

Kadaltilla

Adelaide Park Lands Authority



BOARD MEETING AGENDA

Thursday, 30 October 2025 at 4.30 pm
Colonel Light Room, Adelaide Town Hall

Kadaltilla / Adelaide Park Lands Authority

Board Meeting Agenda, Thursday, 30 October 2025 at 4.30 pm
Colonel Light Room, Adelaide Town Hall

Membership	The Lord Mayor 4 other members appointed by the Council 5 members appointed by the Minister for Planning
Quorum	6
Presiding Member	The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith
Deputy Presiding Member	Elinor Walker
Board Members	Kirsty Bevan Allison Bretones Ashley Halliday Justyna Jochym Stephanie Johnston Warwick Keates Mitzi Nam Councillor Keiran Snape
Proxy Board Members	Councillor Henry Davis, for Councillor Keiran Snape Dennis Rigney, for Mitzi Nam Sarah Russo, for Stephanie Johnston

Agenda

1. Welcome and Opening

1.1 Acknowledgement of Country

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

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

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

1.2 Apologies

Presiding Member -	The Right Honourable the Lord Mayor Dr Jane Lomax-Smith
Board Member -	Justyna Jochym

1.3 Confirmation of Minutes

That the Minutes of the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 18 September 2025 be taken as read and be confirmed as an accurate record of proceedings.

2.	Conflict of Interest	
3.	Presiding Member Report (verbal)	
4.	Deputations	
5.	Items for Board Discussion	
5.1	Presentation from Department of Environment and Water on the Biodiversity Act 2025	10 - 23
6.	Items for Board Decision	
6.1	Kadaltilla / Adelaide Park Lands Authority 2026 Meeting Dates	24 - 27
6.2	Community Land Management Plan for Adelaide Oval Precinct	28 - 79
7.	Items for Noting	
	Nil	
8.	Other Business	
		80 - 82
9.	Exclusion of the Public for Items requested to be considered in confidence	
	In accordance with Clause 4.8.21 of the <i>Adelaide Park Lands Authority Charter</i> and s 90(3) and 90(4) & (7) of the <i>Local Government Act 1999 (SA)</i> , this meeting of Kadaltilla will consider whether it is necessary and appropriate to act in a meeting closed to the public to discuss in confidence the report contained within section 10 of this Agenda	
10.	Items for the Board in confidence	
10.1	Adelaide TreeClimb Exemption to EOI and Lease Discussions [s 90(3) (b), (d)]	83 - 89
11.	Meeting Close	

Kadaltilla

Adelaide Park Lands Authority



BOARD MEETING MINUTES

Thursday, 18 September 2025

Goodman Building, Adelaide Botanic Gardens

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Kadaltilla / Adelaide Park Lands Authority

Board Meeting Minutes, Thursday, 18 September 2025, at 4.36 pm
Goodman Building, Adelaide Botanic Gardens

Present:

Presiding Member	The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith
Deputy Presiding Member	Elinor Walker
Board Members	Kirsty Bevan
	Allison Bretones
	Ashley Halliday
	Stephanie Johnston

1 Welcome and Opening

1.1 Acknowledgement of Country

'Kadaltilla / Adelaide Park Lands Authority acknowledges that we are meeting on traditional Country of the Kaurna people of the Adelaide Plains and pays respect to Elders past and present. We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kaurna people living today. And we also extend that respect to other Aboriginal Language Groups and other First Nations who are present today.'

1.2 Apologies

Board Members:

Warwick Keates
Councillor Snape
Justyna Jochym

Absent

Board Member:

Mitzi Nam

1.3 Confirmation of Minutes

Board Decision

Moved by Kirsty Bevan,
Seconded by Alison Bretones -

That the Minutes of the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority adjourned on 17 July 2025 and reconvened on 28 August 2025 and the ordinary meeting of the Board also held on 28 August 2025 be taken as read and be confirmed as an accurate record of proceedings.

Carried

2 Conflict of Interest

Nil

3 Presiding Member Report (verbal)

The Presiding Member provided a verbal report indicating that:

- The Right Honourable the Lord Mayor, Dr Jane Lomax- Smith thanked the Adelaide Botanic Gardens staff, in particular Michael Harvey, Director of the Botanic Gardens and State Herbarium of South Australia, for their invaluable assistance in coordinating and facilitating the guided tour, providing the venue and the arrangements for this meeting, and for so warmly hosting the Kadaltilla Board.

- E-News shared with the Board relating to the North Adelaide Golf Course Correspondence from the Hon. Peter Malinauskas, Premier of South Australia.

4 Deputations

Nil

5 Items for Board Discussion and Decision

5.1 Presentation - Adelaide Botanic Gardens

Presenter:

- Michael Harvey, Director of the Botanic Gardens and State Herbarium of South Australia.

Precis of Item:

A presentation was given to provide an overview to the Board of the key strategic and master planning priorities of Adelaide Botanic Gardens, as well as upcoming initiatives.

5.2 Presentation - Beach Volleyball Facility – Bonython Park / Tulya Wardli (Park 27)

Presenter:

- Karla Della Pietra (Volleyball SA, Chief Executive Officer)

Precis of Item:

A presentation was given to provide an update and seek feedback relating to the proposal to establish a beach volleyball facility in Bonython Park / Tulya Wardli (Park 27).

5.3 Beach Volleyball Facility – Bonython Park / Tulya Wardli (Park 27)

Discussion ensued

It was then –

Moved by Ashley Halliday,
Seconded by Elinor Walker –

THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Kadaltilla / Adelaide Park Lands Authority:

1. Notes the previous decision of Council approving the repurposing of a section of the former netball courts in Bonython Park / Tulya Wardli (Park 27) into a beach volleyball facility
2. Notes the significant change in impacts to Bonython Park / Tulya Wardli (Park 27) since that decision, including the New Women's and Children's Hospital, Southwark Development and the North Adelaide Public Golf Course projects and the impact they will have on Park 27 including the former netball courts.
3. Endorses continued support for a beach volleyball facility on Bonython Park / Tulya Wardli (Park 27).
4. Notes the City Beach Concept Plan for Bonython Park / Tulya Wardli (Park 27) shown in Attachment A as contained in Item 5.3 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 18 September 2025.
5. Requests that the Administration undertake work with Volleyball SA for a siting and contextual analysis on the most appropriate location for City Beach and further reports on the management and detailed design of City Beach as the project progresses, for presentation to the first meeting of Kadaltilla in 2026.
6. Requests a Master Plan of Bonython Park / Tulya Wardli (Park 27) be prepared in alignment and context with the Adelaide Park Lands Management Strategy and the relevant Community Land Management Plan subject to the City of Adelaide quarterly budget review processes and/or annual budget process.

Carried

5.4 Workshop - 2025 Biodiversity Survey - Exploring Aquatic Fauna of Karrawirra Pari / River Torrens

Presenters:

- Matthew Field, Manager, Park Lands & Sustainability
- Jared Wilson, Team Leader, Park Lands Planning

Precis of Item:

A presentation was given to share the results of the 2025 biodiversity monitoring, evaluation and reporting program (2025 biodiversity survey) which focused on aquatic fauna found along Karrawirra Pari / River Torrens.

6 Items for Noting

6.1 Victoria Park / Pakapakanthi (Park 16) Master Plan Implementation Projects

Discussion ensued

It was then –

Moved by Ashley Halliday,
Seconded by Stephanie Johnston –

THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL

That the Kadaltilla / Adelaide Park Lands Authority:

1. Receives the report and presentation (Attachment A) as contained in Item 6.1 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 18 September 2025
2. Requests administration to provide an update on progress of investment partnering opportunities with the South Australian Motorsport Board to deliver on the master plan elements.
3. Notes that implementation of the priority projects will be staged, with procurement and delivery of the community playing field to be undertaken in third and fourth quarter of 2025/26 and tree planting scheduled to commence for the planting season between April–May 2026.
4. Notes that delivery of the pathway adjacent to Wakefield Road is subject to budget becoming available in 2025/26 or future consideration through the City of Adelaide's annual business plan and budget processes.

Carried

6.2 Tentative List Submission for World Heritage Bid for Adelaide and its Rural Settlement Landscapes - Progress Report

Discussion ensued

It was then –

Moved by Elinor Walker,
Seconded by Stephanie Johnston –

THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL

That the Kadaltilla / Adelaide Park Lands Authority:

1. Receives the report contained in Item 6.2 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 18 September 2025.

Carried

Undertaking - Tentative List Submission for World Heritage Bid for Adelaide and its Rural Settlement Landscapes

In response to queries from Members, an undertaking was given that following the announcement of the new Minister for Climate, Environment and Water of South Australia, Administration will proactively engage with the Minister in relation to the Tentative List Submission for World Heritage Bid for Adelaide and its Rural Settlement Landscapes.

7 Other Business

Nil

Exclusion of the Public for Items requested to be considered in confidence

Moved by Ashley Halliday,
Seconded by Elinor Walker –

Order to Exclude for Item 9.1

THAT THE ADELAIDE PARK LANDS AUTHORITY

1. Having taken into account the relevant considerations contained in Clause 4.8.21 of the Adelaide Park Lands Authority Charter and section 90(3) (b) & (d) and 90(2) & (7) of the *Local Government Act 1999* (SA), this meeting of the Board of Kadaltilla / Park Lands Authority dated 18 September 2025 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 9.1 [Results of Park Lands Commercial Expressions of Interest – Victoria Park/ Pakapakanthi (Park 16)] 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

The Board 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 Kadaltilla dated 18 September 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 9.1 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) of the Act.

