirement for consistency between the two statutory instruments was carried over from the Local Government Act 1999 to the new Adelaide Park Lands Act 2005. This Act states: “Div 2, s19 (1): “The Adelaide City Council must ensure that its management plan for community land within the Adelaide Park Lands ... is consistent with the Adelaide Park Lands Management Strategy.” That sequence of words is critical.</i></p> <p><i>Council’s administrators, who are required to ‘review’ the four-year-old Strategy very soon under the 2005 Park Lands legislation, plan to do this in 2021. In this way, it will aim to subsequently reintroduce this</i></p>	<p>There is a legal requirement in the <i>Adelaide Park Lands Act</i> to review the CLMP at least once in every five years. The review of the 2009 CLMP began in 2013, however the finalisation was delayed by the redevelopment of the Oval, completed in 2014, and then by further proposed changes to Oval No 2 over the subsequent four years. It was decided to wait until the changes had been considered by the elected Council and settled before finalising the review.</p> <p>The proposal is not inconsistent with the APLMS.</p> <p>The proposal is not inconsistent with the APLMS.</p>



Comments on the Proposed Objectives, Targets & Measures	Administration Response
<p><i>'consistency', by making minor but critical amendments in relation to Park 26 'activation plans' in the Strategy. But while the existing (2016) Strategy remains in place, as the valid statutory instrument, any bid to revise the CLMP such that revisions trigger inconsistency with the current version is contrary the Adelaide Park Lands Act 2005.</i></p> <p><i>The fact that administrators are silent about this matter in the YourSay consultation package misleads the public. Of the references to the Strategy in the draft CLMP one appears in Figure 3, stating that the Strategy 'does not apply to Core/Leased area'. This is likely to mislead many uninformed respondents, because many would not understand the legal distinction between the leased area inside the oval compared to the sub-licensed area outside the oval. The draft wording in that Figure implies that the Strategy does not apply to the area in focus in this consultation (outside the oval, including Oval No 2), which is false. The key focus of this consultation is on land outside the oval's core area.</i></p> <p><i>The key facts are (a) The (existing) 2009 CLMP states that Oval No 2 is 'a cricket oval licensed for formal sporting use.' This is clear.</i></p>	<p>Comment accepted. The figure will be modified to clarify what areas the CLMP and APLMS applies to.</p> <p>It is true that in 2009, the purpose of Oval No 2 was for the playing of cricket. This review tests the proposal of the AOSMA to broaden that use to include events. While the <i>Adelaide Oval Redevelopment and Management Act 2011</i> (AORM Act) sets out certain uses for Oval No 2, the purpose of Oval No 2 is provided for in the CLMP, as required by the <i>Local Government Act 1999</i>. Section 7 (10) in the AORM Act confirms that any use of the land held under Licence is subject to the provisions of the CLMP.</p>



Comments on the Proposed Objectives, Targets & Measures	Administration Response
<p><i>(b) The 2016 version of the Adelaide Park Lands Management Strategy lists Oval No 2 as ‘an events space’ to reflect that intended formal sporting use.</i></p> <p><i>b) Since the 2011 Adelaide Oval legislation was brought into operation, a ministerial sub-licence has applied to land outside the core area of the Adelaide oval (park lands, north and west). However, the City of Adelaide still has landlord land-use jurisdiction over this site and determines land-use allowances through the broad management principles in the CLMP, which it must create and maintain under the provisions of the Local Government Act 1999. Less clear, however, is where ministerial direction and control ceases and where the CLMP specifics under the 1999 Act apply.</i></p> <p><i>In the November/December 2020 YourSay consultation explanatory draft, under section 6, (a subsection heading “Adelaide Oval Redevelopment and Management Act 2011: additional relevant provisions”) there is brief discussion about this, referring to section 7 (sub-sections 10–14). It explains that the minister has certain powers, but they are limited. While he has the power to approve a CLMP, he does not have the power to dictate to council its contents. He may have reviewed (by another party) an ‘unreasonable’ provision by another party; and he has the power to “carry out works on land subject to the licence (including by undertaking excavations, changing the form of any land, and forming paths or access roads)”. But Section 7 (10) makes clear that: “Any use of, or any associated works on, the Licence Area will be subject to the provisions of Council’s management plan (ie, this CLMP) that relate to the Adelaide Oval [sub]Licence Area...” The words ‘use of’ are key to this discussion, but there remains ambiguity, and the ambiguity is not made clear to YourSay respondents.</i></p>	<p>There was a 2010 APLMS and the current 2018 APLMS, both discuss Adelaide Oval in terms of being a major or world class sporting hub, not in terms of events. Neither specifically mentions Oval No 2. Adelaide Oval itself (the Core Area) is exempt from the provisions of the APLMS and CLMP. However, both of these documents apply to the surrounding areas, including the Licence Area.</p> <p>Land use provisions have been detailed in the CLMP to provide better transparency and clarity.</p> <p>The wording in the AORM Act is that the Minister is ‘to agree’.</p> <p>The CLMP has been revised to provide increased transparency and clarity. The use of the Licence Area is subject to the provisions of the CLMP developed by the CoA however the revised CLMP will not take effect until the Minister agrees to it.</p> <p>This was explained in the public report to Council. The complexities of the interrelationship between the <i>AORM Act</i>, the <i>Local Government Act 1999</i> and the <i>Adelaide Park Lands Act 2005</i> have been explained as clearly as possible in reports to the elected Council. The use of the Licence Area is</p>

Comments on the Proposed Objectives, Targets & Measures	Administration Response
<p><i>Moreover, given that one underlying motivation behind the proposal to amend the CLMP is to remove this ambiguity to the exclusive benefit of one commercial party (AOSMA), it was important that such explanation be provided.</i></p> <p><i>Its absence is a flaw in the consultation, and could bias the result.</i></p> <p><b>2. December 2020 CLMP YourSay consultation package</b></p> <p>(A) <i>This package contains a number of doubtful claims of fact, which have potential to mislead respondents.</i></p> <p><i>1. The question is posed: ‘Why aren’t Elder Park and Pinky Flat included in this CLMP?’ The curious answer appears to merely state ‘because they’re not’. The real reason is that this November 2020–January 2021 bid is a highly selective and unusual procedure, deviating from normal park lands policy practice, aimed at conferring commercial advantage to one party occupying one section of the whole of Park 26 (the AOSMA). It is experiencing severe revenue shortfalls. This is the principal trigger for council’s bid to amend the CLMP.</i></p> <p><i>This procedure is also highly unusual in council documentation convention. CLMPs traditionally cover whole precincts, and often bundles of them (ie, multiple parks sharing boundaries). They should be updated in their entirety accordingly, in the same way as has occurred in the past. In 2012–13 all other park lands’ CLMPs were amended in this way. This CLMP was the only exception at the time. Its 2009 iteration (the ‘current’ version) remains the original version.</i></p> <p><i>2. The question is posed: ‘Why has it been so long between reviews?’ The answer provided by administrators stated that ‘the CLMP was not updated in 2013’, but this is false. It was updated, but the then minister never signed off on it. The final draft, created around 2013/2014, exists in council’s archives. The subsequent statement ‘As the CLMP has not been reviewed since 2009...’ is similarly false. This updated version also ought to have been linked to the consultation to allow respondents to see changes proposed in 2013. They are not the same as the</i></p>	<p>subject to the provisions of the CLMP developed by the CoA however the revised CLMP will not take effect until the Minister agrees to it.</p> <p>The reason for the CLMP revision is the requirement in <i>the Adelaide Park Lands Act 2005</i> to review the CLMP at least once in every five years, plus the broad changes brought to the precinct by the AORM Act.</p> <p>Pinky Flat and Elder Park will be dealt with as part of a separate fit-for-purpose CLMP.</p> <p>This is because the area that is included in the Adelaide Oval Precinct is subject to complex legal (AORM Act, Lease and Licences) and land use provisions and is best dealt with as a single area under a single CLMP.</p> <p>Under the provisions of the <i>Local Government Act 1999</i>, the City of Adelaide is only required to have one community land management plan for the Adelaide Park Lands. Council has elected to have more than one CLMP due to the different values, uses and complexities of each park or group of parks.</p> <p>The 2013 review was not finalised, and became redundant, because, following the CoA review, and before it was sent to the Minister for consideration, the AOSMA proposed further changes to Oval No 2. These changes involved an expansion in the size of Oval No 2 and a reconfiguration</p>

Comments on the Proposed Objectives, Targets & Measures	Administration Response
<p><i>proposed new draft. They do not confer commercial advantage on the AOSMA in the same way as does the current draft.</i></p> <p><i>3. Information about car parking policy is similarly misleading. The car parking policy for Oval No 2 is claimed to relate to, and gain legitimacy from, events occurring within the core area of Adelaide oval (sometimes justified by using the wording: “ancillary to the use of the oval” or “in association with...”). This is routinely demonstrated when events have been held in the core area of the oval (ie, inside the walls), and Oval No 2 becomes a high-density car park for attendees at that event. However, the policy has long been ambiguous. The 2011 ministerial sub-license for the land comprising Oval No 2 is not sufficient policy basis when there are no events occurring in the oval’s core area, and policy makers seeking clarification also need to refer to the 2009 (existing version of the) CLMP, which does not designate this site as a car park for 1350 cars, and most certainly does not provide for “car parking, as approved by the Stadium Management Authority...”, as the draft CLMP seeks to endorse now. If a car parking demand planned for Oval No 2 has no association with an AOSMA event within the core area of the oval, or ancillary to it, car parking of this density is not endorsed under the existing (2009) CLMP. This appears to be unsatisfactory to the AOSMA, which is why this draft CLMP seeks to have endorsed a new clause to remove any ambiguity, and to confer on AOSMA some new right to determine car parking approvals.</i></p> <p><i>4. Further to point 3, the YourSay package misleads respondents by stating “As car parking in association with events at either Adelaide</i></p>	<p>of adjacent paths. This was followed by the use of Oval No 2 for the Midnight Oil concert in 2017. A decision was made at the time to hold off on the review until these further proposals had been considered by the elected Council. Now that these proposals and changes have settled, we have completed the review.</p> <p>The AORM Act and the Adelaide Oval Licence Area Licence provides for car parking within the Licence Area. The CLMP is consistent with this.</p> <p>The quote from the Your Say package mentioned is correct. Some of the parking provisions of the CLMP relate to parking around the Tennis Centre – i.e. they are not solely related to the Adelaide Oval.</p>





Comments on the Proposed Objectives, Targets & Measures	Administration Response
<p><i>(e) The AOSMA is not (and never was) a land-use authority that can “approve” car parking in areas outside the oval core area.</i></p> <p><i>(f) Respondents may not fully comprehend that “the License Area” comprises land north and west of the oval, and includes Oval No 2, and the draft proposed CLMP does nothing to improve that comprehension.</i></p> <p><i>(f) The use of the words “which accommodates approximately 1350 cars” is written into the proposed statement in the new draft simply to remove all future ambiguity about the Oval No 2 capacity, by inserting into the revised CLMP the precise number of cars that will henceforth be approved to park there. To repeat: the consultation package’s statement is grossly misleading when it says: “As car parking in association with events at either Adelaide Oval or Adelaide Oval No 2 forms part of the conditions under the existing licence between the minister and the AOSMA, they are not included in the consultation.” On the contrary, it is most certainly a matter “that is included in the consultation” because the YourSay package asks the question: “To what extent do you agree with the policies and proposals as outlined on pages 12–17 of the draft CLMP?” This is disingenuous consultation procedure and will mislead some respondents, and bias the result.</i></p> <p><i>6. The YourSay advisory package answer to the statement ‘Will the general community be able to use Oval No 2 for casual recreation?’ is also highly misleading. (The answer was stated as: “The community will have access to Oval No 2 when it is not being used for organised sport or the proposed single-day events.”) This is demonstrably false. AOSMA’s board includes SACA board members, and SACA maintains a tight daily control on public access to Oval No 2. The public very rarely get access to the site even when events are not occurring because SACA now routinely surrounds the oval with a picket-fence. There are no obvious gates for the public to access the site. When functions and other events are planned for the site, the oval is often also temporarily fenced well ahead of time by use of a high steel fence (ie, a second perimeter fence), and its gates are padlocked. There is no</i></p>	<p>The car parking is provided for in the AORM Act. The CLMP is consistent with the Act.</p> <p>The definition of the Licence Area is set out and explained in the CLMP.</p> <p>This consultation request for comment relates to the parking around the Tennis facility as shown in Figure 8 of the draft CLMP.</p> <p>Outside of the permitted use of Oval No 2 provided for in the Adelaide Oval legislation and Licence (i.e. car parking and events ancillary to the use of Adelaide Oval itself), Oval No 2 is not fully fenced (by the picket fence) and public access is permitted, as provided for in s 13 of the AORM Act which states:</p> <p>13—Status of land as park lands</p> <p>Except to the extent that is reasonably required in connection with the operation of Part 2 and Part 3, the Minister should, in managing any part of the Adelaide Oval Licence Area, seek to protect and enhance the area as park lands for the use and enjoyment of members of the public.</p> <p>(Parts 2 and 3 refer to the provisions for the Core Area and Licence Area)</p>

Comments on the Proposed Objectives, Targets & Measures	Administration Response
<p><i>public notification placed on-site in advance of these functions, and there is never indication of how long that temporary fencing will endure. The AOSMA music concert held at the site in 2017 featured steel fencing surrounding the site, erected well ahead of the event, and which remained in place for days afterwards. Recent (October/November/December 2020) cricket-related events held by SACA at Oval No 2 saw the same arrangements – steel fencing remaining in place for weeks, both ahead of the function, and weeks afterwards. Even when the site was clearly not being used, there was no access feasible. The gates were padlocked. The YourSay assurance about access is grossly misleading.</i></p> <p><b>3. Lack of cross-referencing material</b></p> <p><i>This draft CLMP is, in parts, a profound revision of the 2009 (existing) CLMP and the fact that the consultation package – paper version – contained no link to the original 2009 CLMP illustrates that city administrators do not wish to make it easy for the responding public to have an opportunity to compare and contrast the two. This would strongly inform respondents of the extent of change proposed. This is a flaw in the consultation procedure and will bias the result.</i></p> <p><b>Comments re: CLMP draft text content, pp 8–9.</b></p> <p><i>Because respondents’ exposure to the original 2009 version is not easily enabled, most respondents will be unaware of the significant ambiguity contained in the proposed replacement document. This especially relates to targets, indicators and measures. Discussion follows.</i></p> <p><b>1. Substantial changes noted</b></p> <ul style="list-style-type: none"> <li><i>The existing version (signed off by council: – Minutes, Council, 10 August 2009, pp 13915-916) contained eight Key Performance Targets (KPT) and three Key Performance Indicators. The critical KP Target in relation to this 2020 consultation is ‘Accessibility’, because the revised proposal seeks for the CLMP’s new provisions to frustrate</i></li> </ul>	<p>The erection of fencing “necessary for, or incidental to, any of the permitted purposes” by the Licensee is provided for in the Licence.</p> <p>Following the redevelopment of the Oval, the precinct and its use has changed profoundly. The 2009 CLMP also covered Elder Park and Pinky Flat. The physical changes, changes of use and the legal complexities introduced by the provisions of the <i>Adelaide Oval Redevelopment and Management Act 2011</i> make a comparison with the 2009 CLMP complex and meaningless.</p>

Comments on the Proposed Objectives, Targets & Measures	Administration Response
<p><i>‘freely available’ access to (or ‘use of’) the park lands outside the Adelaide Oval’s core area. In essence, the council on behalf of AOSMA is pursuing allowance for a significantly increased number of AOSMA commercial events activity, for revenue reasons, at cost to ordinary user site accessibility. Further, it seeks the least possible inspection rigour to be applied to its future exercise of these allowances. This is unacceptable and should be rejected.</i></p> <ul style="list-style-type: none"> <li><i>• A comparison of the existing (2009) version and the proposed (2020) version appears in the paragraphs that follow.</i></li> <li><i>• The KPIs in the 2009 (existing) version demonstrated an intention to conduct close monitoring of management of this park lands site. However, the proposed new text (2020; new draft) features replacement KPIs. These are now described as ‘Measures’. Each is almost comical in their superficiality and ambiguity.</i></li> <li><i>• For example, under the original Objective 1, KPI (2009) number 1 (‘No impact on National Heritage Values’): ‘Monitoring program by city and park lands planning unit’ – states: “Implement a management matrix and distribute to relevant business units. Conduct an annual audit to ensure targets are achieved.” (Emphasis added). But the 2020 measure now reads: “As assessed by an expert inspection by Council and reported at least every three years in the State of the Park Lands Report.” This is essentially an ad-hoc audit via an ambiguous mechanism [‘expert inspection’] with an extraordinary generous timeline, in the absence of guidelines or criteria, and done by in-house staff, in relation to matters that could have occurred up to three years previously! What a joke!</i></li> <li><i>• The original KPI number 2 (of 2009, ‘No loss in the spatial extent of the park lands’) – “Community feedback” – states: “Monitor results from existing ACC Customer Satisfaction Monitoring surveys. Develop a mechanism to systematically record and implement ongoing community feedback.” But the 2020 replacement ‘Measure’ now reads: “As reported annually in the State of the Park Lands Report.” This is as</i></li> </ul>	<p>The potential to increase events on Oval No 2 will decrease the time during which the public can access the site. It is proposed to reduce the proposed number of events per year that may be held on Oval No 2 from 8 to 6 events.</p> <p>The CoA has sought legal advice to develop meaningful measures to enable objectives to be met in an efficient manner within resource availability.</p> <p>Noted.</p> <p>Noted.</p>



