



# COUNCIL

## Agenda and Reports

for the meeting on

Tuesday, 11 November 2025

at 5.30 pm

in the Council Chamber, Adelaide Town Hall

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Our Adelaide.  
**Bold.**  
**Aspirational.**  
**Innovative.**

Members:           The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith (Presiding)  
                          Deputy Lord Mayor, Councillor Snape (Acting Lord Mayor)  
                          Councillors Abrahamzadeh, Cabada, Couros, Davis, Freeman, Giles, Maher, Martin,  
                          Noon and Dr Siebentritt

## **Agenda**

<b>Item</b>	<b>Pages</b>
<b>1.       Acknowledgement of Country</b> The Acting Lord Mayor will state:  ‘Council 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.’	
<b>2.       Acknowledgement of Colonel William Light</b> The Acting Lord Mayor will state:  ‘The Council acknowledges the vision of Colonel William Light in determining the site for Adelaide and the design of the City with its six squares and surrounding belt of continuous Park Lands which is recognised on the National Heritage List as one of the greatest examples of Australia’s planning heritage.’	
<b>3.       Prayer</b> The Acting Lord Mayor will state:  ‘We pray for wisdom, courage, empathy, understanding and guidance in the decisions that we make, whilst seeking and respecting the opinions of others.’	
<b>4.       Pledge</b> The Acting Lord Mayor will state:  ‘May we in this meeting speak honestly, listen attentively, think clearly and decide wisely for the good governance of the City of Adelaide and the wellbeing of those we serve.’	
<b>5.       Memorial Silence</b> The Acting Lord Mayor will ask all present to stand in silence in memory of those who gave their lives in defence of their Country, at sea, on land and in the air.	
<b>6.       Apologies and Leave of Absence</b> Leave of Absence -  The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith and Councillor Abrahamzadeh	

**7. Confirmation of Minutes - 21/10/20025 & 28/10/2025**

That the Minutes of the Special meeting of the Council held on 21 October 2025, and the Ordinary meeting held on 28 October 2025, be taken as read and be confirmed as an accurate record of proceedings.

View public [21 October 2025](#) and [28 October 2025](#) Minutes.

**8. Declaration of Conflict of Interest**

**9. Deputations**

Granted at time of Agenda Publication – 7/11/2025

Nil

**10. Petitions**

Nil

**Recommendation/Advice from Committee/s**

**11. Advice of the Kadaltilla/ Adelaide Park Lands Authority - 30 October 2025** 4 - 5

**12. Recommendations of the City Community Services and Culture Committee - 4 November 2025** 6 - 20

**13. Recommendations of the City Planning, Development and Business Affairs Committee - 4 November 2025** 21 - 86

**14. Reports for Council (Chief Executive Officer's Reports)**

**14.1** 2025/26 to 2034/35 Long Term Financial Plan Consultation feedback report 87 - 120

**15. Lord Mayor's Reports**

**16. Councillors' Reports**

**17. Motions on Notice**

**17.1** Councillor Noon - MoN - Gouger Street Revitalisation Project Progress 121 - 123

**17.2** Councillor Martin - MoN - Lohrman Street 124 - 125

**18. Motions without Notice**

**19. Questions on Notice**

**19.1** Councillor Martin - QoN - City Building Heights Code Amendment 126

**20. Questions without Notice**

**21. Exclusion of the Public** 127 - 131

In accordance with sections 90(2),(3) and (7) of the *Local Government Act 1999 (SA)* Council will consider whether to discuss in confidence the reports contained within sections 22, 23 and 24 of this Agenda.

**Confidential Recommendation/Advice from Committee/s**

**22. Confidential Advice of the Kadaltilla/ Adelaide Park Lands Authority - 30 October 2025 [s 90(3) (b), (d)]** 132 - 134

**23. Confidential Recommendation of the City Planning, Development and Business Affairs Committee - 4 November 2025 [s 90(3) (b), (d), (h)]** 135 - 189

**24. Confidential Reports for Council (Chief Executive Officer's Reports)**

**24.1** Adelaide Central Market Authority Appointment of Board Chairperson [S90(3) (a)] 190 - 193

**25. Closure**

## Advice of the Kadaltilla/ Adelaide Park Lands Authority 30 October 2025

Tuesday, 11 November 2025  
Council

Strategic Alignment - Our Corporation

**Program Contact:**  
Rebecca Hayes, Associate  
Director Governance & Strategy

Public

**Approving Officer:**  
Anthony Spartalis, Chief  
Operating Officer

## EXECUTIVE SUMMARY

Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) is the principal advisor to both the Council and the State Government on the protection, management, enhancement and promotion of the Adelaide Park Lands.

This report presents the advice from Kadaltilla in response to Board deliberations at its meeting held on 30 October 2025 on the following matters:

- Item 6.1 - Kadaltilla / Adelaide Park Lands Authority 2026 Meeting Dates
- Item 6.2 - Community Land Management Plan for Adelaide Oval Precinct

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## RECOMMENDATION

### THAT COUNCIL

1. Notes the advice of the Kadaltilla / Adelaide Park Lands Authority from the meeting of the Board held on 30 October 2025, contained in Item 11 on the Agenda for the meeting of the Council held on 11 November 2025 in relation to:
  - 1.1. Kadaltilla / Adelaide Park Lands Authority 2026 Meeting Dates
  - 1.2. Community Land Management Plan for Adelaide Oval Precinct



## DISCUSSION

1. Kadaltilla met on 30 October 2025, deliberating on the following matters:
  - 1.1. Item 6.1 - Kadaltilla / Adelaide Park Lands Authority 2026 Meeting Dates
  - 1.2. Item 6.2 - Community Land Management Plan for Adelaide Oval Precinct

The Agenda and Minutes for the Kadaltilla Board meeting can be viewed [here](#).

2. Kadaltilla resolved as follows in relation to:

- 2.1. Item 6.1 - Kadaltilla / Adelaide Park Lands Authority 2026 Meeting Dates

THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES THE STATE GOVERNMENT AND COUNCIL:

That the Kadaltilla / Adelaide Park Lands Authority:

1. Approves to meet at 4:30 pm in the Colonel Light Room, Adelaide Town Hall, on the following dates in 2026:  
Thursday, 26 February  
Thursday, 26 March  
Thursday, 23 April  
Thursday, 28 May  
Thursday, 25 June  
Thursday, 23 July  
Thursday, 27 August  
Thursday, 24 September  
Thursday, 22 October  
Thursday, 26 November.
    2. Authorises the City of Adelaide's Chief Executive Officer, or delegate, after liaison with the Presiding Member (or Deputy Presiding Member if the former is absent), to vary meeting dates, meeting times and meeting place as required (within the provisions of the Charter of the Kadaltilla / Adelaide Park Lands Authority).
  - 2.2. Item 6.2 - Community Land Management Plan for Adelaide Oval Precinct

THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL

That the Kadaltilla / Adelaide Park Lands Authority:

1. Endorses the revised Community Land Management Plan for the Adelaide Oval Precinct part of Tarntanya Wama (Park 26) as contained in Attachment A to Item 6.2 on the Agenda for the Kadaltilla / Adelaide Park Lands Authority meeting held on 30 October 2025, being released for statutory consultation for a period of 21 days subject to approval by the Council and Minister for Planning.
    2. Notes that editing to the revised Community Land Management Plan for the Adelaide Oval Precinct part of Tarntanya Wama (Park 26) as contained in Attachment A to Item 6.2 on the Agenda for the Kadaltilla / Adelaide Park Lands Authority meeting held on 30 October 2025, may occur to achieve the agreement of the Council and the Minister for Planning prior to public

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## DATA AND SUPPORTING INFORMATION

Link 1 - [Agenda for Kadaltilla / Adelaide Park Lands Authority on Thursday, 30th October, 2025, 4.30 pm - City of Adelaide](#)

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## ATTACHMENTS

Nil

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- END OF REPORT -

## Recommendation of the City Community Services and Culture Committee – 4 November 2025

Tuesday, 11 November 2025  
Council

Strategic Alignment – Our Corporation

Public

**Program Contact:**

Rebecca Hayes, Associate  
Director Governance and  
Strategy

**Approving Officer:**

Anthony Spartalis, Chief  
Operating Officer

## EXECUTIVE SUMMARY

The City Community Services and Culture Committee considered the following Item at its meeting held on 4 November 2025 and resolved to present to Council the following recommendations for Council determination:

- Item 7.1 – Business Accessibility Support Program (Pilot) - Progress Report

## RECOMMENDATION

1. **Recommendation 1 – Item 7.1 - Business Accessibility Support Program (Pilot) - Progress Report**

THAT COUNCIL

- Notes the Business Accessibility Support Program – Pilot Report as contained in Attachment A to Item 7.1 on the Agenda for the City Community Services and Culture Committee held on 4 November 2025.
- Notes the Business Accessibility Support Program Pilot Report findings will be presented to the Access and Inclusion Advisory Panel at its meeting on 19 November 2025 and advice sought on proposed program enhancements.
- Notes that the evaluation findings and feedback from the Access and Inclusion Advisory Panel, will be used to inform a budget bid as part of the 2026/27 Annual Business Plan and Budget process.

## DISCUSSION

1. The City Community Services and Culture Committee met on Tuesday 4 November 2025. The Agenda with reports for the meeting can be viewed [here](#).
2. Where the resolution of the Committee differs from the recommendation published in the Committee agenda, the Committee's recommendation to the Council is listed first with the original recommendation provided in grey and italics.
3. The following matter was the subject of deliberation.
  - 3.1. Item 7.1 - Business Accessibility Support Program (Pilot) - Progress Report

THAT THE CITY COMMUNITY SERVICES AND CULTURE COMMITTEE RECOMMENDS TO COUNCIL  
THAT COUNCIL

    1. Notes the Business Accessibility Support Program – Pilot Report as contained in Attachment A to Item 7.1 on the Agenda for the City Community Services and Culture Committee held on 4 November 2025.
    2. Notes the Business Accessibility Support Program Pilot Report findings will be presented to the Access and Inclusion Advisory Panel at its meeting on 19 November 2025 and advice sought on proposed program enhancements.
    3. Notes that the evaluation findings and feedback from the Access and Inclusion Advisory Panel, will be used to inform a budget bid as part of the 2026/27 Annual Business Plan and Budget process.

For ease, Attachment A relating to Recommendation 1, Item 7.1, has been included at the end of this recommendation report.
4. The Committee also received a presentation on Safer Place to Gather from the Department of Human Services.

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## DATA AND SUPPORTING INFORMATION

**Link 1** – City Community Services and Culture Committee Agenda

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## ATTACHMENTS

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- END OF REPORT -

# BUSINESS ACCESSIBILITY SUPPORT PROGRAM – 2024/25 PILOT REPORT

September 2025

## ACKNOWLEDGEMENT OF COUNTRY

The City of Adelaide acknowledges that we are located on the traditional Country of the Kaurna people of the Adelaide Plains and pays respect to Elders past, present and emerging.

We recognise and respect their cultural heritage, beliefs and relationship with the land. We also extend that respect to visitors of other Aboriginal Language Groups and other First Nations.

## DOCUMENT PROPERTIES

### Contact for enquiries and proposed changes

If you have any questions regarding this document or if you have a suggestion for improvements, please contact:

**Contact Officer:** Kelly Barns  
**Title:** Senior Social Planner  
**Program:** Park Lands, Policy and Sustainability  
**Phone:** (08) 8203 7212  
**Email:** k.barns@cityofadelaide.com.au

### Record Details

**HPRM Reference:**

**HPRM Container:**

### Version History

Version	Revision Date	Revised By	Revision Description
1.0	30/09/2025	K Barns	Report for Council

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## 1. INTRODUCTION

As South Australia's capital city, the City of Adelaide (CoA) is dedicated to creating an accessible and inclusive environment where people of all abilities can fully participate in community and economic life. We recognise that businesses play a vital role in this goal by making Adelaide a more welcoming place for everyone, including people with a disability.

In 2025, the CoA launched the Business Accessibility Support Program (BASP) Pilot as a key commitment under the [Disability Action and Inclusion Plan 2024-2028](#) to support a limited number of small and medium enterprises (SMEs) to implement improvements aimed at ensuring their businesses are welcoming to customers with a disability.

The BASP Pilot incorporated access to accessibility tools, resources and tailored support to inform an applied learning approach for participants. Businesses were eligible to apply for small grants of up to \$10,000 from a dedicated BASP Fund to implement improvements identified in the program. The program's overarching goal was to empower businesses to go beyond compliance by integrating inclusive practices that embrace diversity and create welcoming environments.

Nine businesses were offered a program place, with eight accepting the offer and seven participating in the full program:

1. Adelaide Fringe
2. Ancient World
3. Feast Festival
4. Flamboyance Tours
5. Hutt Street General Practice
6. Nexus Multicultural Arts Centre
7. Our Wellness Collective.

An additional business, Hut and Soul, commenced the program and participated in the initial workshop and a consultation with the Access Consultant, however the business chose not to proceed further.

This report provides an overview of the program from design and implementation to evaluation and will inform the design of the ongoing BASP.

## 2. PILOT PROGRAM OBJECTIVES

The BASP Pilot aimed to assist participants to improve accessibility across their physical, digital and service areas through the design and implementation of tailored improvements.

Objectives of the Pilot included:

1. **Launch and trial of the program:** Test program design and resources, refine by incorporating feedback and evaluate.
2. **Enhance accessibility practices:** Increase knowledge, capability and confidence of businesses to identify and address accessibility barriers.
3. **Personalised expert support:** Support businesses to understand accessibility opportunities, develop plans and apply for BASP funds.
4. **Foster business collaboration:** Encourage knowledge-sharing and peer-to-peer learning.
5. **Recognition and promotion:** Motivate participation and completion and showcase accessible businesses.
6. **Empower the disability community:** Ensure lived experience is used to inform the program and support knowledge growth for businesses.

### 3. STRATEGIC ALIGNMENT

The BASP aligns to the CoA Strategic Plan 2024-2024 aspiration 'Our Places':

- Outcome: Create safe, inclusive and healthy places for our community.
- Key Action: Maintain and improve disability, LGBTQIA+ and vulnerable or minority group access and inclusion.

Establishment of the BASP is a four year focus area in the CoA's Disability Access and Inclusion Plan 2024-2028 Goal 4 'Businesses that are welcoming to more customers'.

### 4. RESOURCING

Council's 2024/25 Business Plan and Budget allocated \$202,000 (ex GST) for a Strategic Project focused on scoping and trialling a BASP.

This resourcing was allocated to the following initiatives:

- Engagement of an expert Accessibility Consultant to support program delivery \$79,500 (ex GST)
- BASP Fund \$80,000 (Ex GST)
- Other program supports and contingency, up to \$42,500.

### 5. PROGRAM DESIGN AND FUND OPERATING GUIDELINES

#### 5.1 Program Design

The BASP Pilot design was informed by research into effective programs used by other leading local governments, including the City of Melbourne, to support and incentivise city businesses to make accessibility improvements. This was complemented by lived-experience advice provided by people with a disability who participated in a workshop facilitated by the Centre for Social Impact, Flinders University and the CoA.

Based on the information gathered through these processes, the Pilot design included the following features:

- **Initial self-assessment toolkit**  
Completed by participant businesses at the commencement of the program to identify existing accessibility capabilities and attributes and identify opportunities for improvement.
- **Expert knowledge building and tailored support**
  - A series of short workshops delivered to participant businesses by an expert Access Consultant to build knowledge on core accessibility topics: Why accessibility matters and building an accessible culture; Accessible premises; Accessible communications.
  - Workshops were delivered in a hybrid model to support participation/completion (in-person, online attendance, or viewing of the workshop recording at a later time).
  - An individual consultation for each business with an Access Consultant to develop a tailored Accessibility Improvement Plan informed by the self-assessment outcomes and learnings from the workshops. Plans include both short-term initiatives aligned with the BASP Fund criteria and other opportunities.



- **BASP funding applications**  
Access to a dedicated funding pool for eligible low-cost initiatives detailed in Accessibility Action Plans, for expenditure within the Pilot funding timeframe.
- **Resources**  
A range of accessibility resources and tools were developed and provided to participant businesses to enhance the program.
- **Recognition and promotion**  
The efforts of participant businesses will be recognised and promoted across CoA and relevant subsidiary channels.

### **Access Consultant**

An expert Access Consultant, Flare Access, was engaged to support the Pilot through:

- Participating in the business selection assessment panel
- Developing and refining program resources
- Developing and delivering workshops for the pilot cohort
- Providing individual business consultations and coaching for businesses
- Facilitating collaboration between pilot businesses
- Supporting evaluation using a developmental approach.

### **Access and Inclusion Advisory Panel (AIAP)**

Involvement of the AIAP was sought in the following ways:

- Several AIAP members were invited to participate in the program design workshop
- Updates on the BASP Pilot planning were provided to the AIAP at its meetings in November 2024 and February 2025
- Invitation to participate in the program workshops by sharing their experiences and providing expert insights
- Seeking feedback on the draft customer journey mapping resource developed for the program.

## **5.2 Program Eligibility Criteria**

Eligibility criteria were advertised on the CoA website, with the full criteria set out in the [BASP Fund Operating Guidelines](#) noted by Council on 11 February 2025. Criteria included:

1. Business must operate in the CoA
2. Have fewer than 200 employees
3. Provide services in the visitor economy, including but not limited to:
  - a. Food and beverage establishment
  - b. Retailer
  - c. Tourism
  - d. Art and recreation
4. Genuine interest in improving accessibility for customers and employees with disability
5. Available to commit around two hours per week from February to June 2025 for workshops, consultations and implementing improvements
6. Participate in short term program evaluation, including post-program survey
7. Commit to ongoing improvements in accessibility beyond the program

8. Not have received CoA funding or grants in 2023 or 2024 for access-related improvements.

### 5.3 BASP Fund and Operating Guidelines

The BASP Pilot included the establishment of a dedicated funding pool of \$80,000 in 2024/25 intended to provide each business with up to \$10,000 for eligible accessibility improvements, as set out in the BASP Fund Operating Guidelines. Eligible improvement categories included:

- Creating inclusive venues for neurodivergent customers
- Minor physical access upgrades
- Accessible information and inclusive communication schedules
- Employee training.

During the pilot, based on the cost of the improvements proposed, and that there was more than \$80,000 remaining within the overall BASP Pilot budget, a total funding pool of \$91,381 was provided to participating businesses. Individual grant amounts offered to the businesses varied from \$9,189 to \$16,026.

## 6. PROGRAM IMPLEMENTATION

### 6.1 Dates and activities

The table below outlines the key dates and activities for implementing the Pilot.

Date	Activity
Dec 2024 – Jan 2025	Program design and procurement <ul style="list-style-type: none"> <li>• Research and stakeholder engagement.</li> <li>• Engagement of Access Consultant.</li> </ul>
Dec 2024 – Jan 2025	Application and selection process <ul style="list-style-type: none"> <li>• Expression of Interest and program applications via CoA website.</li> <li>• 21 applications received with 14 deemed eligible for consideration by the BASP Assessment Panel.</li> <li>• 9 businesses offered a program place, with 8 accepting the offer.</li> </ul>
Feb 2025	Initial self-assessment <ul style="list-style-type: none"> <li>• All 8 businesses completed the Self-Assessment Toolkit.</li> </ul>
Feb – Apr 2025	Workshops <ul style="list-style-type: none"> <li>• 6 workshops delivered by the Access Consultant.</li> <li>• 7 businesses completed all workshops, with moderate to low levels of participation at the 'live' workshops, with participant businesses that did not attend viewing recordings at a later time.</li> </ul>
Mar – Apr 2025	Individual consultations and development of Accessibility Action Plans <ul style="list-style-type: none"> <li>• All 8 businesses undertook an individual consultation.</li> <li>• 7 businesses developed an Accessibility Action Plan.</li> </ul>
Mar – May 2025	Funding applications <ul style="list-style-type: none"> <li>• 7 businesses submitted and were approved for Pilot funding, covering 25 individual initiatives.</li> </ul>

Date	Activity
	<ul style="list-style-type: none"> <li>Improvements were spread across the Fund categories as follows:               <ul style="list-style-type: none"> <li>Creating inclusive venues for neurodivergent people - 9</li> <li>Minor physical access improvements - 9</li> <li>Accessible information and inclusive communication - 4</li> <li>Employee training - 3</li> </ul> </li> </ul>
Mar – Jun 2025	<p>Improvement initiatives and funding expenditure</p> <ul style="list-style-type: none"> <li>Businesses undertook purchases and procurement for funded initiatives, with BASP Funds issued as a reimbursement following provision of evidence.</li> <li>Initiative implementation commenced.</li> </ul>
Sept 2025	Completion of developmental evaluation for pilot activities
July – Dec 2025	<p>Completion of implementation and recognition of improvements</p> <ul style="list-style-type: none"> <li>Businesses are continuing to implement funded improvements with anticipated completion in December 2025, as agreed with each participant.</li> <li>Planning for the promotion of businesses and accessibility improvements is underway, and participation certificates will be issued.</li> <li>Final acquittal and outcomes reporting by participants.</li> </ul>

## 6.2 Participant businesses and improvement initiatives

The seven businesses that completed the BASP Pilot identified a combined total of 61 accessibility improvements. Of these, 25 initiatives were submitted and approved for funding support from the BASP Fund. During the process of receiving applications from the seven businesses it was identified that the \$10,000 offered fell short of the cost to deliver effective solutions relevant to the individual business and the decision was made to fully allocate the funding available rather than constrain it to the limit of \$10,000.

As of September 2025, participant businesses reported 34 initiatives as complete, with the remaining 27 planned for future implementation. The table below provides an overview of the status of the 25 initiatives approved for support from the BASP Fund.

Business	Category	Approved Initiatives	Approved Funding (ex GST)	Status
Adelaide Fringe	Art and recreation / Tourism	Website accessibility improvements to achieve compliance with Web Content Accessibility Guidelines 2.1 Level AA standard	\$15,000	Amendments to website complete, external compliance audit underway. Updated website will go-live 5 December 2025
Ancient World	Food and beverage/ Art and recreation	Resurfacing of stairs, installation of tactile ground surface indicators, nosing and non-slip surface and handrails	\$10,518	Complete
Feast Festival	Art and recreation	<ul style="list-style-type: none"> <li>Access guide, social narrative and site map</li> <li>Accessibility signage and wayfinding</li> <li>Establishment of a quiet zone</li> </ul>	\$9,189	In progress and on track for completion in time for Feast Festival in November 2025
Flamboyance Tours	Tourism	<ul style="list-style-type: none"> <li>Hearing augmentation system purchase and installation</li> <li>Access and Inclusion Consultation – designing an Inclusive Adelaide Central Market tour</li> </ul>	\$16,026	Equipment purchased and consultation with Access Consultant complete. Implementation planning underway, with expected completion in December 2025

Business	Category	Approved Initiatives	Approved Funding (ex GST)	Status
Hutt Street General Practice	Other service	<ul style="list-style-type: none"> <li>• Installation of accessible signage</li> <li>• Installation and fit out of a Quiet Zone and sensory kits</li> <li>• Accessible seating alternatives</li> <li>• Implementation of the Hidden Disabilities Sunflower initiative</li> </ul>	\$9,406	Complete
Nexus Multicultural Arts Centre	Art and recreation	<ul style="list-style-type: none"> <li>• Installation of tactile ground surface indicators</li> <li>• Internal stair resurfacing and installation of compliant stair nosing and non-slip surface</li> <li>• Installation of visual eyeline guides and resurfacing venue flooring with non-slip surface</li> <li>• Enhance website accessibility</li> <li>• Sensory bags</li> </ul>	\$15,810	Complete
Our Wellness Collective	Other service	<ul style="list-style-type: none"> <li>• Signage for wayfinding - Unisex accessible toilets signs and room signs</li> <li>• Sound transfer and acoustic works</li> <li>• Installation of dimmer function in clinic rooms</li> <li>• Implementation of the Hidden Disabilities Sunflower</li> <li>• Development of "Sensory Bar"</li> <li>• Development of Social Narrative</li> <li>• Development of Easy Read Resources</li> <li>• Disability Inclusion Training &amp; Onboarding Resource</li> <li>• Updating website accessibility</li> </ul>	\$15,432	Complete
<b>TOTAL ALLOCATED FUNDS</b>			<b>\$91,381 (ex GST)</b>	

## 7. FUND EXPENDITURE

In 2024/25, a total of \$90,341 was expended from the BASP Fund, provided as reimbursements to businesses for expenses incurred in line with their approved funding.

## 8. OUTCOMES AND EVALUATION

A developmental evaluation of the Pilot was conducted, with feedback collected from businesses throughout the program.

The evaluation highlights that the pilot created tangible outcomes for participants. In the post-program evaluation survey, all seven businesses that completed the program reported either agreement or strong agreement across the following measures:

- Better understanding of accessibility barriers.
- More confidence in delivering inclusive experiences.
- Better understanding of the myths/misconceptions about people with disability.
- Knowledge in implementing accessible communications.