Carried

There were no members of the public present. Members of Corporation staff not directly involved in Item 9.1 left the Goodman Building at 6:24 pm.

9 Items for the Board in confidence

9.1 Results of Park Lands Commercial Expressions of Interest – Victoria Park / Pakapakanthi (Park 16) [s 90(3) (b), (d)]

The meeting reopened to the public at 6.28 pm.

Item 9.1 - Results of Park Lands Commercial Expressions of Interest – Victoria Park / Pakapakanthi (Park 16) [s 90(3) (b), (d)]

Confidentiality Order

1. Having considered Item 9.1 [Results of Park Lands Commercial Expressions of Interest – Victoria Park / Pakapakanthi (Park 16).] listed on the Agenda for the meeting of the Board of Kadaltilla/Adelaide Park Lands Authority held on 18 September 2025 in confidence pursuant to Section 4.8.21 of the Kadaltilla Charter and s 90 (3) (b) & (d) of the Local Government Act 1999 (SA), orders that the resolution, the report, the discussion and any other associated information submitted to this meeting of the Board and the Minutes of this meeting in relation to the matter remain confidential and not available for public inspection until 31 March 2026 or until the matter is released by the City of Adelaide Chief Executive Officer.

Closure

The meeting closed at 6.30 pm

The Lord Mayor, Dr Jane Lomax-Smith

Presiding Member

Kadaltilla / Adelaide Park Lands Authority

Documents Attached:

Nil

Kadaltilla

Adelaide Park Lands Authority

Presentation from Department for Environment and Water on the Biodiversity Act 2025 (SA)

**Thursday, 30 October 2025
Board Meeting**

Author:

Sarah Gilmour, Associate
Director Park Lands, Policy &
Sustainability

Public

Purpose of Workshop

This presentation by Ms Lisien Loan, Director, Conservation and Wildlife, and Mr Brett Simes, Principal Legislation Officer – Biodiversity from the Department for Environment and Water, will provide an overview of the recently passed *Biodiversity Act 2025 (SA)* ([Link 1](#)).

In June 2025, the South Australian Parliament passed the *Biodiversity Act 2025 (SA)* (the Act). The Act brings together biodiversity protections contained in the *National Parks and Wildlife Act 1972 (SA)* and the *Native Vegetation Act 1991 (SA)* and includes new approaches to improve biodiversity outcomes. The Act causes amendment of the *National Parks and Wildlife Act 1972 (SA)* and will repeal the *Native Vegetation Act 1991 (SA)*.

The City of Adelaide participated in the consultation process for the development of the Act including providing feedback on the discussion paper in 2023/24 and meeting with the Department for Environment and Water (DEW), who led development of the Act, in 2024/25.

The Act is being progressively implemented over a two-year period with existing legislation remaining in place until such time that relevant sections of the Act are in operation.

DEW is preparing subordinate legislation (regulations, policies and guidelines) and establishing governance arrangements under the Act.

The City of Adelaide's Administration provided an overview of the Act and its alignment with the strategic direction for the Adelaide Park Lands to the Kadaltilla / Adelaide Park Lands Authority at its meeting held on 28 August 2025 ([Link 2](#)).

Data and Supporting Information

Link 1 – [Biodiversity Act 2025 \(SA\)](#)

Link 2 – [Agenda – Kadaltilla / Adelaide Park Lands Authority – 28 August 2025](#)

- END OF REPORT -

Biodiversity Act 2025

Kadaltilla

Adelaide Park Lands Authority

Acknowledgement of Country

The Department for Environment and Water and its staff acknowledge Aboriginal people as the First Peoples and Nations of the area that we now know as South Australia, and that the people of each Nation obtain and maintain their spiritual and cultural identity from their lands and waters. Through the work of the department, we will continue to develop mutually beneficial partnerships to maintain and protect living culture, heritage, knowledge and connection, and deliver positive outcomes for First Nations peoples while caring for Country.

Biodiversity Act – visual guide

The overarching goal of the Biodiversity Bill is to provide for the conservation, restoration and enhancement of South Australia's biodiversity for the benefit of current and future generations.

Preliminary

Interpretation (key terms)
Interaction with other Acts
Operation of Act

Objects, principles and General Duty

Objects
Principles
General Duty
Consistency with State Biodiversity Plan
Aboriginal peoples' knowledges

Administration

Delegation
Statutory bodies:
- Biodiversity Council
- Clearance Assessment Committee
- Scientific Committee
- Aboriginal Biodiversity Committee
Funds:
- Biodiversity Restoration Fund
- Biodiversity Conservation Fund
- Biodiversity Administration Fund
Ability to establish trusts

Source of topics included in the new Bill

Colour key:

Native Vegetation Act
National Parks and Wildlife Act
NV and NPW Acts
New provisions

Native plants

Establishing protection
Managing use
Clearance
Taking
Dealing
Significant Environmental Benefits
Offences / penalties
Regulated acts or activities exclusions
Review of clearance refusal / revocation

Protected animals

Establishing protection
Managing use:
- Taking
- Commercial (harvesting / farming)
- Export / import
- Keeping
Offences / penalties
Regulated acts or activities exclusions

Benefits to South Australia:

- ✓ biodiversity is protected and enhanced
- ✓ green credentials for international markets
- ✓ nature positive
- ✓ economic growth
- ✓ support green transition

Threatened Species, Ecological Communities and Listed Ecological Entities

Lists and categories
Assessment
Role of Scientific Committee
Action plans
Critical Habitat
Threatening processes
Extinction inquiry
Threat abatement plans

Biodiversity planning and information

Biodiversity Register
State Biodiversity Plan
State biodiversity data
Biodiversity management plans

Aboriginal people

Recognition of Aboriginal peoples' knowledges
Representation on committees
Recognition of Culturally Significant Biodiversity Entities
Ability to take / gather / hunt

Conserved areas

Biodiversity Agreements
Sanctuaries
Future conserved areas

Permits

Permits for protected animals
Permits for native plants
Royalties
Offences / penalties

Compliance and enforcement

Authorised officers
Administrative remedies including:
- Orders
- Undertakings
Court Orders:
- Civil and Criminal
Proceedings
Review and appeals

Improvements to SA's legislative framework:

- ↓ statutory fragmentation
- ↑ cohesion and consistency
- ↑ commensurate penalties and streamlined enforcement
- ↑ simplified planning and development approval processes

Miscellaneous

Biodiversity Policies
Regulations
Council guidelines
Concurrence under PDI Act
Reports of public sector agencies
Review of Act

Amendments to 33 other Acts, including:

- Coast Protection Act 1972
- Crown Land Management Act 2009
- Energy Resources Act 2000
- Environment Protection Act 1993
- Fire and Emergency Services Act 2005
- Landscape South Australia Act 2019
- Mining Act 1971
- National Parks and Wildlife Act 1972
- Pastoral Land Management and Conservation Act 1989
- Planning, Development and Infrastructure Act 2016 (PDI Act)
- Repeal of the Native Vegetation Act 1991
- Wilderness Protection Act 1992

What's new

1 Objects/principles

2 General duty

3 Threatened species
process

4 Statutory Bodies

Biodiversity Council

Scientific Committee

Aboriginal Biodiversity Committee

Clearance Assessment Committee

5 State Biodiversity Plan

6 Biodiversity Data

7 Biodiversity Register

8 Biodiversity Agreements

9 Increased enforcement options

10 Culturally Significant
Biodiversity Entities

What's changed

- 1** Approach to regulated activities
– schedules provide exemptions
- 2** No 'unprotected' list of animals
- 3** Declaration to manage species
- 4** Increased penalties
- 5** Native Vegetation Regulations
incorp into Act
- 6** Clearance rules – large non-SA plants >20 yrs

Adelaide Park Lands



Government of South Australia
Department for Environment
and Water



Native Plants

Regulated Activities

- ❖ **Clearance** of native plants of a **relevant kind** on land (whether public land or otherwise) **within the regulated clearance area** or on **public land outside the regulated clearance area**

(Clearance = death or destruction of, or substantial damage)

- ❖ **Taking** a native plant of a **relevant kind** from **public land**

(Taking = interference that does not result in death, destruction or substantial damage (e.g. removing roots, limbs, stems, flowers, seeds or any other part of the plant))

Native Plants

Native Plant of a Relevant kind

- ❖ A native plant that is indigenous to the State
- ❖ A native plant that is not indigenous to the State that comprises a regulated tree
- ❖ A native plant of a class brought within the ambit of this definition by the regulations