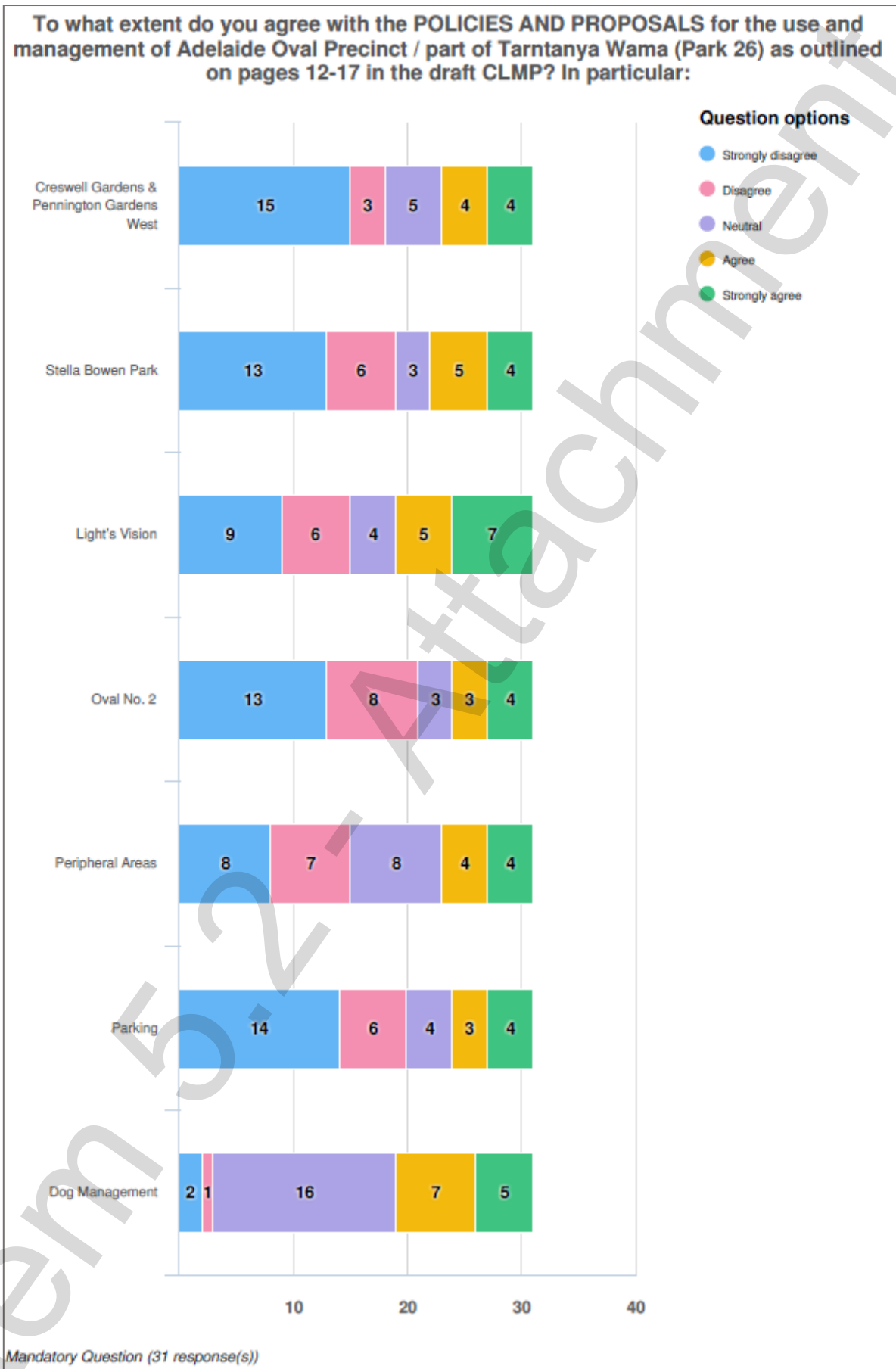


Comments on the Proposed Objectives, Targets & Measures	Administration Response
<p><i>“no decrease in the diversity” of these aspects. There are two flaws. 1. No-one can be clear what “a balance” means (and there is no methodology proposed to measure it); moreover, no-one can be clear what those “uses” really are. 2. Subsequently, the Target doesn’t refer to “a balance” but to “a diversity”, which, again, is meaningless. The author’s ambiguity should never have been endorsed by council’s elected members, but it is of great convenience to its administrators. The ambiguity is of great manipulative value because it means whatever the administrators deem it to mean. The 2020 draft ‘Measure’ reads: “Changes to the diversity of uses will be monitored and reported at every three years...” Again, there is no reference to this ambiguous thing called “balance” or this ambiguous thing called “diversity”, and the reporting occurs only every three years, reporting on events and events management up to three years previously!</i></p> <ul style="list-style-type: none"> <li><i>In summary, the draft 2020 performance targets not only ignore the rigour of the originals (in the 2009 existing version), and are farcical in their content and meaning, but are also wide open to administrative abuse. They lack any rigour and are rejected.</i></li> </ul>	
<p><i>The CLMP as presented does not protect that parklands as parklands nor their historic character. The parklands were created for the benefit at all and their character as parklands continues to be eroded.</i></p>	<p>The intent is to recognise and reinforce the landscape heritage of the Adelaide Oval Precinct as outlined on pages 12-13 of the draft CLMP.</p>
<p><i>They are less definitive than the current CLMP and will allow wider commercialisation of these Park Lands to the detriment of the public. Target 3 enables "access restrictions" in contradiction to its Objective 2, which is for Park Lands to be "freely available". Target 4 is inconsistent with its Objective 3. Objective 3 is to "ensure a balance" as between various uses. Target 4 speaks of "no decrease in the diversity of ... activities". "Diversity" has nothing to do with "balance". Further, the use of "balance" in the objectives is a subjective notion for which the proposed M4 measure provides no measure; and is a significant diminution when compared with the current CLMP. Target 5 relates to Objective 4. Target 5 says "no negative impacts on cultural heritage</i></p>	<p>Legal advice was obtained in the development of the proposed objectives, targets and measures. No further changes proposed.</p>

## Community Engagement Summary – Draft CLMP

Comments on the Proposed Objectives, Targets & Measures	Administration Response
<i>sites", whereas it ought to be a positive target whereby a proposed activity or use ought to contribute or support - one ought to rightly presume that "negative impacts" is so obviously not consistent with Objective 4 that it is an unproductive aspiration for a "target".</i>	
<i>It's a land grab!</i>	Governance of the Adelaide Oval Precinct is managed through the relationships between the <i>Adelaide Oval Redevelopment and Management Act 2011</i> , the <i>Adelaide Park Lands Act 2005</i> , and the <i>Local Government Act 1999</i> .
<i>No events, no permanent stand , no fences</i>	Noted.
<i>The Targets are inconsistent with the Objectives and the Measures measure neither the targets or the objectives.</i>	Legal advice was obtained in the development of the proposed objectives, targets and measures. No further changes proposed.
<i>The KPIs of the original 2009 version should be maintained</i>	Noted.
<i>Having 5,000 people in the area labelled Pennington Gardens West with a liquor licence is NOT a small event. Even the upper limit of 1,000 is too many in my view. There must be no impact upon worship or access to worship at the Cathedral. Ditto 1,500 in Stella Bowen Park. Such large crowds will have a deleterious effect on the quality of life of residents.</i>	The maximum number of attendees specified in the draft CLMP are consistent with the Adelaide Park Lands Events Management Plan 2016-2020. The CoA Events Team reports that Creswell Garden and Pennington Garden West are used infrequently for events, and those which have been staged at these locations have not led to any noise complaints. All events are required to comply with the City of Adelaide's 'Event Amplified Sound Management Guidelines'.
<i>See The North Adelaide Society and John Bridgland's comments, with which I do agree.</i>	Noted.

### 3.2 Policies and Proposals



Comments on the Policies & Proposals	Administration Response
<i>Leave it alone don't let Adelaide and it's council be ruled by the AOSMA</i>	Governance of the Adelaide Oval Precinct is managed through the relationships between the <i>Adelaide Oval Redevelopment and Management Act 2011</i> , the <i>Adelaide Park Lands Act 2005</i> , and the <i>Local Government Act 1999</i> .
<i>Permitting up to 8 events per year is far too many for Adelaide Oval No 2. This is supposed to be a sporting field; there are plenty of other under-utilised venues all over the parklands that do not have such an impact on residents. R.e. Car parking, this does not help with the ambition to be a carbon neutral, environmentally conscious city. If the council isn't putting pressure on the oval to encourage people to take public transport to events, nobody will.</i>	It is recommended that the number of events permitted be reduced from 8 to 6 events per calendar year. It is currently proposed that 6 events per year may be held on Oval No 2.  The <i>Adelaide Oval Redevelopment and Management Act 2011</i> and the Adelaide Oval Licence Area Licence provides for car parking within the Licence Area. The CLMP is consistent with this.
<i>Use of the grassed areas for parking, particular during Winter, should be reduced.</i>	The CLMP indicates that parking on the grassed areas must be managed in a sustainable manner. It is in the interests of the Adelaide Oval Stadium Management Authority to maintain these areas to a high standard.
<i>I have no objection to free concerts on parkland as long as they are well policed and liquor is not sold at such concerts from bars in the parkland area. For nearby residents - like myself - the noise levels also need to be monitored and kept to a reasonable level.</i>	All such events are required to comply with the City of Adelaide's 'Event Amplified Sound Management Guidelines'.
<i>As above, the parklands must not be alienated from their purpose as green space for the general public at all times (and historically and aesthetically important to Adelaide's reputation as a city, including for visitors and tourists) in order to prop up the Stadium Management Authority that is already privileged with massive taxpayer subsidy.</i>	Under the <i>Adelaide Oval Redevelopment and Management Act 2011</i> , the Adelaide Oval Licence Area (Oval No 2 and Stella Bowen Park) is to generally remain publicly accessible Park Lands.
<i>In relation to references to Creswell Gardens/Pennington Gardens West: the words 'small daytime community events' are not clear and are thus subject to approvals abuse. Moreover, number allowances of 1000 and 5000 make clear that they would not be 'small' and no-one does head-counts at these events, so the words are meaningless. As previously noted, a CLMP is not a vehicle for the management of</i>	CLMPs are a requirement of the <i>Local Government Act 1999</i> , addressing how community land is used. CLMPs must be consistent with the Adelaide Park Lands Management Strategy, an aspirational document for the Park Lands as a whole, which is a requirement of the <i>Adelaide Park Lands Act 2005</i> . Documents such as the Adelaide Park Lands Event Management Plan (APLEMP) are detailed, derivative policies



Comments on the Policies & Proposals	Administration Response
<p><i>events; it is not the place for the recording of explicit events management criteria.</i></p> <p><i>That is reserved for the Adelaide Park Lands Events Management Plan and determinations made by administration staff in relation to that policy document. It takes its cue from the CLMP for broader philosophical direction, complemented by the Adelaide Park Lands Management Strategy, which delivers action plans for the five-year period of its legal shelf life. Recommended action: Strike out all reference to these sites in the CLMP and these related contemplations.</i></p> <p><i>Stella Bowen Park: Recommended action: Strike out all reference to 'Weddings and small community and cultural events with attendance of up to 1500 people during daylight hours'.</i></p> <p><i>Light's vision: The statement in the second paragraph (of 2) is too vague. On the one hand it says "Generally, events are not appropriate..." but on the other it allows 'Weddings, gatherings and small social functions' ("may be acceptable"). The qualifying sentence is worse, and illustrates clearly that the CLMP is attempting to define an approvals procedure that belongs not to a CLMP document, but to the council's Adelaide Park Lands Events Management Plan and determination by events personnel. As it says: "However, small events such as weddings, gatherings and small social functions may be acceptable, with proposals being assessed by the City of Adelaide's events team". This embeds ambiguity. The team look first to the CLMP for clear, broad policy themes. Yes or No? This wording says 'may be', but doesn't explain the ambiguity. Recommended action: Rephrase this paragraph and remove any ambiguity. Suggest: "This small site is not</i></p>	<p>dealing with specific issues. Normally event details are dealt with at the APLEMP level. However, because of the added, specific complexities of the <i>Adelaide Oval Redevelopment and Management Act 2011</i> and the Adelaide Oval Licence Area Licence it is more appropriate to manage event provisions in this situation through the CLMP which has a higher public profile and legal status.</p> <p>A broad philosophical direction can be misinterpreted; it is preferable to be as clear and transparent where possible.</p> <p>It is appropriate that the general public should be able to gather for small events in this area (Stella Bowen Park and Light's Vision).</p> <p>CLMPs are a requirement of the <i>Local Government Act 1999</i>, addressing how community land is used. CLMPs must be consistent with the Adelaide Park Lands Management Strategy (APLMS), an aspirational document for the Park Lands as a whole, which is a requirement of the <i>Adelaide Park Lands Act 2005</i>. Documents such as the Adelaide Park Lands Event Management Plan (APLEMP) are detailed, derivative policies dealing with specific issues. Normally event details are dealt with at the APLEMP level. However, because of the added, specific complexities of the <i>Adelaide Oval Redevelopment and Management Act 2011</i> and the Adelaide Oval Licence Area Licence it is more appropriate to manage event provisions in this situation through the CLMP which has a higher public profile and legal status.</p>

Comments on the Policies & Proposals	Administration Response
<p><i>appropriate for community or cultural events, at any time, because they may frustrate free and open access to the site by the public at all times.”</i></p> <p><i>Oval No 2: This is the most egregious section of this proposed draft CLMP. It is appropriate that some wording notes that there be “the absence of built form” at this site, but this sentence is immediately contradicted by the next sentence: “The optional inclusion of modest scaled seating to accommodate up to 100 people, which may be covered for shade and rain protection but must be unenclosed.” This must be struck out. Fact: At the 1 September 2020 council meeting during which this was discussed, the council planner confirmed to elected members that this concept would manifest as a permanent structure at this site, had already been agreed in principle with AOSMA, and was no mere speculative topic; it was a specific infrastructure request of AOSMA, seeking long-term legitimacy via approval of the revision of the CLMP wording. But it is in contradiction to the Adelaide Park Lands Management Strategy, which does not contemplate it. (Please note the important legal point appearing earlier in this response relating to the need for consistency between Strategy and CLMP...)</i></p> <p><i>The following statements are rejected by this respondent and should be struck out from the CLMP:</i></p> <ul style="list-style-type: none"> <li>• <i>“In addition to this licensed ancillary use, Oval No 2 is permitted to be used for standalone events subject to the following conditions.”</i></li> <li>• <i>“No more than eight community, cultural or music events per calendar year.”</i></li> <li>• <i>“No more than 15,000 people in attendance/event tickets.”</i></li> </ul> <p><i>The remainder of the sentences are of no great significance if these earlier sentences are struck out, except for the last sentence: “Approval</i></p>	<p>Event management is complex and while the CLMP can provide some guidance in this respect, detailed judgements are best left to the professional and experienced CoA events management team in accordance with the APLEMP.</p> <p>The absence of consideration of the provision of sheltered seating for the watching of sport on Oval No 2 in the APLMS does not mean it is ‘inappropriate and prohibited’. Such an un-enclosed facility is in keeping with a ‘major sporting hub’, which is how the Adelaide Oval is described by the APLMS. It is not unreasonable for a sporting field which accommodates first class cricket to have a modest, sheltered (but un-enclosed) seating facility for spectators. In addition, the Licence provides for ‘facilities for the playing and watching of sport’.</p> <p>This wording regarding the type and number of events provide clarity and transparency and better enables the CoA to be able to manage future requests for events on Oval No 2.</p>





Comments on the Policies & Proposals	Administration Response
<i>The areas are well maintained and pleasant to visit and I enjoy walking around the Oval, the lighting is good and makes me feel safe, I like to option of culture or music events on Oval Number 2.</i>	Noted.
<i>Again there is not enough information available on how often, the numbers allowed, the time of finish of the event.</i>	It is currently proposed that 6 events per year may be held on Oval No 2 with no more than 15,000 people in attendance.
<i>As Light's Vision is close to accommodation and sloping I would like further information on what is planned for this area.</i>	There are currently no specific plans for this area. Light's Vision is identified as a potential event space in the Adelaide Park Lands Events Management Plan 2016-2020. Any proposals for an event at this location are assessed by the CoA's event management team in accordance with the APLEMP.
<p><i>Stella Bowen Park I strongly support " large, shady trees". Could someone explain how the AOSM can remove 5 small trees to allow cars to access the area during cricket games? I strongly support " events of a commercial nature are not appropriate" and " large events are not appropriate".</i></p> <p><i>Oval 2, I strongly support planting large, shady, ornamental trees but have seen no evidence of the AOSM doing this. I strongly agree it should be " free of built form" and retain the picket fence.</i></p> <p><i>Light's Vision, I totally agree " events of a commercial nature are not appropriate".</i></p> <p><i>Parking, I strongly agree that robust grass species should be used, there should be adequate resting of areas and there should be tree protection zones to protect root systems. BUT these are NOT happening. The trees in the parking are DO NOT have tree protection zones and people supervising car parking do not stop cars from parking on root systems. One area of parking is now a dry, dirt roadway. The grasses are badly damaged during football seasons. Who is responsible for checking that the AOSM is fulfilling their obligations?</i></p>	<p>Noted.</p> <p>The CLMP indicates that parking on the grassed areas must be managed in a sustainable manner. It is in the interests of the Adelaide Oval Stadium Management Authority to maintain these areas to a high standard.</p>

Comments on the Policies & Proposals	Administration Response
<p><i>The policies and proposals outlined for the use and management of Oval No 2 reflect its standing as the most effective option for live music in the City of Adelaide, while retaining the original character of the area. AOSMA knows the area to be beneficial and successful as a venue for community, cultural or music events, due to previous success with events such as the Midnight Oil concert in October 2017. Major benefits include: The significant economic benefits associated with hosting events on Oval No 2 for the Adelaide Economy, as reported by Torrens University Australia in report Economic Contribution of the Village Green, Adelaide Oval March 2019. • The report estimated that additions to annual GDP could be as much as \$13.7 million, while the number of new jobs created by the events could be as many as 106 jobs, with a base value of 25 jobs. • Report excerpt: ‘Our analysis concludes that allowing Village Green to host stand-alone events is likely to yield significant positive windfalls for the Adelaide economy.’ Existing relationships between AOSMA and live music promoters, resulting in more events attracted to Adelaide (e.g. Midnight Oil). The area is a natural amphitheatre that restricts noise impacts to the north of the precinct. This was measured at the Midnight Oil concert, and detailed in a report commissioned by Adelaide City Council and conducted by AECOM. Additionally, AOSMA were advised by Adelaide City Council that not one complaint was raised regarding noise impact of the Midnight Oil concert. AOSMA timeliness and ability to set up and pack down events and utilise existing infrastructure at Adelaide Oval, including toilets, catering and back of house areas, maximise public access to the area. The aesthetic of the area – no temporary, unkempt back of house areas required as with events held in other parts of the parklands. Final approval for use remains at the discretion of Adelaide City Council, via its delegated authority to the ACC CEO. This allows for both parties to continue to work together to ensure best practice.</i></p>	<p>Noted.</p>
<p><i>I do not support the CLMP in the strongest terms.</i></p>	<p>Noted.</p>

Comments on the Policies & Proposals	Administration Response
<p><i>Creswell (strongly disagree) The maximum attendance of 1,000 (weddings) and 5,000 (community/cultural events) is a gross and undue expansion of the current CLMP; is wholly inconsistent with small scale and expressed notion of "small ... events"; does not address issues of frequency; and is inconsistent with the proposed objectives. They also detract from the viability of privately operated 'fit for purpose' facilities into which small business operators have invested and this change in the CLMP is anti-competitive (it is doubtful that hiring of this land will not reflect the cost of private land ownership nor its maintenance). Stella Bowen Park (strongly disagree) While a lower scale use of this area is contemplated, attendances of up to 1,500 people remains significant and there is nothing said as to frequency. Again, the contemplated scale of use is inconsistent with the applicable Objectives; the current CLMP and, again, is anti-competitive. Light's Vision Agree, subject to what is meant by "small", given use of that expression re Creswell and Stella Bowen. Oval No2 (strongly disagree) The use of "village green" is a gross misnomer; the park has nothing to do with any "village" per se. The proposed uses are not "ancillary"; are a gross expansion of the current CLMP to uses not contemplated; are inconsistent with current CLMP "Strategy" and proposed Objectives; go well beyond use for sports, sports events or competitive or social sports; contemplates completely new uses and activities of a size and impact will outside of what has previously been contemplated; delegates decisions of such gross uses to the CoA CEO (or presumably delegate thereof); are not in the scope of the notion of a "village green"; detract from other private or other existing venues for the contemplated "standalone events"; and again are anti-competitive. Peripheral Areas Agree subject to what is meant by "wide, formal path" and that not detracting or resulting in an incursion of landscaped area, given that usually WM Drive is closed to through traffic when large crowds are contemplated. Parking (strongly disagree) To the extent that parking is proposed to be expanded beyond the current CLMP, objection is taken. Any additional instances,</i></p>	<p>The proposed maximum attendance is 1,000 for both weddings and community/ cultural events in Creswell Garden and 5,000 for both types of events in Pennington Gardens West. The text in the CLMP has been modified to reflect this more clearly.</p>