Knowledge about best practices and tools to support accessibility. Strengths of the program included:

- Seven out of eight businesses engaging with and completing all program requirements.
- Seven businesses developed Accessibility Improvement Plans which included practical, low-cost accessibility improvements that were supported by the BASP Fund, as well as additional improvements resourced independently by the businesses. The improvements spanned a wide range of accessibility categories demonstrating knowledge and understanding of the breadth of accessibility issues.
- Businesses have reported an intention to continue implementing incremental accessibility improvements beyond the life of the program.
- The individualised support provided by the Access Consultant was reported by businesses as a key enabler to identifying improvements, increasing knowledge and taking action.
- Businesses reported highly valuing hearing from people with disability as another key component integral to the program.
- Resources were considered useful enablers to support businesses.

Limitations of obstacles highlighted in the evaluation:

- Short timeframe for program completion and implementation of initiatives was reported by businesses and the Access Consultant as a challenge for completion of the program. For future programs, providing a longer timeframe for design and implementation of initiatives may lead to improved satisfaction and outcomes.
- Attendance at the live workshops was moderate to low, with many businesses preferring to view the recordings in their own time. An alternative moving forward would be to develop a series of short e-Learning modules for self-paced learning. This would also support sustainability of the program into the future.
- The online community offered to businesses received no uptake. Businesses expressed a preference for receiving direct communication from CoA and the Access Consultant. The online community would not be included in future programs.

In line with the program methodology and grant funding requirements, participant businesses will be surveyed six months post-implementation of their funded initiatives to ascertain impacts in relation to patronage of people with a disability, inclusivity, and feedback received from people with a disability and their carers.

## 9. FINDINGS

The BASP Pilot was successful in achieving five of its six objectives and has resulted in the delivery of real accessibility improvements by participating businesses, with more in progress.

The Pilot provides a solid foundation with the potential to be refined to support additional businesses to deliver accessibility improvements into the future.

Achievement of objectives:

**1. Launch and trial of program: Achieved.**

Pilot completed and delivered in accordance with the program design methodology. Evaluation completed and delivered by Flare Access.

**2. Enhance accessibility practices: Achieved.**

Participant businesses have reported increased knowledge, capability and confidence, and have either fully completed or are in the process of completing the funded accessibility improvements.

**3. Personalised expert support: Achieved.**

All businesses participated in individual consultations with the Access Expert, which resulted in the identification, planning and progression of practical accessibility improvements for the businesses that completed the full program.

**4. Foster business collaboration: Not achieved.**

This objective sought to achieve collaboration through inviting businesses to attend a series of 'live' workshops and join an online community. There was moderate to low participation in the live workshops, which provided some limited opportunities for collaboration, however the evaluation highlighted there was no uptake of the online community.

**5. Recognition and promotion: In progress, will be achieved.**

Planning is underway, and all interested businesses will have their accessibility improvements highlighted and promoted.

**6. Empower the disability community: Partially achieved.**

Due to the rapid nature of the Pilot, opportunities for involvement of the CoA's Access and Inclusion Advisory Panel and other local experts were provided where possible; however this is identified as an important area to build on in the future. Potential opportunities for increased involvement of people with disability include, for example, expert advice on proposed program enhancements, co-design of videos about key accessibility issues faced by people with disability to complement existing program resources, and participating in future BASP Fund Assessment Panel.

There are a range of opportunities to enhance and refine the program into the future, as CoA continues to deliver its DAIP commitment for a BASP, including:

1. **Scaling access to resources:** Resources developed for the Pilot can be adapted and released on the CoA website, making them freely available to support all businesses in undertaking accessibility and inclusion improvements.
2. **Developing short lived-experience videos:** The existing suite of resources could be complemented by the development of one or two short videos highlighting why accessibility and inclusion matter through a lived-experience lens, benefits that can be achieved for both businesses and people with disability, and key tips for making improvements.
3. **Streamlining future grant program requirements:** With supporting resources published and widely available, there is an opportunity to streamline the design and administration of the future grant program to become an Business Accessibility Incentive Program focussed on the provision of expert individualised advice to businesses (e.g. Access Consultant consultation) to inform Accessibility Improvement Plans and funding of low-cost accessibility initiatives through incentive funding. The funding value to be considered in the context of the costs experienced in the Pilot.
4. **Development of e-Learning Modules:** A future incentive program could incorporate short e-Learning Modules to replace the workshops and allow for self-paced learning. This would reinforce program simplification and sustainability by reducing the resourcing requirements of the program into the future.
5. **Longer timeframe:** A future incentive program could be administered either on an ongoing basis, or on an annual basis opening for applications early in the financial year. This will enable a longer delivery timeframe for participants (e.g. nine to 12 months).

## 10. NEXT STEPS

Next steps include:

- Developing proposed BASP program enhancements for potential future funding rounds, and seeking advice from the AIAP at its meeting in November 2025 to inform a budget bid as part of the 202/-27 Annual Business Plan and Budget process.



## Recommendations of the City Planning, Development and Business Affairs Committee – 4 November 2025

Tuesday, 11 November 2025  
Council

Strategic Alignment - Our Corporation

Public

**Program Contact:**

Rebecca Hayes, Associate  
Director Governance and  
Strategy

**Approving Officer:**

Anthony Spartalis, Chief  
Operating Officer

## EXECUTIVE SUMMARY

The City Planning, Development and Business Affairs Committee considered the following Items at its meeting held on 4 November 2025 and resolved to present to Council the following recommendations for Council determination:

- Item 7.1 – Tree Martin Management - 2026 Migratory Season
- Item 7.2 – Adelaide Oval Precinct Community Land Management Plan for Public Consultation

## RECOMMENDATION

1. **Recommendation 1 – Item 7.1 - Tree Martin Management - 2026 Migratory Season**

THAT COUNCIL:

1. Notes the Administration is developing the draft Tree Martin Management Plan (the Plan) and that a copy of the draft Plan will be presented to the City Planning, Development and Business Affairs Committee for consideration on 3 February 2026.
2. Notes that it is not proposed to remove netting from Leigh Street.
3. Requests administration provide preliminary advice regarding the feasibility, benefits and disbenefits of netting trees in Rundle Mall at a special meeting of Council to be held on Tuesday 2 December 2025.
4. Notes a Budget Review of \$150,000 will be submitted for Quarter 2 of the 2025/26 financial year to manage the operational response for the 2026 Tree Martin migratory season including costs for security, staffing of the response over extended hours, bird welfare and veterinary expenses, and additional training.
5. Notes the working draft Tree Martin Management Operating Guidelines as contained in Attachment A to Item 7.1 on the Agenda for the City Planning, Development and Business Affairs Committee held on 4 November 2025.
6. Notes that the working draft Tree Martin Management Operating Guidelines as contained in Attachment A to Item 7.1 on the Agenda for the City Planning, Development and Business Affairs Committee held on 4 November 2025 are an administrative matter for approval by the Chief Executive Officer.

2. **Recommendation 2 – Item 7.2 - Adelaide Oval Precinct Community Land Management Plan for Public Consultation**

THAT COUNCIL:

Requests Administration represent a revised Community Land Management Plan for the Adelaide Oval Precinct, retaining the existing restrictions within the Community Land Management Plan, that limit the hosting of events to non-consecutive days, capping attendance at 15,000 people and the requirement for sound delivery equipment to face southwards towards the city, for the purpose of public consultation.

## DISCUSSION

1. The City Planning, Development and Business Affairs Committee met on Tuesday, 4 November 2025. The Agenda with reports for the public component of the meeting can be viewed [here](#).
2. Where the resolution of the Committee differs from the recommendation published in the Committee agenda, the Committee's recommendation to the Council is listed first with the original recommendation provided in is in grey and italics.
3. The following matters were the subject of deliberation.
  - 3.1. Item 7.1 - Tree Martin Management - 2026 Migratory Season

**THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE RECOMMENDS:**

**THAT COUNCIL**

1. Notes the Administration is developing the draft Tree Martin Management Plan (the Plan) and that a copy of the draft Plan will be presented to the City Planning, Development and Business Affairs Committee for consideration on 3 February 2026.
2. Notes that it is not proposed to remove netting from Leigh Street.
3. Requests administration provide preliminary advice regarding the feasibility, benefits and disbenefits of netting trees in Rundle Mall at a special meeting of Council to be held on Tuesday 2 December 2025.
4. Notes a Budget Review of \$150,000 will be submitted for Quarter 2 of the 2025/26 financial year to manage the operational response for the 2026 Tree Martin migratory season including costs for security, staffing of the response over extended hours, bird welfare and veterinary expenses, and additional training.
5. Notes the working draft Tree Martin Management Operating Guidelines as contained in Attachment A to Item 7.1 on the Agenda for the City Planning, Development and Business Affairs Committee held on 4 November 2025.
6. Notes that the working draft Tree Martin Management Operating Guidelines as contained in Attachment A to Item 7.1 on the Agenda for the City Planning, Development and Business Affairs Committee held on 4 November 2025 are an administrative matter for approval by the Chief Executive Officer.

For ease, Attachment A relating to Recommendation 1, Item 7.1, has been included at the end of this recommendation report.

**Original Recommendation as Printed in the CPDBA Committee Agenda**

**THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE RECOMMENDS:**

**THAT COUNCIL**

1. *Notes the Administration is developing the draft Tree Martin Management Plan (the Plan) and that a copy of the draft Plan will be presented to the City Planning, Development and Business Affairs Committee for consideration on 3 February 2026.*
2. *Notes that it is not proposed to remove netting from Leigh Street or net trees in Rundle Mall during the 2026 migratory season to enable data and evidence to be collected in 2025/26 to inform future management actions.*
3. *Notes a Budget Review of \$150,000 will be submitted for Quarter 2 of the 2025/26 financial year to manage the operational response for the 2026 Tree Martin migratory season including costs for security, staffing of the response over extended hours, bird welfare and veterinary expenses, and additional training.*
4. *Notes the working draft Tree Martin Management Operating Guidelines as contained in Attachment A to Item 7.1 on the Agenda for the City Planning, Development and Business Affairs Committee held on 4 November 2025.*
5. *Notes that the working draft Tree Martin Management Operating Guidelines as contained in Attachment A to Item 7.1 on the Agenda for the City Planning, Development and Business*

*Affairs Committee held on 4 November 2025 are an administrative matter for approval by the Chief Executive Officer.*

3.2. Item 7.2 - Adelaide Oval Precinct Community Land Management Plan for Public Consultation

**THAT COUNCIL:**

Requests Administration represent a revised Community Land Management Plan for the Adelaide Oval Precinct, retaining the existing restrictions within the Community Land Management Plan, that limit the hosting of events to non-consecutive days, capping attendance at 15,000 people and the requirement for sound delivery equipment to face southwards towards the city, for the purpose of public consultation.

For ease, Attachments A and B relating to Recommendation 2, Item 7.2, have been included at the end of this recommendation report.

**Original Recommendation as Printed in the CPDBA Committee Agenda**

**THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE RECOMMENDS:**

**THAT COUNCIL**

1. *Approves the revised Community Land Management Plan for the Adelaide Oval Precinct part of Tarntanya Wama (Park 26) as contained in Attachment B to Item 7.2 on the Agenda for the City Planning, Development and Business Affairs Committee meeting held on 4 November 2025, being released for statutory consultation for a period of 28 days subject to approval agreement with the Minister for Planning.*
2. *Notes that minor editing of the revised Community Land Management Plan for the Adelaide Oval Precinct part of Tarntanya Wama (Park 26) as contained in Attachment B to Item 7.2 on the Agenda for the City Planning, Development and Business Affairs Committee meeting held on 4 November 2025, may occur to achieve the agreement of the Council and the Minister for Planning prior to public consultation.*
3. *Notes the advice of Kadaltilla / Adelaide Park Lands Authority from its meeting held on 30 October 2025 regarding the revised CLMP for community consultation, will be presented to the Council Meeting of 11 November 2025.*

4. The Committee also received a workshop on 2025/26 Tree Martin Management.

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## DATA AND SUPPORTING INFORMATION

**Link 1** – City Planning, Development and Business Affairs Committee Public Agenda

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## ATTACHMENTS

Nil

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- END OF REPORT -

# DRAFT TREE MARTIN MANAGEMENT OPERATING GUIDELINES

*Date this document was adopted:*

*administration*

## PURPOSE

The purpose of the Tree Martin Management Operating Guidelines (Operating Guidelines) is to provide a process and standards for monitoring and managing the annual migration and roosting season of the Tree Martins. It is to foster a coordinated approach to community amenity, public safety, business vitality and the welfare of Tree Martins.

These Operating Guidelines guide the response to:

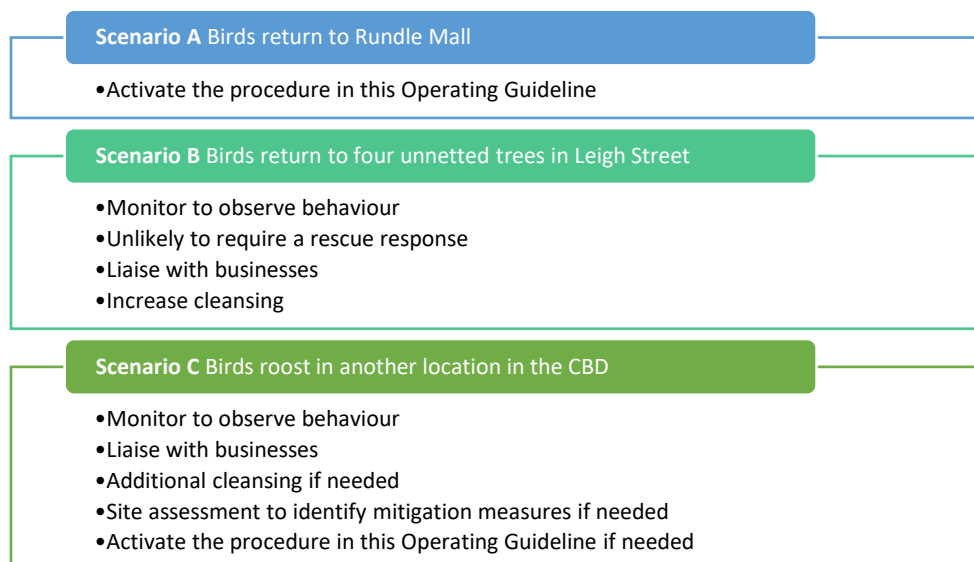
1. Monitoring of the return of Tree Martins to the Adelaide CBD
2. How the City of Adelaide will work with partners to prepare for and respond to issues and challenges associated with Tree Martins roosting in the CBD
3. Implementation of mitigation strategies to improve Tree Martin welfare outcomes
4. The on-the-ground response in attending to distressed, injured or deceased Tree Martins (a Tree Martin event) due to conditions at roosting sites.

## STATEMENT

Tree Martins are small migratory birds who have visited the Adelaide CBD for approximately 10 years for their annual roosting season. Tree Martins roost at dusk between the months of December/January and April/May each year. In recent years Tree Martins roosting in urban areas has highlighted tensions in ensuring the operation of business precincts and the welfare of the Tree Martins that requires active management.

The behaviour of Tree Martins is uncertain as is their chosen roosting location. There are three potential scenarios, two of which may require active management and trigger the implementation of these Operating Guidelines.

The City of Adelaide acknowledges the Kaurna people as the Traditional Owners of the Country where the city of Adelaide is situated, and pays its respect to Elders past, present and emerging.



## MONITORING

The exact time that Tree Martins will return to the City of Adelaide for the roosting season is uncertain. To assist with being prepared for their return, Administration will monitor historical roosting sites and be alert to an increase in bird droppings and bird sightings from October of each year.

When the Tree Martins return to the City of Adelaide, Administration will monitor the return location to assess response requirements.

**Refer to Appendix 1** to guide response if Tree Martins return to Rundle Mall.

During the operational response, data and information on bird behaviour and management measures will be collected and assessed to inform the operational response and medium to longer-term management strategies.

## STAKEHOLDERS

### ROLES AND RESPONSIBILITIES - CITY OF ADELAIDE

#### Chief Executive Officer

Approve, or delegate approval, to adopt the Operating Guideline and to make amendments from time to time.

#### Director City Shaping

Oversee the implementation of the Operating Guideline.

Responsible for providing updates to the Chief Executive Officer or Executive as appropriate.

#### Associate Director, Park Lands, Policy and Sustainability

Responsible for delivery of the Operating Guideline.

Responsible for the annual review of the Operating Guideline.

#### Manager, Park Lands and Sustainability

Responsible for external relationships relating to the Tree Martin Events.

Responsible for developing partnerships for Tree Martin Events.

Preparing communications on Tree Martin Events.

### Manager, City Presentation

Responsible for cleansing and operational support teams.

Responsible for after hours operational response teams.

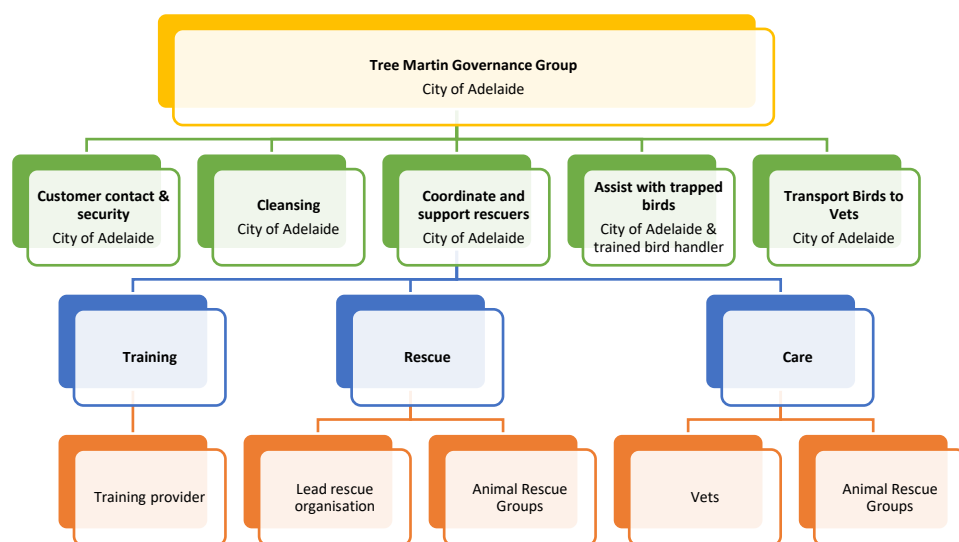
### Manager, People Safety and Wellbeing

Responsible for WHS protocols.

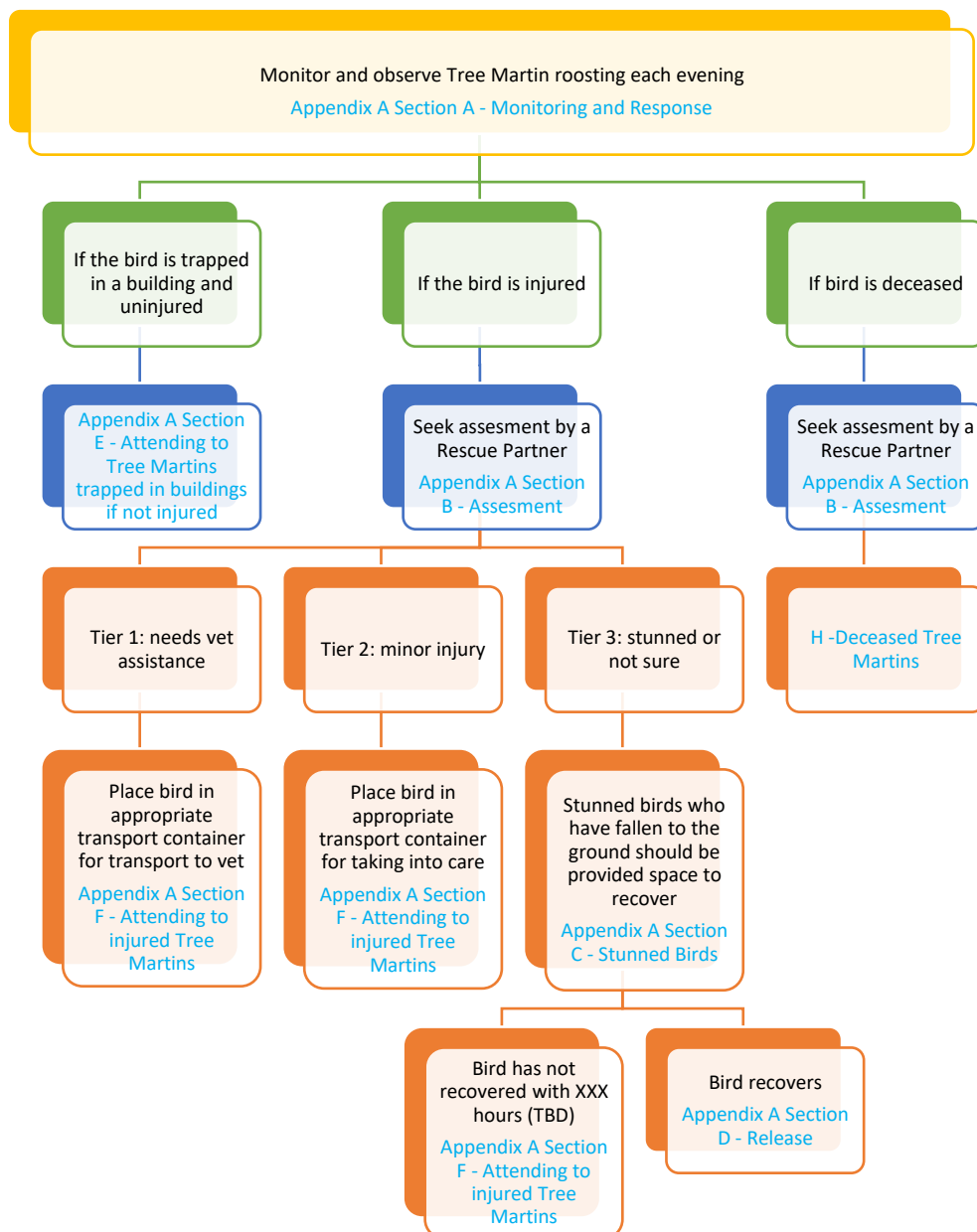
Responsible for risk assessment of a Tree Martin Event.

### Tree Martin Coordination and Resource Partnership

See Appendix 2 for a list of rescue and response partners



### Monitoring and Response Decision Matrix



### PERMITS

- The City of Adelaide must ensure that City of Adelaide workers have appropriate permits, under the *National Parks and Wildlife Act 1972* (SA), shown below, prior to undertaking wildlife management.
- Wildlife Management (Controller) Permit – for assisting birds who have become trapped in a building, catch and release stunned and injured birds and transporting for assistance
- Permits are for individuals rather than the organisation and are non transferrable.

<b>TRAINING</b>	City of Adelaide must ensure that all City of Adelaide workers (employees, temporary staff etc) have completed the education and training shown below, prior to undertaking this task (TBC).
<b>APPROVED WORKERS</b>	<p>Only staff with a Wildlife Controller Permit should handle Tree Martins.</p> <p>Only rescue partners with a Wildlife Carer or Wildlife Rescue permit can take Tree Martins into their care.</p>
<b>CLEANSING</b>	<p>If Tree Martins choose to roost in Rundle Mall or Leigh Street additional cleansing activities will be activated and will include cleaning of footpaths and urban elements, monitoring drains and flushing and deodorising when required, monitoring tree health and any maintenance required.</p> <p>If Tree Martins return to a different location, the impacts will be assessed, and a cleansing program will be developed and implemented.</p>
<b>EVENTS</b>	<p>Advice on bump-in and out for events and associated noise or activities that could startle Tree Martins will be sought from wildlife experts. This is to reduce the risk of birds flying out of trees in large numbers and increasing chance of bird distress, bird strike or becoming trapped in buildings.</p> <p>Event organisers should be made aware of bird droppings in and around roosting trees.</p>
<b>RECORDS MANAGEMENT</b>	<p>Records and reporting must comply with permit regulations and conditions.</p> <p>Records must be maintained in accordance with the current version of GDS40.</p>
<b>TREE MARTIN MANAGEMENT PLAN</b>	A Tree Martin Management Plan (the Plan) is being developed by specialist environmental consultants to assist with a coordinated and specialist led approach to Tree Martin management and protection. The Plan will be developed to help prepare for the upcoming and future Tree Martin migration seasons and will involve consultation with key stakeholders.
<b>REVIEW</b>	<p>This document will be reviewed by the City of Adelaide in July 2026 and then periodically as legislation or corporation needs change. This will include a review of:</p> <ul style="list-style-type: none"> <li>• Feedback from Administration, health safety representatives, work health and safety committee, volunteers, contractors, businesses, Green Adelaide, and others</li> <li>• Incident and hazard reports</li> <li>• Safer Operating Procedures</li> <li>• Any other relevant information.</li> </ul>
<b>OTHER USEFUL DOCUMENTS</b>	<p><b>Relevant legislation</b></p> <ul style="list-style-type: none"> <li>• <i>Biodiversity Act 2025 (SA)</i></li> <li>• <i>National Parks and Wildlife Act 1972 (SA)</i></li> <li>• <i>National Parks and Wildlife (Wildlife) Regulations 2019 (SA)</i></li> <li>• <i>Environment Protection and Biodiversity Conservation Act 1999 (Cwth)</i></li> <li>• <i>Work Health Safety Act SA 2012 (SA)</i></li> <li>• <i>Work Health Safety Regulations SA 2012 (SA)</i></li> <li>• Relevant approved Work Health Safety Codes of Practice and Guidelines</li> <li>• Public and Environmental Health Act 1987 (SA)</li> <li>• Environment Protection Act 1993 (SA)</li> <li>• Return to Work SA Performance Standards for Self-Insurers (PSSI)</li> </ul>



## GLOSSARY

Throughout this document, the below terms have been used and are defined as:

**Animal:** includes any species of the animal kingdom, other than a human being, at any life stage from birth, or hatching from an egg, to death

**Native Animal:** native animal means (a) an animal of a species that is indigenous to Australia or was present in Australia before 1400 AD; or (b) a migratory mammal, bird or reptile that periodically or occasionally migrates to Australia.