Public Land

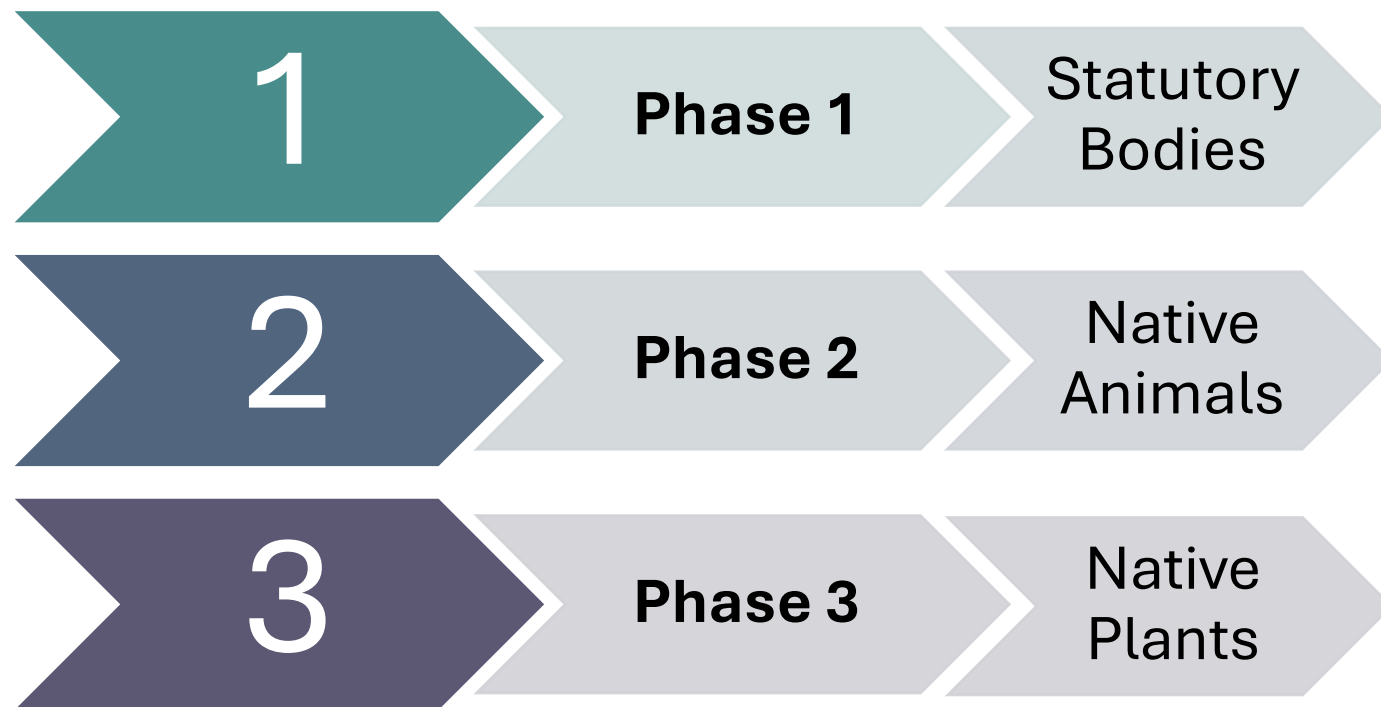
Means any of the following:

- ❖ a reserve (National Parks Act)
- ❖ a wilderness protection area/zone
- ❖ a marine park
- ❖ a forest reserve
- ❖ unalienated land of the Crown
- ❖ land held by a Minister, agent or instrumentality of the Crown on behalf of the Crown, excluding such land that is leased to a person other than a Minister, agent or instrumentality of the Crown

Schedule 2

- ❖ Circumstances where clearance or taking can occur without seeking permission
- ❖ Road reserves
- ❖ Maintenance of infrastructure
- ❖ Public safety
- ❖ Maintenance pruning
- ❖ Cultural burning
- ❖ Some circumstances require guidelines to be followed

What now



Questions



Government of South Australia
Department for Environment
and Water





Government of South Australia

Department for Environment
and Water

Kadaltilla

Adelaide Park Lands Authority

Kadaltilla / Adelaide Park Lands Authority 2026 Meeting Dates

**Thursday, 30 October 2025
Board Meeting**

Author: Sarah Gilmour,
Associate Director Park
Lands, Policy & Sustainability

Public

Purpose

The purpose of this report is to confirm the place, time and dates for meetings of the Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) Board from February to November 2026. This is undertaken in accordance with Clause 4.8.5 of Kadaltilla's Charter, which provides that:

"An ordinary meeting of the Board must take place at such times and places as may be fixed by the Board, provided that there shall be at least one ordinary meeting of the Board held in each calendar month except in December and January."

The proposed 2026 meeting dates are set for the fourth Thursday of each month, consistent with previous years and scheduled to avoid public holidays.

Recommendation

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).

Implications

Adelaide Park Lands Management Strategy – Towards 2036	Adelaide Park Lands Management Strategy - Towards 2036 The approval of Kadaltilla meeting dates for 2026 will support the Board's consideration of the Adelaide Park Lands Management Strategy.
2023-2028 Strategic Plan	Kadaltilla / Adelaide Park Lands Authority 2023-2028 Strategic Plan Strategic Plan Alignment – Expert Advice 4.1 Provide advice on plans, projects and policies for the Adelaide Park Lands
City of Adelaide Strategies	The approval of Kadaltilla meeting dates for 2026 is consistent with the 'Our Environment' section of the City of Adelaide Strategic Plan to <i>"Continue the support for the Kadaltilla/Adelaide Park Lands Authority Subsidiary and the delivery of the Kadaltilla Charter and Business Plans"</i> .
Policy	Clause 4.8.5 of the Kadaltilla's Charter requires that <i>"An ordinary meeting of the Board must take place at such times and places as may be fixed by the Board provided that there shall be at least one ordinary meeting of the Board held in each calendar month except in December and January"</i> .
Consultation	Not as a result of this report
Resource	Not as a result of this report
Risk / Legal / Legislative	Not as a result of this report
Design	Not as a result of this report
Opportunities	Not as a result of this report
City of Adelaide Budget Allocation	The 2025/26 budget includes the provision of sitting fees and catering for Board Members.
Capital Infrastructure Projects	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report

Discussion

1. Clause 4.8 of the Charter of the Kadaltilla / Adelaide Park Lands Authority (the Charter) sets out the following requirements in relation to meetings:
 - 4.8.1. *An ordinary meeting of the Board will constitute an ordinary meeting of the Authority and the Board shall administer the business of the ordinary meeting.*
 - 4.8.5 *An ordinary meeting of the Board must take place at such times and places as may be fixed by the Board provided that there shall be at least one ordinary meeting of the Board held in each calendar month except in December and January.*
 - 4.8.19 *Meetings of the Board must be conducted in a place open to the public.*
2. In 2025, Kadaltilla met monthly on the fourth Thursday between February and November, with the following exceptions: the April meeting was held on a Wednesday to avoid a public holiday; the July and September meetings were held on the third Thursday to accommodate the Presiding Member's availability; and the July meeting was adjourned and subsequently reconvened on 28 August. All meetings commenced at 4:30 pm, except for the August meeting, which commenced at 4:45 pm. Meetings were held in the Colonel Light Room at Adelaide Town Hall, except for the reconvened July meeting and the August meeting, which took place in the Goodman Building at the Adelaide Botanic Gardens.
3. Convening Board meetings in the Colonel Light Room, Adelaide Town Hall, addresses the requirement to conduct meetings in a place accessible and open to the public with facilities supporting public attendance.
4. A commencement time of 4.30 pm supports attendance by members of the public, representors wishing to address the Board, and Board Members who have day commitments.
5. The meeting dates proposed below are scheduled for the fourth Thursday of the month, consistent with previous years:

DATE	EVENT
26 February	Kadaltilla Board Meeting
9 March	Adelaide Cup Day
26 March	Kadaltilla Board Meeting
3 April	Good Friday
6 April	Easter Monday
23 April	Kadaltilla Board Meeting
25 April	Anzac Day
28 May	Kadaltilla Board Meeting
8 June	King's Birthday
25 June	Kadaltilla Board Meeting
23 July	Kadaltilla Board Meeting
27 August	Kadaltilla Board Meeting
24 September	Kadaltilla Board Meeting
5 October	Labour Day
22 October	Kadaltilla Board Meeting
26 November	Kadaltilla Board Meeting

6. At the time of finalising this report, the City of Adelaide had not yet set its Council and/or Committee meeting schedules for 2026. Once this occurs, it may be necessary to review Kadaltilla's meeting schedule (e.g. in light of ensuring advice of Kadaltilla can be provided to Council in a timely manner). It may be necessary to vary a meeting date, a meeting time, or a meeting place to support the operation of the Board.

7. The approval of the proposed dates does not preclude the ability to convene a Special meeting in January and December or in other months if required, in response to urgent matters, the number of agenda items and the ability to achieve quorum.
8. Following the success of the Kadaltilla Board meeting at the Adelaide Botanic Gardens, the recommendation is such that a meeting at a location other than the Colonel Light Room, Adelaide Town Hall can be considered.
9. Adoption of part 2 of the recommendation supports a variation to date, time, or place, should the need arise, for which the Chief Executive Officer of the City of Adelaide, or delegate, will undertake in liaison with the Presiding Member (or Deputy Presiding Member if the former is not available), to request and arrange / re-arrange date, time, or place of a meeting as required.

Attachments

Nil

- END OF REPORT -



Adelaide Park Lands Authority

Community Land Management Plan for Adelaide Oval Precinct

**Thursday, 30 October 2025
Board Meeting**

Author: Sarah Gilmour,
Associate Director Park
Lands, Policy & Sustainability

Public

Purpose

The purpose of this report is to seek support for the revised Community Land Management Plan (draft CLMP) for the Adelaide Oval Precinct part of Tarntanya Wama (Park 26) for the purposes of public consultation. The draft CLMP has been informed by feedback from stakeholders in the Adelaide Oval Precinct.

The CLMP has been revised as part of the statutory five-year review as required by section 19(3) of the *Adelaide Park Lands Act 2005* (SA). The current CLMP for Adelaide Oval Precinct was approved by Council in April 2021 ([Link 1](#)).