Comments on the Policies & Proposals	Administration Response
<i>or any expansion, of parking on grassed areas is objectionable and inconsistent with the current CLMP and proposed Objectives. Dog management Neutral, subject to supporting public safety and appropriate dog management and exercise of discretion.</i>	
<i>This is parkland that belongs to the public.</i>	All of the Adelaide Oval Precinct remains public Park Lands under the care and control of the CoA. However, parts of this area are subject to lease and licence arrangements under the <i>Adelaide Oval Redevelopment and Management Act 2011</i> .
<i>SMA to have no further access to use our parklands for any reason at all.</i>	Governance of the Adelaide Oval Precinct is managed through the relationships between the <i>Adelaide Oval Redevelopment and Management Act 2011</i> , the <i>Adelaide Park Lands Act 2005</i> , and the <i>Local Government Act 1999</i> .
<i>The commercial uses proposed and the extent of useage of the localities are way beyond what is contemplated in the Park Lands Management Strategy and the legislation. It is unbelievable that the city council would even contemplate these daft policies and proposals. Please reject them.</i>	The proposal is not inconsistent with the Adelaide Park Lands Management Strategy which identifies the Adelaide Oval as part of a 'core entertainment precinct'.
<i>It seems to me that The Stadium Authority wants to increase its use and commercialisation of Park Lands. The Stadium wants: • Permission for up to eight concerts annually on Oval No 2 adjacent to Montefiore Rd (west of the stadium), for audiences up to 15,000 each event and no changes for car parking. • Fencing at those events. • Approval via the CLMP to construct a permanent spectator stand at Oval No 2 with up to 100 seats. • Event car parking: up to 1,350 cars on Oval No 2. • Approval for 'film nights and 'cultural events' for up to 5,000 people in Pennington Gardens and Creswell Gardens (adjacent to King William Rd). I do not agree with any of the above. The parklands must not be commercialised any further. Adelaide is fortunate that it has Parklands - let us not bastardise it any further especially when we are in a climate crisis.</i>	Governance of the Adelaide Oval Precinct is managed through the relationships between the <i>Adelaide Oval Redevelopment and Management Act 2011</i> , the <i>Adelaide Park Lands Act 2005</i> , and the <i>Local Government Act 1999</i>



## Community Engagement Summary – Draft CLMP

Comments on the Policies & Proposals	Administration Response
<i>These areas including Adelaide Oval No 2 should not be used in anyway for Commercial activities including concerts to prop up the Excessive Management structure and gross ineptitude of the SMA.</i>	Governance of the Adelaide Oval Precinct is managed through the relationships between the <i>Adelaide Oval Redevelopment and Management Act 2011</i> , the <i>Adelaide Park Lands Act 2005</i> , and the <i>Local Government Act 1999</i>
<i>The statement that Moreton Bay figs will be protected BUT if an application to cut down is made it will not be unreasonably refused is a recipe for the death of these magnificent trees. It MUST NOT happen. No exceptions and never removed.</i>	The proposed landscape plan would help to create an environment that enhances the health of the Moreton Bay fig on the corner of Montefiore road and War Memorial Drive. There are no plans to remove this tree.
<i>See The North Adelaide Society and John Bridgland's comments, with which I do agree.</i>	Noted.
<i>Latest proposals are at odds with the stated purposes &amp; performance targets for the land surrounding the Oval core area, esp. the permanent stand to Oval 2.</i>	Noted.

## 3.3 Additional Comments/Feedback

Additional Comments	Administration Response
<i>It would be great to see this CLMP considering the interface with a future tram line extension and the proposed redevelopment of St Peter's Cathedral as these will have a significant impact on the functioning of these spaces.</i>	Noted.
<i>The open areas should not be fenced off for functions or events for any longer than necessary to allow pedestrian and cycle access. These should remain public places, not corporate.</i>	Under the <i>Adelaide Oval Redevelopment and Management 2011</i> the Licence Area (comprising Oval No 2 and Stella Bowen Park) are to generally remain publicly accessible Park Lands.
<i>It goes against all previous understandings and agreements concerning this space and must be vigorously challenged. As a City of Adelaide ratepayer and regular user of this space I am deeply concerned.</i>	Noted.



Additional Comments	Administration Response
<p><b>Extract: The Adelaide Review, October 2020, by this author:</b></p> <p><i>This bid is yet another case study illustrating a city council trend of writing policy to fit proposals and development concepts for the commercial benefit of park lands’ lessees and licence holders. After the 2006 enactment of the Adelaide Park Lands Act 2005, proposals only tended to get consideration if they clearly conformed with park-specific land-use themes, most relevantly, in two key statutory policy documents. There was never an intention, as is proposed for this particular Community Land Management Plan (CLMP), to urgently ‘write in’ project-specific descriptions for explicit schedules of events at explicit sites within a park that would have potential to permanently compromise future council land-use deliberations for those sites.</i></p> <p><i>In recent years lessees or licence holders of park lands have been quietly submitting proposals to council but the public only found out about them when the council (or its subsidiary, the Adelaide Park Lands Authority) determined to endorse them.</i></p> <p><i>This would trigger a need for public feedback, as mandated under law. If that law didn’t exist, such deals could be done without even informing the public. Adapting policy to suit commercial proposals is wide open to political manipulation and can imply fresh lessor allowances not specified in the original lease or licence.</i></p> <p><i>The concept of a Community Land Management Plan arose from changes in 1999 to the Local Government Act. CLMPs are ‘foundation’, statutory park lands documents. They existed before Adelaide’s green belt became subject to the Adelaide Park Lands Act 2005, which formally required an additional statutory ‘rule book’, the Adelaide Park Lands Management Strategy. This contains park lands “activation” action plans. The current Strategy (2016) does not contemplate the Oval Number 2 concert venue concept, nor the permanent construction of new infrastructure there, such as grandstands. Neither does the current version of the CLMP.</i></p>	<p>Any significant proposal that may have merit but that is not considered by a current CLMP is always presented for the consideration of APLA and Council.</p> <p>It is not possible for legislation and policies to foresee all proposals for, and changes in, the Adelaide Park Lands. Likewise, event sites in the Park Lands and management of those sites change and evolve over time. The use of an area in Victoria Park as a COVID testing station is an example. The regular reviews of CLMPs enables consideration of those changes and proposals. It is reasonable to expect changes and proposals and to allow for consideration of such matters by APLA and Council.</p> <p>Proposals may be endorsed initially, but only for the purpose of public consultation. The results of that consultation may then be presented back to APLA and Council as part of the final decision-making process.</p> <p>The absence of consideration of the provision of sheltered seating for the watching of sport on Oval No 2 in the APLMS does not mean it is ‘inappropriate and prohibited’. Such an un-enclosed facility is in keeping with a ‘major sporting hub’, which is how the Adelaide Oval is described by the Adelaide Park Lands Management Strategy. It is not unreasonable for a sporting field which accommodates first class cricket to have a modest, sheltered (but un-enclosed) seating facility for</p>

## Community Engagement Summary – Draft CLMP

Additional Comments	Administration Response
<p><i>Its 'vision' for that park does not contemplate the proposed revenue-raising functions for which AOSMA now seeks urgent approval outside the stadium's walls. Importantly, council would not have amended this CLMP (as a draft) unless it already had received clear indication from a government minister that he would sign off on the changes. His encouragement is a behind-the-scenes response to the AOSMA's desperate financial plight. But tweaking park lands policy merely on the basis of financial desperation of licence holders is deeply flawed, likely to deliver enclaves of commercial opportunism, significantly at odds with cautiously considered, time-tested, whole-of-park-lands management policy. It's also fundamentally at odds with what South Australians expect of this site – year-round, open-space access to public park lands outside the oval's 'core area', the stadium.</i></p>	<p>spectators. In addition, the Licence provides for <i>'facilities for the playing and watching of sport'</i>.</p>
<p><i>I know Pinky Flat is not included but the area needs attention</i></p>	<p>Noted. Pinky Flat and Elder Park area will be addressed in a future stage of the CLMP review by Council.</p>
<p><i>I have no problems with concerts on oval No 2 except I suggest a maximum of 6 per year. I am strongly opposed to the carpark proposal for 1350 cars. This is a money grab and will ruin the overall feel and look of the area. I am totally opposed to the use of the term "... any other activity.." in any of these proposals as it is a license to have open slather. I am opposed to events that would go beyond midnight.</i></p>	<p>It is currently proposed that 6 events per year may be held on Oval No 2.</p> <p>The <i>Adelaide Oval Redevelopment and Management Act 2011</i> (AORM Act) and the Adelaide Oval Licence Area licence provides for car parking within the Licence Area. The CLMP is consistent with this.</p>
<p><i>While I agree that there could be more concerts (maybe 6) I am concerned that the finishing time does not exceed midnight. The rule that includes "any other activity" is also of concern. I am happy with the current arrangements of parking on Oval 2 for events but if it is intended as a car park at other occasions I am totally against it.</i></p>	<p>It is currently proposed that 6 events per year may be held on Oval No 2. Any events held here would be required to comply with the City of Adelaide's 'Event Amplified Sound Management Guidelines'.</p>
<p><i>Very happy to see continued and future use of these areas. These proposals are essential to the revitalisation of North Adelaide. The area has suffered greatly over recent years and there are too many vacant leases in the O'Connell St and Melbourne St precincts - most of these pre-date COVID. Construction at 88 O'Connell, the proposed</i></p>	<p>Noted.</p>

Additional Comments	Administration Response
<p><i>improvements to the oval and surrounds, plus the extension of the tram service to O'Connell St must proceed to help promote the regrowth of North Adelaide. The Council only needs to look at Prospect Rd to see what O'Connell St and Melbourne St should become (or return to!). We need to bring the people back to these areas and proposals like this are a good step. And please speak to the landlords of the vacant leases - their greed is killing the suburb!</i></p>	
<p><i>The Oval has NO NEED to use Oval 2 for concerts. Surely the Oval itself is more than sufficient for this purpose. If a smaller venue is desired fence off an area within the Oval. The proposed fencing along the road to the west of Oval 2 is unsightly and unnecessary.</i></p>	<p>The existing picket fence to the west Oval No 2 has been in place for some. No further fencing is proposed.</p>
<p><i>The Adelaide Oval Stadium Management should not be allowed to expand further into the Parklands. The Adelaide Oval Stadium Management Authority do not look after the Park lands already in their care. Rubbish is not removed in a speedy manner after events. Eg There has been a bag of rubbish under a very visible tree along a walkway since before Christmas &amp; a bit of old blanket in a very visible spot for over 2 months. It is not uncommon for barbeque refuse to be left in the parking areas after football games for many days. The area outside the hotel has a drainage channel lined with cigarette butts &amp; the bollards just outside the entry are often littered with cigarette butts. There is a distinct difference in the way the area of Pennington Gardens West managed by the Adelaide City Council and the area managed by the Adelaide Oval Stadium Management are looked after. Rubbish is quickly removed from the council area, the gardens are well cared for, lawn are edged, new plantings happen, trees have protection. The same standard of care is not given by AOSM to the areas in their care.</i></p>	<p>The CLMP requires that the existing extent and spatial arrangements of gardens, trees, paths and grassed areas within the Adelaide Oval precinct be maintained to a high standard as a park setting.</p>
<p><i>AOSMA believes this Community Land Management Plan will secure outstanding outcomes for both the preservation of the character and heritage of the parklands, as well as for the economy and vibrancy of the City of Adelaide. The economic importance of Oval No 2 as an event space cannot be understated. It is truly the most effective outdoor</i></p>	<p>Noted.</p>

Additional Comments	Administration Response
<p><i>venue for community, cultural and music events in the parklands, given its proximity to Adelaide Oval and its ability to leverage existing infrastructure and expertise. The ability to host a small number of events in this area each year will bring numerous benefits to the Riverbank precinct, City of Adelaide and wider South Australia. Adelaide Oval will continue to care for, maintain and protect this area, as well as Stella Bowen Park and the wider precinct, in a manner that reflects the cultural, historical and environmental significance of the Adelaide Parklands.</i></p>	
<p><i>It is deeply regrettable that commercial interests (which seem to be ever expanding) continue to be presented in the guise of protecting and enhancing the parklands and heritage rather than eroding this historic legacy. The planning of Colonel Light created a city in which significant parklands (open green space) were integral to the character of the city. Adelaide is unique in this regard in Australia and around the world. The integrity of what is left of the parklands must be protected for the physical and mental well-being of future generations.</i></p>	<p>Governance of the Adelaide Oval Precinct is managed through the relationships between the <i>Adelaide Oval Redevelopment and Management Act 2011</i>, the <i>Adelaide Park Lands Act 2005</i>, and the <i>Local Government Act 1999</i>.</p>
<p><i>The contemplated changes to the current CLMP will result in an extraordinary, unnecessary and wholly objectionable expansion of the Stadium Management Authority's uses and beyond the Core, beyond ancillary uses, and beyond what is contemplated by the Adelaide Oval Redevelopment and Management Act 2011 and beyond what is contemplated for the appropriate use and management of Adelaide's signature Park Lands. The proposed draft CLMP is not in the public interest and will only serve the private commercial interests of the Stadium Management Authority at the expense of the public interest in the free and unhindered access and use of Park Lands and at the expense of private sector commercial pursuits (and is anti-competitive). The existing CLMP do not allow or contemplate the sorts or frequency of the contemplated private uses, activities or events of the sort proposed in the draft CLMP, nor the construction of the contemplated 100 seat grandstand at Oval 2 on Park 26. The language, expansive and undefined expressions and lack of detail or prescription in the draft</i></p>	<p>Governance of the Adelaide Oval Precinct is managed through the relationships between the <i>Adelaide Oval Redevelopment and Management Act 2011</i>, the <i>Adelaide Park Lands Act 2005</i>, and the <i>Local Government Act 1999</i>.</p>

## Community Engagement Summary – Draft CLMP

Additional Comments	Administration Response
<p><i>CLMP will simply support carte blanche decision making and exercise of very wide discretions irrespective of any assessment of 'public interest' and so called proposed "Objectives", targets and undefined measures.; or even any assessment as to impacts on commercial pursuits outside of the Park Lands or on nearby residential, hotel, hospital or religious uses; or even the movement of the public through the Park Lands and the support of the natural environment and its quiet enjoyment (and this is even as the ACC and CoA espouses Adelaide as a green and liveable city: a city designed for living and life). The draft CLMP is without merit. The draft CLMP is inconsistent with the statutory principles specified in the Adelaide Park Lands Act 2005. In preparing the draft CLMP, the ACC and CoA have not had regard, or alternatively insufficient regard, and have not applied the said statutory principles. The draft CLMP ought to be rejected. The current CLMP ought to be re-adopted.</i></p>	
<p><i>This cannot be allowed to go ahead. A blatant land grab!</i></p>	<p>Governance of the Adelaide Oval Precinct is managed through the relationships between the <i>Adelaide Oval Redevelopment and Management Act 2011</i>, the <i>Adelaide Park Lands Act 2005</i>, and the <i>Local Government Act 1999</i>.</p>
<p><i>Organised events of any size inappropriate use of Lights Vision.</i></p>	<p>Light's Vision is identified as a potential event space in the Adelaide Park Lands Events Management Plan 2016-2020. Any proposals for an event at this location are assessed by the CoA's event management team.</p>
<p><i>This draft CLMP is completely at odds with the community use of Park Lands and does not comply with the Adelaide Park Lands legislation or the Adelaide Park Lands Management Strategy. it is surely a joke to call Oval No 2 a "village green"; it is green and open, so please leave it that way. The draft will in effect hand over these areas of the Park Lands to commercial uses and the private interests of the Stadium Management Authority when they should remain freely accessible to the community for public and community uses.</i></p>	<p>Governance of the Adelaide Oval Precinct is managed through the relationships between the <i>Adelaide Oval Redevelopment and Management Act 2011</i>, the <i>Adelaide Park Lands Act 2005</i>, and the <i>Local Government Act 1999</i>.</p>



## Community Engagement Summary – Draft CLMP

Additional Comments	Administration Response
<p><i>This article supports my views</i>  <a href="https://www.adelaidereview.com.au/latest/news/2020/09/29/adelaid-oval-gambles-on-nonsport-rescue-plan/">https://www.adelaidereview.com.au/latest/news/2020/09/29/adelaid-oval-gambles-on-nonsport-rescue-plan/</a></p>	<p>Noted.</p>
<p><i>The draft CLMP for Adelaide oval precinct etc is inappropriate as it unduly interferes with the general public's access to the park lands. The plan overall represents a further erosion of these amenities in the interests of private commercial interests.</i></p>	<p>Governance of the Adelaide Oval Precinct is managed through the relationships between the <i>Adelaide Oval Redevelopment and Management Act 2011</i>, the <i>Adelaide Park Lands Act 2005</i>, and the <i>Local Government Act 1999</i>.</p>
<p><i>The draft 2020 performance targets ignore the rigour of the originals (in the 2009 existing version) and are farcical in their content and meaning but are wide open to administrative abuse. They lack any rigour and are rejected.</i></p>	
<p><i>The statement that Moreton Bay figs will be protected BUT if an application to cut down is made it will not be unreasonably refused is a recipe for the death of these magnificent trees. It MUST NOT happen. No exceptions and never removed.</i></p>	<p>The proposed landscape plan would help to create an environment that enhances the health of the Moreton Bay fig on the corner of Montefiore road and War Memorial Drive. There are no plans to remove this tree.</p>
<p><i>The draft CLMP should be rejected.</i></p>	<p>Noted.</p>
<p><i>SMA has already extended its licenced area, and added a hotel since opening. Previous entertainment at Pinky Flat could be clearly heard past Wellington Sq. Do NOT agree to any further increase of activities or events by SMA beyond what is possible currently (village green etc). Why can't they hold their events inside the oval, (that would help control sound) it is not used all the time?</i></p>	<p>Governance of the Adelaide Oval Precinct is managed through the relationships between the <i>Adelaide Oval Redevelopment and Management Act 2011</i>, the <i>Adelaide Park Lands Act 2005</i>, and the <i>Local Government Act 1999</i>.</p>

## E-MAIL AND LETTER SUBMISSIONS

### 4.1 Board of the Botanic Gardens and State Herbarium

On behalf of the Board of the Botanic Gardens and State Herbarium (the Board), please accept this submission on the *Draft Adelaide Oval Precinct – Part of Tarntanya Wama (Park 26) Community Land Management Plan (CLMP)*, which opened for public comment on 19 November 2020.