**Rescue partner / organisation:** wildlife carer group or organisation that has the appropriate expertise, facilities and permits from the Department of Environment and Water to rescue, rehabilitate and release native animals.

**Tree Martins:** migratory birds which fly annually to South Australia from northern Australia, Papua New Guinea and Indonesia, where they feed on small flying insects north of Adelaide before roosting from dusk to dawn within the Adelaide CBD.

**Tree Martin event:** when Tree Martins who have returned to the City of Adelaide become distressed, injured or die due to their surroundings. This may be due to relocating to an unfamiliar environment and/or the presence of predators or other factors. This may cause Tree Martins to fly into buildings, or strike glass doors and windows.

**Wildlife:** all native plants and animals indigenous to Australia existing apart from cultivation or domestication.

**Wildlife rehabilitation** means the temporary care of an injured, sick or orphaned protected animal with the aim of successfully releasing it back into its natural habitat.

**Wildlife carer provider** means an incorporated wildlife carer group, individually licensed wildlife carer or facility that has the appropriate permits from the Department for Environment and Water under the *National Parks and Wildlife Act 1972 (SA)* to rehabilitate and release protected animals.

## ADMINISTRATIVE

As part of Council's commitment to deliver the City of Adelaide Strategic Plan, services to the community and the provision of transparent information, all policy documents are reviewed as per legislative requirements or when there is no such provision a risk assessment approach is taken to guide the review timeframe.

This Policy document will be reviewed annually unless legislative or operational change occurs beforehand. The next review is required in July 2026.

### Review history:

Trim Reference	Authorising Body	Date/ Decision ID	Description of Edits

**Contact:**

For further information contact the Park Lands, Policy and Sustainability Program

City of Adelaide

25 Pirie ST, Adelaide, SA

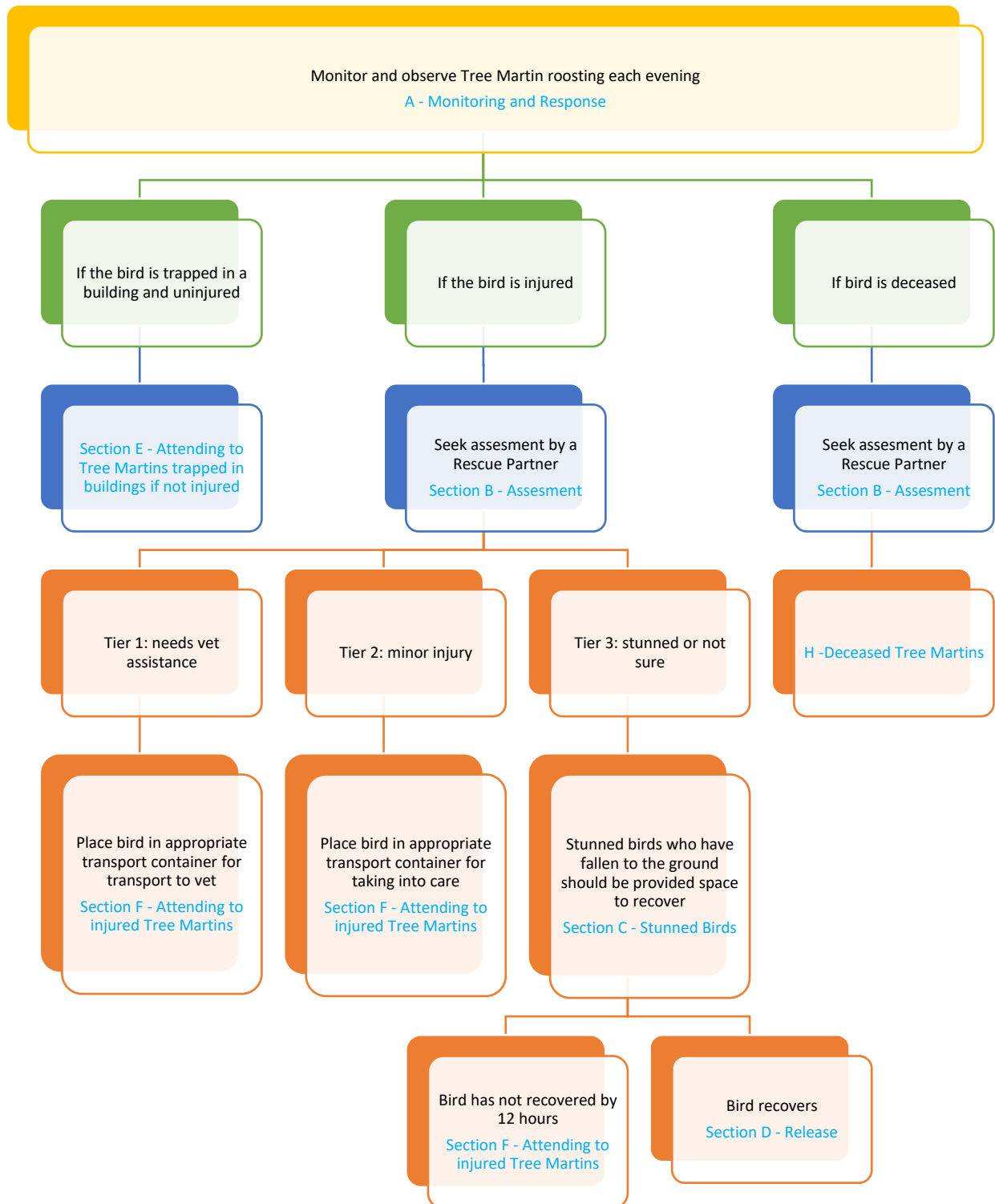
GPO Box 2252 ADELAIDE SA 5001

+61 8 8203 7203

[city@cityofadelaide.com.au](mailto:city@cityofadelaide.com.au)

## APPENDIX 1: BIRD HANDLING AND RESPONSE TECHNICAL GUIDELINE

### Monitoring and Response Decision Matrix



**A. Monitoring*****Prior to arrival of Tree Martins***

Administration will monitor potential return areas to be aware when Tree Martins begin returning to the City of Adelaide for the roosting season. This includes:

- Operational staff to observe for an increase in bird droppings and bird sightings to help track roosting locations.
- Weekly monitoring before sunset in Leigh Street, Rundle Mall and Vardon Avenue for presence of Tree Martins.
- Customer Centre recording of requests for extra cleansing due to an increase in bird droppings, reports of bird strikes, and any Tree Martin related requests.

***City of Adelaide and Rescue Partners***

Role: To monitor Tree Martin roosting each evening and facilitate a coordinated response (Tree Martins arrive approximately 30 minutes before sunset) and to:

- Support rescuers by providing a controlled environment and setting up triage site.
- Minimise distress to stunned and injured birds by redirecting pedestrian traffic if needed.
- Respond to queries.
- Provide security service for those working at the triage site.

**B. Assessment*****Rescue partners***

Assess condition of any stunned and/or injured birds using the following tiers:

- **Tier 1:** needs vet assistance  
Place bird in appropriate transport container for transport to vet.
- **Tier 2:** minor injury  
Place bird in appropriate transport container for taking into care.
- **Tier 3:** stunned or not sure  
Place bird in appropriate onsite container for recovery and to be released onsite or for further assessment.

**C. Stunned birds**

- Stunned birds who have fallen to the ground should be provided space to recover and removed from where they have landed if there is a risk that they will be stepped on by passersby.
- Move the bird to a dark resting container.

**D. Release**

- TBC

#### **E. Attending to Tree Martins trapped in buildings if not injured**

Tree Martins may fly into buildings and may find it difficult to find their way out.

- Assess the situation to plan an approach that will minimise stress to the Tree Martins.
- Reduce lighting to encourage the bird to head outside the building.
- Isolate the area with cones/bunting/other to divert foot traffic and create a calmer space for the Tree Martins, if needed.
- Birds should be approached calmly and quietly and gently guided toward the exit without touching them. Do not chase the bird.
- Pressure must not be applied to the chest or abdomen of the Tree Martin as this can restrict breathing.
- If the bird is physically unharmed and deemed to be able to fend for itself if released, it should be released outside as soon as possible.
- Check the Tree Martin does not have feather damage and is able to fly.
- The time a bird is handled should be kept to a minimum and it should be released as soon as possible.

#### **F. Attending to injured Tree Martins**

Tree Martins may be injured if they fly into windows, while trying to exit a building, or other situation that causes flocks to become distressed.

- Isolate the area with cones/bunting/other to divert foot traffic and create a calmer space for the Tree Martins, if needed.
- Birds should be approached calmly and quietly.
- Pressure must not be applied to the chest or abdomen of the Tree Martin as this can restrict breathing.
- The time a bird is handled should be kept to a minimum and should be transferred to an appropriate transport container as soon as possible. Personal Protective Equipment should be used.
- Birds must not be removed from the location unless the person has been identified as holding the appropriate skills and/or are permitted carers.
- Rescuers must arrange for birds to be assessed by a veterinarian or experienced wildlife rehabilitator to ensure accurate diagnosis and prompt treatment.

#### **G. Transporting Tree Martins**

When transporting Tree Martins by vehicle ensure that:

- The container is secured so it cannot move around.
- Noise is minimised by not using the radio or talking loudly.
- The Tree Martins are not exposed to cigarette smoke or strong smells.
- On hot days ensure that the Tree Martins are not left in hot vehicles and that there is adequate ventilation.

## H. Deceased Tree Martins

- Extra checks are to be undertaken to ensure that birds have not been mistaken as deceased. Observe closely to identify if they are breathing and monitor for up to 5 minutes before making a decision. Causing further harm to an animal through disposal method when not yet dead could constitute an offence under the *Animal Welfare Act 1985 (SA)* so care must be taken to decide that the bird is deceased.
- Administration is responsible for the collection and disposal of deceased Tree Martins.
- Deceased Tree Martins are to be handled with gloves to prevent the potential transmission of disease.

## I. Equipment

- Administration is required to respond to a Tree Martins event and must bring a Tree Martin kit to site.
- Tree Martin kits are to be stocked with:

PPE	EQUIPMENT	SUNDRIES
Gloves	Small, light towels or cloths	Sanitiser (wipes, Glen 20, hand sanitiser)
Masks	Bird transport containers	Water
Vest	Masks	First aid kit
	Small torches	Bunting/cones
	Dark resting containers for stunned birds	Communication material

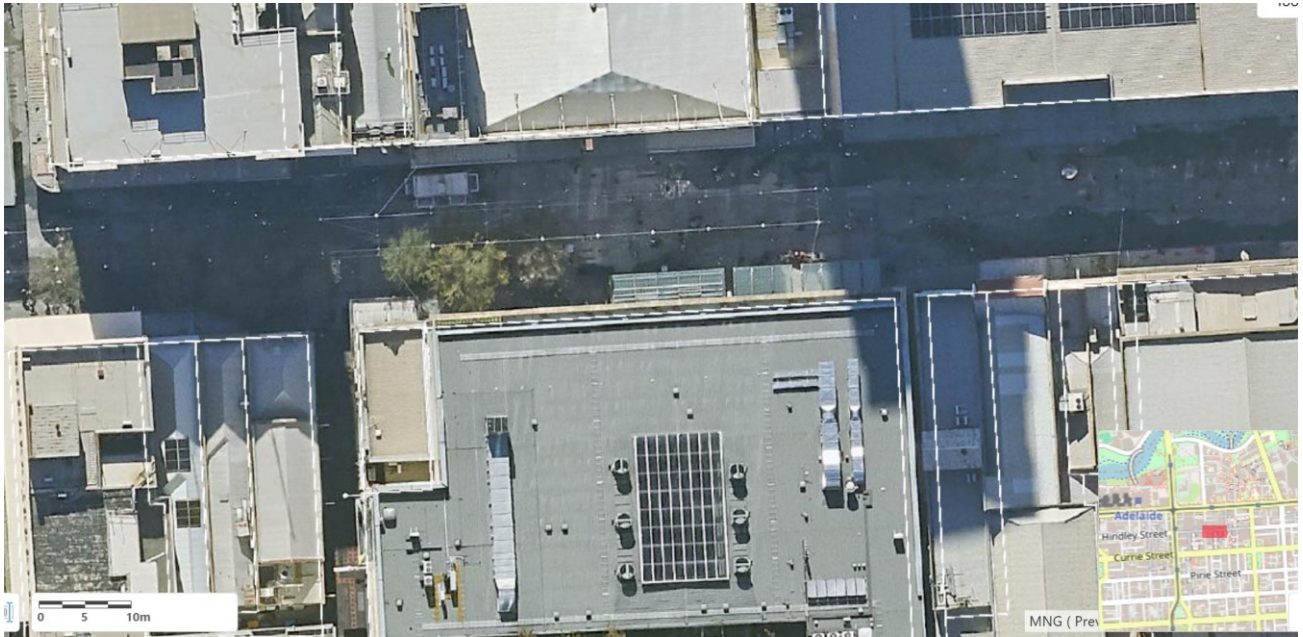
### Transport containers

The container must:

- Allow the bird to stand and freely move their legs and turn around.
- Provide protection from the weather and changes in temperature.
- Protect the animal against injury.
- Prevent the animal from flying out.
- Not allow unauthorised access to the Tree Martins.
- Allow for good airflow.
- Have a non-slip or towel lined bottom.
- Include a rolled-up towel so they do not slip around during transportation.
- Be labelled with the permit number.

**Site Area - Rundle Mall Response and Triage Area**

Image shown for illustration purposes only



APPENDIX 2: TREE MARTIN EVENT AND RESCUE CONTACT LIST

Role	Name	Organisation	Contact Number	Email	Notes
[Role]	[Name]		[Phone]	[Email]	



## APPENDIX 3: OCCUPATIONAL HEALTH AND SAFETY

### OCCUPATIONAL HEALTH AND SAFETY

#### Personal Protective Equipment

Rescuers must use suitable work health and safety techniques to minimise the risk of injury to the rescuer including:

- Appropriate disposable gloves.
- Identifiable project specific vest.
- Hands should be washed with soap or alcohol-based hand sanitiser after handling Tree Martins and removing gloves.

#### Avian Influenza

- Australia is currently free from H5 bird flu, but is alert to any potential outbreak.
- A strain of H5 bird flu (H5N1 clade 2.3.4.4b) has quickly spread between continents and is of concern globally.
- H5 bird flu is highly contagious and causes disease and death in birds and mammals.
- H5 bird flu could most likely enter Australia through migratory birds.
- If H5 bird flu does arrive in Australia the Australian Government will lead a national response and the South Australian Government will lead the state response.

#### Hazards and Controls

Hazards	Controls
Birds strike windows and wires injured and/or die	Mitigation action plan implemented with partners Follow the Operating Guideline
Worker distress at injured birds	Staff to not work alone Leave work site if needed Seek assistance from Employee Assistance Program (EAP) or Peer Supporter as necessary
Public want to assist	Provide information postcard
Anti-social behaviour	Security presence onsite
Birds stuck in buildings become increasingly distressed	Allow birds to rest Reassess approach
Blood / body fluids	Use gloves
Large number of injured birds/birds not assisted quickly	Identify potential additional assistance

Birds enter businesses who have not been engaged in the project	<ul style="list-style-type: none"><li>• Provide prepared communication material</li><li>• Follow the Operating Guideline</li></ul>
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### Animal Welfare

- It is a priority to ensure the welfare of the Tree Martins and to avoid unnecessary distress. Birds can become further distressed by capture, handling and transportation, so each interaction should be undertaken to minimise stress.
- Staff training for Wildlife Management (Controller) permit will assist with understanding animal welfare needs.
- New situations should be discussed with the Tree Martins working group as they arise
- Note: worker safety is not to be placed secondary to animal welfare.

**Attachment A – Change Register for Adelaide Oval Precinct CLMP (five year review)**

Note: Text with strikethrough relates to text being removed from the current CLMP with new additions proposed for the draft CLMP highlighted in yellow text – only sections with proposed changes have been included in this table

Change No.	Proposed CLMP (2025)	Administration Comment
1.	<p><del>Adelaide Park Lands Map highlighting Adelaide Oval Precinct</del></p> <p>Adelaide Park Lands Map highlighting Adelaide Oval Precinct with 2025 aerial and current Adelaide Park tenure</p>	This map has been updated to provide a current aerial image (2025) and include the Adelaide Park Lands tenure for greater clarity of Adelaide Park Lands ownership.
2.	<p><b>About this part of the Adelaide Park Lands - Community Land Management Plan (page 6)</b></p> <p>The Adelaide Oval Precinct has been separated from the remainder of the Adelaide Park Lands CLMP due to the precinct being predominantly under a Ministerial Lease and requiring further consideration and alignment to the <i>Adelaide Oval Redevelopment and Management Act 2011</i> (SA).</p> <p>The CLMP is consistent with the 2015 Adelaide Park Lands Management Strategy (APLMS),</p> <p>The CLMP is consistent with the Adelaide Park Lands Management Strategy – Towards 2036 (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 <i>Local Government Act 1999</i> (SA) and section 19 of the <i>Adelaide Park Lands Act 2005</i> (SA). This part should also be read in conjunction with the <i>Adelaide Oval Redevelopment and Management Act 2011</i> (AORM Act) and the relevant leases and licences described herein.</p>	<p>Additional paragraph has been added to outline the reason why Adelaide Oval Precinct has been separated from the other Adelaide Park Lands CLMP's due to the complexities that arise from the <i>Adelaide Oval Redevelopment and Management Act 2011</i> (SA).</p> <p>Minor updates have been made to contemporise these sections with regards to the recently approved Adelaide Park Lands Management Strategy – Towards 2036</p>
3.	<p><del>Figure 2: January 2020 aerial view of the Adelaide Oval precinct</del></p>	This Map has been updated and is now (Figure 4) to provide an updated (2025) aerial image and now illustrates the remainder of Tarantanya Wama (Park 26) and its management. The Liquor Licensing Area has also been

Change No.	Proposed CLMP (2025)	Administration Comment
	Figure 4 - Adelaide Oval Precinct in context of Tarantanya Wama (Park 26) - (Aerial image September 2025) – Page 8)	amended to reflect the Adelaide Oval Liquor License Area as approved by the Liquor and Gambling Commissioner on 18 November 2019.
4.	Figure 3: Governance summary for Adelaide Oval precinct (page 7)	Amended to include National Heritage Management Plan for Adelaide Park Lands and City Layout
5.	<del>Figure 4: Adelaide Oval precinct (shaded and bound in light green) in Park 26 (page 6)</del> Figure 4: Adelaide Oval Precinct in Park 26 (Aerial Image – September 2025)	This map has been updated with a 2025 aerial image. Elements of the map have been updated to provide greater clarity and reflect changes in the Tennis SA lease and reflect a 'Right of Way' that has been put in place since the last CLMP review
6.	<del>Custodianship (page 7)</del> <del>The custodianship of the Adelaide Oval precinct lies with the CoA.</del> <b>Custodianship of Adelaide Oval Precinct (page 13)</b> Owner: The Crown in the right of the State Custodian: The Corporation of the City of Adelaide (CoA)	This section has been updated to the Owner and the Custodian. This has been amended to maintain consistency with the remainder of the CLMP's for the Adelaide Park Lands.
7.	<del>Purpose for which the land is held by the City of Adelaide (page 7)</del> <del>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:</del> <del>• Serve the general social, recreational and sporting (particularly at the elite level) needs of the community</del> <del>• Contribute to the health and well-being of the community by hosting activities and events of both a</del>	This section has been updated to reflect the CLMP's for the remainder of the Adelaide Park Lands. It also provides greater consistency with community views on the purpose for which the Adelaide Park Lands are held as determined through previous CLMP consultation.

Change No.	Proposed CLMP (2025)	Administration Comment
	<p>formal and informal nature, with the Oval surrounds serving as a place of quiet respite</p> <ul style="list-style-type: none"> <li>• Provide public benefit with the Oval surrounds being generally available as freely and publicly accessible open space with minimal built form.</li> </ul> <p>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:</p> <ul style="list-style-type: none"> <li>• Parking on grassed areas within a park-like setting in association with events at Adelaide Oval or Adelaide Oval No 2</li> <li>• Providing reasonable access (including vehicular access) to any part of the Adelaide Oval Core Area</li> <li>• 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</li> <li>• Providing facilities for the playing and watching of sport</li> <li>• Activities provided for by regulation (there are currently no regulations associated with the Act).</li> </ul> <p><b>Purpose for which the land is held by the City of Adelaide (page 13)</b></p> <p>The purpose for which the Adelaide Park Lands is held is to provide benefit to the people of South Australia by being publicly accessible and supporting a diverse range of environmental, natural heritage, cultural, recreational and social values and activities, providing a defining feature to the City of Adelaide, and contributing to the economic and social well-being of the city.</p>	

Change No.	Proposed CLMP (2025)	Administration Comment
	<p>Each park's purpose is to be a park within the overall open space network of the Adelaide Park Lands.</p> <p>The Adelaide Park Lands support biodiversity and play an important role in the recovery of pre-European native planting associations according to the topography and natural systems of each park.</p> <p>The Adelaide Park Lands provide a green open space buffer that visually and physically separate the urban form of the city to the surrounding adjacent suburbs.</p> <p>The Adelaide Park Lands provide a connection to nature for the community to improve health and wellbeing.</p> <p>The Adelaide Park Lands retain trees and understorey that contribute to overall canopy cover and biodiversity according to their landscape typologies and character. Trees should be retained and replaced with succession planting over time to maintain canopy targets and planting associations.</p> <p>In addition to this, the Adelaide Park Lands surrounding Adelaide Oval are held under the care, control and management of the CoA to:</p> <ul style="list-style-type: none"> <li>• Serve the general social, recreational and sporting (particularly at the elite level) needs of the community</li> <li>• 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</li> <li>• Provide public benefit with the Oval surrounds being generally available as freely and publicly accessible open space with minimal built form.</li> </ul> <p>The purpose also recognises the uses and activities permitted in the areas surrounding Adelaide Oval under</p>	

Change No.	Proposed CLMP (2025)	Administration Comment
	<p>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:</p> <ul style="list-style-type: none"> <li>• Parking on grassed areas within a park-like setting in association with events at Adelaide Oval or Adelaide Oval No 2</li> <li>• Providing reasonable access (including vehicular access) to any part of the Adelaide Oval Core Area</li> <li>• 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</li> <li>• Providing facilities for the playing and watching of sport</li> <li>• Activities provided for by regulation (there are currently no regulations associated with the Act).</li> </ul>	
8.	<p>National Heritage Context (page 14)</p> <p>The Adelaide Park Lands and City Layout was included on the National Heritage List on 7 November 2008.</p>	An additional sentence has been included to outline when the Adelaide Park Lands and City Layout were included in on the National Heritage Register.
9.	<p><b>Performance Targets and Measures (page 16)</b></p> <p>Targets 1 to 4 reference Any changes will be reported in the State of the Park Lands Report.</p>	References to the State of the Park Lands Report have been removed as this is no longer a reporting mechanism. This information will be provided as needed with significant changes being included in future versions of the APLMS under Data and Insights
10.	<p>Additional target has been added:</p> <p><b>Target 5. To reduce impervious surfaces and improve the landscape character of the Adelaide Park Lands.</b></p>	This target has been added for consistency with the APLMS – Towards 2036 which seeks to reduce impervious surfaces and reduce car parking by 5% and will be measured on a regular basis and report to Kadaltilla and Council with a 5 yearly update being included in the APLMS
11.	<p><b>Karna Statement of Cultural Significance (page 17)</b></p> <p>Together with Pinky Flat (Pingku) and River Torrens / Karrawirra Pari, the site of Adelaide Oval is part of the</p>	This section has been contemporised.