The Adelaide Oval Precinct CLMP is a stand-alone document due to the complexities that arise from the *Adelaide Oval Redevelopment Act 2011* (SA) that outlines the management of the Core Area of Adelaide Oval by the Adelaide Oval Stadium Management Authority.

All other CLMPs for the Adelaide Park Lands form a single document that was endorsed by Council in October 2023 ([Link 2](#)).

While the entirety of the Adelaide Oval Precinct remains Adelaide Park Lands under the care and control of the City of Adelaide, portions are leased and licensed, by virtue of the *Adelaide Oval Redevelopment and Management Act 2011* (SA), to the Minister for Planning through two separate arrangements:

- A lease for the Adelaide Oval Core Area (which is exempt from the provisions of both the Adelaide Park Lands Management Strategy – Towards 2036 (APLMS) and the CLMP).
- A licence for the Adelaide Oval Licence Area (which includes Stella Bowen Park and Oval No 2).

The CLMP for the Adelaide Oval Precinct provides for the management of Pennington Gardens West, Creswell Gardens, Light's Vision and includes the leases to Tennis SA and Memorial Drive Tennis Club/ Next Generation.

Subject to consideration by Kadaltilla and agreement between the Council and the Minister for Planning, the draft CLMP will be released for public consultation.

Recommendation

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 consultation.

Implications

Adelaide Park Lands Management Strategy – Towards 2036	<p>Adelaide Park Lands Management Strategy - Towards 2036</p> <p>Within the Adelaide Oval Precinct / part of Tarntanya Wama (Park 26), Stella Bowen Park, Oval No 2, Pennington Gardens West, Creswell Gardens and Tennis SA and Memorial Drive Tennis Club/ Next Generation are subject to the provisions of the Adelaide Park Lands Management Strategy (APLMS) and the Community Land Management Plan (CLMP).</p> <p>The provisions of the draft CLMP regarding these areas are consistent with the APLMS. Under the <i>Adelaide Oval Redevelopment and Management Act 2011</i> (SA), the Adelaide Oval Core Area is exempt from the provisions of both the APLMS and the CLMP.</p>
2023-2028 Strategic Plan	<p>Kadaltilla / Adelaide Park Lands Authority 2023-2028 Strategic Plan</p> <p>Strategic Plan Alignment – Expert Advice</p> <p>Function as the peak advisory body for policy, development, heritage, and management of the Park Lands based on sound data and evidence</p>
City of Adelaide Strategies	<p>The City of Adelaide's Economic Development Strategy positions events and cultural experiences as key drivers of growth and vibrancy, enhancing the city's reputation as Australia's festival capital. By activating public spaces and supporting the creative economy, events strengthen visitation, investment, and liveability while driving local business activity year-round.</p>
Policy	<p>The current CLMP is dated April 2021 (Link 1).</p> <p>The City of Adelaide Event Guidelines (Link 6) guide the event use of the areas within the Adelaide Oval Precinct under the care and control of Council.</p>
Consultation	<p>Subject to Council approval and consultation with the Minister for Planning, a revised draft Community Land Management Plan (CLMP) for the Adelaide Oval Precinct / part of Tarntanya Wama (Park 26) will be released for community and stakeholder engagement for a minimum period of 21 days in accordance with the <i>Local Government Act 1999</i> (SA).</p> <p>Public consultation on a CLMP for the Adelaide Park Lands must be undertaken in accordance with the statutory requirements of the <i>Local Government Act 1999</i> (SA) and <i>Adelaide Park Lands Act 2005</i> (SA) (Section 19) and the consultation steps in Table 1 of the CoA Community Consultation Policy adopted by Council on 16 July 2019.</p>
Resource	<p>Not as a result of this report</p>
Risk / Legal / Legislative	<p>A CLMP for the Adelaide Park Lands must meet the statutory requirements of the <i>Local Government Act 1999</i> (SA) and <i>Adelaide Park Lands Act 2005</i> (SA).</p> <p>The CLMPs for the Adelaide Park Lands are legislatively required to be reviewed five-yearly in accordance with section 19(3) of the <i>Adelaide Park Lands Act 2005</i> (SA).</p>
Design	<p>The National Heritage Management Plan (NHMP) and Office for Design and Architecture SA (ODASA) Good Design Principles have been considered but not deemed relevant to this proposal given that no upgrades or built form are being proposed as outcomes of the revised CLMP.</p>
Opportunities	<p>Increased opportunities for the activation of the area around Adelaide Oval for other activities and events will serve the City of Adelaide and the Stadium Management Authority. Single and multi-day events assist CBD based businesses particularly in the hospitality and tourism sectors.</p>

City of Adelaide Budget Allocation	Approximately \$3,000 for the advertising costs related to the community consultation.
Capital Infrastructure Projects	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	The CLMP is reviewed 5-yearly.
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report

Discussion

Purpose

1. The purpose of this report is to seek support for the draft CLMP for the Adelaide Oval Precinct /part of Tarntanya Wama (Park 26) for the purposes of public consultation. The CLMP has been informed by preliminary feedback from stakeholders in the Adelaide Oval Precinct.

Background

2. The Adelaide Oval Precinct Community Land Management Plan (CLMP) ([Link 1](#)) provides the statutory and strategic framework for the use, management, and development of the portion of Tarntanya Wama (Park 26) that includes Adelaide Oval, the surrounding plaza, and associated facilities.
3. The CLMP ensures that activities within the precinct are consistent with the objectives of the *Local Government Act 1999* (SA) and the Adelaide Park Lands Management Strategy (APLMS).
4. In 2020, the City of Adelaide (CoA) undertook a review of the Adelaide Oval Precinct CLMP to ensure the document remained current and aligned with contemporary management practices, stakeholder agreements, and legislative requirements.
5. The review considered operational changes arising from the redevelopment of the Adelaide Oval Precinct and evolving stakeholder arrangements with the Adelaide Oval Stadium Management Authority, the South Australian Cricket Association (SACA), and Tennis SA.
6. The 2020 review identified areas requiring clarification and amendment, including event management provisions, sound and attendance restrictions, and the delineation of lease boundaries.
7. These findings have informed the current five-year review process and the proposed amendments presented to Kadaltila for consideration and recommendation to Council.
8. On 13 April 2021, the Council adopted the current Community Land Management Plan for the Adelaide Oval Precinct / part of Tarntanya Wama (Park 26). (Agenda [Link 3](#); Minutes [Link 4](#))

Legislative Requirements for the CLMP

9. Under section 196(1)(a) of the *Local Government Act 1999* (SA), the Adelaide Park Lands are classified as community land, requiring the City of Adelaide to prepare and adopt a Community Land Management Plan (CLMP).
10. A CLMP must outline the purpose for which the land is held, objectives for its management, performance targets, and how these targets will be measured, ensuring the land is managed consistently with its community and environmental values.
11. The *Adelaide Park Lands Act 2005* (SA) further stipulates that the CLMP must be consistent with the APLMS and that it should be reviewed at least once every five years.