The proposal for Adelaide Oval 2 will create direct competition for the music events being offered in the Botanic Park Lands and potentially saturate a specialised market in South Australia. The Board generates revenue from these commercial music events and these essential funds support the maintenance of this important state asset, which is enjoyed by South Australians and provides overall benefits to the state (*Adelaide Park Lands Act (2005) Principle 4-1g*).

Over recent years, concerts in Botanic Park by world-renowned artists have included Elton John, Lionel Ritchie, James Taylor, Yusuf Cat Stevens and Florence and the Machine. These events have created a national and international recognised brand for Botanic Park. The Park hosts up to six medium to major music events between September and April each year (attracting patronage of 7,000-20,000 per concert), and in addition it hosts WOMAD.

The statutory principles in the *Adelaide Park Lands Act (2005)* highlight that state government, agencies and authorities and the Adelaide City Council should co-operate and collaborate to protect and enhance the Park Lands (Principle 4-1f). In addition, a key function of the Authority is to '...support other activities that...enhance the Adelaide Park Lands' (Function 9-i), and support respectful co-existence between events (*Adelaide Park Lands Event Management Plan 2016-2020, p.2*).

In consideration of these principles and functions, the Board expresses its concerns with the proposed amendments to the policies and use outlined in the CLMP in respect to the Adelaide Oval No 2 and the Village Green.

The Board undertakes its responsibilities under the *Adelaide Park Lands Act (2005)* and the *Botanic Gardens and State Herbarium Act (1978)* to ensure the preservation of the Adelaide Park Lands and enhance the benefits for South Australians and its visitors.

It is of the view that these CLMP amendments in respect to the use of Oval No 2 will contradict core aspects of the *Adelaide Park Lands Act (2005)*. The Board therefore urges the City of Adelaide to reject the proposal for the use of Oval 2 for music concerts. The Board is also requesting a deputation when the matter is being considered by Council.

Please contact Dr Lucy Sutherland, Director Botanic Gardens and State Herbarium, (email: [Lucy.Sutherland@sa.gov.au](mailto:Lucy.Sutherland@sa.gov.au)) for questions or to arrange the deputation.

## 4.2 St Peter's Cathedral

I am responding to the Draft Community Land Management Plan for the Adelaide Oval Precinct on behalf of St Peter's Cathedral Council. We are concerned that increased use of the precinct for events will have an impact on the Cathedral congregation and other Cathedral users: the Cathedral is used for events and receives visitors throughout the week and at varying times of day, not just for Sunday services.

### Events Proposed for Oval No 2

We note that while the events proposed for Oval No 2 are not as large as those at the Adelaide Oval, there will still be significant potential for disruption to access and parking for Cathedral users. We would suggest by way of mitigation that the scope of the Event Parking regulations be extended so that some or all of the parking restrictions apply to a broader range of events held in the Adelaide Oval Licence Area.

We also note that while all sound delivery equipment must face southwards, and events will need to comply with the COA's Event Amplified Sound Management Guidelines, noise from such events may still have a significant effect on the Cathedral and the Deanery in Pennington Terrace.

### Creswell Gardens and Pennington Gardens West

We strongly agree that major events and events of a commercial nature are not appropriate for Creswell Gardens and Pennington Gardens West.

### Liquor Licensing

We strongly endorse the position set out on page 22 of the draft CLMP document that "due to the potential impact on adjacent residents and businesses of serving liquor in areas external to the stadium, no further extension of the liquor licence areas should be considered."

Should you require any further input from the Cathedral Council, please do not hesitate to contact me.

## 4.3 North Adelaide Society

### SUBMISSION – Draft CLMP Consultation

#### Park Lands – Adelaide Oval Precinct / part of Tarntanya Wama (Park 26)

Please accept this letter and the *attached* as the submission of The North Adelaide Society Inc. (TNAS) concerning Draft Community Land Management Plan (D-CLMP) for the Adelaide Oval Precinct / part of Tarntanya Wama (Park 26), being community lands within the Adelaide Park Lands.

TNAS notes that:

- The "review is being undertaken to ensure it is consistent with the Adelaide Park Lands Land Management Strategy 2015-2025 (APLMS) and to take account of the policies and plans, relevant Council decisions and legislation adopted" since the current CLMP was adopted in 2013.
- The ACC webpage dealing with this review includes: "The current CLMP [[external hyperlink](#)] which covers all of the Adelaide Park Lands was adopted in 2013", yet the relevant part of the current CLMP applicable to the relevant area was adopted in August 2009 (amendments in Sept and Dec. 2009).
- While the APLMS is available, there is no reference to what "policies and plans, relevant Council decisions and legislation" have informed the D-CLMP.



- The APLMS does not identify for this part of the Park Lands any of the commercial activities, uses and proposals identified in the draft for Stella Bowen Park; Oval No. 2; Creswell Gardens and Pennington Gardens West; and Light’s Vision.
- The commercial activities, uses and proposals identified in the draft for Stella Bowen Park; Oval No. 2; Creswell Gardens and Pennington Gardens West; and Light’s Vision are the antithesis of the APLMS “*Vision Inspiring growing numbers of residents, workers and visitors, the Park Lands will continue to provide a myriad of recreational and sporting opportunities and events for everyone to enjoy, enhancing physical and mental well-being and cementing Adelaide’s place as one of the planet’s most liveable cities. ...*”.
- The policies and proposals in the D-CLMP are a ‘world away’ from the City of Adelaide’s representations and promotion of the Adelaide Park Lands, which nowhere refer or contemplate the D-CLMP policies and proposals, quite the opposite. For example: “*Designed in balance with nature, to nurture. The Adelaide Park Lands are the largest inner urban park system in Australia. Nationally Heritage listed for their unique design which cocoons the city and creates the world’s only ‘city in a Park’, they are the city’s lungs, backyard, playground, meeting space and more. A big backyard. Spanning over 760 hectares, the Adelaide Park Lands provide a space where residents and visitors alike can enjoy healthy and balanced living through sport and exercise, recreation and relaxation. A total of 29 Parks and 6 city squares all with an array of different features, facilities and biodiverse ecosystems combine to form the people’s Park Lands.*”
- The current D-CLMP cannot be adopted. It provides no evidence or rational basis for the adoption of the draft policies and proposals. Crucially, it is inconsistent with both the APLMS and the Adelaide Park Lands Act, both in respect of the statutory principles therein and the statutory requirement in section 19(1): “*The Adelaide City Council must ensure that its management plan for community land within the Adelaide Park Lands ... is consistent with the Adelaide Park Lands Management Strategy.*”

The attachment forms part of this submission and adopts the approach and framework in the ACC-YourSay “Submission Form”.

TNAS acknowledges that the City of Adelaide has generally previously acknowledged the jewel that is the Adelaide Park Lands and each of its parks. However, to adopt this D-CLMP would be to trammel the rich history and courage of previous city councils in their support and defence of the Park Lands and each park therein. To not extend that support and defence to Park Lands adjacent to the Stadium Management Authority would be to ‘sell out’ these Park Lands to the commercial use of that Authority or any other private commercial purpose. That would diminish the council and the intrinsic value of Park Lands, including Park 26, for community and public use.

TNAS trusts that this Adelaide City Council has the strength of courage and conviction of previous city councils to reject this regressive and objectionable “Draft Community Land Management Plan”.

Thank you for the opportunity to comment.

Your sincerely,

*The North Adelaide Society Inc. (est. 1970)*  
[electronic signature]

**Attachment**

24 January 2021

City of Adelaide – Draft CLMP Consultation  
Park Lands – Adelaide Oval Precinct / part of  
Tarntanya Wama (Park 26)

Submission (contd) – YourSay Questions & Comments

Question:

*To what extent do you agree with the OBJECTIVES, TARGETS AND MEASURES for the use and management of the Adelaide Oval Precinct / part of Tarntanya Wama (Park 26) as listed on pages 8-9 in the draft CLMP?*

Response: Strongly disagree

Comments:

- They are less definitive than the current CLMP and will allow commercialisation of these Park Lands to the detriment of the public.
- There are vagaries and inconsistencies.
  - Target 3 enables "access restrictions" in contradiction to its Objective 2, which is for Park Lands to be "freely available".
  - Target 4 is inconsistent with its Objective 3. Objective 3 is to "ensure a balance" as between various uses. Target 4 speaks of "no decrease in the diversity of ... activities". "Diversity" has nothing to do with "balance". Further, the use of "balance" in the objectives is a subjective notion for which the proposed M4 measure provides no measure; and is a significant diminution when compared with the current CLMP.
- Target 5 relates to Objective 4. Target 5 says "no negative impacts on cultural heritage sites", whereas it ought to be a positive target whereby a proposed activity or use ought to contribute or support. Presumably "negative impacts" is so obviously not consistent with Objective 4 that it is an unproductive aspiration for a "target".

Question:

*To what extent do you agree with the POLICIES AND PROPOSALS for the use and management of Adelaide Oval Precinct / part of Tarntanya Wama (Park 26) as outlined on pages 12-17 in the draft CLMP? In particular:*

Topic	Response
Creswell Gardens & Pennington Gardens West	Strongly disagree
Stella Bowen Park	Strongly disagree
Light's Vision	Disagree
Oval No. 2	Strongly disagree
Peripheral Areas	Disagree
Parking	Strongly disagree
Dog Management	Neutral



Comments:

Creswell (strongly disagree)

- The maximum attendance of 1,000 (weddings) and 5,000 (community/cultural events) is a gross and undue expansion of the current CLMP.
  - It is inconsistent with small scale and expressed notion of "small ... events".
  - It does not address issues of frequency; and is inconsistent with the proposed objectives.
  - It will detract from the viability of privately operated 'fit for purpose' facilities into which small business operators have invested.
  - This change in the CLMP is anti-competitive (it is doubtful that hiring of this land will reflect the cost of private land ownership or the full cost of its maintenance).

Stella Bowen Park (strongly disagree)

- While a lower scale use of this area is contemplated, attendances of up to 1,500 people remains significant.
- There is nothing said as to frequency.
- The contemplated scale of use is inconsistent with the applicable Objectives; the current CLMP and, again, is anti-competitive.

Light's Vision (Disagree)

- Given the use of the expression "small" concerning Creswell and Stella Bowen, that is ambiguous and uncertain as to its meaning. It is one thing for use for taking wedding photos of a wedding party with proposals assessed by the City of Adelaide events management personnel; it is quite another for the area to host a "small" party or event with tens or hundreds of participants, a use that is inappropriate and demeaning to "Light's Vision".
- In any case, the site area and purpose make it not appropriate for community or cultural events in other than perhaps the most exceptional of circumstances.
- It would be inappropriate to limit free and open public access given its purpose and location.

Oval No.2 (strongly disagree)

- The use of "village green" is fanciful and puffery; the park has nothing to do with any "village" *per se*.
- The proposed uses are not "ancillary".
- The proposed policies and uses are a gross expansion of the current CLMP to uses not previously contemplated or supported during the extensive public consultation process that led to the APLMS. They are inconsistent with current CLMP "Strategy" and proposed Objectives; and go well beyond use for sports, sports events or competitive or social sports. They contemplate completely new uses and activities of a size and impact well outside of what has previously been contemplated. It delegates decisions about such gross uses to the City of Adelaide CEO (or presumably delegate thereof). They are not even in the scope

of the notion of a "village green"; will detract from other private or other existing commercial venues for the contemplated "standalone events"; and are anti-competitive.

#### Peripheral Areas (disagree)

- The reference to creating a "wide, formal path" is undefined and is suggestive of using park land area rather than using the delineated roadway or "carriageway", which also contemplated providing for pedestrian movement.
- While not detracting from safe footpaths and pedestrian movement, "wide, formal path" remains undefined, and thus cannot be supported to the extent that it may detract from or result in an incursion into landscaped areas. In any event, War Memorial Drive is usually and properly closed to vehicular traffic when large crowds are contemplated.

#### Parking (strongly disagree)

- The extent of current parking is problematic.
- Parking and demand for parking, ought not be expanded to any extent.
- An increase in the number of occasions on which existing parking areas are to be used, especially on grassed areas, is objectionable and inconsistent with the current CLMP, the APLMS and the Adelaide Park Lands Act and the proposed Objectives of the D-CLMP.

#### Dog management (neutral)

- Neutral, subject to appropriate dog management and clean-up, public safety, and reasonable exercise of discretion.

#### Question:

*Do you have any additional feedback on the draft CLMP for Adelaide Oval Precinct / part of Tarntanya Wama (Park 26)?*

- The changes to the current CLMP are extraordinary, unnecessary, and wholly objectionable.
- The changes will enable the expansion of the Stadium Management Authority's uses beyond the Core, beyond ancillary uses, beyond what is contemplated by the Adelaide Oval Redevelopment and Management Act 2011, and beyond what is contemplated for the appropriate use and management of Adelaide's unique Nationally Heritage listed Park Lands.
- The terms of the D-CLMP will only serve the private commercial interests of the Stadium Management Authority. That will be at the expense of the public and community interests in the free and unhindered access and use of Park Lands. It will also be at the expense of private sector commercial pursuits (anti-competitive).
- The D-CLMP is not in the public interest.
- The terms of the D-CLMP are not evidence based, indeed they are *contra* the APLMS and the terms by which the City of Adelaide promotes the Park Lands and parks therein.

- The existing CLMP does not allow or contemplate the sorts or frequency of the contemplated private uses, activities or events of the sort proposed in the draft CLMP. Other than in this D-CLMP, there is no reference to any contemplated construction of the proposed 100 seat grandstand at Oval 2 on Park 26.
- The expression used are expansive, undefined and lack detail or sufficient guidance or prescription.
- The language will support carte blanche decision making and very wide discretions.
- There is no requirement for any assessment of 'public interest', adverse impacts or relationship with the so called proposed "Objectives", targets, and undefined measures.
- There is no requirement for any assessment as to impacts on commercial pursuits outside of the Park Lands or on nearby residential, hotel, hospital, or religious uses; the movement of the public through the Park Lands; or the impacts on the natural environment and its quiet enjoyment.
- The ACC and City of Adelaide espouse Adelaide as a green and liveable city: a city designed for living and life, yet this D-CLMP is to the contrary.
- The draft CLMP is wholly without merit.
- The draft CLMP is inconsistent with the statutory principles specified in the Adelaide Park Lands Act 2005.
- In preparing the draft CLMP, the ACC and City of Adelaide have not had any or any sufficient regard to the statutory principles in the Adelaide Park Lands Act, nor to the statutory requirement that “*The Adelaide City Council must ensure that its management plan for community land within the Adelaide Park Lands ... is consistent with the Adelaide Park Lands Management Strategy.*” (s 19(1)).
- The draft CLMP ought to be rejected.

*The North Adelaide Society Inc*  
(est. 1970)

24 January 2021

#### 4.4 Email from Individual (1)

Dear ACC,

I refer to the proposals being put forward by the AO Stadium Management Authority to further alienate the Adelaide Parklands.

This organization is like a rapacious beast intent on dominating and destroying Adelaide.

Not content with its hotel, which competes with the private sector, it now finds that its economic model is still a failure.

Is this the only vision which the City of Adelaide has?

This organization, and those of their ilk, should just be told to “go away”.

It is a further example of why OUR parklands need permanent protection, promised so often and yet NEVER delivered.

I am totally and utterly opposed to every aspect of this latest outrage.

Yours sincerely,



## 4. FURTHER COMMENTS

It is a requirement of the CoA's Community Consultation Policy that submissions for consultations required under legislation include the participants name and residential address.

The following comments were submitted with incomplete contact information.

### 5.1 Email from Individual (2)

Dear City of Adelaide

We are deeply concerned to learn of plans by the Adelaide Stadium Management Authority to expand concerts and events outside the stadium by amending the Community Land Management Plan (CLMP). None of the proposed uses are contemplated in the existing CLMP. They will only benefit those seeking to boost their own pecuniary interests, giving no thought to the common use of the land and the concerns of locals.

More events will bring more people, more noise, more rubbish, more traffic and more inconvenience for local residents.

This is Community Land and any proposed changes to the CLMP must be canvassed transparently and involve all stakeholders. Where and when will you be arranging public discussions on this issue?

Thank you for registering our concerns.

### 5.2 Email from Individual (3)

I object to the proposed changes to the Adelaide Oval Precinct CLMP.

The Council is in ongoing breach of legislative requirements with regard to the Adelaide Park Lands and the proposed further commercialisation is unlawful, illegitimate and ultra vires. It places relies upon misinformation and unfactual material and other illegitimate actions that are an unconscionable basis for management of land held upon Trust such as Adelaide's Park Lands.

I will provide further details after I have had a chance to read council's engagement pack which was provided to me just before the library closed today, by printing it, as it had not been on public display.

Please have my name added to the list of Adelaide Park Lands stakeholders so that I receive prompt and direct notification of any consultation being undertaken re the Park Lands or City Squares as I received no notice until this afternoon of the Adelaide Oval draft CLMP because it was not displayed at the Council's Hutt Street Library, and the South West Community centre was closed by Council last year and has only reopened in the last few days.

The Adelaide Council's 'consultation' on the important matter of the Adelaide Oval has therefore been very inequitable, and biased towards favouring some residents and ratepayers over others.

In any event years of submissions have requested that such consultations not be held over Christmas /New Year holidays.

### 5.3 Phone call to Customer Centre (18/1/21)

*The following notes were provided by a CoA Customer Service Representative.*

Anne is completely against this proposal and feels the Adelaide Oval went against the public feedback that was given about the hotel and they have gone ahead and built the hotel anyway. Anne feels the Adelaide Oval is being super greedy and demanding more and more space and encroaching on the parklands and taking the space away from the public to enjoy.

Anne's objections to the proposal are, this isn't desirable for the residents living in the area due to the noise that will be coming from this area, there will be lots of people coming and going and there will be a lot of drunk people in this vicinity, as they go to the pub and get drunk and then come back to the Adelaide Oval where the event was being held. Anna advised that currently people urinate in their gardens and this is only going to get worse with this proposal. Anne also advised that a whole bunch of trees were cut down in the area and she does not want any more loss of trees in the area as they are a part of the parklands and deserve to stay.

There is also going to be an increase to noise and pollution. People currently drop their rubbish all across this area and then the poor residents are left with cleaning this up, as it starts to go onto their property, there are also glass bottles that get smashed in the area, which is a hazard. People also ring the resident's doorbells as they are walking past and find this hilarious and its not nice for the residents, as they get woken up and a lot of them are elderly.

Anne does not want the parklands to be taken away just for a business to make a quick buck and they are only going to get greedier and want more public space if this is passed. Our Government continue to say that we pride ourselves on our Parklands and the greenery of South Australia, if this proposal is passed, the parklands are going to be taken away for the public to enjoy, There were lots of weddings that took place in Pennington Gardens, but due to the Adelaide Oval demanding more and more space, this is dwindling.