Change No.	Proposed CLMP (2025)	Administration Comment
	<p>Red Kangaroo Dreaming and was an extended campsite used by Kurna people (Miyurna) for ceremonies, games, religious observances and burials. Consequently, Adelaide Oval and surrounds are of spiritual and cultural significance for Kurna people Miyurna.</p> <p>After the arrival of Europeans and before Adelaide Oval was established, Kurna people Miyurna and other Aboriginal groups continued their traditions of public performance for visitors to the 'country'. Kurna people Miyurna were displaced from the area along the River Torrens/Karrawirra Pari as the City and Adelaide Park Lands were established.</p> <p>Following the establishment of Adelaide Oval as a sporting venue, Kurna people Miyurna staged two corroborees at the Oval.</p> <p>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.</p> <p>The Oval is a forum in which Aboriginal and non-Aboriginal people can 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.</p> <p>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 though the ethos of sport, presenting an opportunity for participation and contest, irrespective of race.</p>	



Change No.	Proposed CLMP (2025)	Administration Comment
	The Adelaide Oval Precinct is within the Kurna Determination Area.	
12	<p><b>Pre-settlement cultural significance</b></p> <p><del>The CoA is working closely with Kurna Elders to undertake cultural mapping across the Adelaide Park Lands.</del></p> <p>The CoA has developed the Kurna Voices Cultural Mapping which explores many of Kurna Miyurna's sacred connections to the land now known as Adelaide including places and stories within Tarntanya Wama. Mapping highlights the significant historical experiences and events that have occurred from early colonisation times.</p> <p>The CoA will continue to work closely with Kurna Elders and community to undertake cultural mapping across the Adelaide Park Lands. The outcomes of this project mapping will ensure that sites of Kurna cultural heritage significance in Tarntanya Wama are documented, recognised, promoted and understood where culturally appropriate.</p>	<p>This section has been contemporised and reflects the establishment of the Kurna Voices Cultural Mapping</p>
13	<p><b>Post-settlement cultural significance</b></p> <p>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.</p> <p><del>Appendix A provides a summary of key dates since colonial settlement.</del></p>	<p>Appendix A has been removed – this previously outlined dates since colonial settlement for Adelaide Oval. This information is not deemed to be relevant to the day to day management of the Adelaide Oval Precinct which is the intent of a CLMP.</p> <p>Revised CLMP includes two additional State Heritage Places;</p> <ol style="list-style-type: none"> <li>1. The George Giffen, Sir Edwin Smith &amp; Mostyn Evan Grandstands, Adelaide Oval (State heritage place)</li> <li>2. Adelaide Oval Scoreboard (State heritage place)</li> </ol> <p>The Jason Gillespie sculpture has also been added under 'Other Memorials and Plaques'.</p>

Change No.	Proposed CLMP (2025)	Administration Comment
	<p>The 2007 Cultural Landscape Assessment for the Adelaide Park Lands notes that the precinct “<i>contains considerable meanings and features of historic, aesthetic, social, geographical, design, and cultural associations and merit</i>”.</p> <p>The precinct includes the following significant features which will continue to be managed as State Heritage Places or where appropriate, investigate future State or local heritage listing. Some of these are listed as a State heritage place under the <a href="https://www.legislation.sa.gov.au/LZ/C/A/Heritage_Places_Act_1993.aspx">Heritage Places Act 1993 (SA)</a>. <a href="https://www.legislation.sa.gov.au/LZ/C/A/Heritage_Places_Act_1993.aspx">https://www.legislation.sa.gov.au/LZ/C/A/Heritage Places Act 1993.aspx</a></p> <p><b>1. The George Giffen, Sir Edwin Smith &amp; Mostyn Evan Grandstands, Adelaide Oval (State heritage place)</b></p> <p>“The George Giffen (1882, 1889, 1929), Sir Edwin Smith (1929) and Mostyn Evan (1929) Grandstands are directly associated with the history and development of the Adelaide Oval and are the main viewing structures on South Australia’s principal sporting venue. The scale, detailing and alterations to the grandstands reflect the continual growth and changes required to satisfy the demands of sports spectators over a period of more than a century.</p> <p><b>2. Adelaide Oval Scoreboard (State heritage place)</b></p> <p>The Adelaide Oval Scoreboard, completed in 1911, is an excellent example of an architect’s solution to a potentially mundane commission. Manually operated over four storeys, the Scoreboard incorporated new features including a novel approach to the layout of information which gave unparalleled detail on the progress of cricket matches, only surpassed with the advent of modern electronic scoreboards.</p>	

Change No.	Proposed CLMP (2025)	Administration Comment
	<p><b>Other memorials and plaques</b></p> <p>6. Jason Gillespie sculpture - the sculpture commemorates Jason Gillespie's contribution to Australian and South Australian cricket.</p>	
14	<p><b>Recent Changes</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>• removal of Laffer Gardens from Pennington Gardens</li> <li>• contraction and redesign of Creswell Garden</li> <li>• loss of most of White Cedar Avenue from the northern area</li> <li>• demolition of the ticket house on the eastern side of the Oval.</li> </ul> <p><del>There was also some more recent westwards expansion of Expansion of Oval No 2</del> occurred in 2015 and consequent changes to the pathway adjacent to Montefiore Hill and to the landscaping of the Montefiore Hill embankment.</p> <p>The Memorial Drive Tennis Centre Stage 2 Redevelopment in 2022 resulted in the construction of new northern and eastern stands, upgrades to the existing southern stand; court platform upgrades including new centre court rebuild, reconfiguration of site entry/exit areas, upgrades to existing roof works, and additional site provisions to cater for enhanced communications and visual display.</p>	<p>This section has been contemporised to include the Memorial Drive Tennis Centre Stage 2 Redevelopment which has been completed since the last CLMP review in 2021.</p>

Change No.	Proposed CLMP (2025)	Administration Comment
15	<p>The very significant Redevelopment of Adelaide Oval and <b>Memorial Drive Tennis Centre</b> and the associated changes to the precinct have been completed. <del>and no more major changes are planned</del> <b>No further major redevelopments are planned or envisaged for the precinct.</b></p> <p><b>Forecast population growth identified in the City of Adelaide – City Plan and in the Greater Adelaide Regional Plan indicates the need for the Adelaide Park Lands to prioritise and maintain publicly accessible open space.</b></p> <p><del>The Memorial Drive Tennis Centre completed a redevelopment in 2019. This included:</del></p> <ul style="list-style-type: none"> <li><del>• a new woven fibreglass membrane fabric roof over the existing stands and centre courts</del></li> <li><del>• LED lighting to tournament standard on all match and practice courts</del></li> <li><del>• refurbishment of the international standard court platform. 13 A new hotel, integrated into the eastern façade of the existing structure, was completed in September 2020.</del></li> </ul> <p><del>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.</del></p>	<p>This section has been contemporised. Stakeholders within the Precinct do not envisage any further significant redevelopments within the next 5 years.</p>
16	<p><b>Policies and proposals for the use and management of the Adelaide oval precinct</b></p> <p><del>The following policy statements are based on the intent of the Adelaide Oval Precinct Landscape Master Plan when developed and adopted in September 2014.</del></p>	<p>This section has been contemporised and aligned with the APLMS – Towards 2036.</p>

Change No.	Proposed CLMP (2025)	Administration Comment
	<p>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 Road serves as an important entry to the City.</p> <p>Adelaide Oval, the tennis facilities and Next Generation Fitness Centre are to retain their open, formal, high-quality <b>Adelaide</b> Park Lands setting.</p> <p>In general, the <b>areas of soft landscaping</b> landscape should be <b>irrigated turfed and planting beds irrigated</b> with large ornamental trees providing shade and a high level of <b>natural</b> amenity.</p> <p>The existing extent and spatial arrangements of gardens, trees, paths and open grassed areas will be maintained to a very high standard as a <b>formal</b> park setting.</p> <p>The precinct's significant cultural <b>and landscape</b> heritage and Victorian character will be recognised, <b>reinforced</b> and interpreted in a contemporary manner.</p> <p>This character includes:</p> <ul style="list-style-type: none"> <li>• considered placement of statues, memorials and fountains</li> <li>• formal axial pathways</li> <li>• the first tree planted as a war memorial in Australia</li> <li>• a European landscape of large, long-lived shade trees, grass and herbaceous borders.</li> </ul> <p><del>The landscape heritage will be recognised and reinforced.</del></p> <p>The existing structure of the gardens and open Park Lands will be preserved; this includes existing</p>	

Change No.	Proposed CLMP (2025)	Administration Comment
	<p>roadways, pathways and mature trees (including eucalypts, elms, oaks, figs and white cedars).</p> <p>Monuments should be retained in their current locations.</p> <p>Permanent built form and further provision of designated car parking is inconsistent with the purpose, design and use of the landscape, with the exception of traditional gardenesque structures such as small gazebos or rotundas. Areas of hardstand and existing designated car parking will be reviewed as part of the asset renewal program with the intent to reduce impervious surfaces within the precinct.</p> <p>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.</p> <p>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.</p> <p>Species selection and replacement is to be agreed upon with CoA.</p> <p>Periodic reviews should be undertaken with landscape experts and qualified arborists; this should be undertaken at least annually.</p> <p>Periodic turf review should be conducted with CoA.</p>	

Change No.	Proposed CLMP (2025)	Administration Comment
	<p>The water that is used will be predominantly from the Glenelg to Adelaide Park Lands recycled water scheme and the Torrens Lake.</p> <p>Future planning of the areas outside of the Core Area will consider relevant Park Lands wide strategies and the 'Future Considerations' outlined in the Riverbank Precinct Plan within the APLMS – Towards 2036.</p>	
17	<p><b>Creswell Garden and Pennington Gardens West</b></p> <p>The integrity of Creswell Garden and Pennington Gardens West as garden landscapes will be retained and reinforced.</p> <p>The Creswell Garden sign will be retained.</p> <p><del>Weddings and small daytime community and cultural</del>  <del>Some</del> events are appropriate in Creswell Garden and Pennington Gardens West in accordance with the City of Adelaide Event Guidelines, 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.</p>	<p>This section has been contemporised and references the Adelaide Event Guideline as the appropriate guide for events in this space.</p>

Change No.	Proposed CLMP (2025)	Administration Comment
18	<p><b>Stella Bowen Park</b></p> <p>Stella Bowen Park will continue to be managed as a formal park landscape including being grassed, well-watered irrigated, versatile and open landscape with large shady trees.</p> <p>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).</p> <p>To facilitate the use of this area by the public, when the SMA is not using the Park:</p> <ul style="list-style-type: none"> <li>• <del>weddings and small community and cultural Events can be held at the location in accordance with the City of Adelaide Event Guidelines, with attendance of up to 1,500 people are appropriate during daylight hours.</del></li> <li>• CoA will consult with the SMA to ensure the Park is available when considering applications for such events.</li> <li>• <del>events of a commercial nature are not appropriate</del></li> <li>• <del>given its proximity to residential areas, large events are not appropriate.</del></li> </ul> <p>All proposals would be assessed by the CoA's events team <del>City of Adelaide's City Events &amp; Business Centre teams.</del></p>	<p>This section has been contemporised and references the Adelaide Event Guideline as the appropriate guide for events in this space.</p>



Change No.	Proposed CLMP (2025)	Administration Comment
	<p><b>Light's Vision</b></p> <p>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.</p> <p>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, <del>small events such as weddings, gatherings and small social functions</del> <b>some events</b> may be acceptable, with proposals being assessed by the <del>CoA's events team</del> <b>City of Adelaide's City Events &amp; Business Centre teams in line with the City of Adelaide Event Guidelines.</b></p> <p>Events of a commercial nature are not appropriate.</p>	
19	<p><b>Oval No 2 (page 18)</b></p> <p>The "village green" character of Oval No 2 will be retained, by:</p> <ul style="list-style-type: none"> <li>• perimeter plantings of large, ornamental shady trees</li> <li>• the absence of built form</li> <li>• 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</li> <li>• ensuring the picket fence allows for reasonable public access</li> <li>• restricting the existing roadway to its current width and alignment.</li> </ul> <p>The Adelaide Oval Licence permits use of Oval No 2 on an ancillary basis in conjunction with use of the Adelaide</p>	<ul style="list-style-type: none"> <li>• Adelaide Oval Stadium Management Authority requested that the following be removed from the CLMP;             <ul style="list-style-type: none"> <li>• No more than six (non-consecutive) single-day community, cultural or music events per calendar year.</li> <li>• No more than 15,000 people in attendance / event tickets.</li> <li>• All sound delivery equipment facing southwards / towards the city.</li> </ul> </li> <li>• Administration support the removal of the non-consecutive days on the basis no other CLMP for the Adelaide Park Lands has this provision for events.</li> <li>• Having considered historical community input into this matter, Administration propose that the number of events remain at no more than 6 events per calendar year, however, allow these events to be held over 3 consecutive days with the approval of the Council CEO to enable greater event attraction on Oval No. 2. This would also provide consistency with other event spaces in the Adelaide Park Lands that do not restrict consecutive day events.</li> </ul>

Change No.	Proposed CLMP (2025)	Administration Comment
	<p>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:</p> <ul style="list-style-type: none"> <li>• No more than six (non-consecutive) single-day community, cultural or music events per calendar year.</li> <li>• No more than 15,000 people in attendance / event tickets.</li> <li>• All sound delivery equipment facing southwards / towards the city.</li> <li>• <del>No more than six (non-consecutive) single-day (not exceeding three consecutive days) community, cultural or music events per calendar year.</del></li> <li>• <del>No more than 15,000 people in attendance / event tickets.</del></li> <li>• <del>All sound delivery equipment facing southwards / towards the city.</del></li> <li>• <del>Main stages face away from Noise Sensitive Receivers; if not, events must submit a Noise Management Plan that justifies the orientation and outlines mitigation measures, in accordance with the City of Adelaide Event Amplified Sound Management Guidelines and relevant EPA regulations.</del></li> <li>• Demonstrated compliance with the CoA's City of Adelaide's <u>Event Amplified Sound Management Guidelines</u>.</li> <li>• Provision of a copy of the proposed traffic management plan in accordance with the City of Adelaide's requirements for <u>Road Events</u>.</li> </ul>	<p>This would align with the Adelaide Park Lands Management Strategy that outlines:</p> <ul style="list-style-type: none"> <li>• 'The Adelaide Park Lands will host diverse events, from small to large, in more places more often' and,</li> <li>• Strategy 1.7 - Provide both permanent and temporary infrastructure to attract and service world-class events in the Adelaide Park Lands.</li> </ul> <p>On 4 November 2025 Council Member's recommended retaining the existing restrictions within the Community Land Management Plan, that limit the hosting of events to non-consecutive days, capping attendance at 15,000 people and the requirement for sound delivery equipment to face southwards towards the city, for the purpose of public consultation.</p> <p>Text shown in red is the reinstated text.</p> <p>Text shows with red strikethrough was proposed at Committee and is now deleted.</p>

Change No.	Proposed CLMP (2025)	Administration Comment
	<ul style="list-style-type: none"> <li>Effective scheduling to ensure there is no conflict <b>minimise</b> conflict with other city events, activities or projects and to minimise disruption to the daily life of the city.</li> <li>Compliance with the City of <b>Adelaide Event Guidelines</b></li> <li>Approval from the CoA Chief Executive Officer.</li> </ul> <p>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</p> <p><i>Figure 6 – 2019 Oval No 2 showing the 2008 and 2019 boundaries</i></p>	
20	<p><b>Peripheral areas</b></p> <p>A landscape plan should be developed for the corner of Montefiore Road and War Memorial Drive that provides a turf, 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:</p> <ul style="list-style-type: none"> <li>reinforces the Park Lands character of the precinct</li> <li>includes a wide, formal path to accommodate the large numbers of pedestrians moving to and from the Oval and Tennis Centre.</li> </ul> <p>The peripheral areas of the Precinct will be maintained as a formal park landscape. These areas will;</p> <ul style="list-style-type: none"> <li>reinforce the Park Lands character of the precinct through perimeter planting</li> <li>include formal paths to accommodate the large numbers of pedestrians moving to and from the Oval and Tennis Centre.</li> </ul>	<p>This section has been contemporised in alignment with the APLMS – Towards 2036 which outlines that the areas identified as the Peripheral Areas are a 'Formal Park Landscape Typology'.</p>

Change No.	Proposed CLMP (2025)	Administration Comment
	<p>• Provide opportunities for interpretive signage to celebrate the cultural significance of the precinct.</p>	
21	<p><b>Parking</b></p> <p>Permanent <b>designated and undercroft</b> 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).</p> <p>The <b>time restricted</b> public car parks adjacent to Light's Vision will be retained. As part of any future asset renewal process, a review of the designated car parking may provide opportunity for more efficient park layouts and result in the reduction of impervious surfaces or water sensitive urban design treatments into the future.</p> <p>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:</p> <ul style="list-style-type: none"> <li>• use of robust grass species</li> <li>• adequate resting of areas</li> <li>• adequate watering</li> <li>• coring, slicing and other measures to prevent compaction</li> <li>• tree protection zones to protect root systems</li> <li>• <b>Returfing and protection during re-establishment.</b></li> </ul> <p>Figure 7 and Figure 8</p>	<p>This section has been contemporised to have greater alignment with the APLMS – Towards 2036 to seek to reduce car parking and impervious surfaces.</p> <p>Figure 7 and 8 have been updated to a single map include additional information regarding parking numbers.</p>

Change No.	Proposed CLMP (2025)	Administration Comment
	<p><b>Natural Systems and Climate Resilience (Page 28)</b></p> <p>The Precinct is located in close proximity to the River Torrens/Karrawirra Pari and must be sensitive to the surrounding natural environment. This includes by ensuring management and activities are designed to:</p> <ul style="list-style-type: none"> <li>• Improve water quality of the River Torrens/Karrawirra Pari</li> <li>• Enhance biodiversity and green links to the river and surrounding corridors</li> <li>• Contribute to developing a climate resilient city and ensure climate change risks and opportunities are assessed and integrated in decision making.</li> </ul>	<p>This is a new addition to the CLMP and outlines the need for activities within the Precinct to be sensitive to the surrounding natural systems including River Torrens/Karrawirra Pari</p>
22	<p><b>Public use and movement through Park 26 Adelaide Oval Precinct</b></p> <p>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 Adelaide Park Lands and engage with the heritage of the precinct.</p> <p><b>Adelaide Oval Licence Area</b></p> <p>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 as per Figure 8, except as limited by the</p>	<p>This section has been contemporised with mapping updated with the latest information.</p> <p>Exploring options to provide a more pleasant walking environment along Montefiore Road has been removed as future planning considerations have been included into the APLMS – Towards 2036 River Bank Precinct Plan.</p>

Change No.	Proposed CLMP (2025)	Administration Comment
	<p>provisions of the Adelaide Oval Licence, particularly those under clause 7 regarding fences or barriers.</p> <p><del>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.</del></p>	
23	<p><b>Policies for the granting of leases or licences</b></p> <p>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.</p> <p>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.</p> <p>More detailed provisions can be found in CoA's Adelaide Park Lands Leasing and Licensing Policy, and <del>Adelaide Park Lands Events Management Plan 2016–2020</del> the City of Adelaide Event Guidelines.</p> <p>In the following subsections, the name “Council” is used synonymously with “City of Adelaide”, for consistency with the language of the AORM Act.</p>	This section has been contemporised
24	<p><b>Adelaide Oval liquor licensing</b></p> <p>The SMA was granted (16 November 2019) (14 November 2023) an On Premises Licence (57102633) to sell liquor in accordance with the <i>Liquor Licensing Act 1997 (SA)</i>.</p> <p><del>The liquor licence refers to two areas known as “Area 1” and “Area 2”. “Area 1” sits within the Core Area and,</del></p>	<p>This section has been contemporised.</p> <p>Figure 4 has been updated to illustrate the approved Liquor License Area which was approved by the Liquor and Gambling Commissioner on 18 November 2019. The Adelaide Oval Stadium Management Authority requested this amendment be made to the CLMP to better reflect the existing approved Liquor Licenced Area.</p>

Change No.	Proposed CLMP (2025)	Administration Comment
	<p>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.</p> <p>The liquor licence refers to a Licensed Area (included in Figure 4) that was approved by the Liquor and Gambling Commissioner on 18 November 2019. This approved area sits both within and outside the Core Area Lease. The area of the Liquor License that falls outside of the Core Area Lease is subject to this CLMP.</p> <p>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.</p> <p>The City of Adelaide is not the responsible authority for granting liquor licensing.</p>	<p>Additional comment made that the City of Adelaide is not responsible for granting liquor licensing – this is the responsibility of the Government of South Australia through <a href="#">Consumer and Business Services</a>.</p>
25	<p><b>Tennis SA lease</b></p> <p><del>Figure 10: Tennis SA Lease (red) and Memorial Drive Tennis Club lease / Next Generation sublease (black)</del></p>	<p>Figure 10 has been removed that showed the areas under lease to Tennis SA. This information is provided in Figure 4</p>
26	<p><b>Memorial Drive Tennis Club lease / Next Generation sublease</b></p> <p>CoA has granted Memorial Drive Tennis Club Inc a 50-year lease (Figure 3) 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 for the period 1 January 1999 to 31 December 2048. The lease and sublease are for the following permitted uses:</p> <ul style="list-style-type: none"> <li>international or local tennis tournament or tennis competitions</li> </ul>	<p>Figure 11 has been removed given that these structures have been in place for some time now – this information is no longer considered relevant to the day to day management of the land.</p>

Change No.	Proposed CLMP (2025)	Administration Comment
	<ul style="list-style-type: none"> <li>tennis coaching</li> <li>a sporting and leisure centre for the use of the members of the lessee</li> <li>sporting events, functions or events as the lessee shall approve.</li> </ul> <p>Resurfacing of the outdoor courts should minimise the impact on the landscape character and visual quality and integrity of National Heritage Values of the Adelaide Park Lands.</p> <p>Figure 11: Approved pavilions (blue) and structures (green)</p> <p>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.</p>	
27	<p><b>Master Plan</b></p> <p>CoA adopted the Adelaide Oval Precinct Master Plan in September 2014, as shown in Figure 12, and this forms part of this CLMP.</p>	The reference to the 2014 Master Plan for Adelaide Oval Precinct has been removed given that this master plan has largely been delivered and no longer considered current.
28	APPENDIX A: HISTORICAL TIMELINE FOR ADELAIDE OVAL	This information has been removed from the CLMP – it is not considered relevant to the day to day management of the Precinct, nor is it a requirement to include such information in a CLMP under the <i>Local Government Act 1999</i> (SA) or <i>Adelaide Park Lands Act 2005</i> (SA).
29	APPENDIX B: HISTORICAL PHOTOGRAPHS AND PLANS	This information has been removed from the CLMP – it is not considered relevant to the day to day management of the Precinct, nor is it a requirement to include such information in a CLMP under the <i>Local Government Act 1999</i> (SA) or <i>Adelaide Park Lands Act 2005</i> (SA).



## Adelaide Park Lands Community Land Management Plan

# ADELAIDE OVAL PRECINCT

Part of Tarntanya Wama (Park 26)



CITY OF  
ADELAIDE

## DOCUMENT PROPERTIES

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*Figure 1: Identification of the Adelaide Oval Precinct in Tarntanya Wama (Park 26)*

### About this part of the Adelaide Park Lands - Community Land Management Plan

This part of the Adelaide Park Lands 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 Adelaide Oval Precinct has been separated from the remainder of the Adelaide Park Lands CLMP due to the precinct being predominantly under a Ministerial Lease and requiring further consideration and alignment to the Adelaide Oval Redevelopment and Management Act 2011 (SA).

The CLMP is consistent with the Adelaide Park Lands Management Strategy – Towards 2036 (APLMS), which sets a vision for the future management, enhancement and protection of the Adelaide Park Lands.

The CLMP meets the statutory requirements of section 196 of the *Local Government Act 1999* (SA) and section 19 of the *Adelaide Park Lands Act 2005* (SA). This part should also be read in conjunction with the *Adelaide Oval Redevelopment and Management Act 2011* (SA) (AORM Act) and the relevant leases and licences described herein.

### Identification of the Land

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 2.