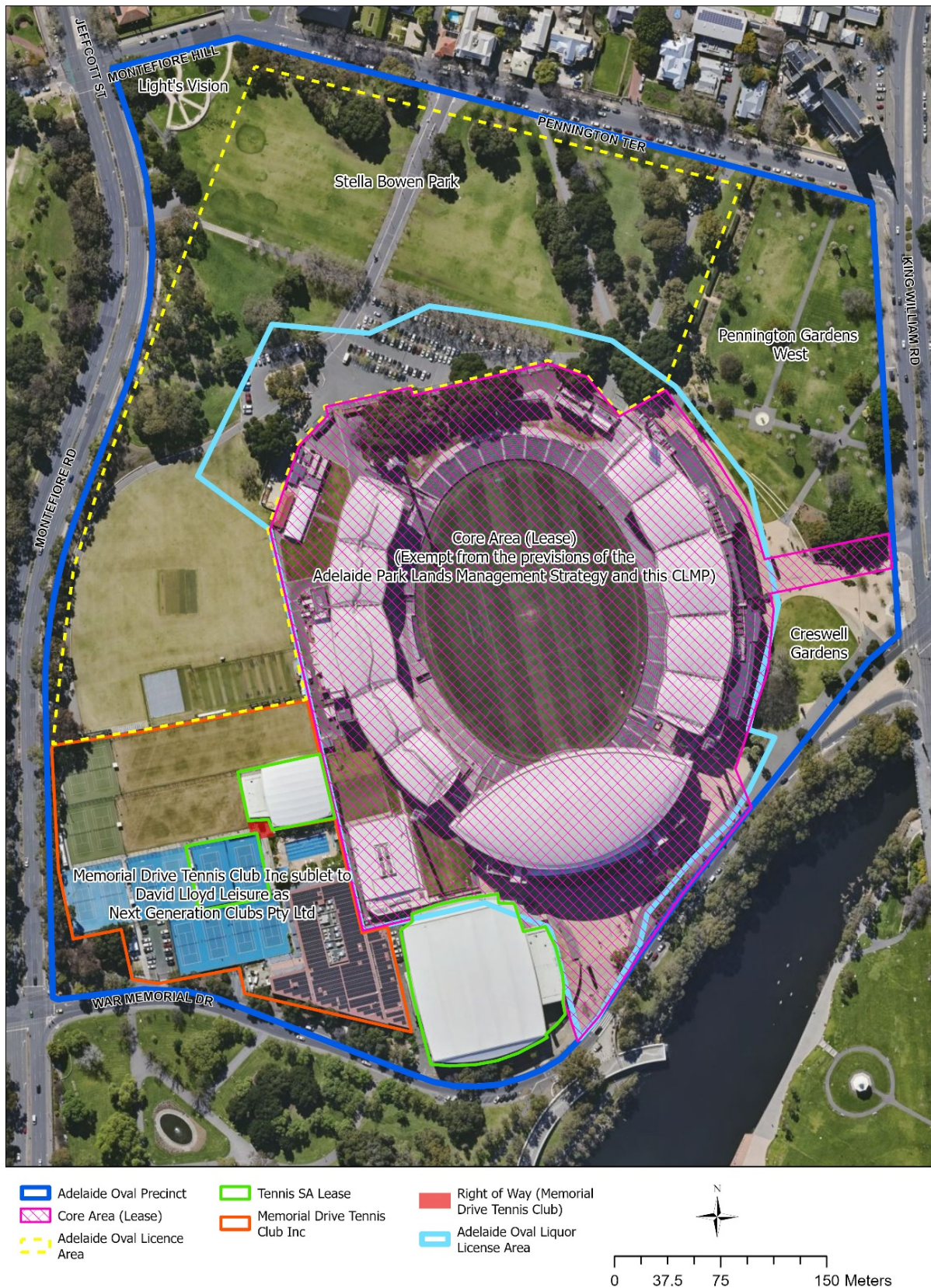
Adelaide Oval Precinct CLMP

12. The current CLMP for the Adelaide Oval Precinct was endorsed by Council on 13 April 2021 ([Link 1](#)).
13. The CLMP sets out objectives, policies and proposals for management of the Adelaide Park Lands, states performance targets and measures, provides information on any restrictions to public use or movement through the Adelaide Park Lands, as well as specific information on relevant policies for the granting of leases and licences.
14. Adelaide Oval Precinct / part of Tarntanya Wama (Park 26) is comprised of:
 - 14.1. Adelaide Oval Core Area (exempt from this CLMP and APLMS)
 - 14.2. Adelaide Oval Licence Area, in turn comprising:
 - 14.2.1. Stella Bowen Park
 - 14.2.2. Adelaide Oval No. 2
 - 14.3. Light's Vision
 - 14.4. Pennington Gardens West
 - 14.5. Creswell Gardens
 - 14.6. Memorial Drive Tennis Centre (leased to Tennis SA Inc.)
 - 14.7. Memorial Drive Tennis Club Inc. (sub-let to Next Generation Clubs Australia Pty Ltd)

14.8. small areas adjacent to the tennis facilities (on south and west sides)

14.9. peripheral land along War Memorial Drive, Montefiore Road and Pennington Terrace.

15. These areas are shown on Map 1 below.



16. The Adelaide Oval precinct refers to the area bound by War Memorial Drive, King William Road, Pennington Terrace and Montefiore Road:
 - 16.1. The Core Area (the oval itself) and supporting infrastructure which is under the care and control of the Adelaide Oval Stadium Management Authority is excluded from the CLMP as outlined in the *Adelaide Oval Redevelopment and Management Act 2011* (AORM Act).
 - 16.2. Elder Park and Pinky Flat, which also form part of the CLMP for Tarntanya Wama (Park 26), are not included in the Adelaide Oval Precinct CLMP as these areas form part of the adopted CLMP for the Adelaide Park Lands adopted in October 2023 ([Link 2](#)) and included in Annexure 27 of the Adelaide Park Lands CLMP.

Governance Arrangements

17. The AORM Act provides for the current CLMP to remain in place until changes are agreed upon between Council and the Minister for Planning.
18. The CoA is the custodian of the Adelaide Oval Precinct. However, the AORM Act sets out provisions and conditions relating to the governance of this area.
19. As required under Part 2 of the AORM Act, the CoA granted the Minister for Transport and Infrastructure a lease over the Core Area. The Minister has in turn granted a sublease to the Adelaide Oval Stadium Management Authority.
20. As required under Part 3 of the AORM Act, the CoA has granted a licence to the Minister for the Adelaide Oval Licence Area incorporating Stella Bowen Park and Oval No. 2. The Minister in turn granted sub-licences to the:
 - 20.1. Adelaide Oval Stadium Management Authority
 - 20.2. South Australian National Football League (SANFL)
 - 20.3. South Australian Cricket Association (SACA).
21. Under section 7(6) of the AORM Act, the Adelaide Oval Licence Area authorises use of the land for the purposes of:
 - 21.1. Providing car parking in association with events at Adelaide Oval or Adelaide Oval No 2.
 - 21.2. Providing reasonable access (including vehicular access) to any part of the Adelaide Oval Core Area.
 - 21.3. Activities that are ancillary to the redevelopment of Adelaide Oval or Adelaide Oval No 2.
 - 21.4. 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 one month; or on a temporary basis for the purposes of a special event or activity.
 - 21.5. Providing facilities for the playing and watching of sport at Adelaide Oval No 2.
 - 21.6. Any other activity prescribed by the regulations for the purposes of this paragraph (no such regulations currently exist).
22. The use of the land under the licence (and any associated works on land the subject of these licence arrangements) are subject to the CLMP.
23. Under the Licence Agreement, the Adelaide Oval Stadium Management Authority is responsible for maintaining all gardens and open grassed areas within the Adelaide Oval Licence Area to a high standard, consistent with the other areas within the Adelaide Oval Precinct.

Preliminary Feedback and Considerations

24. As part of the current five-year review, Administration sought preliminary feedback from key stakeholders, including the Adelaide Oval Stadium Management Authority, the South Australian Cricket Association (SACA) and Tennis SA.
25. These discussions sought to ensure that the CLMP continues to reflect operational realities, community expectations, and the broader objectives of the APLMS ([Link 5](#)).
26. Key issues raised during preliminary consultation included:
 - 26.1. **Event Management Provisions:** the Adelaide Oval Stadium Management Authority has requested the removal of restrictions limiting events to non-consecutive days, attendance caps of 15,000 people, and prescribed sound orientation requirements. These provisions are identified by the Adelaide Oval

Stadium Management Authority as constraints on event attraction and scheduling flexibility within the precinct.

- 26.2. **Leasing Arrangements:** Tennis SA requested updates to mapping and text to reflect recent changes to the leasing of courts at Next Generation.
27. While the *North Adelaide Public Golf Course Act 2025* (SA) (NAPGC Act) does not explicitly designate areas within the draft CLMP for event purposes, section 14 establishes "approved event support zones" as areas identified by the Minister for such use. Section 23 further provides that regulations may modify the application of the *Major Events Act 2013* (SA) concerning any specified approved event.
28. The practical application of these provisions remains unclear; however, it is foreseeable that portions of land within the CLMP may be of interest to the Minister of the NAPGC, once designated, when determining whether to release the draft CLMP for consultation.

Draft CLMP Adelaide Oval Precinct / part of Tarntanya Wama (Park 26)

29. Detailed amendments to the CLMP are provided in tabular format in **Attachment A** for Kadaltilla's consideration and recommendation to Council.
30. A summary of the proposed key amendments follows.

General updates

31. The five-year review of the Adelaide Oval Precinct, part of Tarntanya Wama (Park 26), proposes several general updates to the Community Land Management Plan (CLMP).
32. The amendments primarily involve the removal of detailed historical information that is not directly relevant to the day-to-day management of the precinct or the purpose of a CLMP.
33. Much of this contextual information is now incorporated within the Adelaide Park Lands Management Strategy – Towards 2036, specifically in the Riverbank Precinct Plan ([Link 5](#) – pages 104-108).
34. In addition, general references to the "Adelaide Park Lands Events Management Plan (APLEMP)" have been updated to "City of Adelaide's Adelaide Event Guidelines" to reflect current policy terminology.

Tennis SA and Memorial Drive Tennis Club

35. Updates have been made to mapping to reflect changes in the Tennis SA leasing of courts at Memorial Drive Tennis Club / Next Generation.

Oval No. 2

36. The Adelaide Oval Stadium Management Authority highlighted that the current provisions in the CLMP that restrict non-consecutive day events significantly impact its ability to attract events to the space.
37. They highlighted that Oval 2 is the only location within the Adelaide Park Lands that has restrictions on consecutive day events.
38. As a result, the Adelaide Oval Stadium Management Authority has requested the removal of the existing restrictions within the CLMP that limit the hosting events to non-consecutive days, capping attendance at 15,000 people, and requirement for sound delivery equipment to face southwards toward the city, to enable greater flexibility and event attraction within the precinct.
- 38.1. In practice, this change would not increase the total number of event days permitted but would allow more consecutive event days, providing greater scheduling flexibility for major concerts and events. While this may result in short-term increases in activity and noise during event periods, overall event frequency and community access to the Adelaide Park Lands would remain consistent.
- 38.2. Noise management would continue to be governed by the City of Adelaide's Event Guidelines and Event Amplified Sound Management Guidelines and relevant Environmental Protection Authority (EPA) regulations, ensuring sound levels, orientation, and monitoring meet statutory requirements and minimise impacts on nearby residents.
39. Administration has reviewed the request and supports the removal of these restrictions for the following reasons:
- 39.1. The restriction limiting events to six non-consecutive single-day community, cultural or music events per calendar year does not align with the CoA's Event Guidelines for other event spaces within the Adelaide Park Lands and its removal addresses this inconsistency.
- 39.2. Use of Oval No. 2 is consistent with the Adelaide Park Lands Management Strategy objectives for event activity in the Adelaide Park Lands.