Anne is profoundly upset and she believes that once this is taken away we will never get it back and where does it stop, she doesn't want our parklands taken away from us to enjoy just for some corporation to make a quick buck.

### 5.4 Comment submitted via Q&A

The following comment was provided via the 'Question & Answer' section of the Your Say page:

*Just keep the Adelaide Football Club and their Headquarters well away from the Adelaide Oval.*



## 5.5 Late submission

The following letter although dated prior to the 25 January 2021 closing date, was hand delivered in late February.

Dear Mayor and Councillors,

**OBJECTION TO THE PROPOSED EXTENTION OF COMMERICAL USE BY THE ADELAIDE OVAL STATION MANAGEMENT AUTHORITY.**

The new proposals as outlined in a recent flyer put into my North Adelaide letterbox to extend the commercial activities far beyond the existing licenses for commercial gain is totally unacceptable.

Our precious parklands are not designated spaces for commercial venues and must be protected to ensure the existing flora and fauna, grasslands and quiet, peaceful parkland ambience remain. It is not acceptable to have temporary stands for large numbers of attendees at events to be erected there for private, commercial activities that deny the usual access and enjoyment to those who merely wish to enjoy the parklands in their natural state. Parking is also a major problem.

**These are protected, heritage sites and must be treated with the respect they deserve not only for today's locals but also for future generations.**

**PLEASE DO NOT ALLOW ANY FURTHER COMMERCIAL INCURSIONS ONTO OUR PARKLANDS TO PROCEED AS YOU HAVE BEEN ELECTED TO PRESERVE THE PARKLANDS FOR FUTURE GENERATIONS.**

I ask that my letter be formally tabled and read at the next Adelaide City Council meeting and a full and frank public discussion about this whole proposal be arranged as most local residents I think were unaware of this new development proposal until last week. I certainly was!

I look forward to your response and hopefully genuine resolve to not allow further commercial inclusions onto our parklands.

Yours Sincerely,

# ADELAIDE OVAL PRECINCT

Part of Tarntanya Wama (Park 26)

Part of the Adelaide Park Lands  
Community Land Management Plan

March 2021



Item 5.2 - Attachment B

## DOCUMENT PROPERTIES

### Contact for enquiries

If you have any questions regarding this document, please contact:

**Contact Officer:**

**Title:** Senior Park Lands Planner  
**Program:** Planning, Design & Development  
**Phone:** (08) 8203 7203  
**Email:** P.Lands@cityofadelaide.com.au

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Figure 1: Adelaide Park Lands showing Adelaide Oval precinct in Tarntanya Wama (Park 26)

## About this part of the Community Land Management Plan

This part of the Community Land Management Plan (CLMP) outlines how the City of Adelaide (CoA) will manage the land in the Adelaide Oval precinct within Tarntanya Wama (Park 26).

The CLMP is consistent with the 2015 Adelaide Park Lands Management Strategy (APLMS), which sets a vision for the future management and enhancement of the Adelaide Park Lands. The CLMP meets the statutory requirements of section 196 of the *Local Government Act 1999*. This part should also be read in conjunction with the *Adelaide Oval Redevelopment and Management Act 2011* (AORM Act) and the relevant leases and licences described herein.

This part applies to the area bounded by War Memorial Drive, King William Road, Pennington Terrace and Montefiore Road, in the park known as Tarntanya Wama (Park 26), as shown in Figure 1.



Figure 2: January 2020 aerial view of the Adelaide Oval precinct



# 1. ADELAIDE OVAL PRECINCT GOVERNANCE

A number of special provisions apply to the governance of Adelaide Oval and surrounds (Figure 3). In particular, the AORM Act imposes a range of provisions and conditions.

Pursuant to section 7 of the AORM Act, any new or amended CLMP that changes the provisions relating to the Adelaide Oval Licence Area must be agreed to by the Minister. Until the Minister agrees, the Management Plan in place before the amendment will continue to apply.

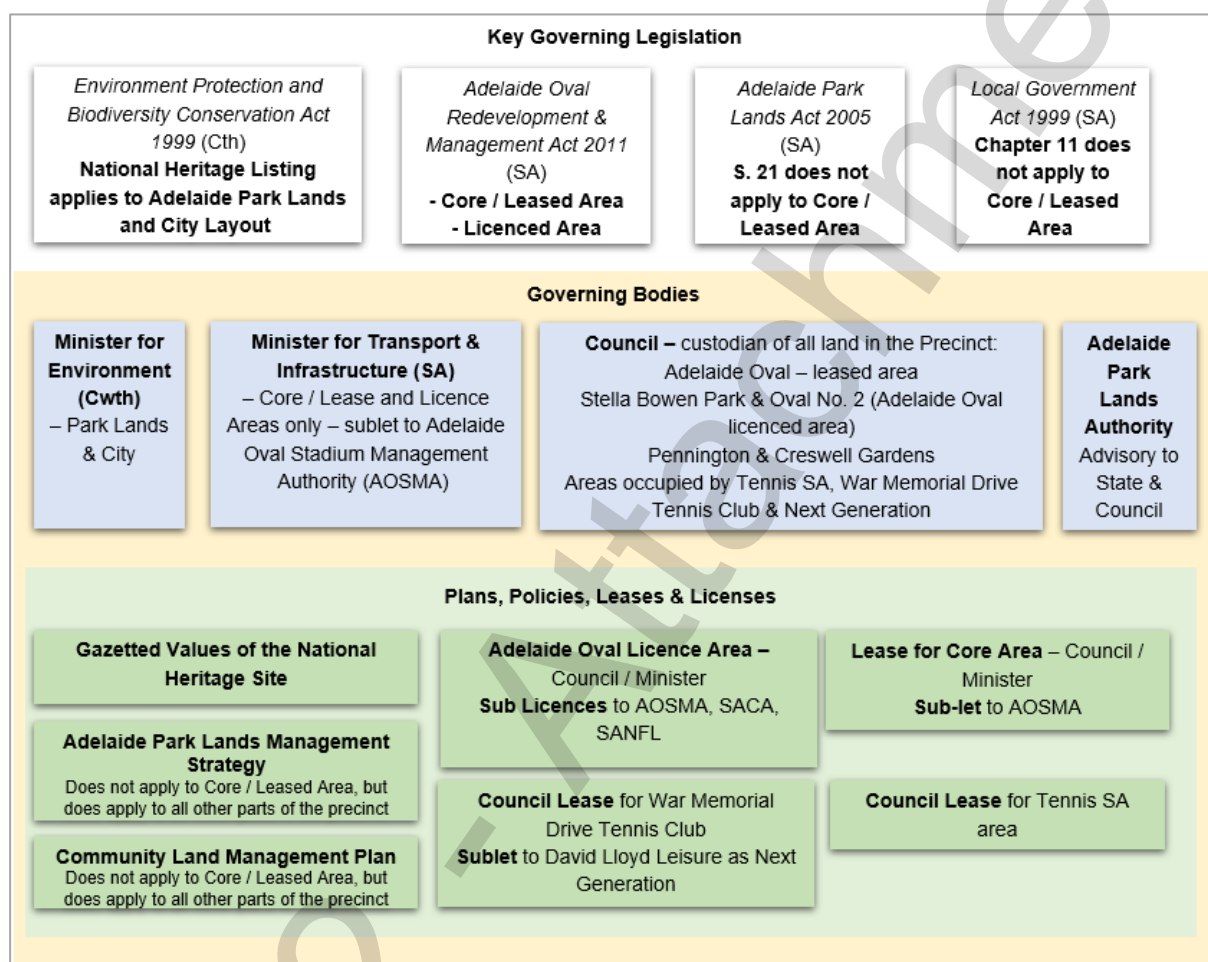


Figure 3: Governance summary for Adelaide Oval precinct

## Precinct components

Section 3 and Schedules 2 to 4 of the AORM Act define two areas of the precinct that are subject to differing provisions: the Adelaide Oval Core Area and the Adelaide Oval Licence Area. These are shown in Figure 3.

The precinct comprises the following components (Figure 3):

- Adelaide Oval Core Area
- Adelaide Oval Licence Area, in turn comprising
  - Stella Bowen Park
  - Adelaide Oval No 2
- Light's Vision
- Pennington Gardens West

- Creswell Garden
- Memorial Drive Tennis Centre (leased to Tennis SA Inc.)
- Memorial Drive Tennis Club Inc. (sub-let to Next Generation Clubs Australia Pty Ltd)
- small areas adjacent to the tennis facilities (on south and west sides)
- peripheral land along War Memorial Drive, Montefiore Road and Pennington Terrace.

The AORM Act does not apply to areas of the precinct that are outside the defined Core Area and Licence Area.

Victor Richardson Road is closed and forms part of the Core Area.

The Adelaide Oval Core Area is exempt from the provisions of this CLMP and of the APLMS, under section 11 of the AORM Act.

This CLMP applies to lot numbers D81642 (CR 6102/100) and D81642 (CR 6102/129) (pending review of the Adelaide Park Lands Plan by the Surveyor General).



Figure 4: Adelaide Oval precinct (shaded and bound in light green) in Park 26



## Status of land as Park Lands

The Core Area and Licence Area both remain Park Lands under the AORM Act and as defined by the Adelaide Park Lands Act 2005.

The Core Area is not subject to the provisions of the APLMS or this CLMP.

Regarding the Licence Area, section 13 of the AORM Act states that:

“Except to the extent that is reasonably required in connection with the operation of Part 2 [the Core Area] and Part 3 [the Licence Area], the Minister should, in managing any part of the Adelaide Oval Licence Area, seek to protect and enhance the area as park lands for the use and enjoyment of members of the public”.

Further, section 7(10) of the AORM Act states that any use of, or any associated works on, the Licence Area “will be subject to the provisions of the Council’s management plan [CLMP] ... that relate to the Adelaide Oval Licence Area”. This provision is subject to further provisions relating to possible arbitration by the State Commission Assessment Panel.

## Custodianship

The custodianship of the Adelaide Oval precinct lies with the CoA.

In the Core Area, the CoA has granted a lease to the Minister (as required under Part 2 of the AORM Act) and the Minister has granted a sublease to the Stadium Management Authority (SMA).

In the area north west and adjacent to the Core Area, the CoA has granted a licence to the Minister (as required under Part 3 of the AORM Act).

## Purpose for which the land is held by the City of Adelaide

With reference to the Statutory Principles expressed in the Adelaide Park Lands Act 2005, and in keeping with the original purpose of the Park Lands as a predominantly, and broad, recreational resource, the Park Lands surrounding Adelaide Oval are held under the care, control and management of the CoA to:

- Serve the general social, recreational and sporting (particularly at the elite level) needs of the community
- Contribute to the health and well-being of the community by hosting activities and events of both a formal and informal nature, with the Oval surrounds serving as a place of quiet respite
- Provide public benefit with the Oval surrounds being generally available as freely and publicly accessible open space with minimal built form.

The purpose also recognises the uses and activities permitted in the areas surrounding Adelaide Oval under the terms of the Adelaide Oval Licence Area Licence Agreement provided by the CoA to the Minister for Transport in order to manage Adelaide Oval as a world class sporting facility, as follows:

- Parking on grassed areas within a park-like setting in association with events at Adelaide Oval or Adelaide Oval No 2
- Providing reasonable access (including vehicular access) to any part of the Adelaide Oval Core Area
- Activities that are ancillary to the use of Adelaide Oval or Adelaide Oval No 2 and take place on a temporary basis for a period not exceeding 1 month
- Providing facilities for the playing and watching of sport
- Activities provided for by regulation (there are currently no regulations associated with the Act).

## National Heritage Listing context

The Adelaide Oval precinct is an integral component of the Adelaide Park Lands and City Layout as listed on the National Heritage List. The Adelaide Oval precinct sits between the City and North Adelaide and is part of the Torrens Valley landscape vista which forms the transition between the two parts of the City.

The Park Lands that frame the Adelaide Oval support, complement and showcase the facility, serving as important aesthetic entrances.

For this reason, all activity, development and alterations within the precinct must be consistent with the values that provide the basis for the listing, within the operation of the AORM Act.

## CLMP objectives for management of the Adelaide Park Lands

The objectives for the area of Park Lands within the Adelaide Oval Precinct managed by Council are:

1. To protect the National Heritage values of the Adelaide Park Lands and City Layout.
2. To hold the Park Lands for public benefit, freely available to the people of South Australia for their use and enjoyment.
3. To ensure a balance of environmental, cultural, recreational and social uses of the Park Lands.
4. To recognise, protect, enhance and interpret cultural heritage sites of Kaurna and European significance.

## Performance targets and measures

The following performance targets and measures are established for the CLMP objectives defined above.

Objective	Target	Measure
1. To protect the National Heritage values of the Adelaide Park Lands and City Layout.	T1. No impact on National Heritage values.  T2. No loss in the spatial extent of the Park Lands.	M1. As assessed by an expert inspection by CoA and reported at least every three years in the State of the Park Lands Report.  M2. As reported annually in the State of the Park Lands Report.
2. To hold the Park Lands for public benefit, freely available to the people of South Australia for their use and enjoyment.	T3. Retain free and open access to all (with the exception of areas for which access restrictions are in place in accordance with this CLMP and Legislation).	M3. As assessed using an agreed methodology and reported at least every three years in the State of the Park Lands Report.
3. To ensure a balance of environmental, cultural, recreational and social uses of the Park Lands.	T4. No decrease in the diversity of environmental, cultural, recreational and social activities.	M4. Changes to the diversity of uses will be monitored and reported at least every three years in the State of the Park Lands Report.

4. To recognise, protect, enhance and interpret cultural heritage sites of Kurna and European significance.	T5. No negative impacts on cultural heritage sites of Kurna and European significance.	M5. Maintenance of sites of cultural heritage significance as assessed by an expert inspection by CoA (and which includes a Kurna Cultural Monitor) and reported annually in the State of the Park Lands Report.
---	--	--

## 2. KAURNA STATEMENT OF CULTURAL SIGNIFICANCE

Together with Pinky Flat and River Torrens / Karrawirra Parri, the site of Adelaide Oval is part of the Red Kangaroo Dreaming and was an extended campsite used by the Kurna for ceremonies, games, religious observances and burials. Consequently, Adelaide Oval and surrounds are of spiritual and cultural significance for Kurna.

After the arrival of Europeans and before Adelaide Oval was established, the Kurna and other Aboriginal groups continued their traditions of public performance for visitors to the 'country'. Kurna were displaced from the area along the River Torrens as the City and Park Lands were established and progressively developed by settlers.

Following the establishment of Adelaide Oval as a sporting venue, Kurna people staged two corroborees at the Oval.

Some Aboriginal participation in sport at the Oval occurred during the nineteenth and twentieth centuries; however, this was limited due to the attitudes of settlers and the racist practices in place at the time. Aboriginal involvement was most notable in Australian rules football and there have been many revered Aboriginal players.

The Oval is a forum in which Aboriginal and non-Aboriginal people have been able to interact through sport and other events, contributing in part to the improvement of cultural relations between non-Aboriginal and Aboriginal people. The Oval reflects the local history of Aboriginal participation in sport.

For Aboriginal people, Adelaide Oval provides a place where racial stereotyping can be challenged through the ethos of sport, presenting an opportunity for participation and contest, irrespective of race.

While Native Title over the Adelaide Oval Precinct has been extinguished, the Australian Federal Court determined on 21 March 2018 that the Kurna people are the Traditional Owners of the Adelaide Plains region (including the Adelaide Oval Precinct). Further, the rights of the Kurna through the Aboriginal Heritage Act 1988 remain in place.

## 3. HISTORICAL CONTEXT

### Pre-settlement cultural significance

The CoA is working closely with Kurna Elders to undertake cultural mapping across the Adelaide Park Lands. The outcomes of this project will ensure that any sites of Kurna cultural heritage significance in Tarntanya Wama are documented, recognised, promoted and understood.

### Post-settlement cultural significance

Adelaide Oval has been a focal point for major sporting and cultural events since it was first established. The site has been used as a sporting venue consistently since the 1840s. The earliest formal uses of the site for cricket date from the period 1859 to 1865, when the SA

Cricket Club leased six acres on the current site and installed fencing and planted a cricket pitch. The South Australian Cricket Association (SACA) was formed in 1871.

Appendix A provides a summary of key dates since colonial settlement.

The 2007 Cultural Landscape Assessment for the Adelaide Park Lands (see General Provisions Section 1) notes that the precinct “contains considerable meanings and features of historic, aesthetic, social, geographical, design, and cultural associations and merit”.

The precinct includes the following significant features. Some of these are listed as a State heritage place under the [Heritage Places Act 1993](#).

#### **Light's Vision and Memorial to Colonel William Light (State heritage place)**

Light's Vision is a prominent lookout and monument on Montefiore Hill, commemorating Colonel William Light. Created in 1936, the site previously provided a striking and distinctive view of the City, although this view is now largely obscured by the new Adelaide Oval structures; nevertheless, the view down to the Oval itself remains important. The vantage point remains a popular tourist attraction and is frequently used for public occasions and announcements.

Montefiore Hill was identified and integrated into Light's original Plan of Adelaide. Its geographical significance was re-awakened with the State centenary in 1936, when it was re-created as a formal lookout and designated as 'Light's Vision', with the creation of a small northern Italian landscape on its crest. At the time, the Council and architect Walter Bagot recognised the geographical importance of Montefiore Hill, designed and planted significant features on its crest, and kept its flanks clear of vegetation to heighten its prominence.

#### **War Memorial Oak (State heritage place)**

The War Memorial Oak in Creswell Garden was the first tree planted in Australia to memorialise the outbreak of World War One. The oak was planted on 29 August 1914 by the then Governor of South Australia, just 25 days after the declaration of war between Great Britain and Germany. Its purpose was not to commemorate the War, but to inspire patriotism.

#### **Statue of Hercules (State heritage place)**

The Statue of Hercules was a gift to the City by philanthropist William Austin Horn in 1892 and is a copy of the Farnese Hercules excavated in Naples. The statue was relocated to Pennington Gardens West in 1930 following renovations to Victoria Square / Tarntanyangga.

#### **Memorial to Captain Ross Smith (State heritage place)**

This memorial in Creswell Garden was unveiled on 10 December 1927 to commemorate the anniversary of the landing of Sir Ross Smith after his flight from England to Australia in 1919. The statue carries four bronze reliefs depicting the events of the flight. The flight by the South Australian-born aviator is considered a symbolic challenge to the perceived isolation of Australia from the rest of the world.

#### **Pennington Gardens West and Creswell Garden**

From about 1900, these gardens served as meeting points and important aesthetic entrances to Adelaide Oval as sporting events became more formalised and attendance numbers increased. This prompted the crafting in the early 1900s of a gardenesque landscape setting which, although modified during the Oval redevelopment between 2012 and 2014, retains essential elements of its creation and planting.