DRAFT



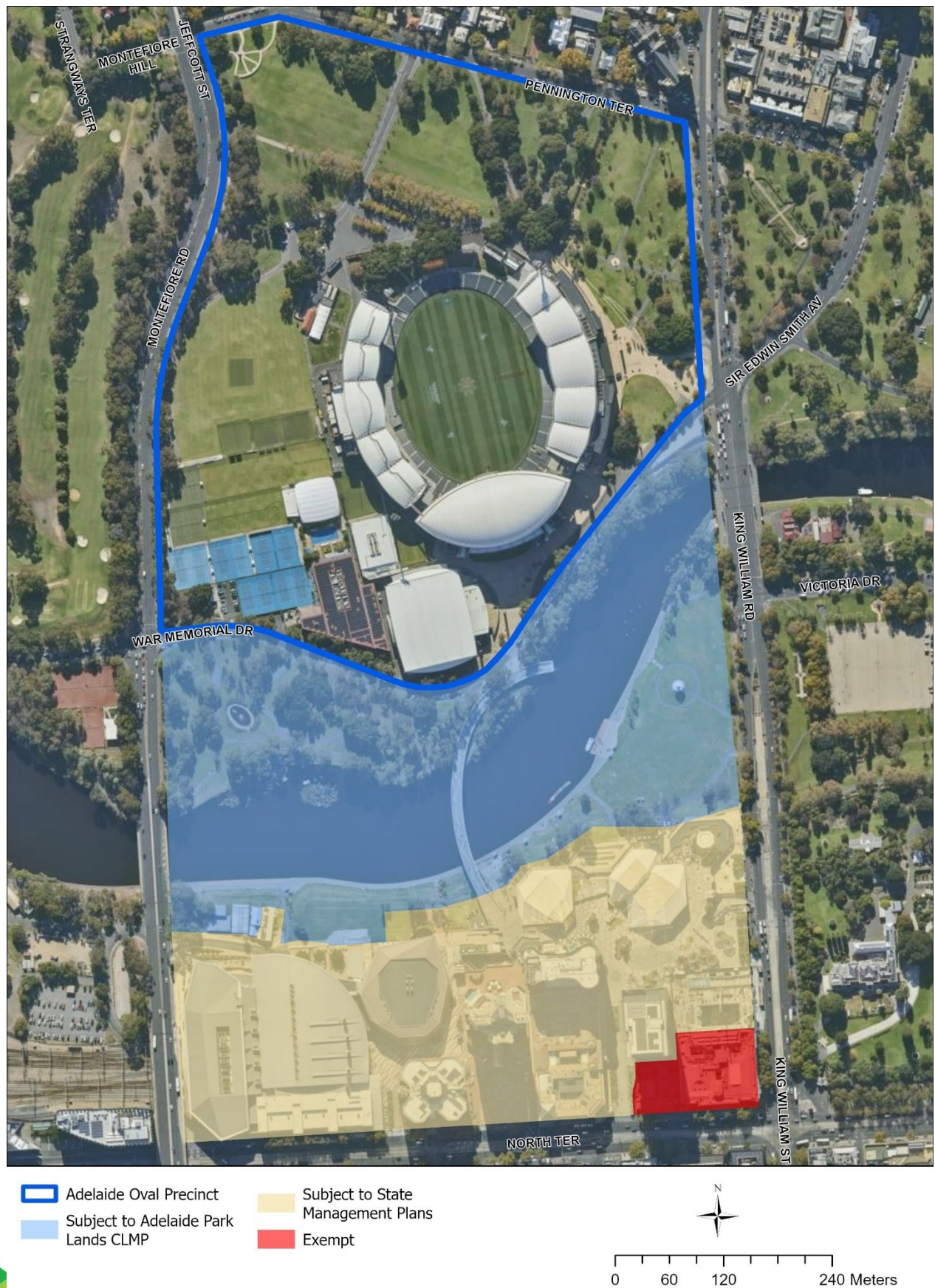


Figure 2: Adelaide Oval Precinct in context of Tarntanya Wama (Park 26)  
(Aerial image September 2025)



# 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.

## Key Governing Legislation

<i>Environment Protection and Biodiversity Conservation Act 1999 (Cth)</i>  <b>National Heritage Listing applies to Adelaide Park Lands and City Layout</b>	<i>Adelaide Oval Redevelopment &amp; Management Act 2011 (SA)</i>  <b>- Core / Leased Area - Licenced Area</b>	<i>Adelaide Park Lands Act 2005 (SA)</i>  <b>S. 21 does not apply to Core / Leased Area</b>	<i>Local Government Act 1999(SA)</i>  <b>Chapter 11 does not apply to the Core / Leased Area</b>
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## Governing Bodies

<b>Minister for Planning (SA)</b>  <i>Adelaide Park Lands Act 2005 (SA)</i>	<b>Minister for Transport and Infrastructure (SA)</b>  <b>- Core / Lease and License Areas only - sublet to Adelaide Oval Stadium Management Authority</b>	<b>City of Adelaide</b> <b>- Custodian of all land in the Precinct:</b> - Adelaide Oval - leased area - Stella Bowen Park & Oval No. 2 (Adelaide Oval licenced area) - Pennington and Creswell Gardens - Areas occupied by Tennis SA, War Memorial Drive Tennis Club and Next Generation	<b>Kadaltilla / Adelaide Park Lands Authority</b>  Advisory to State Government and City of Adelaide
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## Plans, Policies, Leases & Licences

<b>Gazetted Values of the National Heritage Site</b>	<b>Adelaide Oval License Area -</b> City of Adelaide / Minister for Transport & Infrastructure  <b>Sub Licences</b> to Adelaide Oval Stadium Managment Authority, South Australian Cricket Association and South Australian National Football League	<b>Lease for Core Area - City of Adelaide / Minister for Transport &amp; Infrastructure</b>  <b>Sub-let</b> to Adelaide Oval Stadium Managment Authority
<b>Adelaide Park Lands Management Strategy</b> - Does not apply to the Core / Leased Area - applies to all other areas of the Precinct	<b>City of Adelaide Lease</b> for War Memorial Drive Tennis Club <b>Sub-let</b> to David Lloyd Leisure as Next Generation	<b>City of Adelaide Lease - for Tennis SA Area</b>
<b>Community Land Management Plan</b> - Does not apply to the Core / Leased Area - applies to all other areas of the Precinct		
<b>National Heritage Management Plan for the Adelaide Park Lands and City Layout</b>		

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 4):

- 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.

These components are contained within allotment numbers D81642AL100 (CR6102/703) and D81642AL129 (CR6102/703) which are included in the Adelaide Park Lands Plan.

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 shown on map below.

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



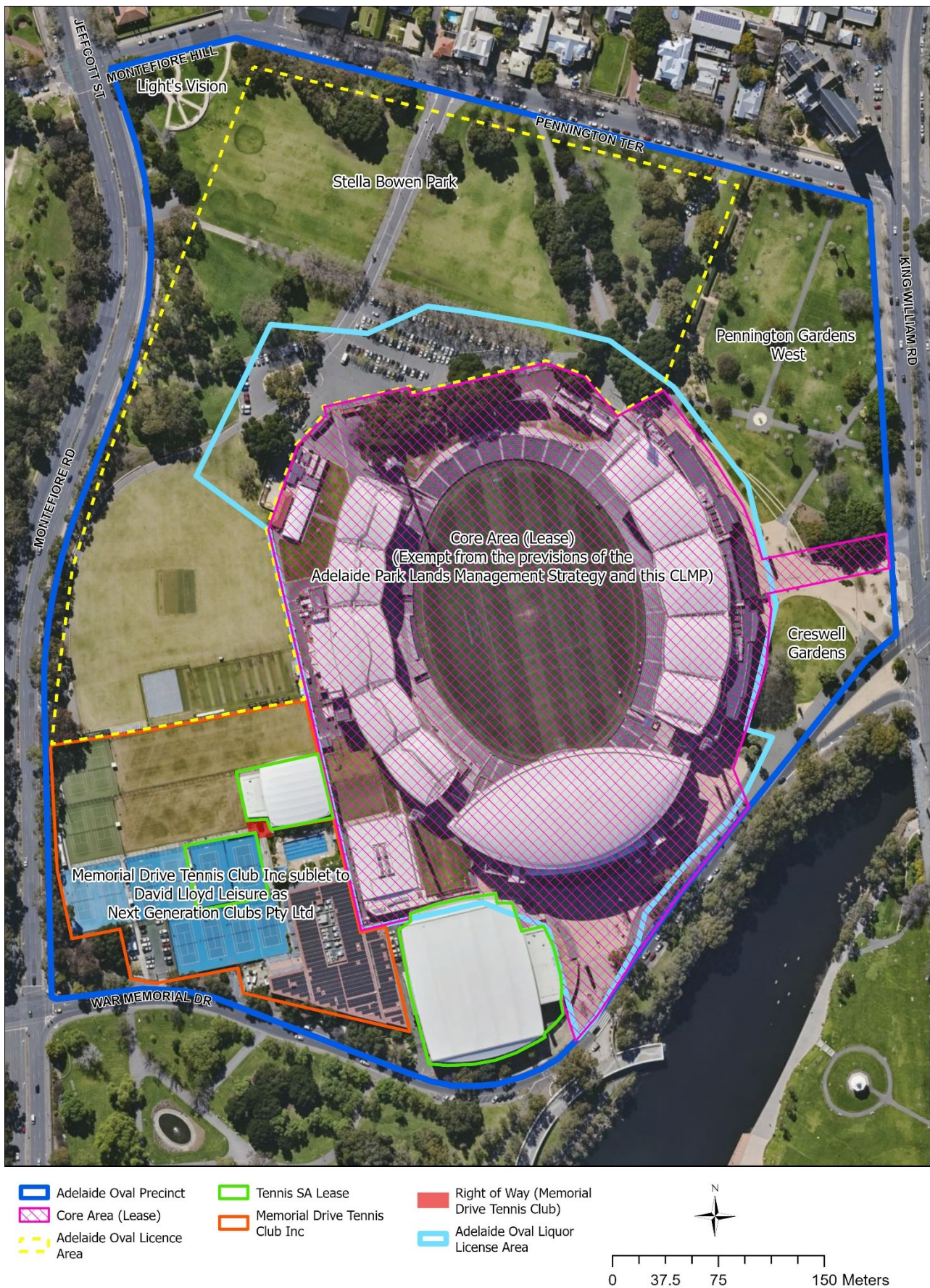


Figure 4: Adelaide Oval Precinct in Park 26 (Aerial Image – September 2025)



## Status of land as Adelaide Park Lands

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

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 of Adelaide Oval Precinct

Owner: The Crown in the right of the State

Custodian: The Corporation of the City of Adelaide (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 northwest and adjacent to the Core Area, the CoA has granted a licence to the Minister (as required under Part 3 of the AORM Act).

## 3 (b) Purpose for which the land is held by the City of Adelaide

The purpose for which the Adelaide Park Lands is held is to provide benefit to the people of South Australia by being publicly accessible and supporting a diverse range of environmental, natural heritage, cultural, recreational and social values and activities, providing a defining feature to the City of Adelaide, and contributing to the economic and social well-being of the city.

Each park’s purpose is to be a park within the overall open space network of the Adelaide Park Lands.

The Adelaide Park Lands support biodiversity and play an important role in the recovery of pre-European native planting associations according to the topography and natural systems of each park.

The Adelaide Park Lands provide a green open space buffer that visually and physically separate the urban form of the city to the surrounding adjacent suburbs.

The Adelaide Park Lands provide a connection to nature for the community to improve health and wellbeing.

The Adelaide Park Lands retain trees and understorey that contribute to overall canopy cover and biodiversity according to their landscape typologies and character. Trees should be retained and replaced with succession planting over time to maintain canopy targets and planting associations.

In addition to this, the Adelaide 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 Park Lands and City Layout was included on the National Heritage List on 7 November 2008.

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 Adelaide 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.

### **3 (c) CLMP objectives for management of the Adelaide Park Lands**

The objectives for the area of Adelaide 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 Adelaide 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, economic and social uses of the Adelaide Park Lands.
4. To recognise, protect, enhance and interpret cultural heritage sites of Kaurna and European significance.

### 3 (d) 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.	<p>T1.No impact on National Heritage values.</p> <p>T2.No loss in the spatial extent of the Park Lands.</p>	<p>M1.Any potential impacts to the National Heritage Values are assessed through a referral process to the Federal Government agency responsible for the <i>Environmental Protection and Biodiversity Conservation Act 1999</i>.</p> <p>M2.Any changes to the spatial extent of the Adelaide Park Lands are managed through variations to the Adelaide Park Lands Plan which require consideration by Kadaltilla / Adelaide Park Lands Authority and Council.</p>
2. To hold the Adelaide Park Lands for public benefit, freely available to the people of South Australia and visitors 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.Any changes to existing public access areas or to the temporary restrictions imposed by the Adelaide Oval Licence Area Licence would require the consideration of Kadaltilla / Adelaide Park Lands Authority and Council.
3. To ensure a balance of environmental, cultural, recreational and social uses of the Adelaide Park Lands.	T4.Maintain the diversity of environmental, cultural, recreational and social activities.	M4.Any significant proposals for changes to the existing landscape typology or use arrangements would require the consideration of Kadaltilla / Adelaide Park Lands Authority and the Council.
4. To recognise, protect, enhance and interpret cultural heritage sites of	T5.No negative impacts on cultural heritage sites of Kaurna and European significance.	M5.Any potential impacts to Kaurna or non-Kaurna cultural sites or values as assessed by an

Kaurna and Non-Kaurna significance.		expert inspection by CoA or where relevant the Kaurna Yerta Aboriginal Corporation (KYAC) will be considered through reports to Kadaltilla / Adelaide Park Lands Authority and the Council.  Any impacts will be reported
5. To reduce impervious surfaces and improve the landscape character of the Adelaide Park Lands.	T6. Through asset renewal work with lease/license holders to reduce designated car parking by 5% and minimise impervious surfaces.	M6. Undertake regular car parking and hard stand review and report any changes to Kadaltilla / Adelaide Park Lands Authority

## 2. KAURNA STATEMENT OF CULTURAL SIGNIFICANCE

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

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

Following the establishment of Adelaide Oval as a sporting venue, Kaurna Miyurna 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.

The Oval is a forum in which Aboriginal and non-Aboriginal people can interact through sport and other events, contributing in part to the improvement of cultural relations between non-Aboriginal and Aboriginal people.

The Adelaide Oval Precinct is within the Kaurna Determination Area.

## 3. HISTORICAL CONTEXT

### Pre-settlement cultural significance

The CoA has developed the Kaurna Voices Cultural Mapping which explores many of Kaurna Miyurna's sacred connections to the land now known as Adelaide including places and stories within Tarntanya Wama. Mapping highlights the significant historical experiences and events that have occurred from early colonisation times.

The CoA will continue to work closely with Kaurna Elders and community to undertake cultural mapping across the Adelaide Park Lands. The outcomes of this mapping will ensure

that sites of Kaurna cultural heritage significance in Tarntanya Wama are documented, recognised, promoted and understood where culturally appropriate.

## 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.

The 2007 Cultural Landscape Assessment for the Adelaide Park Lands 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 which will continue to be managed as State Heritage Places or where appropriate, investigate future State or local heritage listing. Some of these are listed as a State heritage place under the [Heritage Places Act 1993](https://www.legislation.sa.gov.au/LZ/C/A/Heritage Places Act 1993.aspx) (SA). <https://www.legislation.sa.gov.au/LZ/C/A/Heritage Places Act 1993.aspx>

### 1. 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.

### 2. The George Giffen, Sir Edwin Smith & Mostyn Evan Grandstands, Adelaide Oval (State heritage place)

“The George Giffen (1882, 1889, 1929), Sir Edwin Smith (1929) and Mostyn Evan (1929) Grandstands are directly associated with the history and development of the Adelaide Oval and are the main viewing structures on South Australia's principal sporting venue. The scale, detailing and alterations to the grandstands reflect the continual growth and changes required to satisfy the demands of sports spectators over a period of more than a century.

### 3. Adelaide Oval Scoreboard (State heritage place)

The Adelaide Oval Scoreboard, completed in 1911, is an excellent example of an architect's solution to a potentially mundane commission. Manually operated over four storeys, the Scoreboard incorporated new features including a novel approach to the layout of information which gave unparalleled detail on the progress of cricket matches, only surpassed with the advent of modern electronic scoreboards.

### 4. 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.



## **5. 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.

## **6. 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.

## **7. 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.

## **8. 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.

## **9. 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 Adelaide Park Lands north of the River Torrens / Karrawirra Pari, until it was removed in 2012 as part of the Adelaide Oval redevelopment.

## **10. 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.

## **Cultural Assessment**

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:

1. Bereaved Through Suicide Support Memorial
2. The Compassionate Friends Memorial

3. Homicide Victims of South Australia Memorial
4. Light's Vision Sundial (originally located on Montefiore Hill lookout prior to erection of the Colonel Light Statue)
5. 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).
6. Jason Gillespie sculpture - the sculpture commemorates Jason Gillespie's contribution to Australian and South Australian cricket.

## 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.

Expansion of Oval No 2 occurred in 2015 and consequent changes to the pathway adjacent to Montefiore Hill and to the landscaping of the Montefiore Hill embankment.

The Memorial Drive Tennis Centre Stage 2 Redevelopment in 2022 resulted in the construction of new northern and eastern stands, upgrades to the existing southern stand; court platform upgrades including new centre court rebuild, reconfiguration of site entry/exit areas, upgrades to existing roof works, and additional site provisions to cater for enhanced communications and visual display.

## 4. DRIVERS OF CHANGE

Redevelopment of Adelaide Oval and Memorial Drive Tennis Centre and the associated changes to the precinct have been completed. No further major redevelopments are planned or envisaged for the precinct. Forecast population growth identified in the City of Adelaide – City Plan and in the Greater Adelaide Regional Plan indicates the need for the Adelaide Park Lands to prioritise and maintain publicly accessible open space.

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

### General

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 Road 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 Adelaide Park Lands setting. In general, the areas of soft landscaping should be irrigated turf and planting beds with large ornamental trees providing shade and a high level of natural amenity.

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

The precinct's significant cultural and landscape heritage and Victorian character will be recognised, reinforced 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 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 and further provision of designated car parking is inconsistent with the purpose, design and use of the landscape.

Areas of hardstand and existing designated car parking will be reviewed as part of the asset renewal program with the intent to reduce impervious surfaces within the precinct.

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.

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

Future planning of the areas outside of the Core Area will consider relevant Park Lands wide strategies and the 'Future Considerations' outlined in the Riverbank Precinct Plan within the APLMS – Towards 2036.

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

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

The Creswell Garden sign will be retained.

Events are appropriate in Creswell Garden and Pennington Gardens West in accordance with the City of [Adelaide Event Guidelines](#).

### **Stella Bowen Park**

Stella Bowen Park will continue to be managed as a formal park landscape including being grassed, irrigated, versatile and open 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:



- Events can be held at the location in accordance with the City of Adelaide Event Guidelines.
- CoA will consult with the SMA to ensure the Park is available when considering applications for such events.

All proposals would be assessed by the City of Adelaide's City Events & Business Centre teams.

## 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, some events may be acceptable, with proposals being assessed by the CoA's events teams in line with the City of Adelaide Event Guidelines.

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 or multi-day events subject to the following conditions:

- No more than six (non-consecutive) 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.
- ~~No more than six community, cultural or music events per calendar year (not exceeding three consecutive days)~~
- ~~Event attendance is limited to 15,000 people. Any increase requires a risk assessment and event planning review to ensure safety, traffic, and crowd management comply with City of Adelaide guidelines.~~
- ~~Main stages face away from Noise Sensitive Receivers; if not, events must submit a Noise Management Plan that justifies the orientation and outlines mitigation measures, in accordance with the City of Adelaide Event Amplified Sound Management Guidelines and relevant EPA regulations.~~
- Demonstrated compliance with the COA's [Event Amplified Sound Management Guidelines](#)
- Provision of a copy of the proposed traffic management plan in accordance with the City of Adelaide's requirements for [Road Events](#).

- Effective scheduling to minimise 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 City of [Adelaide Event Guidelines](#)
- Approval from the CoA Chief Executive Officer.

### Peripheral areas

The peripheral areas of the Precinct will be maintained as a formal park landscape. These areas will;

- reinforce the Park Lands character of the precinct through perimeter planting
- include formal paths to accommodate the large numbers of pedestrians moving to and from the Oval and Tennis Centre.
- Provide opportunities for interpretive signage to celebrate the cultural significance of the precinct.

### Parking

Permanent designated and undercroft car parking will be limited to that identified in Figure 5 (with the exception of parking in the Core Area, which is not subject to this CLMP).

The time restricted public car parks adjacent to Light's Vision will be retained. As part of any future asset renewal process, a review of the designated car parking may provide opportunity for more efficient park layouts and result in the reduction of impervious surfaces or water sensitive urban design treatments into the future.

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
- Returfing and protection during reestablishment.





- Adelaide Oval Precinct
- Temporary / Event Parking - Managed by SMA
- Designated Car Parking

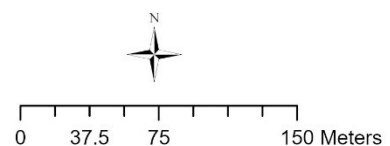


Figure 5: Designated, Temporary (event) and undercroft car parking in Adelaide Oval Precinct

## **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.

## **Natural Systems and Climate Resilience**

The Precinct is located in close proximity to the River Torrens/Karrawirra Pari and must be sensitive to the surrounding natural environment. This includes by ensuring management and activities are designed to:

- Improve water quality of the River Torrens/Karrawirra Pari
- Enhance biodiversity and green links to the river and surrounding corridors
- Contribute to developing a climate resilient city and ensure climate change risks and opportunities are assessed and integrated in decision making.

## **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 Adelaide 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 will be maintained as per Figure 6, except as limited by the provisions of the Adelaide Oval Licence, particularly those under clause 7 regarding fences or barriers.

### **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.



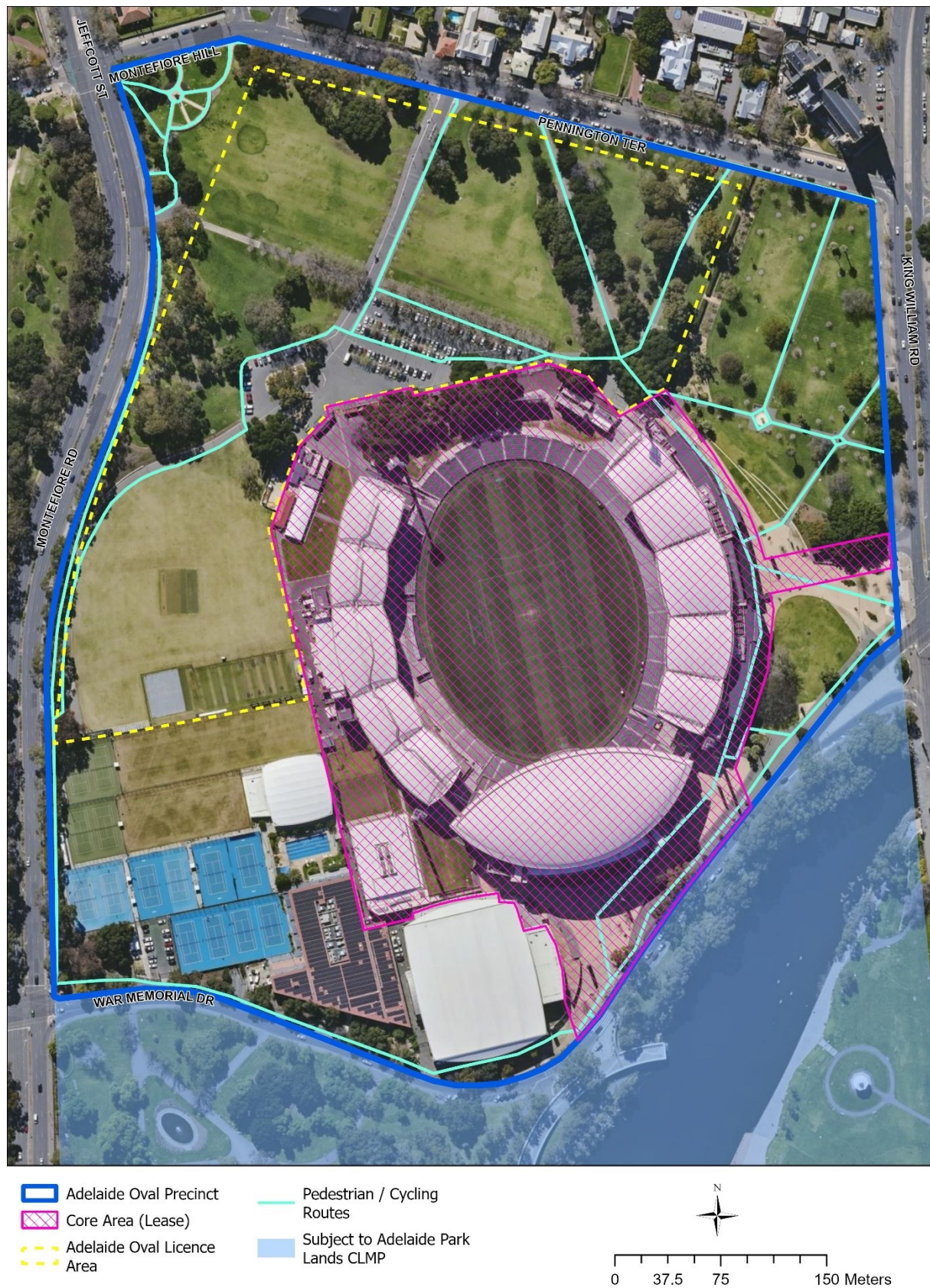


Figure 6: Pedestrian and cycling routes shown in aqua



## 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 the City of Adelaide Event Guidelines.

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 4), 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 4) and is managed by the relevant provisions of this CLMP, that Licence and the AORM Act.

### **Adelaide Oval liquor licensing**

The SMA was granted (14 November 2023) an On Premises Licence (57102633) to sell liquor in accordance with the *Liquor Licensing Act 1997* (SA).

The liquor licence refers to a Licensed Area (included in Figure 4) that was approved by the Liquor and Gambling Commissioner on 18 November 2019. This approved area sits both within and outside the Core Area Lease. The area of the Liquor License that falls outside of the Core Area Lease are subject 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.