- 39.3. The existing requirement for all sound delivery equipment to face south (toward the city) is recommended for review. It is suggested that each event be assessed on a case-by-case basis, with an acoustic consultant engaged to evaluate alternative stage orientations and ensure that noise impacts for nearby residents are appropriately managed in accordance with the City of Adelaide Event Amplified Sound Management Guidelines.
- 39.4. The current attendance cap of 15,000 people per event is also recommended for reconsideration, with event capacity to be determined through individual risk assessments and planning processes.

Peripheral Areas

40. Updates to the mapping to reflect the Adelaide Oval Stadium Management Authority's current Liquor Licence plan that was approved by the Liquor and Gambling Commissioner on 18 November 2019.

Next Steps

41. The current CLMP will remain in effect until agreement is reached between the Council and the Minister on a new CLMP.
42. Subject to consideration by Kadaltilla and agreement between Council and the Minister for Planning, the draft CLMP for the Adelaide Oval Precinct / Tarntanya Wama (Park 26) will be released for community and stakeholder consultation for a period of 21 days.
43. Consultation is proposed to be undertaken in February 2026 to avoid the Christmas period.
44. The results of the consultation will be reported for consideration by Kadaltilla in April 2026 and Council in June 2026.

Data and Supporting Information

Link 1 – [Current CLMP for the Adelaide Oval Precinct](#)

Link 2 – [Adopted Community Land Management Plan for the Adelaide Park Lands \(Oct 2023\)](#)

Link 3 – [Council Agenda – Item 10.8 - Adelaide Oval Precinct Draft Community Land Management Plan - 13 April 2021](#)

Link 4 – [Council Minutes – Item 10.8 - Adelaide Oval Precinct Draft Community Land Management Plan - 13 April 2021](#)

Link 5 – [Adelaide Park Lands Management Strategy – Towards 2036](#)

Link 6 – [City of Adelaide Event Guidelines](#)

Attachments

Attachment A – Proposed amendments to Community Land Management Plan (CLMP) for the Adelaide Oval Precinct part of Tarntanya Wama (Park 26)

Attachment B - Draft Community Land Management Plan (CLMP) for the Adelaide Oval Precinct part of Tarntanya Wama (Park 26).

- END OF REPORT -

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>Adelaide Park Lands Map highlighting Adelaide Oval Precinct</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>About this part of the Adelaide Park Lands - Community Land Management Plan (page 6)</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>Figure 2: January 2020 aerial view of the Adelaide Oval precinct</p> <p>Figure 4 - Adelaide Oval Precinct in context of Tarntanya Wama (Park 26) - (Aerial image September 2025) – Page 8)</p>	This Map has been updated and is now (Figure 4) to provide an updated (2025) aerial image and now illustrates the remainder of Tarntanya Wama (Park 26) and its management. The Liquor Licensing Area has also been amended to reflect the Adelaide Oval Liquor License Area as approved by the Liquor and Gambling Commissioner on 18 November 2019.

Change No.	Proposed CLMP (2025)	Administration Comment
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.	<p>Figure 4: Adelaide Oval precinct (shaded and bound in light green) in Park 26 (page 6)</p> <p>Figure 4: Adelaide Oval Precinct in Park 26 (Aerial Image – September 2025)</p>	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.	<p>Custodianship (page 7)</p> <p>The custodianship of the Adelaide Oval precinct lies with the CoA.</p> <p>Custodianship of Adelaide Oval Precinct (page 13)</p> <p>Owner: The Crown in the right of the State</p> <p>Custodian: The Corporation of the City of Adelaide (CoA)</p>	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.	<p>Purpose for which the land is held by the City of Adelaide (page 7)</p> <p>With reference to the Statutory Principles expressed in the <i>Adelaide Park Lands Act 2005</i>, 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:</p> <ul style="list-style-type: none"> • 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. <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>	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
	<ul style="list-style-type: none"> • 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). <p>Purpose for which the land is held by the City of Adelaide (page 13)</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> <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>	

Change No.	Proposed CLMP (2025)	Administration Comment
	<ul style="list-style-type: none"> • 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. <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"> • 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). 	
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>	<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.</p>
9.	<p>Performance Targets and Measures (page 16)</p> <p>Targets 1 to 4 reference Any changes will be reported in the State of the Park Lands Report.</p>	<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</p>

Change No.	Proposed CLMP (2025)	Administration Comment
10.	<p>Additional target has been added:</p> <p>Target 5. To reduce impervious surfaces and improve the landscape character of the Adelaide Park Lands.</p>	<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</p>
11.	<p>Kaurna Statement of Cultural Significance (page 17)</p> <p>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 people Miyurna.</p> <p>After the arrival of Europeans and before Adelaide Oval was established, Kaurna people Miyurna and other Aboriginal groups continued their traditions of public performance for visitors to the 'country'. Kaurna 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, Kaurna 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> <p>The Adelaide Oval Precinct is within the Kaurna Determination Area.</p>	<p>This section has been contemporised.</p>

Change No.	Proposed CLMP (2025)	Administration Comment
12	<p>Pre-settlement cultural significance</p> <p>The CoA is working closely with Kaurna Elders to undertake cultural mapping across the Adelaide Park Lands.</p> <p>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.</p> <p>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 project mapping will ensure that sites of Kaurna 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 Kaurna Voices Cultural Mapping</p>
13	<p>Post-settlement cultural significance</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>Appendix A provides a summary of key dates since colonial settlement.</p> <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 Heritage Places Act 1993 (SA). https://www.legislation.sa.gov.au/LZ/C/A/Heritage Places Act 1993.aspx</p> <p>1. The George Giffen, Sir Edwin Smith & Mostyn Evan Grandstands, Adelaide Oval (State heritage place)</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"> 1. The George Giffen, Sir Edwin Smith & Mostyn Evan Grandstands, Adelaide Oval (State heritage place) 2. Adelaide Oval Scoreboard (State heritage place) <p>The Jason Gillespie sculpture has also been added under 'Other Memorials and Plaques'.</p>

Change No.	Proposed CLMP (2025)	Administration Comment
	<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>2. Adelaide Oval Scoreboard (State heritage place)</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> <p>Other memorials and plaques</p> <p>6. Jason Gillespie sculpture - the sculpture commemorates Jason Gillespie's contribution to Australian and South Australian cricket.</p>	
14	<p>Recent Changes</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"> • 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. <p>There was also some more recent westwards expansion of 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.</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</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
	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.	
15	<p>The very significant Redevelopment of Adelaide Oval and Memorial Drive Tennis Centre and the associated changes to the precinct have been completed. and no more major changes are planned. No further major redevelopments are planned or envisaged for the precinct.</p> <p>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.</p> <p>The Memorial Drive Tennis Centre completed a redevelopment in 2019. This included:</p> <ul style="list-style-type: none"> • a new woven fibreglass membrane fabric roof over the existing stands and centre courts • LED lighting to tournament standard on all match and practice courts • refurbishment of the international standard court platform. 13 A new hotel, integrated into the eastern façade of the existing structure, was completed in September 2020. <p>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.</p>	<p>This section has been contemporised.</p> <p>Stakeholders within the Precinct do not envisage any further significant redevelopments within the next 5 years.</p>
16	<p>Policies and proposals for the use and management of the Adelaide oval precinct</p> <p>The following policy statements are based on the intent of the Adelaide Oval Precinct Landscape Master Plan when developed and adopted in September 2014.</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 Adelaide Park Lands setting.</p> <p>In general, the areas of soft landscaping landscape should be irrigated turfed and planting beds irrigated with large ornamental trees providing shade and a high level of natural 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 formal park setting.</p> <p>The precinct's significant cultural and landscape heritage and Victorian character will be recognised, reinforced and interpreted in a contemporary manner.</p> <p>This character includes:</p> <ul style="list-style-type: none"> • 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. <p>The landscape heritage will be recognised and reinforced.</p> <p>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).</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>	

Change No.	Proposed CLMP (2025)	Administration Comment
	<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> <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>Creswell Garden and Pennington Gardens West</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>Weddings and small daytime community and cultural Some 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>Stella Bowen Park</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"> • 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 4,500 people are appropriate during daylight hours. • CoA will consult with the SMA to ensure the Park is available when considering applications for such events. • events of a commercial nature are not appropriate • given its proximity to residential areas, large events are not appropriate. <p>All proposals would be assessed by the CoA's events team City of Adelaide's City Events & Business Centre teams.</p>	<p>This section has been contemporised and references the Adelaide Event Guideline as the appropriate guide for events in this space.</p>
19	<p>Light's Vision</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, small events such as weddings, gatherings and small social functions some events may be acceptable, with proposals being assessed by the CoA's events team City of Adelaide's City Events & Business Centre teams in line with the City of Adelaide Event Guidelines.</p> <p>Events of a commercial nature are not appropriate.</p>	

Change No.	Proposed CLMP (2025)	Administration Comment
20	<p>Oval No 2 (page 18)</p> <p>The “village green” character of Oval No 2 will be retained, by:</p> <ul style="list-style-type: none"> • 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. <p>The Adelaide Oval Licence permits use of Oval No 2 on an ancillary basis in conjunction with use of the Adelaide Oval Core Area. In addition to this licensed ancillary use, Oval No 2 is permitted to be used for standalone events subject to the following conditions:</p> <ul style="list-style-type: none"> • No more than six (non-consecutive) single day (not exceeding three consecutive days) 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. • 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 City of Adelaide'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 ensure there is no conflict minimise conflict with other city events, activities or projects and to minimise disruption to the daily life of the city. 	<ul style="list-style-type: none"> • Adelaide Oval Stadium Management Authority requested that the following be removed from the CLMP; <ul style="list-style-type: none"> • 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. • 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. • 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. <p>This would align with the Adelaide Park Lands Management Strategy that outlines:</p> <ul style="list-style-type: none"> • ‘The Adelaide Park Lands will host diverse events, from small to large, in more places more often’ and, • Strategy 1.7 - Provide both permanent and temporary infrastructure to attract and service world-class events in the Adelaide Park Lands.