#### **Pennington Gardens Fountain (previously known as the Creswell Garden Fountain)**

This is a large Victorian-style cast-iron fountain created for the 1885 Adelaide International Exhibition and relocated to Creswell Garden in 1909. It was then relocated from Creswell Garden to Pennington Gardens during the redevelopment of Adelaide Oval in 2014. The 2007 Cultural Landscape Assessment described the fountain as having high significance and recommended it for inclusion on the State Heritage Register.



### Remnant White Cedar Pathway

Immediately west of the entrance roadway from Pennington Terrace are four white cedar trees (*Melia azedarach* var. *australasica*). These are the remnants of White Cedar Avenue, which was established by the City Gardener, August Pelzer, in 1907 and which stretched diagonally from Pennington Terrace to Adelaide Oval. The avenue was considered the oldest remaining White Cedar Avenue in the Park Lands north of the River Torrens / Karrawirra Pari, until it was removed in 2012 as part of the Adelaide Oval redevelopment.

### Creswell Garden sign

This arched sign consists of two cast-iron columns, partially fluted, with stylised Corinthian capitals topped by scrolls and spiked finials. The sign was installed in October 1910 with restoration works by Council in 1989.

The 2007 Cultural Landscape Assessment described the sign as having high significance and recommended it for inclusion on the State Heritage Register.

### Sir Donald Bradman Statue

A statue commemorating the internationally renowned cricketer Sir Donald Bradman (1908–2001) is located near the eastern entrance to the Oval. Designed by Adelaide artist Robert Hannaford and standing 2.5 metres high on a 1.5 metre stone plinth, it was unveiled in February 2002.

### Other memorials and plaques

Other memorials and plaques present in the precinct are:

- Bereaved Through Suicide Support Memorial
- The Compassionate Friends Memorial
- Homicide Victims of South Australia Memorial
- Light's Vision Sundial (originally located on Montefiore Hill lookout prior to erection of the Colonel Light Statue)
- Jack Reedman Memorial Drinking Fountain (erected in 1929 to honour J. C. Reedman, an outstanding player of both Australian rules football and cricket in the late 19th century).

### Recent changes

The redevelopment of Adelaide Oval between 2012 and 2014 resulted in significant changes to the built form of the Oval, Creswell Garden, Pennington Gardens West and the area to the north now known as Stella Bowen Park. These include:

- removal of Laffer Gardens from Pennington Gardens
- contraction and redesign of Creswell Garden
- loss of most of White Cedar Avenue from the northern area
- demolition of the ticket house on the eastern side of the Oval.

There was also some more recent westwards expansion of Oval No 2 in 2015 and consequent changes to the pathway adjacent to Montefiore Hill and to the landscaping of the Montefiore Hill embankment.

## 4. DRIVERS OF CHANGE

The very significant redevelopment of Adelaide Oval and the associated changes to the precinct have been completed and no more major changes are planned.

The Memorial Drive Tennis Centre completed a redevelopment in 2019. This included:

- a new woven fibreglass membrane fabric roof over the existing stands and centre courts
- LED lighting to tournament standard on all match and practice courts
- refurbishment of the international standard court platform.

A new hotel, integrated into the eastern façade of the existing structure, was completed in September 2020. As it is located within the Core Area it is not subject to this CLMP.

Patronage of the hotel is likely to result in increased incidental use of the Park Lands in the precinct; monitoring of assets will assess whether higher levels of maintenance are required.

## 5. POLICIES AND PROPOSALS FOR THE USE AND MANAGEMENT OF THE ADELAIDE OVAL PRECINCT

### General

The following policy statements are based on the intent of the Adelaide Oval Precinct Landscape Master Plan when developed and adopted in September 2014.

The Adelaide Oval precinct sits within the River Torrens valley and the natural topography of the site should be respected. The rising and falling Park Lands setting either side of King William Rd serves as an important entry to the City.

Adelaide Oval, the tennis facilities and Next Generation Fitness Centre are to retain their open, formal, high-quality Park Lands setting. In general, the landscape should be turfed, irrigated with large ornamental trees providing shade and a high level of amenity.

The existing extent and spatial arrangements of gardens, trees, paths and open grassed areas will be maintained to a very high standard as a park setting.

The precinct's significant cultural heritage and Victorian character will be recognised and interpreted in a contemporary manner. This character includes:

- considered placement of statues, memorials and fountains
- formal axial pathways
- the first tree planted as a war memorial in Australia
- a European landscape of large, long-lived shade trees, grass and herbaceous borders.

The landscape heritage will be recognised and reinforced.

The existing structure of the gardens and open Park Lands will be preserved; this includes existing roadways, pathways and mature trees (including eucalypts, elms, oaks, figs and white cedars).

Monuments should be retained in their current locations.

Permanent built form is inconsistent with the purpose, design and use of the landscape, with the exception of traditional gardenesque structures such as small gazebos or rotundas.

Existing open grassed spaces are to be retained and framed by large shady trees.

New tree species will be long-lived, tall shade trees including *Araucaria*, *Ficus*, *Platanus*, *Quercus*, *Pinus* and *Ulmus*. Both deciduous and evergreen species are acceptable, consistent with existing trees.

Herbaceous shrub and garden beds will continue to be predominant in Creswell and Pennington Gardens, including preservation of the existing garden bed between Pennington Gardens and Stella Bowen Park. The locations and design of beds should be consistent with crime prevention through environmental design (CPTED) principles. The planting character of the beds should be colourful and favour species that flower and display seasonally.

Species selection and replacement is to be agreed upon with CoA.

Periodic reviews should be undertaken with landscape experts and qualified arborists; this should be undertaken at least annually.

Periodic turf review should be conducted with CoA staff.

The water that is used will be predominantly from the Glenelg to Adelaide Park Lands recycled water scheme and the Torrens Lake.

### **Creswell Garden and Pennington Gardens West**

The integrity of Creswell Garden and Pennington Gardens West as garden landscapes will be retained and reinforced.

The Creswell Garden sign will be retained.

Weddings and small daytime community and cultural events are appropriate in Creswell Garden and Pennington Gardens West, with a maximum attendance of 1,000 in Creswell Garden and 5,000 in Pennington Gardens West. Major events and events of a commercial nature are not appropriate.

### **Stella Bowen Park**

Stella Bowen Park will continue to be managed as a grassed, well-watered, versatile and open landscape with large shady trees.

The Adelaide Oval Licence permits the SMA first rights in Stella Bowen Park for activities specified under section 7(6) of the AORM Act (refer to Policies for the Granting of Leases or Licences, Section 6, p 18).

To facilitate the use of this area by the public, when the SMA is not using the Park:

- weddings and small community and cultural events with attendance of up to 1,500 people are appropriate during daylight hours
- CoA will consult with the SMA to ensure the Park is available when considering applications for such events
- events of a commercial nature are not appropriate
- given its proximity to residential areas, large events are not appropriate.

All proposals would be assessed by the CoA's events team.

### **Light's Vision**

The open, ornamental and historic characteristics of Light's Vision and Montefiore Hill, with the associated unimpeded views to and from the Oval, will be retained. The characteristic Tuscan-style balustrading will be retained.

Generally, events are not appropriate within the Light's Vision garden area, given the small size of the area, its formality and design, and frequent visits by tourists. However, small events such as weddings, gatherings and small social functions may be acceptable, with proposals being assessed by the CoA's events team.

Events of a commercial nature are not appropriate.

## Oval No 2

The “village green” character of Oval No 2 will be retained, by:

- perimeter plantings of large, ornamental shady trees
- the absence of built form
- the optional inclusion of modest scaled seating to accommodate up to 100 people, which may be covered for shade and rain protection but must be unenclosed
- ensuring the picket fence allows for reasonable public access
- restricting the existing roadway to its current width and alignment.

The Adelaide Oval Licence permits use of Oval No 2 on an ancillary basis in conjunction with use of the Adelaide Oval Core Area. In addition to this licensed ancillary use, Oval No 2 is permitted to be used for standalone events subject to the following conditions:

- No more than six single-day community, cultural or music events per calendar year.
- No more than 15,000 people in attendance / event tickets.
- All sound delivery equipment facing southwards / towards the city.
- Demonstrated compliance with the COA's [Event Amplified Sound Management Guidelines](#).
- Provision of a copy of the proposed traffic management plan.
- Effective scheduling to ensure there is no conflict with other city events, activities or projects and to minimise disruption to the daily life of the city.
- Compliance with the [Adelaide Park Lands Events Management Plan \(APLEMP\)](#)
- Approval from the CoA Chief Executive Officer.

Oval No 2 was expanded in 2015 to enable the playing of first-class cricket (Figures 5 and 6). This expansion included an access road to facilitate the movement of wickets, a retaining wall to support the Montefiore Road embankment and a traditional picket fence.





Figure 5: 2008 Oval No 2 showing the 2008 and 2019 boundaries

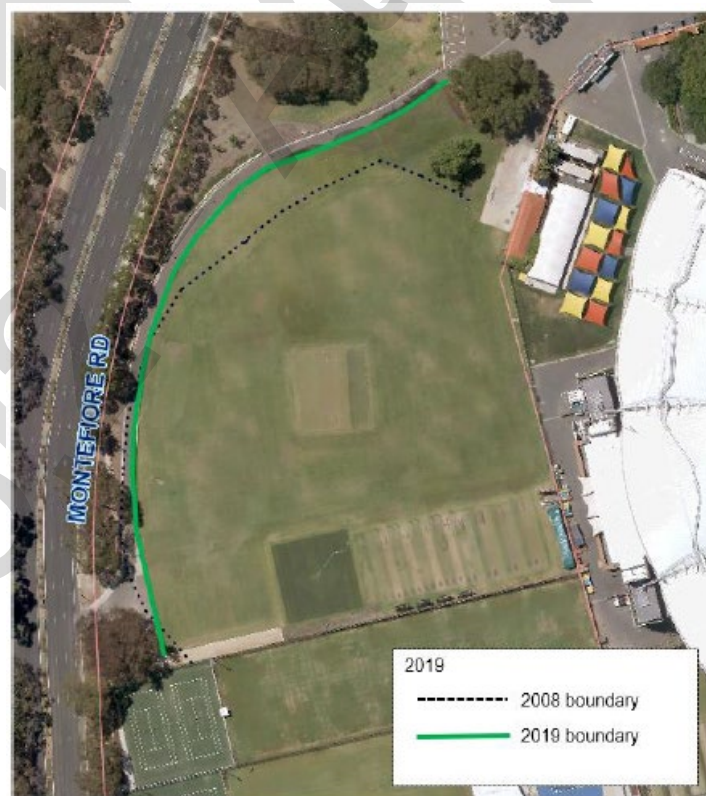


Figure 6: 2019 Oval No 2 showing the 2008 and 2019 boundaries

## Peripheral areas

A landscape plan should be developed for the corner of Montefiore Road and War Memorial Drive that provides a turfed, irrigated and formal setting for the Moreton Bay fig that features prominently on this corner.

A landscape plan should be developed for the War Memorial Drive frontage that:

- reinforces the Park Lands character of the precinct
- includes a wide, formal path to accommodate the large numbers of pedestrians moving to and from the Oval and Tennis Centre.

## Parking

Permanent car parking will be limited to that identified in Figures 7 and 8 (with the exception of parking in the Core Area, which is not subject to this CLMP).

The public car park adjacent to Light's Vision will be retained.

Event car parking, in association with events either at Adelaide Oval or Oval No 2, as approved by the SMA, may occur within any part of the Licence Area, which accommodates approximately 1,350 cars.

Parking on grassed areas must be managed in a sustainable manner including:

- use of robust grass species
- adequate resting of areas
- adequate watering
- coring, slicing and other measures to prevent compaction
- tree protection zones to protect root systems.

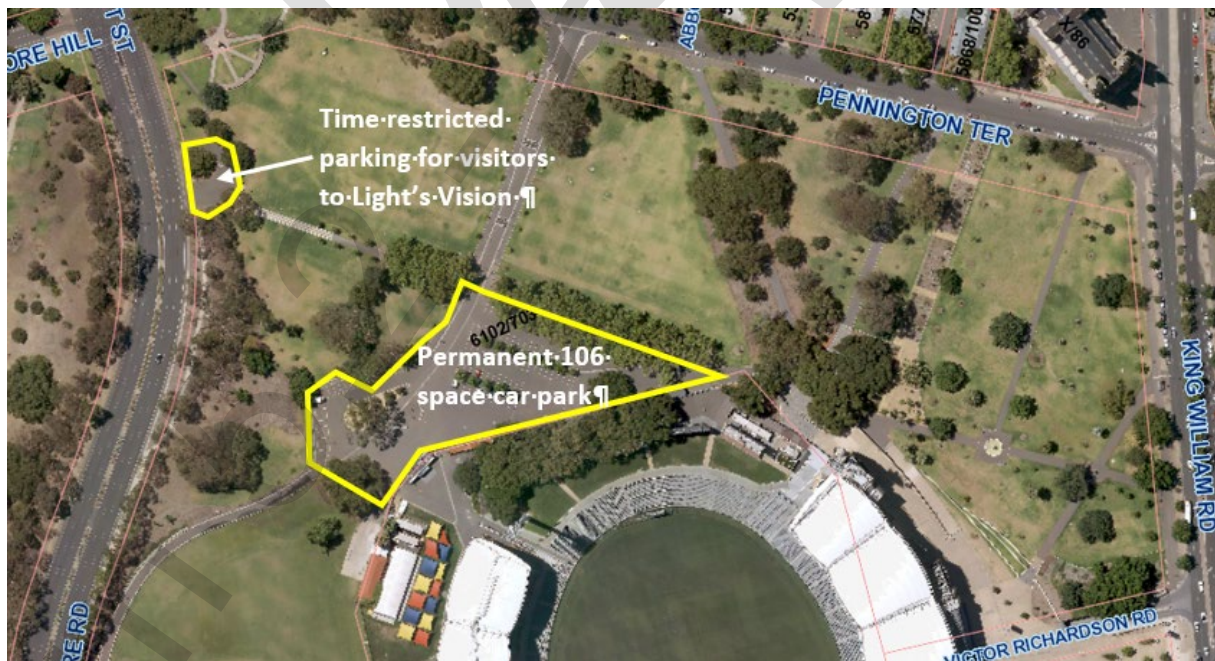


Figure 7: Permanent car parking permitted north of Adelaide Oval





Figure 8: Permanent car parking permitted in Memorial Drive Tennis Club and Tennis SA leased areas

## Dog management

Dogs must be kept on-leash, which means that a person is controlling the dog:

- by means of a chain, cord or leash that does not exceed 2 metres in length, or
- by tethering it to a fixed object by means of a chain, cord or leash that does not exceed 2 metres in length.

## 6. PUBLIC USE AND MOVEMENT THROUGH PARK 26

The precinct serves as an important pedestrian and cycling corridor between North Adelaide and the CBD, providing people with a relaxing and enjoyable landscape through which to move. The precinct also provides many important locations for people to enjoy the Park Lands and engage with the heritage of the precinct.

### Adelaide Oval Licence Area

Under the AORM ACT, the Licence Area is to generally remain publicly accessible Park Lands.

In accordance with clause 6.2 of the licence for the Licence Area, the Minister or SMA must not unreasonably withhold its consent to any request from the public to use the Licence Area land if that use of the land would not interfere with any use of the land by the SMA, SACA or South Australian National Football League (SANFL).

The pedestrian and bicycle routes (Figure 9) will be maintained, except as limited by the provisions of the Adelaide Oval Licence, particularly those under clause 7 regarding fences or barriers.

Explore options to provide a more pleasant walking environment along Montefiore Road, including further landscaping and moving the new pedestrian pathway further into the park.

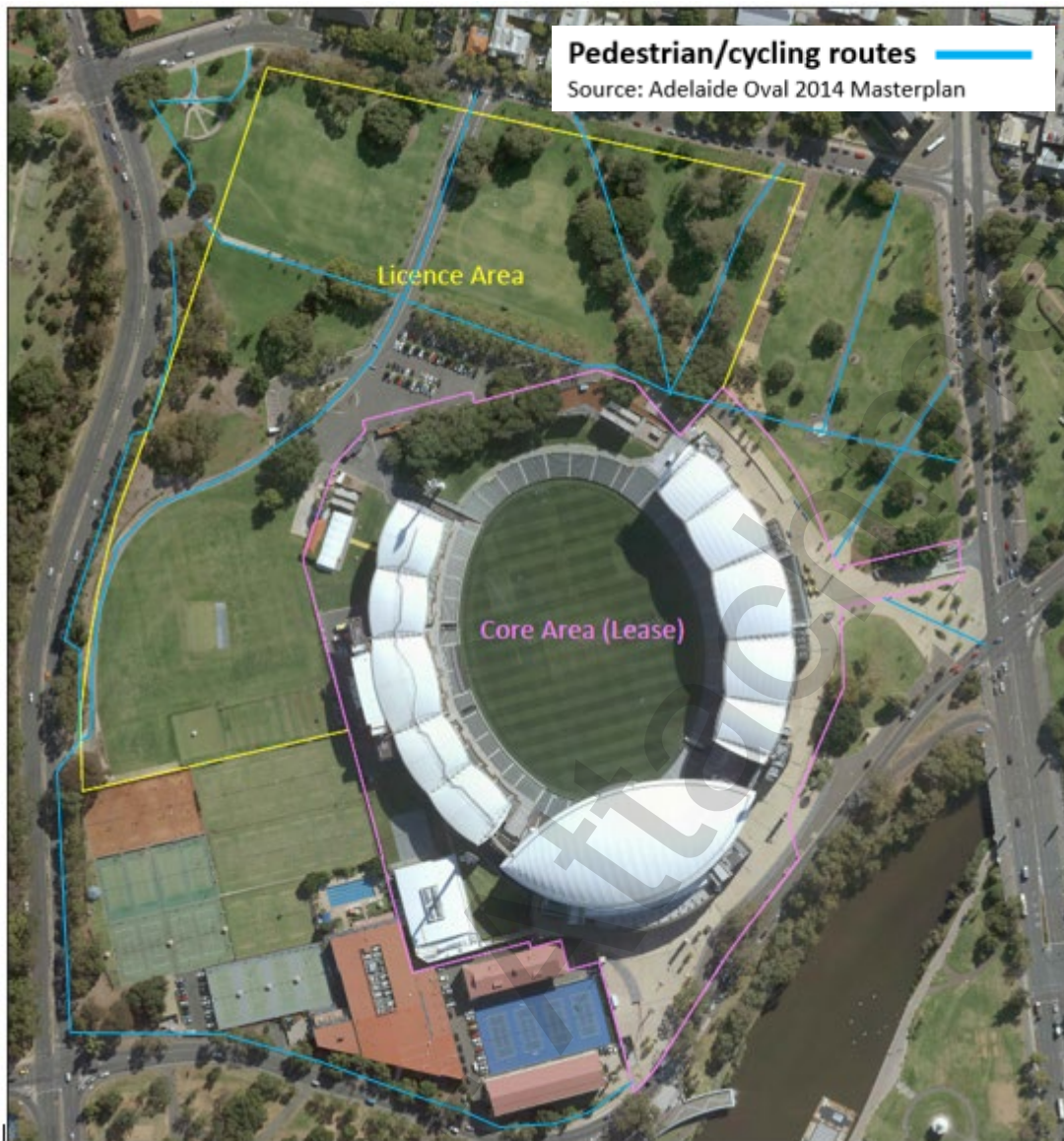


Figure 9: Pedestrian and cycling routes shown in blue

### Adelaide Oval Core Area

Public use and movement in the Core Area are restricted in accordance with the provisions of the AORM Act and the Lease; the provisions of this CLMP do not apply to that area.