The CoA is not the responsible authority for providing liquor licensing.

### **Tennis SA lease**

CoA has granted Tennis SA Inc a 42-year lease (Figure 3) 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.

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

CoA has granted Memorial Drive Tennis Club Inc a 50-year lease (Figure 3) 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 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.

Resurfacing of the outdoor courts should minimise the impact on the landscape character and visual quality and integrity of National Heritage Values of the Adelaide Park Lands.

#### **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 Tarntanya Wama 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 – Towards 2036* and considered as an amendment to this CLMP.

2025/26 to 2034/35 Long Term Financial  
Plan Consultation feedback report

Tuesday, 11 November 2025  
Council

Strategic Alignment - Our Corporation

**Program Contact:**  
Natalie Johnston, Associate  
Director Finance & Procurement

Public

**Approving Officer:**  
Anthony Spartalis, Chief  
Operating Officer

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with a summary of consultation responses to inform final decision-making ahead of its consideration of the 2025/26 to 2034/35 Long Term Financial Plan (LTFP).

At its meeting on 14 October 2025, Council endorsed the Draft 2025/26 to 2034/35 LTFP for the purpose of public consultation. Consultation on the Draft 2025/26 to 2034/35 LTFP commenced at 9.00am on Wednesday 15 October 2025 and concluded at midnight on Tuesday 4 November 2025.

Consultation on the Draft 2025/26 to 2034/35 LTFP provided ratepayers, key stakeholders and the wider community an opportunity to provide feedback. Key components of the consultation included seeking feedback from the community on Council’s approach to maintaining our roads, buildings and infrastructure; funding for the renewal of significant assets (Adelaide Bridge, Torrens Weir and Rundle St UPark); and upgrading our Park Lands community buildings.

Feedback on the Draft 2025/26 BP&B was provided in person to Council staff at drop-in sessions, via Council’s online consultation platform Our Adelaide, meetings with staff members, and by email or in writing.

As part of the consultation, 31 Our Adelaide surveys, one written submission, and three verbal submissions were received.

Based on the number of responses, the feedback received, and the lack of substantive alternative proposals provided, no changes are recommended to the draft LTFP.

A copy and analysis of the feedback received is summarised in **Attachment A**.

RECOMMENDATION

THAT COUNCIL

1. Notes the consultation summary feedback on the 2025/26 to 2034/35 Long Term Financial Plan, as contained in Attachment A to Item 14.1 on the Agenda for the meeting of Council held on 11 November 2025.
2. Notes that based on the feedback received no changes to the financial projections are recommended to the 2025/26 to 2034/35 Long Term Financial Plan that will be presented to the City Finance and Governance Committee on 18 November 2025 for recommendation to Council to adopt at its meeting on 24 November 2025.

## IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	<b>Strategic Alignment – Our Corporation</b> The LTFP is one of the City of Adelaide's key Strategic Management Plans. It is a ten year Plan, revised annually to ensure a ten year view is maintained. It is the plan for the long term financial sustainability of the City of Adelaide.
Policy	The <i>Local Government Act SA (1999)</i> (SA) requires Council to develop a LTFP within two years of being elected, and review it annually.
Consultation	A draft LTFP was approved by Council for 21 days public consultation on 14 October 2025. The consultation period closed on 4 November 2025, and this report provides a summary to date of consultation responses.
Resource	Not as a result of this report
Risk / Legal / Legislative	The <i>Local Government Act SA (1999)</i> (SA) requires Council to develop a LTFP within two years of being elected, and review it annually.
Opportunities	Not as a result of this report
25/26 Budget Allocation	Not as a result of this report
Proposed 26/27 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	The LTFP covers the ten-year period 2025/25 to 2034/35
25/26 Budget Reconsideration (if applicable)	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

1. At its meeting on 14 October 2025, Council approved the 2025/26 to 2034/35 Long Term Financial Plan (LTFP) for the purpose of public consultation.
2. The consultation period of 21 days started 15 October 2025 and closed on 4 November 2025.
3. The public consultation activities undertaken exceeded statutory requirements and offered a range of methods for our community to consider Council's 2025/26 to 2034/35 LTFP and provide feedback.
4. Consultation focused on our proposed priorities and projects including:
  - 4.1. Council's approach to maintaining our roads, buildings and infrastructure
  - 4.2. Funding for the renewal of significant assets (Adelaide Bridge, Torrens Weir and Rundle St UPark);
  - 4.3. Upgrading our Park Lands community buildings.

### Audit and Risk Committee Feedback

5. The Draft 2025/26 to 2034/35 LTFP was also presented to the Audit and Risk Committee at its meeting on 17 October 2025.
6. The Audit and Risk Committee provided feedback that [\[Link 1\]](#): it considers that the Draft 2025/2026 – 2034/35 LTFP is a prudent plan and appropriately responds to the financial sustainability observations of the ESCOSA report.

### Community Consultation

7. Public consultation on the Draft 2025/26 to 2034/35 LTFP was undertaken from 15 October 2025 to 4 November 2025. During the consultation there were:
  - 7.1. 893 views, 679 visits, and 553 unique visitors to the Draft 2025/26 to 2034/35 LTFP project page on Council's consultation platform, Our Adelaide.
  - 7.2. There were 180 downloads of the Draft 2025/26 to 2034/35 LTFP document on Our Adelaide
  - 7.3. 31 survey forms were received, either online on Our Adelaide or as a hard copy.
  - 7.4. One written submission was received via email. Written submissions are defined as any feedback received in writing that does not follow the survey format.
  - 7.5. Three verbal submissions were received.
  - 7.6. No submissions were received from any organisations.
8. The consultation sought feedback from City of Adelaide ratepayers and residents, community and key stakeholders and was advertised through general channels, including:
  - 8.1. Legislatively required public notice in the South Australian Government Gazette, The Advertiser public notices and the City of Adelaide website.
  - 8.2. Notifications and displays at Council's Customer Centre, libraries, and community centres.
  - 8.3. Council's social media, with posts published across the City of Adelaide Facebook, Instagram and LinkedIn accounts – generating 23,870 views, with 629 engagements through likes, shares, comments, and 39 people clicking to follow through to the link.
  - 8.4. Council's digital assets, including external TV displays and Council's consultation platform Our Adelaide.
9. Specific audiences were also targeted to seek feedback during the consultation period. This included:
  - 9.1. Over 9,000 direct emails to City of Adelaide ratepayers providing a link to the survey and information on how they could participate.
  - 9.2. Email newsletter sent to over 11,500 Our Adelaide subscribers in the first week of consultation, and inclusion in the Our Adelaide newsletter in the third week of consultation.
10. Numerous options for the community to provide comments were offered including:
  - 10.1. Hard copies of the survey available at various locations including the Customer Centre, libraries and community centres, along with provision of relevant documents for reference.
  - 10.2. Opportunities provided to request an in person meeting with Council staff to discuss and ask questions about the Draft 2025/26 to 2034/35 LTFP.

- 10.3. In person opportunities were available for the community to attend at the three drop-in sessions, held at the Hutt Street Library, North Adelaide Library and the Customer Centre.

### Consultation Outcomes

11. A total of 35 pieces of feedback were received as part of the consultation. This consisted of 31 completed survey forms, one written submission (email), and three verbal submissions.
12. Some common themes emerged from the feedback, which are summarised in the detailed summary and analysis of feedback contained in **Attachment A**.
13. 90% of all respondents were City of Adelaide ratepayers: 65% (20) live in Adelaide, 19% (6) live in North Adelaide and 16% (5) live outside of the City of Adelaide.
14. The number of consultation responses are insufficient to make statistical inferences with a high degree of confidence, however the results are indicative and summarised below:
  - 14.1. In broad terms 55% were in agreement or neutral to the overall financial approach proposed in the LTFP, and 45% disagreed
  - 14.2. The current condition of our assets are good to excellent (74% agreed, 26% disagreed)
  - 14.3. Spreading increased renewal investment (Asset Renewal Funding Ratio) over eight years was supported by 52% of respondents. Support for an immediate rate increase to achieve 100% renewal funding received 6%, while 42% preferred not to increase investment in asset renewal
  - 14.4. The approach to funding major upgrades, including the Adelaide Bridge, Torrens Weir and Rundle Street UPark, was supported by 32% respondents, not supported by 45%, and 23% were neutral
  - 14.5. To manage the significant cost of upgrading the Adelaide Bridge and Torrens Weir, 36% of respondents supported funding through borrowings, while 64% supported a combination of rate increases and borrowings
  - 14.6. The proposed funding approach for Park Lands community buildings was supported by 35.5% of respondents, not supported by 35.5%, and 29% were neutral.
15. Based on this feedback, the number of responses, and the absence of substantive alternatives proposed, no changes to the financial projections are recommended to the draft LTFP for adoption.

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## DATA AND SUPPORTING INFORMATION

Link 1: [Agenda for Council on Tuesday, 28th October, 2025, 5.30 pm - Modern Council](#)

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## ATTACHMENTS

**Attachment A** – Consultation Summary

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- END OF REPORT -

# **Draft 2025/26 – 2034/35 Long Term Financial Plan (LTFP)**

## **Consultation Report**



**Our  
Adelaide**



CITY OF  
ADELAIDE

## Summary Report

Consultation on the Draft 2025/26 – 2034/35 Long Term Financial Plan (LTFP) opened on the 14 October 2025 and closed on 4 November 2025.

The Draft 2025/26 – 2034/35 Long Term Financial Plan (LTFP) is our guiding document which helps us balance our finances and plan for our city's future.

A summary report and a full report of consultation feedback is available in this document.

### How we engaged

- **11,000+** were notified of the via the Our Adelaide newsletter
- **9,500+** direct emails sent to City of Adelaide ratepayers
- **3** in person drop-in sessions were held
- Social media promotion across LinkedIn, Facebook and Instagram

### Drop-in Sessions

Where	Date	Time
<b>Hutt Street Library</b> 235 Hutt St, Adelaide SA 5000	<b>Tuesday 21 October</b>	<b>10:00am – 12:00pm</b>
<b>North Adelaide Library</b> 176 Tynte St, North Adelaide SA 5000	<b>Thursday 23 October</b>	<b>2:00pm – 4:00pm</b>
<b>City of Adelaide – Customer Centre</b> 25 Pirie St, Adelaide SA 5000	<b>Wednesday 29 October</b>	<b>10:00am – 12:00pm</b>

- Requests to meet with a staff member at any time was also made available.
- Hard copies of the LTFP were distributed to all City of Adelaide community centres, libraries and customer centre.

### Feedback and engagement

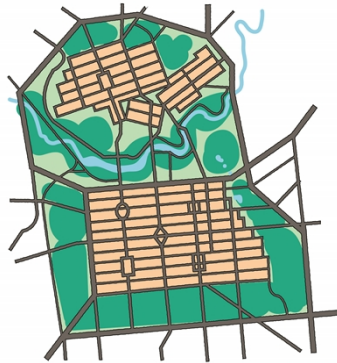
During the consultation period, the Draft 2025/26 – 2034/35 Long Term Financial Plan (LTFP) had the following feedback and engagement:

- **553** people visited the webpage
- **180** downloads were made of the Draft 2025/26 – 2034/35 Long Term Financial Plan (LTFP)
- **31** contributions were made to the survey
- **23,870** views on social media
- **3** people provided feedback face-to-face
- **1** submission was made via email



## Community Feedback

### Who we heard from



**55% of respondents were aged between 25-49 years old.**

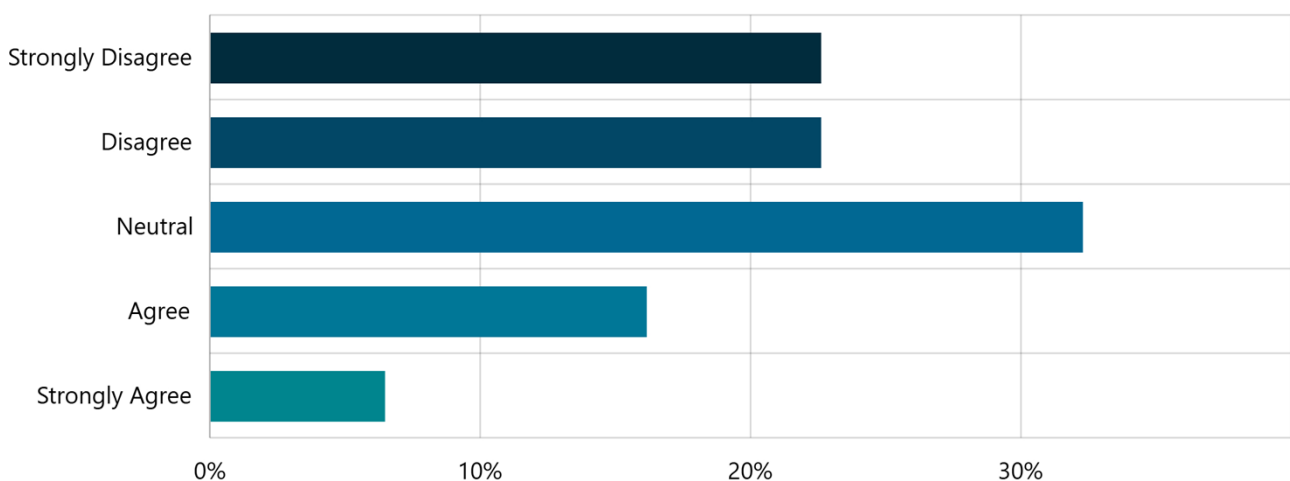


**65% live in Adelaide, 19% live in North Adelaide and 16% live outside of the City of Adelaide.**

**90% of all respondents were City of Adelaide ratepayers.**

### What we heard

**Do you support the overall financial approach proposed by council on the Long-Term Financial Plan (LTFP)?**



## **Summary of what we heard:**

Consultation on the Draft 2025/26 – 2034/35 Long-Term Financial Plan (LTFP) focused on key priorities and projects, including Council's approach to maintaining our roads, buildings and infrastructure;

Funding for the renewal of significant assets (Adelaide Bridge, Torrens Weir and Rundle St UPark); And Upgrading our Park Lands community buildings.

Overall, 55% of respondents agreed or were neutral toward Council's proposed financial approach in the LTFP, while 45% disagreed. Most respondents (74%) believed the current condition of Council assets was good to excellent. Spreading increased investment into repairing, restoring or replacing existing assets over eight years was the preferred option (52%), compared with 6% who supported an immediate rate rise to achieve full renewal funding. When considering funding for major upgrades, 32% supported the proposed approach, 45% did not support it, and 23% were neutral.

Across the consultation, respondents expressed strong views about Council's financial management, spending priorities, and approach to borrowing. Concerns were raised about high operating costs and called for improved efficiency, reduced expenditure, and greater transparency.

There was broad opposition to rate increases above CPI, with some noting affordability pressures and the need to balance investment with community capacity to pay. Participants also suggested delaying or reprioritising revitalisation projects to manage debt and maintain financial stability and the need for State funding.

Overall, respondents supported responsible, transparent financial planning that maintains service levels and asset quality while ensuring long-term sustainability and community benefit.

## **How your feedback will be used:**

The City of Adelaide is committed to building a brighter future for both current and future generations. The Long-Term Financial Plan (LTFP) considers the City of Adelaide's ongoing and future needs for maintenance, renewal and new investment.

To ensure the most efficient and effective use of limited resources, the LTFP helps guide which projects are prioritised and when they are delivered. We will continue to work with our community to ensure your needs are met while maintaining financial responsibility, and we appreciate the valuable feedback received through this consultation.

All feedback has been provided to Council to help inform decision-making and any adjustments to the final **Draft 2025/26 – 2034/35 Long-Term Financial Plan (LTFP)**. Any decisions made by Council will be shared with the community following the meeting to ensure transparency and keep you informed of the outcomes.

As the LTFP is reviewed annually to ensure the City of Adelaide remains financially sustainable, we welcome the community to continue helping shape Adelaide's future through future conversations and engagement opportunities.

*All responses received are included on the following pages.*

## **What we heard from our community**

## **In person feedback received**

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Feedback received during the in-person suggestions:

### **Resident**

- Positive feedback on the maintenance of the Park Lands and North Adelaide Golf Cours (NAGC)
- Is against the removal of established trees within NAGC, noting it is now a State Government project

### **Resident**

- LTFP document was easy to digest
- Suggestion that within the Risk & Opportunities consideration is given to include the level in which council will intervene

### **Community Member**

- Dissatisfied with councils rating framework
- Has compared to other rates in neighbouring councils and thinks CoA rates for residents should be reduced, given strata fees are very high

## **Formal submissions received**

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Community Consultation  
Long Term Financial Plan  
GPO Box 2252,  
Adelaide SA 5001

Dear Ms Johnston

Thank you for the opportunity to comment on the Long-Term Financial Plan (LTFP). This is a key strategic management document, reviewed and updated annually. It outlines the financial strategy for the ten-year period from 2025/26 – 2034/35.

I note the definition used for the plan<sup>1</sup>.

*A council's long-term financial performance and the position is sustainable where planned long-term service infrastructure levels and standards are met without unplanned increases in rates or disruptive cuts to services."*<sup>2</sup>

I acknowledge the expertise and time spent in developing and making the document accessible. I found it an easy and informative read. Further, I attended one of the drop-in sessions on Thursday, 23 October at North Adelaide Library and found that any feedback I give may not be implemented in this version.

My comments relate to the risks and opportunities section. There are eight listed, and although the following comments relate to just one risk, it is applicable to all.

Taking issue 1: Council rate growth, we find a description and council action.<sup>3</sup> However, the missing element appears to be the trigger measure that would activate the risk council action. The measure could be called the 'instigation element.' These high-level indicators are likely to differ across these risks.

Identifying the instigation element would be valuable information for residents, elected members, and council officers alike, and would help identify a point at which council action, as outlined in the LTFP, as required for the council's long-term financial health.

I hope that this feedback is useful. Please do not hesitate to contact me for further information if required.

Yours sincerely

[Redacted signature]

[Redacted name]  
[Redacted title]

[Redacted contact information]

Date 23 October 2025.

## **Survey Feedback**

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Closed

Feedback Form  
2025/26 to 2034/35 Long Term Financial Plan

30  
Contributors

31  
Contributions

## Maintaining our roads, buildings and infrastructure

In 2024, Council reviewed how we look after our community assets — things like roads, footpaths, parks, lighting, and public buildings. This review showed that we needed an extra \$14.9 million each year to keep these facilities and spaces in good condition and at the standard our community expects. To help fund this, Council created the Asset Renewal Repair Fund. This fund helps pay for important maintenance and renewal work. While this is usually paid for through Council's regular income, we'll use short-term borrowings (repaid within 1–3 years) to help manage costs and avoid large rate increases. This will temporarily increase Council's debt for those years (2030/31 – 2032-33).

This has been done to ensure the community's ability to pay while still meeting service expectations. This approach will help us deliver the level of service outlined in the asset management plans and meet community expectations. The 2025/26 to 2034/35 LTFP requires an average rate increase per year of 2.1% above CPI over 3 years. CPI stands for Consumer Price Index. It measures inflation: how much the cost of everyday goods and services (like food, housing, building materials, and transport) changes over time.

## Do you h

	Contributions
An	Seem I'm not for budget cuts. Less budget cuts and all amount going into the appropriate areas. Contribution 24 of 24   5 November 2025
Str	
Di:	too many revitalisation projects going on and should be delayed instead of short term borrowing with interest Contribution 23 of 24   4 November 2025
Ne	
Ag	Rates for residential dwellings in the CBD have already been increased substantially and any further increase will lead to selling house and moving away from the city. If it comes to that stage which we are almost there, I am going to sell and move away. Contribution 22 of 24   2 November 2025
Str	
To	dont word it as the communities debt, it's not. it's YOUR debt. the wording chosen is manipulative Contribution 21 of 24   31 October 2025
	Please keep us informed at every stage of the LTFP. Also, please keep in mind to remove redundant charges if new ones are added. Contribution 20 of 24   29 October 2025
	To be more cost conscious and increase productivity of staff members. I seen council members money wasted on unnecessary stuff Contribution 19 of 24   29 October 2025
	The approach should include all organisations claiming to be religions to pay as well. Contribution 18 of 24   27 October 2025
	So long as this money does not go towards Adelaide Golf Course for the purpose of hosting LivGolf - there are other golf courses available that serve this purpose. Again - so long does not increase our rates adversely. My rates are now \$1000 more in 20yrs. Contribution 17 of 24   25 October 2025
	i have regular discussions with cleansing dept.of the condition of our area of rubbish, bins etc. in our area which is pathetic,nothing is acted upon when reported. council responds with 'thankyou for reaching out and nothing happens this survey the same. Contribution 16 of 24   24 October 2025



Relying on short-term debt to fix a long-term funding gap is flawed. The 2.1% above-CPI rate rise is excessive and lacks clear justification. There's no transparency on delivery outcomes or assurance this approach won't repeat past financial mismanagement  
Contribution 15 of 24 | 23 October 2025

too much above CPI, may unable to pay rate  
Contribution 14 of 24 | 23 October 2025

I support creating and using this Fund  
Contribution 13 of 24 | 22 October 2025

Rid rubbish on footpaths after Friday and Saturday night stupid people  
Contribution 12 of 24 | 22 October 2025

I think the funds should be enough for management rather than borrowing, check what expenses can be reduced  
Contribution 11 of 24 | 22 October 2025

This is OK in theory but are there other avenues that could be used to finance? LOOK AT WAGES & MEMBER COSTS of the Council  
Contribution 10 of 24 | 22 October 2025

Terrible. Overpaid council bureaucrats  
Contribution 9 of 24 | 22 October 2025

yes  
Contribution 8 of 24 | 22 October 2025

Not good idea  
Contribution 7 of 24 | 22 October 2025

cut un necessary spending (plenty to cut)  
Contribution 6 of 24 | 22 October 2025

Not a great idea  
Contribution 5 of 24 | 22 October 2025

We're unlikely to see large rate increases in the short term, so question the justification of this  
Contribution 4 of 24 | 19 October 2025

Use of short-term borrowing to fill a \$14.9 m annual asset gap is understandable but short-sighted. Council should prioritise

state/federal co-funding and public infrastructure renewal, not debt cycles. Invest more in sustainable, people-focused assets  
Contribution 3 of 24 | 18 October 2025

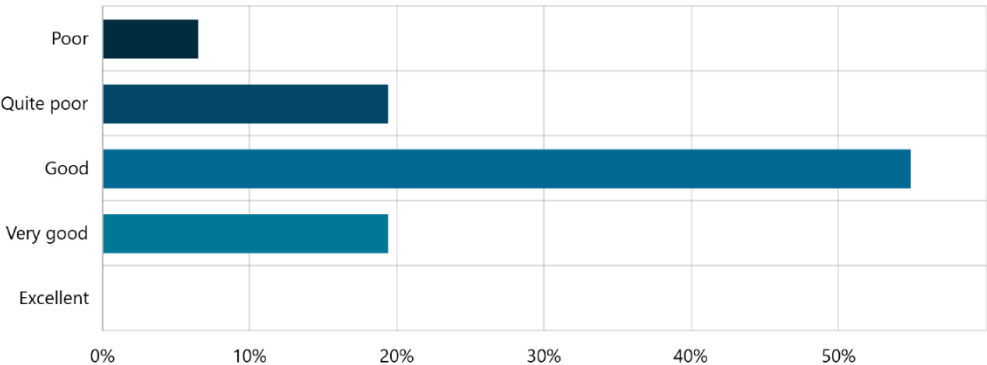
Cut funding to wasteful exercises and bring wages into line with industry averages (currently seem to be about 30% higher than standard for recently advertised roles).  
Contribution 2 of 24 | 16 October 2025

The plan excludes a Bitcoin strategy.  
Contribution 1 of 24 | 15 October 2025



3. How would you rate the current condition of our assets (roads, buildings, and infrastructure etc)?

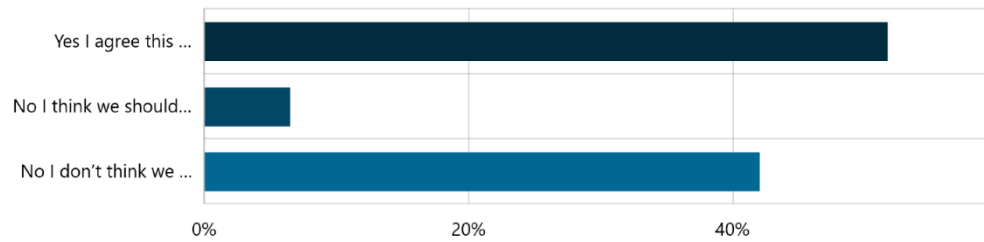
Multi Choice | Skipped: 0 | Answered: 31 (100%)



Answer choices	Percent	Count
Poor	6.45%	2
Quite poor	19.35%	6
Good	54.84%	17
Very good	19.35%	6
Excellent	0%	0
Total	100.00%	31

**4. Do you support continuing to spread the increased investment in our assets over eight years rather than one?**

Multi Choice | Skipped: 0 | Answered: 31 (100%)