Change No.	Proposed CLMP (2025)	Administration Comment
	<ul style="list-style-type: none"> Compliance with the City of Adelaide Event Guidelines Approval from the CoA Chief Executive Officer. <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>	
21	<p>Peripheral areas</p> <p>A landscape plan should be developed for the corner of Montefiore Road and War Memorial Drive that provides a turfed, irrigated and formal setting for the Moreton Bay fig that features prominently on this corner. A landscape plan should be developed for the War Memorial Drive frontage that:</p> <ul style="list-style-type: none"> • reinforces the Park Lands character of the precinct • includes a wide, formal path to accommodate the large numbers of pedestrians moving to and from the Oval and Tennis Centre. <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"> 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. 	<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>
22	<p>Parking</p> <p>Permanent designated and undercroft 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 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.</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>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"> • 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 re-establishment. <p>Figure 7 and Figure 8</p>	
23	<p>Natural Systems and Climate Resilience (Page 28)</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"> • 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. 	<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>
24	<p>Public use and movement through Park 26 Adelaide Oval Precinct</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>Adelaide Oval Licence Area</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</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>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 provisions of the Adelaide Oval Licence, particularly those under clause 7 regarding fences or barriers.</p> <p>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.</p>	
25	<p>Policies for the granting of leases or licences</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 Adelaide Park Lands Events Management Plan 2016–2020 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
26	<p>Adelaide Oval liquor licensing</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>The liquor licence refers to two areas known as “Area 1” and “Area 2”. “Area 1” sits within the Core Area and, therefore, falls outside of the consideration of this CLMP. “Area 2” sits to the north of the Oval, within the Adelaide Oval Licence Area; therefore, it is relevant to this CLMP.</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>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 Consumer and Business Services.</p>
27	<p>Tennis SA lease</p> <p>Figure 10: Tennis SA Lease (red) and Memorial Drive Tennis Club lease / Next Generation sublease (black)</p>	<p>Figure 10 has been removed that showed the areas under lease to Tennis SA. This information is provided in Figure 4</p>
28	<p>Memorial Drive Tennis Club lease / Next Generation sublease</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"> • 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. <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>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
	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.	
29	Master Plan CoA adopted the Adelaide Oval Precinct Master Plan in September 2014, as shown in Figure 12, and this forms part of this CLMP.	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.
30	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 (SA)</i> or <i>Adelaide Park Lands Act 2005 (SA)</i> .
31	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 (SA)</i> or <i>Adelaide Park Lands Act 2005 (SA)</i> .

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.

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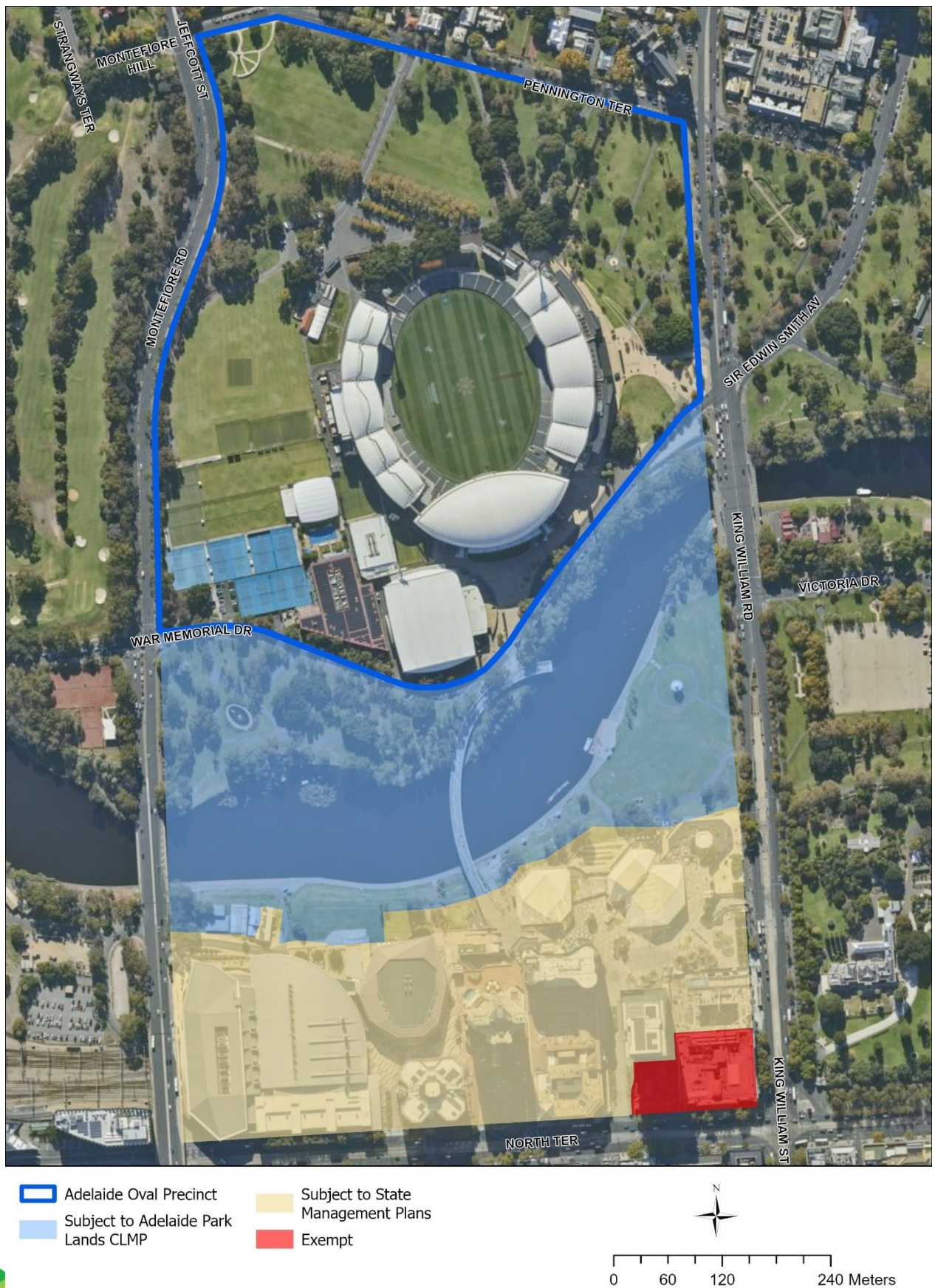


Figure 2: Adelaide Oval Precinct in context of Tarntanya Wama (Park 26)
(Aerial image September 2025)

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

Minister for Planning (SA) <i>Adelaide Park Lands Act 2005 (SA)</i>	Minister for Transport and Infrastructure (SA) <i>- Core / Lease and License Areas only - sublet to Adelaide Oval Stadium Management Authority</i>	City of Adelaide <i>- Custodian of all land in the Precinct: - 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</i>	Kadaltilla / Adelaide Park Lands Authority <i>Advisory to State Government and City of Adelaide</i>
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Plans, Policies, Leases & Licences

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

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.