## 7. POLICIES FOR THE GRANTING OF LEASES OR LICENCES

As outlined in Section 1 of this part of the CLMP, governance of the Core Area and Licence Area is guided by a lease and a licence respectively, which are required under the AORM Act. More detail on these is provided below, including information on provisions around other leases, subleases, licences and sub-licences in the Core Area and Licence Area.

Outside of the Core Area and Licence Area, leases and licences will only be granted by CoA where they support outdoor recreational activity. Event holders may be granted temporary leases and/or licences.



More detailed provisions can be found in CoA's Adelaide Park Lands Leasing and Licensing Policy, and Adelaide Park Lands Events Management Plan 2016–2020.

In the following subsections, the name "Council" is used synonymously with "City of Adelaide", for consistency with the language of the AORM Act.

### Adelaide Oval Core Area Lease

Although the provisions of this CLMP do not apply to the Core Area, the following information is included because it is relevant to the management of the precinct and the protection of its cultural and heritage values.

Section 4 of the AORM Act relates to the granting of a lease for the Adelaide Oval Core Area by Council to the Minister, and section 5 relates to the granting of a sublease from the Minister to the SMA.

Pursuant to section 4 of the AORM Act, the Core Area (see Figure 3) has been leased by the Council to the Minister responsible for the AORM Act for a period of 80 years, expiring 16 November 2091.

Pursuant to the AORM Act, the Adelaide Oval Core Area must be used predominantly for the purposes of a sporting facility (including related uses and with recreational, entertainment, social and other uses being allowed on an ancillary or temporary basis from time to time).

The lease is not subject to Chapter 11 of the LG Act or section 21 of the APL Act.

### Relevant provisions of the Core Area Lease

Some provisions of the Core Area lease that are of relevance to this CLMP are:

- The Adelaide Oval Core Area must continue to be named Adelaide Oval.
- The Adelaide Oval scoreboard must be maintained in good condition where it stands on the commencement of this Act.
- At least 1,200 square metres of grassed open space must be kept at the northern end of Adelaide Oval (between the scoreboard and the western stands). However, this does not prevent the placing of a building or other structure on that open space:
  - on a temporary basis for a period not exceeding 1 month, or
  - on a temporary basis for the purposes of a special event or activity prescribed by the regulations for the purposes of this paragraph.
- The Minister (or any other person) must not remove or substantially alter any Moreton Bay fig tree (*Ficus macrophylla*) located within the Adelaide Oval Core Area without the approval of the Council (which approval must not be unreasonably withheld).
- Except to the extent of these specific provisions, the Minister is authorised to manage any part of the Adelaide Oval Core Area that is subject to a lease under this section in such manner as the Minister thinks fit.
- The Lessee acknowledges that the Adelaide Oval Core Area is, and is situated within, Park Lands (as defined in the APL Act).
- As a consequence, the Lessee shall use its best endeavours to appropriately activate and integrate the use of the Outer Core Area with the surrounding Park Lands, where:
  - Outer Core Area means the land within the Adelaide Oval Core Area other than Adelaide Oval
  - Adelaide Oval means the land on which the stadium within the Adelaide Oval Core Area is situated.

## Sublease to the SMA

Under section 5 of the AORM ACT, the Minister is authorised to grant a sublease to the SMA over any part of the Adelaide Oval Core Area. The consent of the Council is not required before the Minister grants a sublease.

The Minister granted such a sublease to the SMA, which commenced on 15 March 2012 and will expire on 16 November 2091.

A sublease must be subject to the rights of SACA and the SANFL set out in licences granted by the Minister that provide certain rights to unrestricted and exclusive use of Adelaide Oval for the playing of cricket (SACA) and football (SANFL) during respective designated periods of the year.

The AORM Act permits further subleases or licences over any part of the area (subject to the consent of the Minister).

A sublease under section 5 of the AORM Act is not subject to Chapter 11 of the LG Act (Land) or section 21 of the APL Act (Leases and licences granted by Council).

## Adelaide Oval Licence Area Licence

Section 7 of the AORM Act relates to the granting of a licence to the Minister for the Adelaide Oval Licence Area, and to related sub-licences.

Pursuant to the AORM Act, the Council must, at the request of the Minister, grant a licence to the Minister over all of the Adelaide Oval Licence Area (Figure 3), or any part of that area specified by the Minister.

The licence must:

- be for a term specified by the Minister (being a term of up to 20 years)
- at the request of the Minister, be extended or renewed for one or more periods of up to 20 years at a time, subject to the qualification that the total term of a licence must not exceed 80 years.

The first (and current) licence between Council and the Minister for Transport and Infrastructure commenced on 1 December 2011 and expires on 30 November 2031, with a further three terms of twenty years each to potentially be granted upon request.

Under section 7(16) of the AORM Act, a licence under section 7 of that Act is not subject to section 202 of the LG Act (Alienation of community land by lease or licence) or section 21 of the APL Act (Leases and licences granted by Council).

## Adelaide Oval Sub-licences

Pursuant to the AORM Act, the Minister may, after consultation with the Council, grant a sub-licence over any land that is subject to a licence between the Minister and the Council.

Sub-licences exist between the Minister for Transport and Infrastructure and the:

- SMA, commencing 8 December 2014 and expiring 30 November 2031
- SANFL, commencing 8 December 2014 and expiring 30 November 2031
- SACA, commencing 8 December 2014 and expiring 30 November 2031.

Subject to review (on application by either Council or the Minister) by the State Commission Assessment Panel, the licence will only be subject to such terms and conditions as the Minister may specify after consultation with the Council.

The Minister may cancel a sub-licence if the Minister considers that the holder of the sub-licence is not managing any land in a manner consistent with maintaining park lands for the use and enjoyment of members of the public or with the provisions of the CLMP.

## Licensed uses for the Adelaide Oval Licence Area

Under section 7(6) of the AORM Act, a licence or sub-licence authorises use of the land for the purposes of:

- a. providing car parking on grassed areas within a park-like setting in association with events at Adelaide Oval or Adelaide Oval No 2, or otherwise in accordance with the regulations (no such regulations currently exist); or
- b. providing reasonable access (including vehicular access) to any part of the Adelaide Oval Core Area; or
- c. activities that are ancillary to the redevelopment of Adelaide Oval or Adelaide Oval No 2; or
- d. activities that are ancillary to the use of Adelaide Oval or Adelaide Oval No 2 and take place
  - i. on a temporary basis for a period not exceeding one month, or
  - ii. on a temporary basis for the purposes of a special event or activity prescribed by the regulations for the purposes of this paragraph; or
- e. providing facilities for the playing and watching of sport at Adelaide Oval No 2; or
- f. any other activity prescribed by the regulations for the purposes of this paragraph.

There are currently no regulations in place for the Act.

Section 7(8) of the AORM Act stipulates that public car parking must be limited to the area designated in Schedule 5 of that Act, which corresponds with the Licence Area.

### **Adelaide Oval Redevelopment and Management Act 2011: Additional relevant provisions**

Under section 7(10), any use of or any associated works on the Licence Area will be subject to the provisions of Council's management plan (this CLMP) that relate to the Adelaide Oval Licence Area (subject to subsections (11), (12) and (13) of section 10).

Under section 7(11), any new Council management plan (CLMP) requires the agreement of the Minister.

Under section 7(12), the Minister may apply for a review by the State Commission Assessment Panel if the Minister considers a provision of the management plan (CLMP) is unreasonable in connection with the use of any part of the Adelaide Oval Licence Area or that the Council is acting unreasonably in relation to the administration or implementation of the management plan.

Also under section 7(12), the Council may apply for a review by the State Commission Assessment Panel if it considers that the Minister is acting unreasonably in refusing to agree to an amendment or new management plan (CLMP).

Under section 7(14), the Minister, or a person authorised by the Minister, may carry out works on land subject to the licence (including by undertaking excavations, changing the form of any land, and forming paths or access roads).

Section 12 requires that Council must not grant a prescribed lease, licence or approval in relation to any part of the adjacent area without the consent of the SMA, where "adjacent area" and "prescribed lease, licence or approval" are defined in section 12(3).

There are currently no regulations in place for the Act.

## Adelaide Oval No 2

Adelaide Oval No 2 is within the Adelaide Oval Licence Area (Figure 3) and is managed by the relevant provisions of this CLMP, that Licence and the AORM Act.

## Adelaide Oval liquor licensing

The SMA was granted (16 November 2019) an On Premises Licence (57102633) to sell liquor in accordance with the *Liquor Licensing Act 1997*.

The liquor licence refers to two areas known as “Area 1” and “Area 2”. “Area 1” sits within the Core Area and, therefore, falls outside of the consideration of this CLMP. “Area 2” sits to the north of the Oval, within the Adelaide Oval Licence Area; therefore, it is relevant to this CLMP.

Due to the potential impact on adjacent residents and businesses of serving liquor in areas external to the stadium, no further extension of the liquor licence areas should be considered.

## Tennis SA lease

CoA has granted Tennis SA Inc a 42-year lease (Figure 10) for the period 1 July 2015 to 30 June 2057, for the following permitted uses:

- administration of tennis within the State of South Australia
- conduct of any international or local tennis tournament or tennis competition
- conducting of any tennis coaching
- conduct of other tennis-related activities
- conduct of such other sporting events as the Lessor shall approve in writing from time to time designed to achieve the optimum use of the Premises at all times during the year and for which the facilities of the Premises are suitable and which attract spectator interest
- use as offices or gymnasiums or treatment by sports-related person or organisations
- use for entertainment by way of concerts or similar functions.

The Lessee may also use the Premises for other uses (provided the Lessee obtains written consent via a decision of the Council), being:

- a use to be conducted on an ongoing basis, or
- a use to be undertaken in respect of a specific function or event.



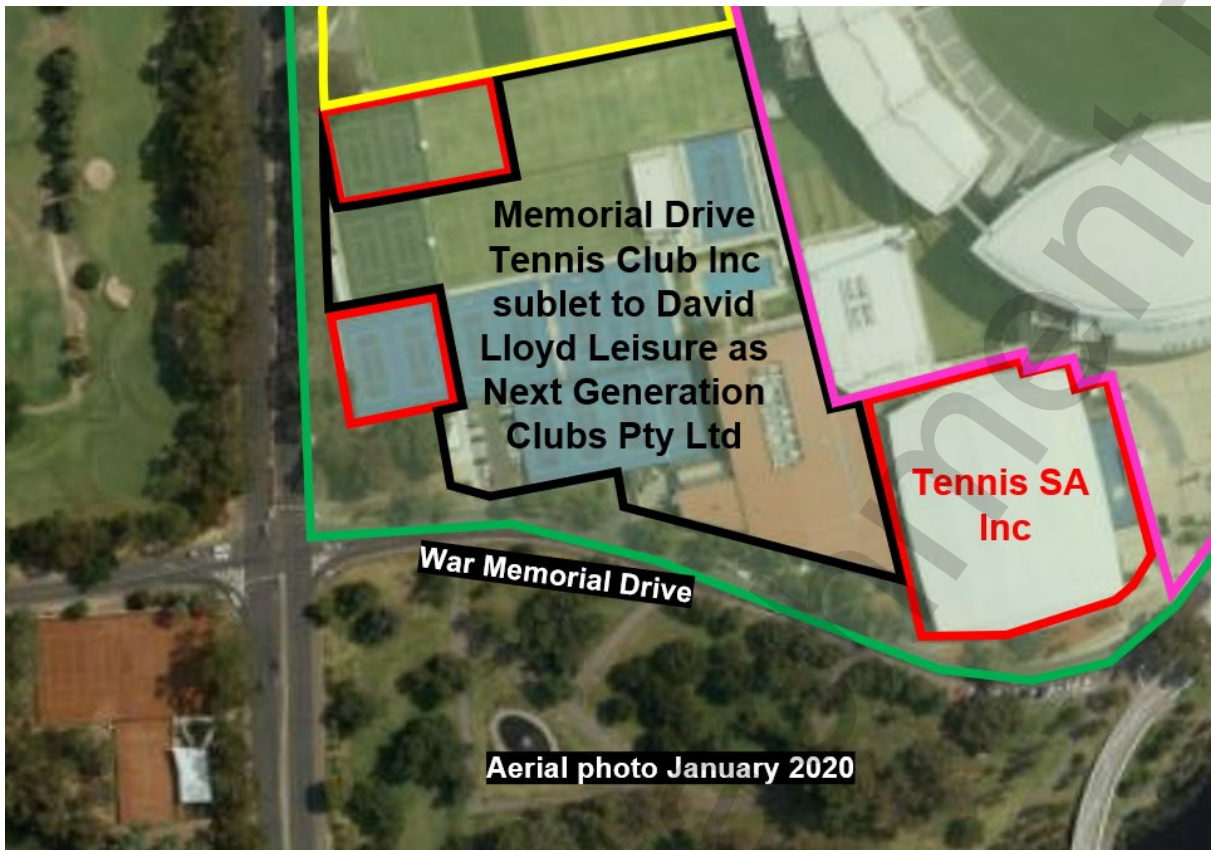


Figure 10: Tennis SA Lease (red) and Memorial Drive Tennis Club lease / Next Generation sublease (black)

### Memorial Drive Tennis Club lease / Next Generation sublease

CoA has granted Memorial Drive Tennis Club Inc a 50-year lease (Figure 10) for the period 1 January 1999 to 31 December 2048. Memorial Drive Tennis Club Inc has granted David Lloyd Leisure Memorial Drive Pty Ltd a 50-year sublease (Figure 10) for the period 1 January 1999 to 31 December 2048. The lease and sublease are for the following permitted uses:

- international or local tennis tournament or tennis competitions
- tennis coaching
- a sporting and leisure centre for the use of the members of the lessee
- sporting events, functions or events as the lessee shall approve.

On 26 September 2017, CoA approved two single-storey pavilions and two small structures (Figure 11) as part of a site redevelopment. The pavilion south of War Memorial Drive is outside the scope of this Adelaide Oval part of the CLMP.

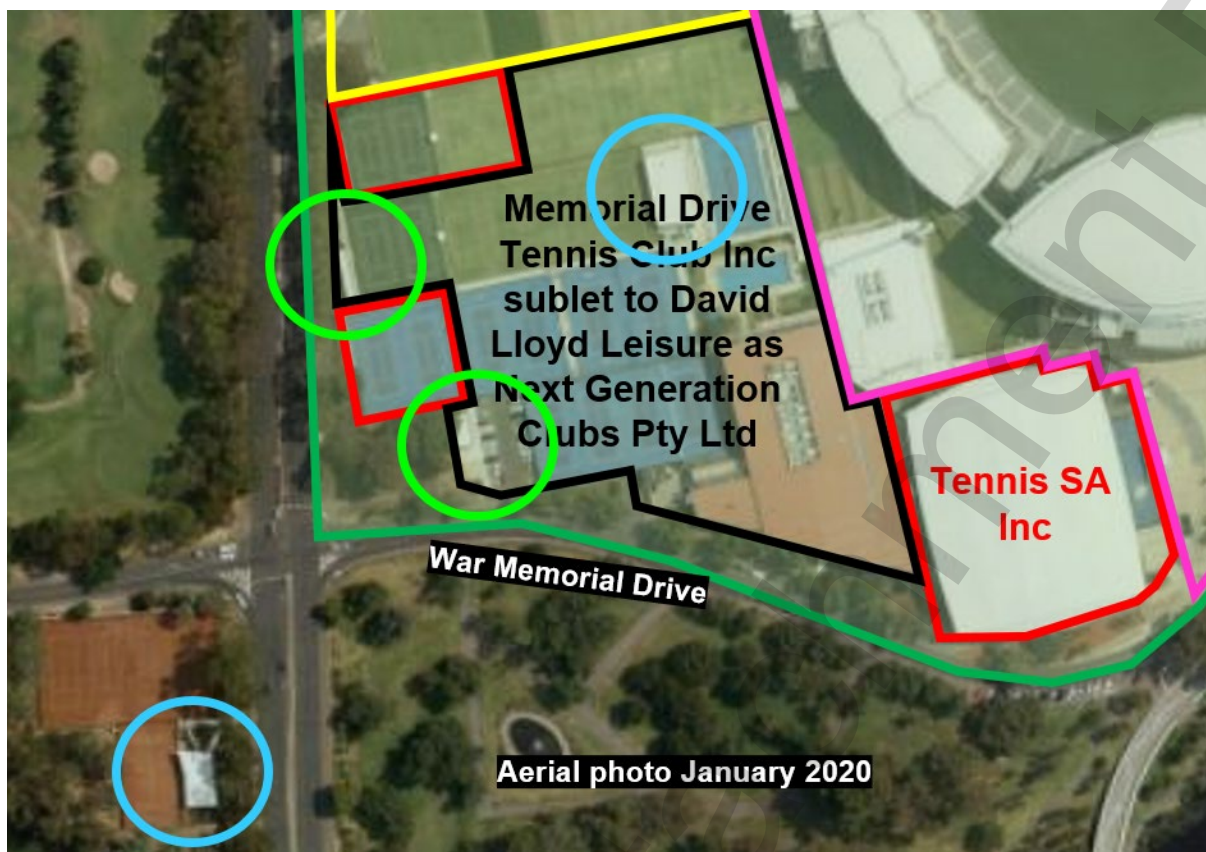


Figure 11: Approved pavilions (blue) and structures (green)

### Other leases or licences

The CoA will not grant further leases or licences for business purposes for the land covered by this part of the CLMP other than for events as provided for in this CLMP.

As stated above, in accordance with section 12 of the AORM Act, CoA will not grant a prescribed lease, licence or approval in relation to any part of the adjacent area (comprising the land area of this part of the CLMP) without the consent of the SMA.

## 8. CIRCUMSTANCES NOT PROVIDED FOR

This CLMP recognises that not all proposals for the management and enhancement of the Adelaide Oval precinct part of Park 26 can be foreseen. Any significant change not provided for here should be considered within the broader planning framework provided by the Adelaide Park Lands Management Strategy and considered as an amendment to this CLMP.



## 9. MASTER PLAN

CoA adopted the Adelaide Oval Precinct Master Plan in September 2014, as shown in Figure 12, and this forms part of this CLMP.