Answer choices	Percent	Count
Yes I agree this investment should be spread over eight years	51.61%	16
No I think we should fund 100% of our Asset Management Plans in 2026/27 noting this would mean a 2.8% increase to rates revenue above CPI.	6.45%	2
No I don't think we should increase investment in our assets, they are in good condition	41.94%	13
Total	100.00%	31

5. Help us to understand your response by providing a comment

Short Text | Skipped: 14 | Answered: 17 (54.8%)

Contributions

I hope to help with feedback and getting all fund due to the budget.  
Contribution 17 of 17 | 5 November 2025

Explore other ways of raising funds than making residents suffer with rate raises.  
Contribution 16 of 17 | 2 November 2025

Off setting costs will need to be considered by rate payers, so spreading out these reforms over 8 years is a terrific idea.  
Contribution 15 of 17 | 29 October 2025

Unnecessary spending on Hutt Street development more important things to do for the same money  
Contribution 14 of 17 | 29 October 2025

A longer term payment spread is a valid management tool.  
Contribution 13 of 17 | 27 October 2025

Cost of living is already hampering people's lifestyles.  
Contribution 12 of 17 | 25 October 2025

our rates SHOULD already be maintaining our city. My area is pathetic raising rates will only go to funding issues like naming lanes after musicians and profiting  
Contribution 11 of 17 | 24 October 2025

Spreading funding over eight years doesn't make above-CPI increases more acceptable. Council hasn't justified why CPI-linked increases aren't sufficient, nor provided evidence that this investment will deliver measurable improvement in asset performance.  
Contribution 10 of 17 | 23 October 2025

Roadworks should be spread to avoid multiple works at the same time  
Contribution 9 of 17 | 23 October 2025

This is the least painful way to finance these necessary expenditures  
Contribution 8 of 17 | 22 October 2025

I don't think any government agency should be borrowing money with interest to be paid back . Look at the state of Victoria with borrowing money. You live within your means tighten your belt manage what money resources you have.  
Contribution 7 of 17 | 22 October 2025

Reckon that the stage has come to get rid of the Council & allow state govt. to take over the Adelaide City council.  
Contribution 6 of 17 | 22 October 2025

On our street near house, homeless people stay for night every day, they are screaming the whole night being under the substances. Maybe you will do something with this first before you start spending our money or whatever?  
Contribution 5 of 17 | 22 October 2025

More free parking  
Contribution 4 of 17 | 22 October 2025

State government has a responsibility to support CoA to maintain the 'main roads' as they do in all other Council areas. Especially those being destroyed by the 10s of thousands of busses travelling down them each day. State Gov need to take responsibility  
Contribution 3 of 17 | 19 October 2025

Spreading costs makes sense, but the program must target critical maintenance, greener infrastructure, and inclusive design - avoid deferring essential upgrades that risk higher long-term costs.  
Contribution 2 of 17 | 18 October 2025

COA has a number of over priced projects including wasteful marketing spending . Cut these back and it will cover the difference without negatively impacting residents and rate payers who are already overpaying.  
Contribution 1 of 17 | 16 October 2025

### Funding replacement of significant assets (roads, buildings & infrastructure)

We have three significant assets identified in the Long-Term Financial Plan (LTFP) that need funding to replace them:

- **Adelaide Bridge**
- **Torrens Weir**
- **Rundle St UPark**

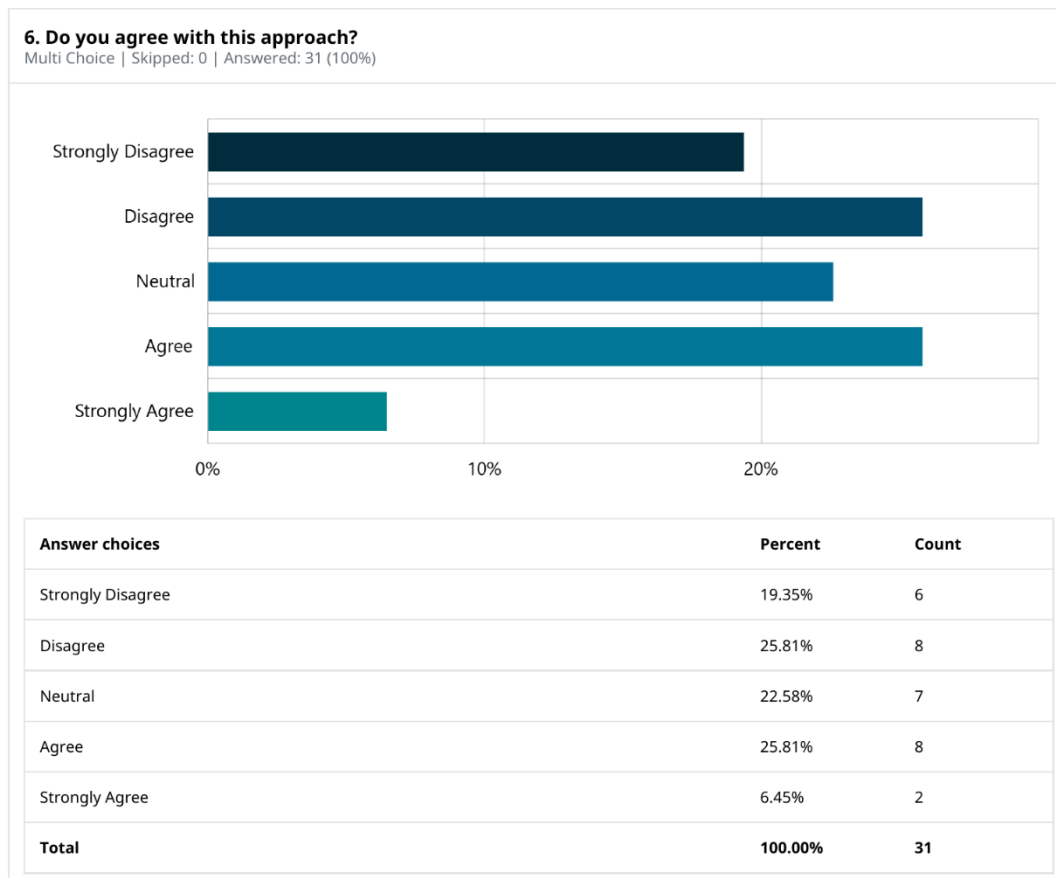
Last year's LTFP forecast the following costs to replace the assets in line with the adopted Asset Management Plans:

- Adelaide Bridge would require \$60m investment to replace in 2027/28 – 2028/29
- Torrens Weir would require \$40m investment in 2028/29 - 2029/30

Through ongoing engineering investigations and options analysis, the 2025/26 to 2034/35 LTFP forecasts have been updated with the following expected cost in today's dollars:

- Adelaide Bridge requires \$17.5m investment across 2029/30 to 2032/33
- Torrens Weir requires \$23.7m investment across 2029/30 to 2032/33

Rundle St UPark remains consistent with a \$15m investment over two years from 2029/30 to extend its useful life.



**7. Help us to understand your response by providing a comment**

Short Text | Skipped: 15 | Answered: 16 (51.6%)

**Contributions**

Seems important structures for attention. Would like to see them done without budget cuts.  
Contribution 16 of 16 | 5 November 2025

what's wrong with the Rundle st upark?  
Contribution 15 of 16 | 31 October 2025

Please prioritise the Torrens Weir Structure over the other 2 items.  
Contribution 14 of 16 | 29 October 2025

Significant assets ultimately require significant funding. Again, a stretched timetable helps.  
Contribution 13 of 16 | 27 October 2025

We should be removing car parking from the city and encouraging more public/active transport options.  
Contribution 12 of 16 | 27 October 2025

Do not understand the table bottomline  
Contribution 11 of 16 | 25 October 2025

why have you left these issues to be repaired at the same time poor vision. -higher rates? i live in poor surroundings now. will state gov. contribute?  
Contribution 10 of 16 | 24 October 2025

Downgrading replacement scopes without securing funding undermines asset quality and defers real costs. Without transparency on performance trade-offs, this approach risks underinvestment masked as savings.  
Contribution 9 of 16 | 23 October 2025

What alternative is there?  
Contribution 8 of 16 | 22 October 2025

In this uncertain world / economic climate government should not be borrowing money money from anyone .Already the people are struggling to pay bills, mortgages, medical bills, inflation sky high while wages are stagnant, rents unaffordable and shortages  
Contribution 7 of 16 | 22 October 2025

Adelaide City Council needs a lot of financil help from State Govt. with most of these items  
Contribution 6 of 16 | 22 October 2025

Stop spending more of our ratepayer money on useless programs and initiatives.  
Contribution 5 of 16 | 22 October 2025

do something with homeless people on the streets before wasting money on bridges and parks  
Contribution 4 of 16 | 22 October 2025

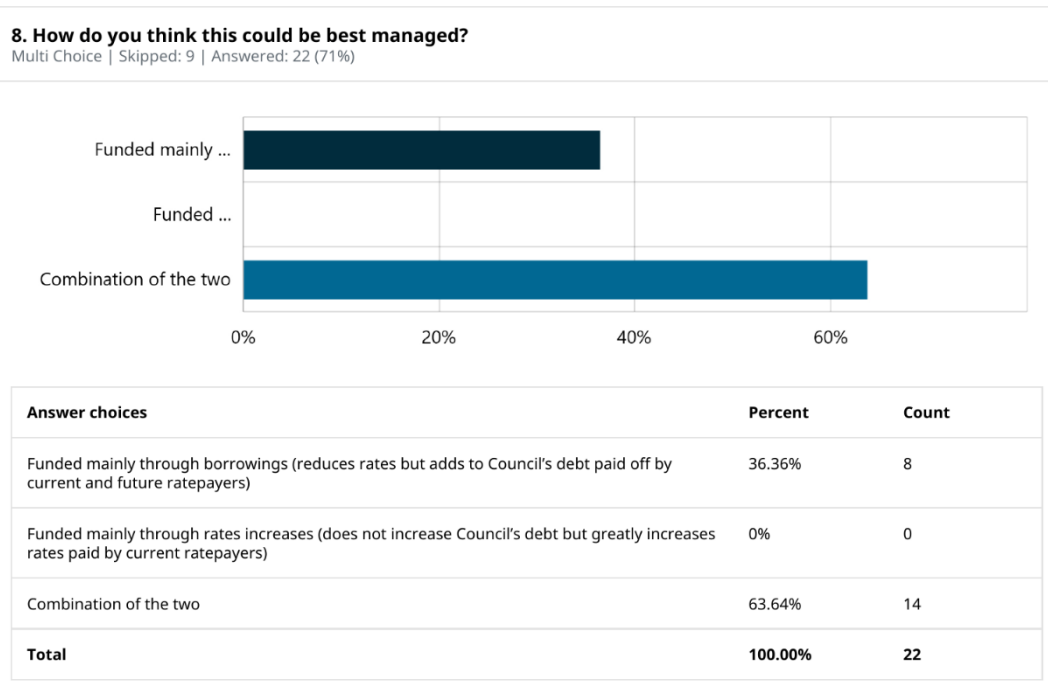
State Government needs to support the upgrade of the bridge and weir; they're state assets, not just local government. The whole state benefits from them and needs them.  
Contribution 3 of 16 | 19 October 2025

Costs appear unrealistically low given heritage, flood, and climate challenges. Council should secure external co-funding before finalising scope and guarantee sustainability, accessibility, and active-transport outcomes.  
Contribution 2 of 16 | 18 October 2025

These funds can be found by a review of current COA spending.  
Contribution 1 of 16 | 16 October 2025



The Adelaide Bridge and Torrens Weir are ‘once in a generation’ projects that will have significant cost impacts on current ratepayers. Council wishes to ensure that this cost is shared fairly across current and future ratepayers.



9. Help us to understand your response by providing a comment

Short Text | Skipped: 15 | Answered: 16 (51.6%)

Contributions

Seems funds might be also in donations and contributions.

Contribution 16 of 16 | 5 November 2025

no-one likes rate increases so having the council's debt raised is better but a small amount should be offset by rates

Contribution 15 of 16 | 31 October 2025

Tell us what we can stop paying for first so we can fully support this new spend.

Contribution 14 of 16 | 29 October 2025

As per previous question, all businesses including claimed and actual religions should pay their share. As Jesus stated ... give Tiberius his money. Some of these so called religions in the city are pure tax evasion.

Contribution 13 of 16 | 27 October 2025

Unfair to expect current rate payers to pay for when others will benefit in the future

Contribution 12 of 16 | 25 October 2025

you dont give us a fair choice. you just want to get what you can from us and DO NOT care.

Contribution 11 of 16 | 24 October 2025

A combination is acceptable only with clear ROI metrics, transparency, and external co-funding. Ratepayers shouldn't fund once-in-a-generation infrastructure alone without State/Federal contribution or performance oversight.

Contribution 10 of 16 | 23 October 2025

A combination seems a good compromise between short- and long-term financing

Contribution 9 of 16 | 22 October 2025

Disagree with all of the above .my response is there in last two questions/ responses

Contribution 8 of 16 | 22 October 2025

No increase, manage it wiout increase on the rates  
Contribution 7 of 16 | 22 October 2025

I think that Adelaide City Council is useless organisation and all ratepayer would benefit if we save money we currently pay for their salaries  
Contribution 6 of 16 | 22 October 2025

no need for  
Contribution 5 of 16 | 22 October 2025

Option 4. Neither of these. State government input.  
Contribution 4 of 16 | 19 October 2025

Borrow prudently, but ensure major renewals don't crowd out investment in housing, greening, and mobility. Prioritise intergovernmental funding so local ratepayers aren't left covering state-scale infrastructure.  
Contribution 3 of 16 | 18 October 2025

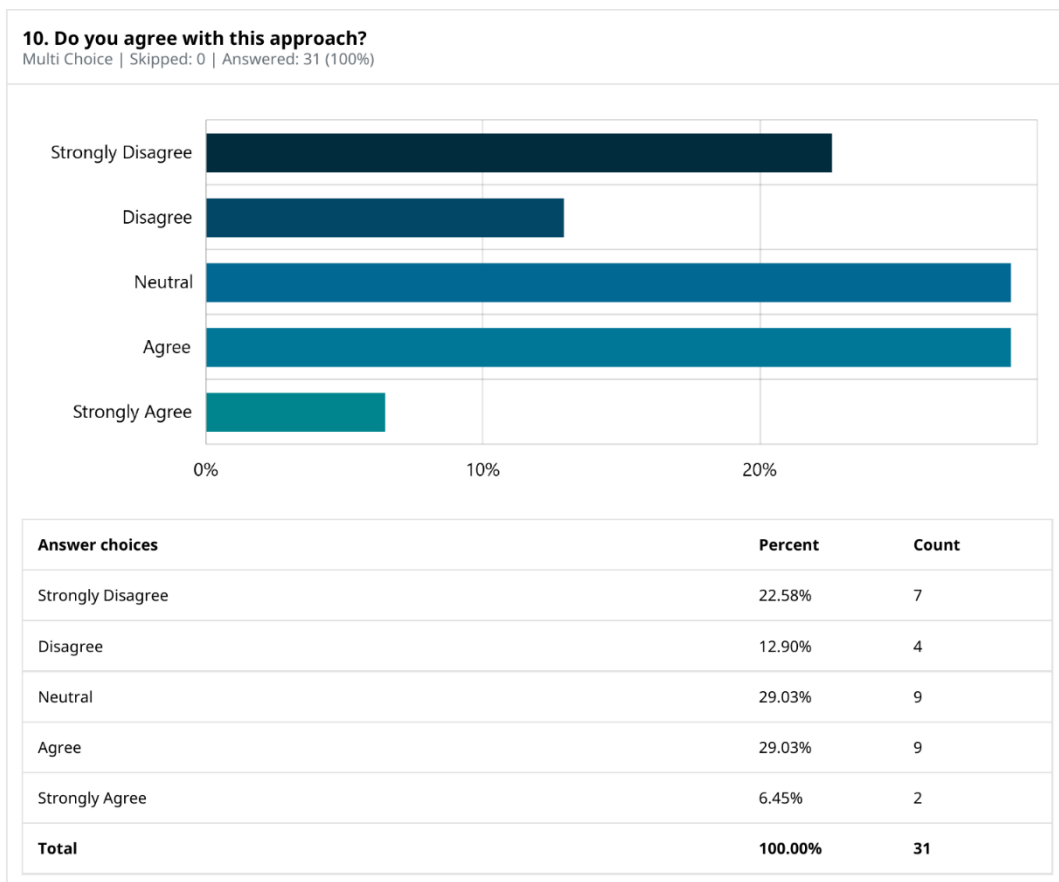
Neither of these options. We don't need more money, it just should be used more wisely.  
Contribution 2 of 16 | 16 October 2025

Stop borrowing from our futures. Spend within your means.  
Contribution 1 of 16 | 15 October 2025

### Upgrading our Park Lands community buildings

In 2024/25 Council committed 1.5% of rates revenue to fund necessary new building and upgrades for our Park Lands community buildings. In 2025/26 the 1.5% also covers renewal work (maintenance).

This investment includes money set aside to renew and maintain community facilities as outlined in the Asset Management Plans. Over the life of the plan, this adds up to \$34 million, with \$23.9 million going towards new and major upgraded projects. These larger projects are planned to be funded through borrowings.



11. Help us to understand your response by providing a comment

Short Text | Skipped: 18 | Answered: 13 (41.9%)

Contributions

Parks and building are something I support very highly. Seems I thought the council had a lot more money from donations and contributions though.

Contribution 13 of 13 | 5 November 2025

keep the parklands as parklands. it's clear there is already funding issues cause in part by this frivolous spending

Contribution 12 of 13 | 4 November 2025

De prioritise. There are many community related inititaives that could be used as levers to raise funds.

Contribution 11 of 13 | 29 October 2025

Life of Plan is a long time. Much could happen.

Contribution 10 of 13 | 27 October 2025

at the same time as bridge,weir etc.? are you people for real. do you think we grow money.some of these parkland 'upgrades are not essential

Contribution 9 of 13 | 24 October 2025

Committing 1.5% of rate revenue plus borrowings without transparency on project selection, community demand or ROI is unjustified. Borrowings must be tied to measurable outcomes, not just asset replacement.

Contribution 8 of 13 | 23 October 2025

I've never used or been inside any of them, nor have I seen them being used.

Contribution 7 of 13 | 22 October 2025

As previously answered government should not be borrowing money money money and putting future home owners , residents to foot the bill for past expenditures. Governments should be held accountable for their spending.

Contribution 6 of 13 | 22 October 2025

I dont support any increase on rates

Contribution 5 of 13 | 22 October 2025

Whilst it is a good idea Council needs to have a closer look on the people actually using these facilities. There should be charges in place to recoup costs. There seems to be an attitude that everything should be free if in council land. Doesnt  
Contribution 4 of 13 | 22 October 2025

There are other grants, private funds, and community funds which should be considered. The groups directly benefiting can get involved, sporting bodies can (and often willingly) get involved.  
Contribution 3 of 13 | 19 October 2025

Support this if upgrades focus on equitable access, climate resilience, and diverse community use. Ensure borrowed funds build enduring public assets, not revenue-driven developments that limit free or inclusive use.  
Contribution 2 of 13 | 18 October 2025

Again, there is no need to borrow or for this to come at such an increased cost to residents.  
Contribution 1 of 13 | 16 October 2025

## 12. Do you have any other feedback regarding the Draft 2025/26 – 2034/35 Long Term Financial Plan.

Long Text | Skipped: 15 | Answered: 16 (51.6%)

### Contributions

I am very enthusiastic about helping with improving the council's work and production around the City and North Adelaide. I have been a regular around the City for a long time now, and I am a larger franchise owner of OTR (On The Run). I like the interest of helping or working with improving the infrastructure, buildings, tourism (I especially like the Art Gallery), the shops (I like Myer Centre and David Jones), the traffic and transport, the social & party scene, the police, fire & ambulance (medical), the trees and nature also. I have also been visiting the city here and there back since 1987 and I have seen many changes since back then. I am also trying to become a sage house supporter to help safe places for children in the city and around the metropolitan and the world also.

Contribution 16 of 16 | 5 November 2025

In the name of 'development' and 'housing' and 'bringing back people to the city', granting permission to build apartments indiscriminately in the west end is going to destroy the CBD and lead to concrete jungle type CBD where there is no sky visible from homes and blocks lightwind which will drive away people from CBD and defeats the purpose of 'bringing back people to the city'. Most of the people I know who were my neighbours have left the city due to the kind of 'development' that council is approving and I am very close to that stage.

Contribution 15 of 16 | 2 November 2025

Look, its a good start. "Consultation" means consultation, not just information - this feels like information. Explain to us what is up for negotiation and what isn't. Build trust, be transparent and tell us what you need, when you need it, but with plenty of lead time. I suggest you provide a summary report on the findings of this initial stage of 'consultation'. Keep it going team Adelaide.

Contribution 14 of 16 | 29 October 2025

Working and thinking on a more productive way how to save costs. sample: e vehicle for parking inspectors don't need to drive around in electrical vehicles they can use the electric e bike etc. Instead I also seen council workers standing around and parking while they are being playing on my phone not working in the working time.

Contribution 13 of 16 | 29 October 2025

no

Contribution 12 of 16 | 27 October 2025

also money needed for parkland 'upgrades' are they for certain bodies ie: private schools which can provide some revenue? also a 'vision' for our parkland's can wait. Why are you coming out with all this when the population is financially struggling. On a different universe

Contribution 11 of 16 | 24 October 2025

The LTFP relies too heavily on above-CPI rate increases (e.g. 2.1% + 0.5%) to cover structural underfunding and asset backlogs caused by



historic mismanagement. These increases are pushed through without sufficient transparency, justification, or benchmarking against long-term CPI averages or actual LGPI movements. The \$41.7M removal of assumed external funding for major renewals (Adelaide Bridge, Torrens Weir) is being silently absorbed by ratepayers through debt and delayed works. This is a fundamental shift in burden with no corresponding change in scope or cost rationale. Similarly, downgrading full asset replacements to "rehabilitations" while maintaining major expenditure (e.g. Adelaide Bridge now \$20.2M vs \$65.5M) raises concerns about longevity, service quality, and intergenerational equity. The 1.5% rates allocation toward Park Lands buildings lacks public-facing business cases, prioritisation criteria, or ROI. Borrowing to fund major upgrades without outlining community usage data or economic benefit is not responsible governance. Across the plan, forecast surpluses are optimistic, and assumptions on wage, utility, and contractor inflation appear understated. There is no meaningful sensitivity analysis. Ratepayers deserve more than narrative justification. Before Council commits to long-term financial settings, it should deliver: - Independent modelling or third-party review of assumptions; - Project-level cost-benefit transparency and measurable outcome KPIs; - Funding partnerships for once-in-a-generation infrastructure; - A credible pathway to reduce cost base, not just increase revenue.

Contribution 10 of 16 | 23 October 2025

Councillors should all visit Jetty Road and see how it should NOT be done, current do it all at once is reducing sales, retail and hospitality, destroying businesses. Upgrades should be staged to support the local community not damage it, with the view it will be better in the long term and ignoring the real hurt while it is being done.

Contribution 9 of 16 | 23 October 2025

Disorderly drunken behaviour needs to be abolished

Contribution 8 of 16 | 22 October 2025

Financial plan to me looks like we cannot afford so we are going to borrow money at interest to be paid back . This is not going to end well for future generations

Contribution 7 of 16 | 22 October 2025

Start from removing homeless people from the parks and streets in the CBD

Contribution 6 of 16 | 22 October 2025

Work within rate increases limited to CPI without introducing future debt

Contribution 5 of 16 | 22 October 2025

Seems all the options aren't being considered

Contribution 4 of 16 | 19 October 2025

The Draft 2025/26 – 2034/35 Long Term Financial Plan (LTFP) represents important progress toward long-term sustainability, but it remains overly conservative and risks missing key opportunities to deliver a fairer, more resilient, and more future-ready Adelaide. 1. Over-reliance on car-based revenue Approximately one-third of Council's income still comes from parking fees, fines, and related charges. This approach discourages mode shift and embeds car dependence. The LTFP should include a staged plan to replace parking revenue with progressive, stable sources (e.g. differential rates on large commercial landholders, congestion levies, or green infrastructure grants). 2. Lack of intergovernmental co-funding for state-scale assets The LTFP assumes Council will fund 100% of the Adelaide Bridge and Torrens Weir renewals - projects of regional importance. Council should negotiate co-funding with the State and Commonwealth before committing full capital allocations, to protect local financial capacity for community-scale projects. 3. Future Fund use and asset divestment transparency The Future Fund must not become a vehicle for speculative property trading. Its policy intent should explicitly prioritise social, environmental, and community returns alongside financial ones - funding projects like public housing on Council land, community energy, and climate-resilient streetscapes. 4. Climate adaptation and greening Public Realm Greening, flood resilience, and heat-mitigation investments should be significantly scaled up. Council should integrate measurable shade, canopy, and water-sensitive targets into the LTFP's capital works schedule to protect vulnerable residents from extreme heat. 5. Equity and access in rate setting While the 2.1% above-CPI increase is reasonable, rate structures must be equitable. Council should explore differential and hardship-responsive rating to avoid disproportionate impacts on low-income residents and small businesses. 6. Public housing and community infrastructure The inclusion of the Flinders Street Housing project is a positive start. Council should expand this through long-term partnerships with the State Government and community housing providers to utilise underused land for affordable housing, rather than commercial leases. 7. Accountability and participation The LTFP should commit to publishing annual

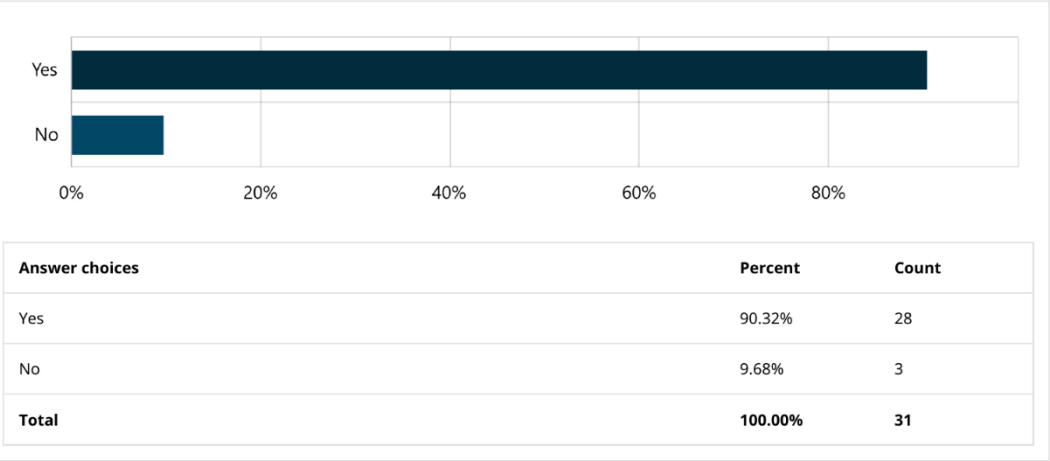
progress metrics for asset renewal, emissions reduction, public-realm greening, and social infrastructure outcomes. Broader community participation in budgeting - via participatory budgeting pilots or citizens' assemblies - would strengthen trust and democratic ownership. In summary: The LTFP should move from fiscal caution to social and environmental leadership. Adelaide's next decade must focus on shared prosperity, decarbonisation, and public value - not short-term cost containment.  
Contribution 3 of 16 | 18 October 2025

Residents are already dissatisfied, disappointed and disadvantaged. Where is the support for community? Why can't we even get a reply to emails?  
Contribution 2 of 16 | 16 October 2025

Focus on reducing immigration.  
Contribution 1 of 16 | 15 October 2025

13. Are you a City of Adelaide ratepayer? Required

Select Box | Skipped: 0 | Answered: 31 (100%)



**14. Postcode Required**

Short Text | Skipped: 0 | Answered: 31 (100%)

5042  
Contribution 31 of 31 | 5 November 2025

5000  
Contribution 30 of 31 | 4 November 2025

5000  
Contribution 29 of 31 | 4 November 2025

5000  
Contribution 28 of 31 | 2 November 2025

5000  
Contribution 27 of 31 | 31 October 2025

5006  
Contribution 26 of 31 | 29 October 2025

5000  
Contribution 25 of 31 | 29 October 2025

5000  
Contribution 24 of 31 | 29 October 2025

5000  
Contribution 23 of 31 | 27 October 2025

5066  
Contribution 22 of 31 | 27 October 2025

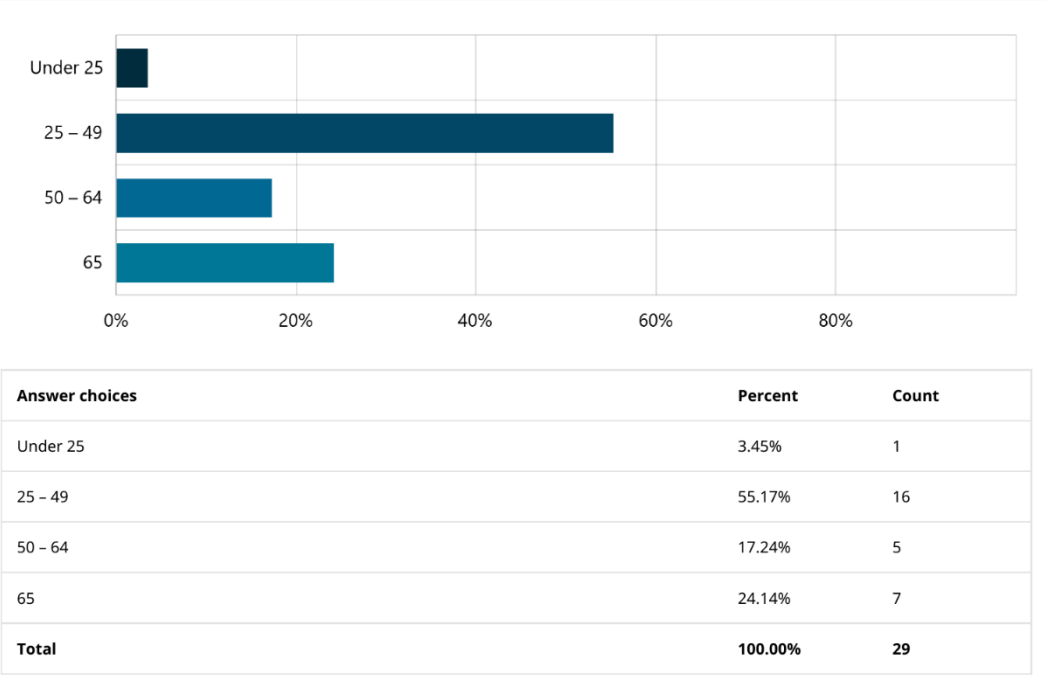
5006  
Contribution 21 of 31 | 25 October 2025

500  
Contribution 20 of 31 | 24 October 2025

5006 Contribution 19 of 31   23 October 2025
5000 Contribution 18 of 31   23 October 2025
5000 Contribution 17 of 31   23 October 2025
5000 Contribution 16 of 31   22 October 2025
5000 Contribution 15 of 31   22 October 2025
5000 Contribution 14 of 31   22 October 2025
5006 Contribution 13 of 31   22 October 2025
5000 Contribution 12 of 31   22 October 2025
Showing 20 latest contributions only. Please see the data results for all contributions to this question.

15. What is your age?

Select Box | Skipped: 2 | Answered: 29 (93.5%)



## Councillor Noon - MoN - Gouger Street Revitalisation Project Progress

Tuesday, 11 November 2025  
Council

**Council Member**  
Councillor Noon

Public

**Contact Officer:**  
Tom McCready, Director City Infrastructure

## MOTION ON NOTICE

**Councillor Noon will move a motion and seek a seconder for the matter shown below to facilitate consideration by the Council:**

### 'THAT COUNCIL:

1. Notes the extensive community consultation and key stakeholder engagement undertaken in relation to the Gouger Street Revitalisation Project.
2. Notes that a further design review may result in delays to the finalisation of the Gouger Street Revitalisation Project and could require additional community consultation and stakeholder engagement.
3. Reaffirms that maintaining the existing timeline for project completion is critical to ensure effective coordination with the Market Square redevelopment, to avoid disruption to Market operations, and to facilitate stakeholder activation planning.
4. Confirms that the scheduled workshop of the Infrastructure and Public Works Committee on 18 November 2025 will explore the feasibility of minor design amendments that are not material to project delivery; and that any proposed amendments or changes to the design are considered in terms of scope, available funding and delivery timeframes to ensure the commencement of construction mid-2026.'

## ADMINISTRATION COMMENT

1. Extensive consultation has been undertaken for the Gouger Street Revitalisation Project since November 2023 through a structured, multi-stage process informing each phase of design development.
2. Initial engagement (November 2023 – January 2024) introduced the project to key stakeholders and community leaders. The first concept design phase (February – March 2024) included 1,082 letters to residents and businesses, door knocking, stakeholder briefings, five workshops to shape the project's vision and design principles and two pop-up sessions at Moonta Street and the Central Market.
3. A second engagement round (April – May 2024) presented the emerging concept through community information sessions, surveys and briefings with the Adelaide Central Market Authority (ACMA), Chinatown and Gouger Street Associations, and the Courts Administration Authority (CAA). Formal public consultation (July – August 2024) on the Council-endorsed concept attracted more than 550 responses, showing strong support for greening, activation and pedestrian amenity balanced against business and access needs.
4. During detailed design development (May – October 2025), targeted meetings with ACMA, Central Market Arcade Redevelopment (CMAR), CAA and business associations refined design elements such as loading,



access, parking controls and tree placement. Door-to-door engagement in October 2025 provided updates, shared the 70 per cent design and collected business-needs data to inform staging, communication and construction planning.

5. Project updates continue to be shared via the [Our Adelaide](#) website and stakeholder mailing lists, ensuring transparency and ongoing participation throughout the project lifecycle. Detailed consultation reports, engagement summaries and background data are also publicly available on the [Our Adelaide](#) project page for reference.
6. The detailed design package is being finalised in alignment with the endorsed Concept Design, coordinated service designs, authority approvals and value-management outcomes.
7. Further design revisions of a major nature, such as introducing a raised carriageway or modifying intersection geometry as raised at the meeting of Council held on 28 October 2025 would require significant additional design development, renewed authority engagement/approvals and further community consultation in accordance with Council's Community Engagement Policy. Depending on the extent of changes required, this is likely to extend the delivery program and will significantly increase project costs.
8. Minor design improvements, depending on their nature, might be incorporated within the existing program and budget however the impact of specific design changes would need to be assessed on a case-by-case basis.
9. Maintaining the approved timeline for design finalisation, procurement, and construction is critical to ensure coordinated delivery with the Market Square Redevelopment Project and to minimise disruption to Market operations and surrounding businesses. Construction of Gouger Street is programmed to commence in mid-2026, with a separable portion to be completed before November 2026.
10. Priority will be given to commencing works adjacent to the Central Market and Central Market Arcade Redevelopment to support continuity of access and trading.
11. Delays to the program would increase the risk of overlap with Market Square fit-out and operational activities, affecting traders, visitor access and activation planning. Staging and methodology will continue to be developed in consultation with stakeholders to maintain business continuity throughout construction.
12. At its meeting on 28 October 2025 Council requested Administration provide a briefing workshop at the meeting of the Infrastructure and Public Works Committee on 18 November 2025, to explore the feasibility of further design amendments.
13. The workshop will examine the feasibility of potential design refinements, including raised carriageway treatments and micromobility improvements, within the context of the 70 per cent design. Administration will present a summary of the technical, cost and program implications of any proposed changes to support an informed discussion.

Should the motion be carried, the following implications of this motion should be considered. Note any costs provided are estimates only – no quotes or prices have been obtained:	
Public consultation	Subject to the extent of change, additional consultation would be required.
External consultant advice	Subject to the extent of change, additional consultant advice would be required.
Legal advice / litigation (eg contract breach)	Unknown at this stage.
Impacts on existing projects	Any change design change would impact the project budget and design/delivery timeframe.
Budget reallocation	Not applicable
Capital investment	Any major change to the proposed design will require additional capital investment.
Staff time in preparing the workshop / report requested in the motion	120 hours
Other	Not applicable

Staff time in receiving and preparing this administration comment	To prepare this administration comment in response to the motion on notice took approximately 5.5 hours.
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- END OF REPORT -

## Councillor Martin - MoN - Lohrman Street

Tuesday, 11 November 2025  
Council

**Council Member**  
Councillor Phillip Martin

Public

**Contact Officer:**  
Tom McCready, Director City  
Infrastructure

## MOTION ON NOTICE

**Councillor Phillip Martin will move a motion and seek a seconder for the matter shown below to facilitate consideration by the Council:**

**‘THAT COUNCIL:**

Noting there have been resident and pedestrian concerns about south bound vehicles diverting from O’Connell Street to Tynte Street through Lohrman Street (especially late at night), asks the Administration to monitor traffic on Lohrman Street with a view to recommending to Council, as necessary, any changes to improve public safety and residential amenity.’

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## ADMINISTRATION COMMENT

1. Lohrman Street is a two-way public road that consists of a bitumen roadway that is publicly accessible for both vehicles and pedestrians, with the primary function of providing vehicle access to the rear of adjacent private properties.
2. Pedestrian access to adjacent private properties is available in Lohrman Street, however there is no dedicated footpath, and the adjacent properties have primary pedestrian access from their frontages on adjacent roads that have dedicated footpaths.
3. On-street parking is not permitted on Lohrman Street to maintain a clear roadway for all users.
4. South bound vehicles are permitted to divert from O’Connell Street to Tynte Street through Lohrman Street however there is existing ‘No Through Road’ signage at the entry to George Street from O’Connell Street, to discourage south bound vehicles diverting from O’Connell Street to Tynte Street through George Street.
5. There is also a ‘No Through Road’ sign for north bound vehicles at the entry of Lohrman Street from Tynte Street.
6. To prevent south bound vehicles diverting from O’Connell Street to Tynte Street through George Street and Lohrman Street, new traffic restrictions would be required such as a ‘no left turn’ restriction from O’Connell Street into George Street and/or ‘No entry’ signage to prevent access to Lohrman Street from George Street.
7. New traffic restrictions to prevent access from O’Connell Street into George Street may increase vehicle movements along Lohrman Street as south bound vehicles seeking to access George Street would need to do so via Tynte Street and Lohrman Street.
8. A ‘No entry’ sign to prevent access to Lohrman Street from George Street would require all vehicles entering George Street to undertake a u-turn within George Street to enable exit to O’Connell Street, which is considered an undesirable movement due to the narrow configuration of the street and the close proximity of buildings to the road.

9. Should Council resolve to support the proposed motion, the Administration will undertake a traffic management survey on Lohrman Street with the results to be provided to Council Members via E-News.

Should the motion be carried, the following implications of this motion should be considered. Note any costs provided are estimates only – no quotes or prices have been obtained:	
Public consultation	Nil
External consultant advice	\$7,500 for additional resources via external consultant
Legal advice / litigation (eg contract breach)	Nil
Impacts on existing projects	O'Connell Mainstreet Revitalisation project
Budget reallocation	Nil
Capital investment	Nil
Staff time in preparing the workshop / report requested in the motion	37.5 hours (including external consultant time)
Other	Nil
Staff time in receiving and preparing this administration comment	To prepare this administration comment in response to the motion on notice took approximately 4.5 hours.

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- END OF REPORT -

## Councillor Martin - QoN - City Building Heights Code Amendment

Tuesday, 11 November 2025  
**Council**

**Council Member**  
Councillor Phillip Martin

Public

**Contact Officer:**  
Ilia Houridis, Director City Shaping

## QUESTION ON NOTICE

**Councillor Phillip Martin will ask the following Question on Notice:**

'Noting the Premier's announcement on October 27, 2025 of proposed changes to the Code, is the Administration able to comment on;

1. The nature of possible impacts inferred by the Affected Area Map (provided to elected members) on the City of Adelaide's City Plan including for Main Street Zones
2. The impacts on City of Adelaide infrastructure of residential uplift as a result of changes flowing from the proposed Code amendment, as well as other previously anticipated developments
3. The necessity for new strategies or funding to meet associated challenges and/or opportunities?'

The Lord Mayor will provide a reply at the meeting, the reply and question will be included in the Minutes of the meeting.

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- END OF REPORT -

Tuesday, 11 November  
2025

Council

**Program Contact:**

Anthony Spartalis, Chief  
Operating Officer

**Approving Officer:**

Michael Sedgman, Chief  
Executive Officer

Public

## EXECUTIVE SUMMARY

Section 90(2) of the *Local Government Act 1999 (SA)* (the Act), states that a Council may order that the public be excluded from attendance at a meeting if the Council considers it to be necessary and appropriate to act in a meeting closed to the public to receive, discuss or consider in confidence any information or matter listed in section 90(3) of the Act.

It is the recommendation of the Chief Executive Officer that the public be excluded from this Council meeting for the consideration of information and matters contained in the Agenda.

For the following Committee Reports for Recommendation to Council seeking consideration in confidence

- 22** Confidential Advice of the Kadaltilla / Adelaide Park Lands Authority – 30 October 2025 [section 90(3) (b) & (d) of the Act]
- 23** Confidential Recommendation of the City Planning, Development and Business Affairs Committee – 4 November 2025 [section 90(3) (b), (d) & (h) of the Act]

For the following Reports for Council (Chief executive Officer's Reports seeking consideration in confidence

- 24.1** Adelaide Central Market Authority Appointment of Board Chairperson [section 90(3) (a) of the Act]

The Order to Exclude for Items 22, 23 and 24.1:

1. Identifies the information and matters (grounds) from section 90(3) of the Act utilised to request consideration in confidence.
2. Identifies the basis – how the information falls within the grounds identified and why it is necessary and appropriate to act in a meeting closed to the public.
3. In addition, identifies for the following grounds – section 90(3) (b), (d) or (j) of the Act - how information open to the public would be contrary to the public interest.

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## ORDER TO EXCLUDE FOR ITEM 22

### THAT COUNCIL:

1. Having taken into account the relevant consideration contained in section 90(3) (b) & (d) and section 90(2) & (7) of the *Local Government Act 1999 (SA)*, this meeting of the Council dated 11 November 2025 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 22 [Confidential Advice of the Kadaltilla / Adelaide Park Lands Authority – 30 October 2025] listed on the Agenda in a meeting open to the public would on balance be contrary to the public interest.

### Grounds and Basis

This Item is commercial information of a confidential nature (not being a trade secret), the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the Council

is conducting business, prejudice the commercial position of the Council and prejudice the commercial position of the person who supplied the information and confer a commercial advantage on a third party.

The disclosure of information in this report could reasonably prejudice the commercial position and identity of the proponent who supplied 'commercial in confidence' information containing a business case and capability to undertake a promotional opportunity for evaluation by Council at the request of the Council for which 'commercial in confidence' discussions have been undertaken and remain current. Disclosure of this information may adversely impact project viability, prejudice the ability to undertake/participate in future negotiations on the proposal and prejudice the Council's commercial position and opportunity for Council to participate in future like considerations or discussions.

#### Public Interest

Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the disclosure of this information may result in the release of information prior to the finalisation of commercial Lease negotiations with the preferred proponents and competitors receiving the information to the detriment of the proponents who supplied information at this point in time, may materially and adversely affect the financial viability of the proponent for any future projects and severely prejudice Council's ability to discuss/participate or influence a proposal for the benefit of the Council and the community in this matter and in relation to other commercial Lease negotiations.

2. Pursuant to section 90(2) of the *Local Government Act 1999 (SA)* (the Act), this meeting of the Council dated 11 November 2025 orders that the public (with the exception of members of Corporation staff and any person permitted to remain) be excluded from this meeting to enable this meeting to receive, discuss or consider in confidence Item 22 [Confidential Advice of the Kadaltilla / Adelaide Park Lands Authority – 30 October 2025] listed in the Agenda, on the grounds that such item of business, contains information and matters of a kind referred to in section 90(3) (b) & (d) of the Act.

## ORDER TO EXCLUDE FOR ITEM 23

#### THAT COUNCIL:

1. Having taken into account the relevant consideration contained in section 90(3) (b), (d) & (h) and section 90(2) & (7) of the *Local Government Act 1999 (SA)*, this meeting of the Council dated 11 November 2025 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 23 [Confidential Recommendation of the City Planning, Development and Business Affairs Committee – 4 November 2025] listed on the Agenda in a meeting open to the public would on balance be contrary to the public interest.

#### Grounds and Basis

This item contains certain information of a confidential nature (not being a trade secret) the disclosure of which could reasonably expect to confer a commercial advantage on a person with whom the Council is conducting business, prejudice the commercial position of the Council in respect to its assets and strategic land holdings, and that of adjacent landowners. The disclosure of information in this report could reasonably prejudice the position of Council and third parties as it includes specialist information provided to Council and others on a confidential basis.

The provision of legal advice.

#### Public Interest

The City Planning, Development and Business Affairs Committee is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the disclosure of this information may result in release of confidential information of Council and adjacent landowners that are of a financial and strategic nature.

2. Pursuant to section 90(2) of the *Local Government Act 1999 (SA)* (the Act), this meeting of the Council dated 11 November 2025 orders that the public (with the exception of members of Corporation staff and any person permitted to remain) be excluded from this meeting to enable this meeting to receive, discuss or consider in confidence Item 23 [Confidential Recommendation of the City Planning, Development and Business Affairs Committee – 4 November 2025] listed in the Agenda, on the grounds that such item of business, contains information and matters of a kind referred to in section 90(3) (b), (d) & (h) of the Act.



## ORDER TO EXCLUDE FOR ITEM 24.1

### THAT COUNCIL:

1. Having taken into account the relevant consideration contained in section 90(3) (a) and section 90(2) & (7) of the *Local Government Act 1999 (SA)*, this meeting of the Council dated 11 November 2025 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 24.1 [Adelaide Central Market Authority Appointment of Board Chairperson] listed on the Agenda in a meeting open to the public would on balance be contrary to the public interest.

#### Grounds and Basis

This Item is confidential as it contains information that must be considered in confidence in order to protect the personal affairs of the nominee.

The disclosure of information in this report could reasonably implicate the nominee's reputation in the business community.

2. Pursuant to section 90(2) of the *Local Government Act 1999 (SA)* (the Act), this meeting of the Council dated 11 November 2025 orders that the public (with the exception of members of Corporation staff and any person permitted to remain) be excluded from this meeting to enable this meeting to receive, discuss or consider in confidence Item 24.1 [Adelaide Central Market Authority Appointment of Board Chairperson] listed in the Agenda, on the grounds that such item of business, contains information and matters of a kind referred to in section 90(3) (a) of the Act.
-

## DISCUSSION

1. Section 90(1) of the *Local Government Act 1999 (SA)* (the Act) directs that a meeting of Council must be conducted in a place open to the public.
2. Section 90(2) of the Act, states that a Council may order that the public be excluded from attendance at a meeting if Council considers it to be necessary and appropriate to act in a meeting closed to the public to receive, discuss or consider in confidence any information or matter listed in section 90(3) of the Act.
3. Section 90(3) of the Act prescribes the information and matters that a Council may order that the public be excluded from.
4. Section 90(4) of the Act, advises that in considering whether an order should be made to exclude the public under section 90(2) of the Act, it is irrelevant that discussion of a matter in public may -
  - (a) *cause embarrassment to the council or council committee concerned, or to members or employees of the council; or*
  - (b) *cause a loss of confidence in the council or council committee; or*
  - (c) *involve discussion of a matter that is controversial within the council area; or*
  - (d) *make the council susceptible to adverse criticism.*
5. Section 90(7) of the Act requires that an order to exclude the public:
  - 5.1 Identify the information and matters (grounds) from section 90(3) of the Act utilised to request consideration in confidence.
  - 5.2 Identify the basis – how the information falls within the grounds identified and why it is necessary and appropriate to act in a meeting closed to the public.
  - 5.3 In addition identify for the following grounds – section 90(3) (b), (d) or (j) of the Act - how information open to the public would be contrary to the public interest.
6. Section 83(5) of the Act has been utilised to identify in the Agenda and on the Report for the meeting, that the following reports are submitted seeking consideration in confidence.
  - 6.1 Information contained in Item 22 – Confidential Advice of the Kadaltilla / Adelaide Park Lands Authority – 30 October 2025
    - 6.1.1 Is subject to an Existing Confidentiality Order dated 30/10/2025
    - 6.1.2 The grounds utilised to request consideration in confidence is section 90(3) (b) & (d) of the Act
      - (b) information the disclosure of which –
        - (i) could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or prejudice the commercial position of the council; and
        - (ii) would, on balance, be contrary to the public interest.
      - (d) commercial information of a confidential nature (not being a trade secret) the disclosure of which –
        - (i) could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and
        - (ii) would, on balance, be contrary to the public interest.
  - 6.2 Information contained in Item 23 – Confidential Recommendation of the City Planning, Development and Business Affairs Committee – 4 November 2025
    - 6.2.1 Is subject to an Existing Confidentiality Order dated 4/11/2025
    - 6.2.2 The grounds utilised to request consideration in confidence is section 90(3) (b), (d) & (h) of the Act
      - (b) information the disclosure of which –
        - (i) could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or prejudice the commercial position of the council; and
        - (ii) would, on balance, be contrary to the public interest.

- (d) commercial information of a confidential nature (not being a trade secret) the disclosure of which –
    - (i) could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and
    - (ii) would, on balance, be contrary to the public interest.
  - (h) legal advice
- 6.3 Information contained in Item 24.1 – Adelaide Central Market Authority Appointment of Board Chairperson
  - 6.3.1 Is not subject to an Existing Confidentiality Order
  - 6.3.2 The grounds utilised to request consideration in confidence is section 90(3) (a) of the Act
    - (a) Information the disclosure of which would involve the unreasonable disclosure of information concerning the affairs of any person (living or dead).

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## ATTACHMENTS

Nil

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- END OF REPORT -

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