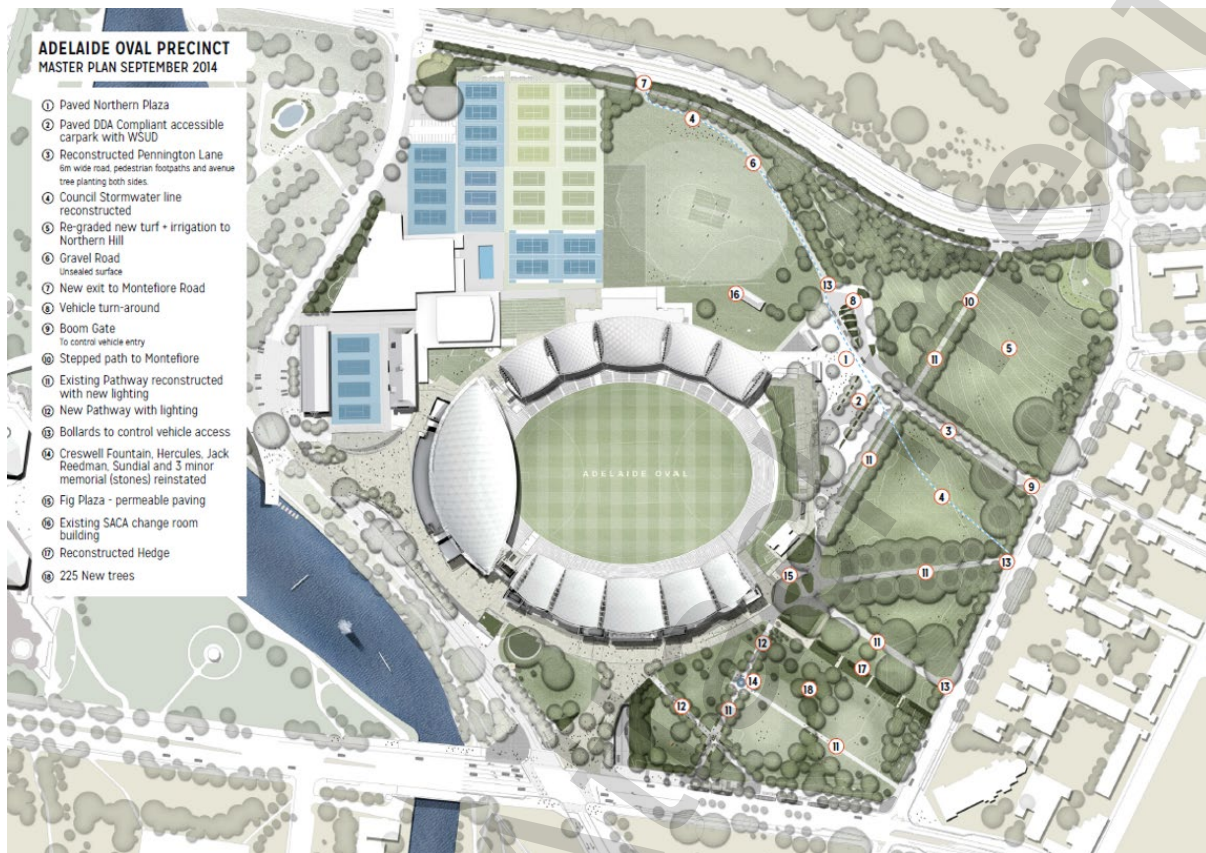


Figure 12: Adelaide Oval Precinct Master Plan 2014

## APPENDIX A: HISTORICAL TIMELINE FOR ADELAIDE OVAL

- 1843–47 Newspaper reports of Aboriginal ceremonies and camps on the northern side of the river.
- 1854 King William Road (the northern extension of King William Street) formalised by the Governor.
- 1865 Plantation of trees (probably olives) established either side of King William Road between the River and Pennington Terrace (visible in the extract from the 1865 Duryea panorama in Appendix B).
- 1869 The SA Cricket Club leased 6 acres (2.4 ha) of Park Lands just north of the River and west of King William Road to lay a cricket pitch.
- 1871 South Australian Cricket Association (SACA) formed. *Adelaide Oval Act 1872* enacted, enabling substantial development over a 12-acre (4.8-ha) site.
- 1877 Australian Rules football first played on the Oval.
- 1880 Brown's Plan recommends two carriageways be established, one approximately on the present alignment of War Memorial Drive and one that swept around the northern side of the Oval to Montefiore Hill.
- 1886 Formal roadway constructed from King William Rd (later Victor Richardson Road).
- 1894 Oval No 2 informally established.
- 1897 *Adelaide Oval Act 1897* replaced the *Adelaide Oval Act 1871*, enabling the Corporation to grant a 25-year lease to SACA over 6.47 ha.
- 1898–99 SACA establishes bowling greens, lawn tennis courts, bicycle mounds and re-erection of new perimeter fencing in line within the new leasehold boundaries.
- 1902 "Victoria Bridge Road" renamed "Montefiore Hill Road".
- 1906 Pelzer begins work on Pennington Gardens West.
- 1909 Creswell Park works commence, involving five lawns, flower beds and an ornamental fountain that was moved from the Exhibition Building Site on North Terrace.
- 1910 White Cedar Avenue established to the north of the Oval and Creswell Park (Gardens) sign erected.
- 1911 New scoreboard completed.
- 1913 Main path through Creswell Garden widened.
- 1914 War Memorial Oak planted in Creswell Garden.
- 1919 Lawn Tennis Association Lease granted for 1.33 ha. Construction commenced in 1920 and the facility was opened in 1921. War Memorial Drive construction commenced.
- 1923 Lawn tennis Association extends leased area by 1.0 ha.
- 1924 Lawn Tennis Association seeks a further extension of 0.1 ha on the southern perimeter, which CoA approved subject to no buildings being erected on the site and the return to CoA of an unused 0.1 ha of land elsewhere on site.
- 1925 Parking commences on the area to the north of the Oval (now Stella Bowen Park) due to the increased use of motor vehicles.
- 1926 Automatic sprinkler system installed in Creswell Garden, the first of its kind.

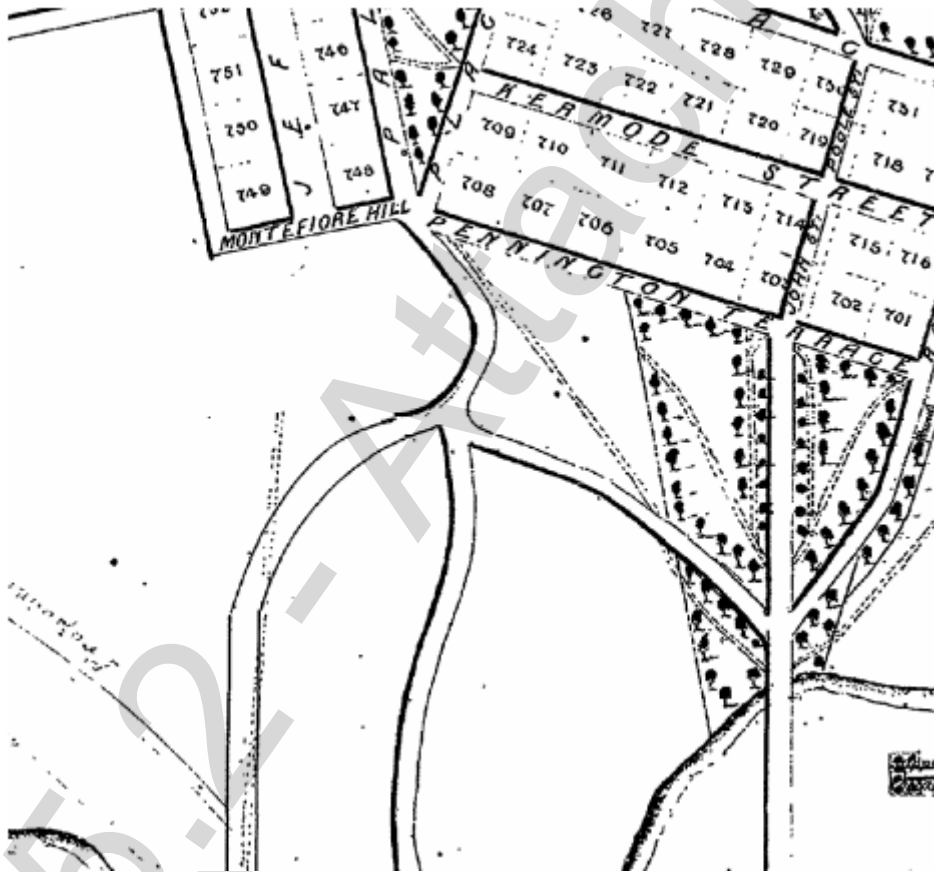


- 1927 Sir Ross Smith statue unveiled.
- 1930 Hercules statue moved from Victoria Square to Pennington Gardens West.
- 1934 Lawn tennis Association granted 1.0 ha lease at the corner of Montefiore and War Memorial Drive.
- 1935 Light's Vision developed, originally known as Montefiore Lookout.
- 1936 Lawn Tennis Association constructs new stands and four additional courts.
- 1938 Light's statue moved to the site from Victoria Square; site renamed Light's Vision.
- 1953 Pinky Flat redeveloped to accommodate parking for 660 cars.
- 1964–65 Montefiore Road realigned to connect directly to Jeffcott Street (taking out the eastern curve).
- 1967 Victor Richardson Gates installed.
- 1977 Laffer Gardens opened within Pennington Gardens.
- 2000 SACA and CoA commissioned the Adelaide Oval Conservation Study Review.
- 2012–14 Oval redeveloped.
- 2019 Memorial Drive Centre Court redevelopment completed, including installation of a new woven fibreglass membrane fabric roof over the existing stands and centre courts.
- 2020 A new hotel, integrated into the eastern façade of the existing structure, opens.

## APPENDIX B: HISTORICAL PHOTOGRAPHS AND PLANS



1865 - Duryea Panorama showing plantation on the future Pennington Gardens / Oval site



1865 - City Surveyor's Plan



Figure  
Detail from *The Illustrated Sydney News*, July 1876, depicting the Adelaide Oval and fencing and structures that had been erected together with the Adelaide Bridge in the background. Source: ACC Archives.

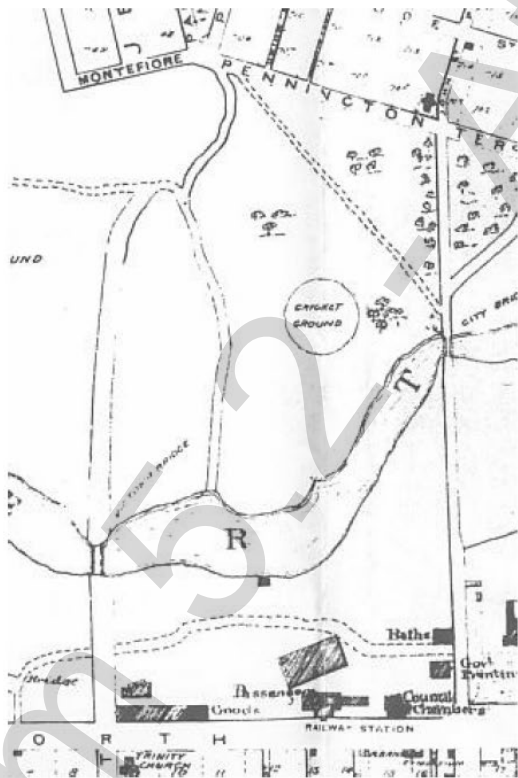


Figure  
Extract of a 'Plan of Adelaide' contained in *Boothby's Almanack* (1871) that depicts buildings and works extant in 'Tanjiktara Womina' Path 26. Note the position of a roadway along the southern bank of the River Torrens/Karrarrara Panni, an unidentified structure at the site of the former River Torrens/Karrarrara Panni ford, the 'Victoria Bridge' and 'City Bridge', the 'Baths', the 'Cricket Ground' of Adelaide Oval, and various pathways and roadways to the north and north-west of the Adelaide Oval 'Cricket Ground'. Source: *Boothby's Almanack* (1871).



Figure  
Extract from a plan in Worsnop's *History of the City of Adelaide*, from the foundation of the province of South Australia in 1836, to the end of the municipal year 1877 (1878) that depicts the position of the original River Torrens/Karrarrara Panni ford and road route leading to the 'Old Ford'. Included is also the more recent Adelaide Bridge and Victoria Bridge, together with the 'Baths', 'The Oval', and the sweeping bend of Montefiore Road as it leads up the Hill to Palmer Place. Source: Worsnop, *History of the City of Adelaide*, from the foundation of the province of South Australia in 1836, to the end of the municipal year 1877, map ends.





Figure  
 Photograph by Captain Samuel Sweet, c.1877, depicting the Adelaide Oval with extant fencing and buildings, looking southwards towards Adelaide from Pennington Terrace with no vegetation in the foreground. Source: ACC archives; Mortlock Library B9138.

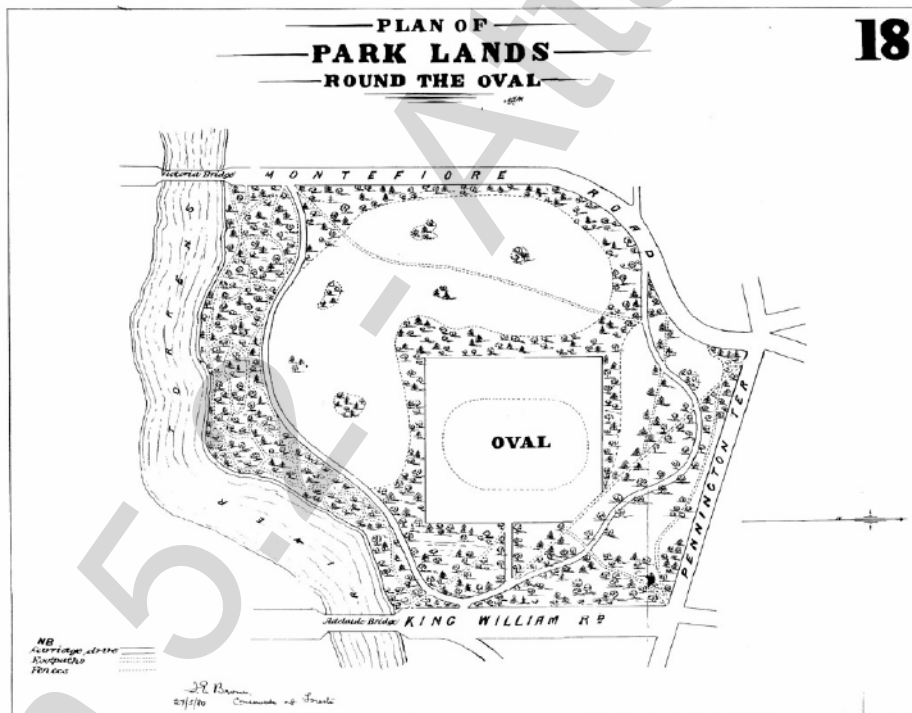
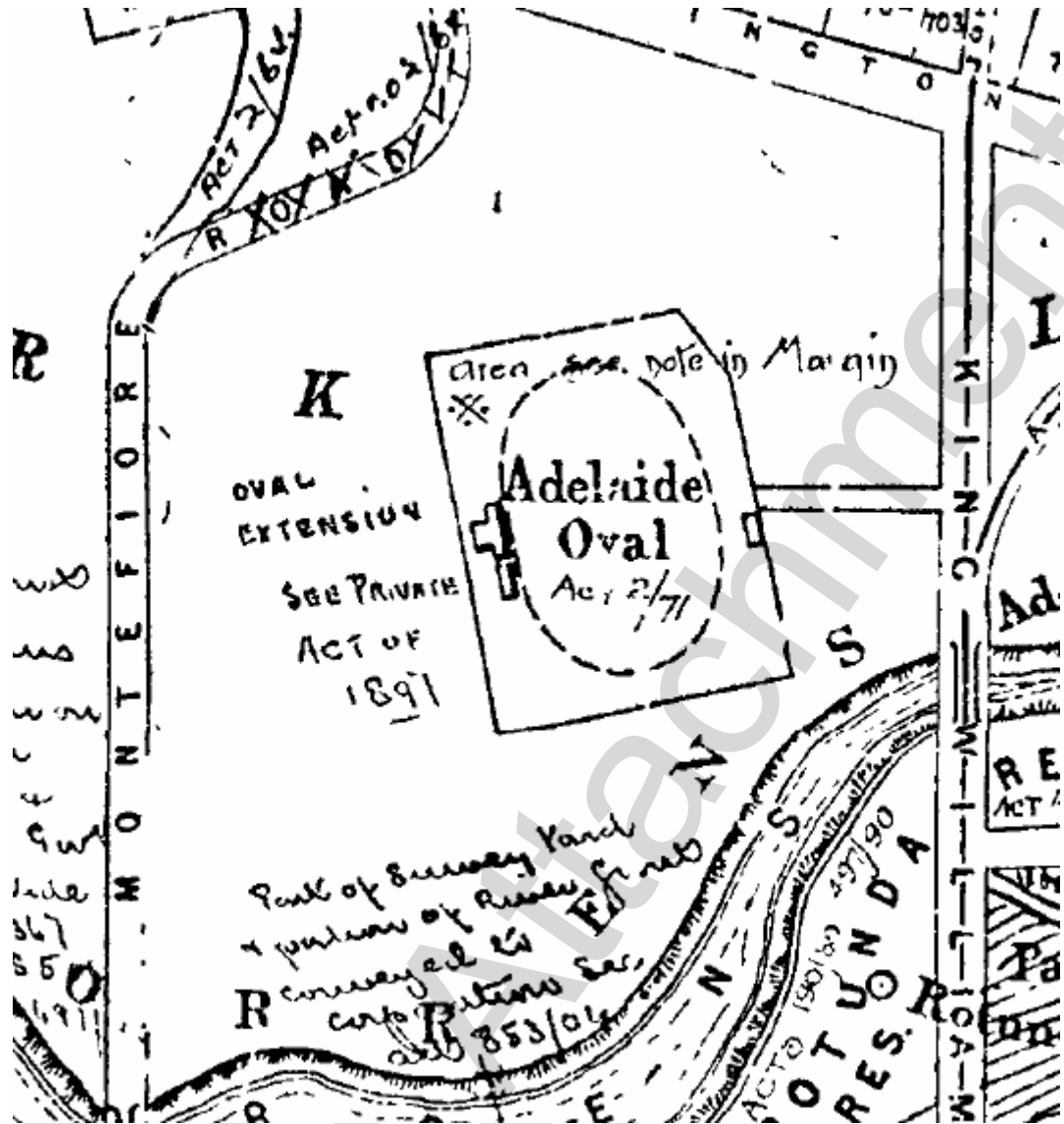


Figure  
 Plan 18 prepared by Brown (1880) in his *Report on a System of Planting the Adelaide Park Lands* (1880) depicting the extensive tree planting proposed by Brown depicting intricate gardens along the River Torrens/Karrawirra Parri banks, two carriage drives radiating from the present Victor Richardson Road leading to Victoria Bridge and Montefiore Hill respectively, and dense plantings around the original Adelaide Oval leasehold. Source: ACC Archives.





1896 - Surveyors Plan