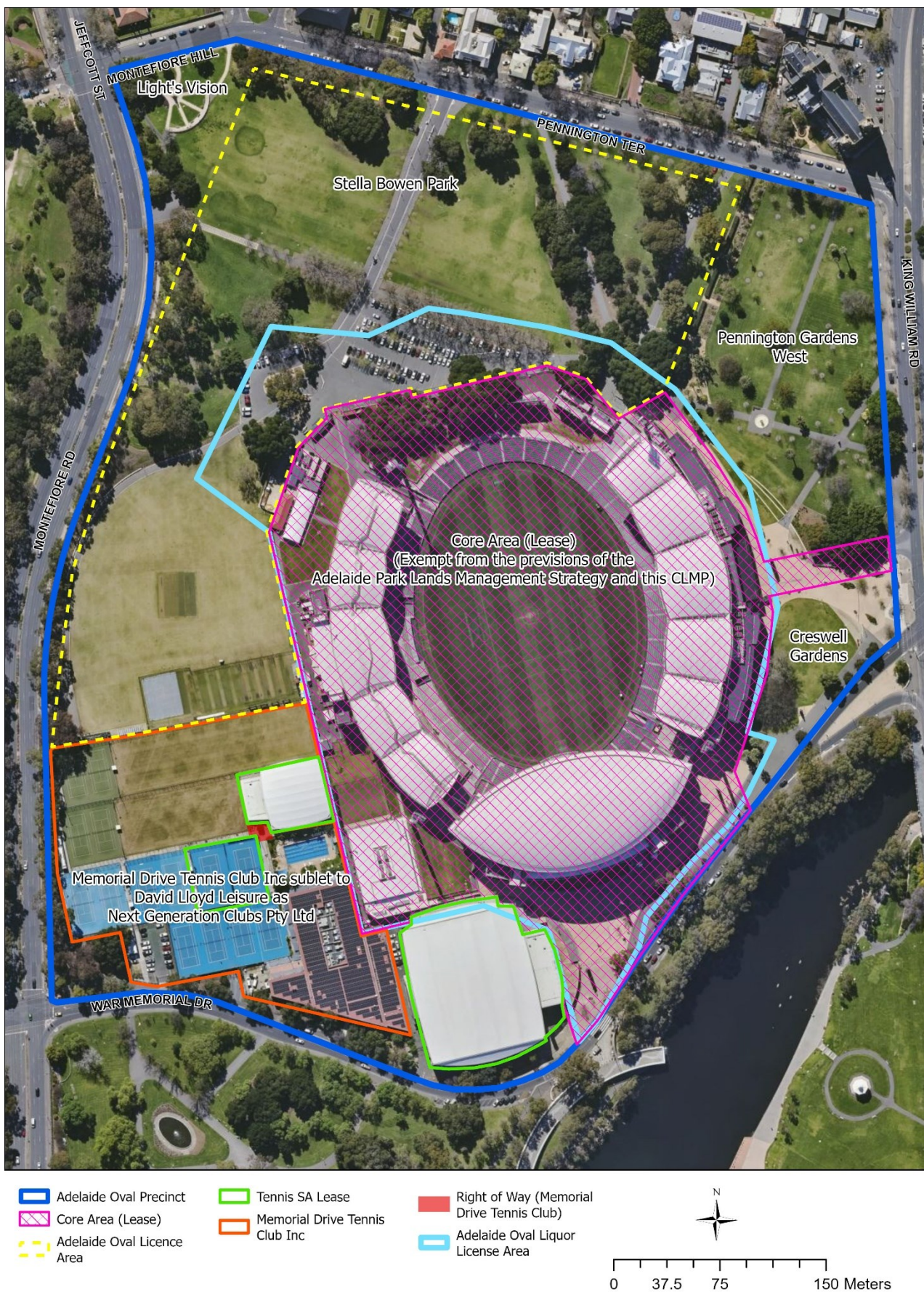


Figure 4: Adelaide Oval Precinct in Park 26 (Aerial Image – September 2025)

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 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

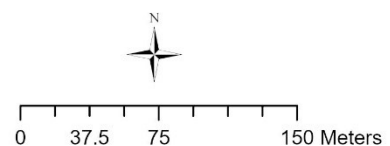


Figure 5: Designated, Temporary (event) and undercroft car parking in Adelaide Oval Precinct

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

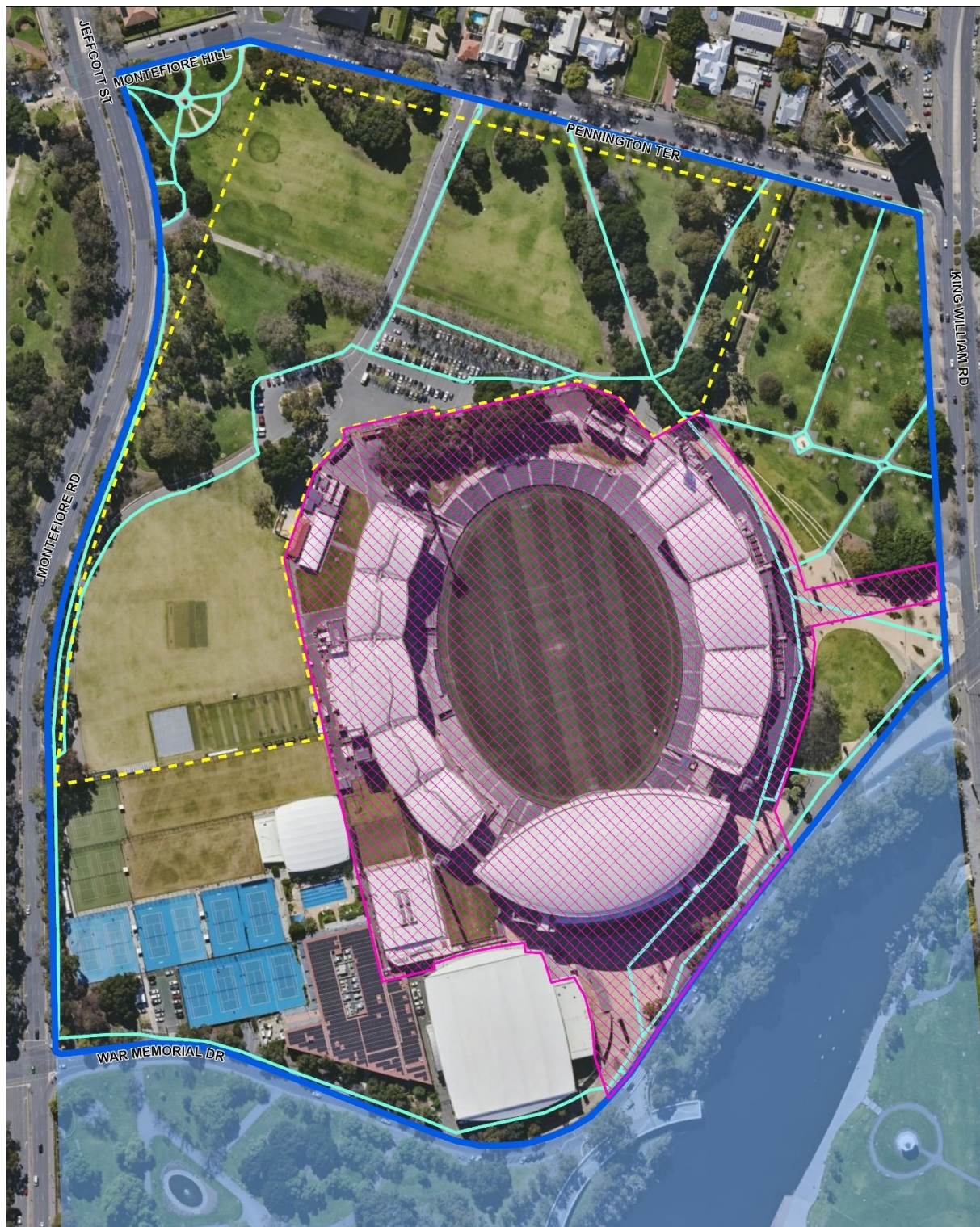
Under the AORM ACT, the Licence Area is to generally remain publicly accessible Park Lands.

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.



- Adelaide Oval Precinct
- Core Area (Lease)
- Adelaide Oval Licence Area
- Pedestrian / Cycling Routes
- Subject to Adelaide Park Lands CLMP

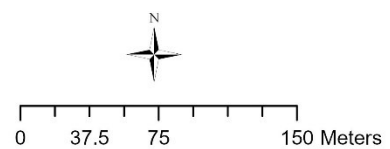


Figure 6: Pedestrian and cycling routes shown in aqua

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:

- 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
- providing reasonable access (including vehicular access) to any part of the Adelaide Oval Core Area; or
- activities that are ancillary to the redevelopment of Adelaide Oval or Adelaide Oval No 2; or
- 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 one 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; or
- providing facilities for the playing and watching of sport at Adelaide Oval No 2; or
- 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.



Exclusion of the Public for item requested to be considered in confidence

Requested by:
Michael Sedgman, Chief Executive
Officer

Public

Purpose

Exclusion of the public from this meeting is sought for the consideration of the following Agenda Item:

10.1 Adelaide TreeClimb Exemption to EOI [section 90(3) (b) & (d) of the Act].

Meetings of Kadaltilla must be conducted in a place open to the public except in special circumstances. Special circumstances and associated considerations to exclude the public from a meeting are outlined in section 90 the *Local Government Act 1999* (SA) (the Act).

Clause 4.8.21 of the Charter enables Kadaltilla, to order the exclusion of the public from attendance to consider in confidence any information or matter listed in section 90(3) of the Act. The exercise of this power does not exclude Board Members and/or any other person permitted by Kadaltilla to remain in the room.

The Order to Exclude for Items 10.1:

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; and
3. In addition, identifies for the following grounds – section 90(3) (b), (d) or (j) - how information open to the public would be contrary to the **public interest**.

All Board members must keep confidential all documents and any information presented to them for consideration on a confidential basis prior to the meeting.

Order to Exclude for Item 10.1

THAT THE KADALTILLA/ ADELAIDE PARK LANDS AUTHORITY

1. Having taken into account the relevant considerations contained in Clause 4.8.21 of the Adelaide Park Lands Authority Charter and section 90(3) (b) & (d) and 90(2) & (7) of the *Local Government Act 1999* (SA), this meeting of the Board of Kadaltilla / Park Lands Authority dated 30 October 2025 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 10.1 [Adelaide TreeClimb Exemption to EOI] 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

The Board 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 Kadaltilla dated 30 October 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 10.1 [Adelaide TreeClimb Exemption to EOI] 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) of the Act.

Discussion

1. The *Adelaide Park Lands Act 2005 (SA)* requires the Authority to operate utilising Chapter 6 Part 3 of the *Local Government Act 1999 (SA)* (the Act). Chapter 6 Part 3 relates to public access to meetings and outlines the conduct to be observed by the Authority.
2. It is a requirement of the *Adelaide Park Lands Act 2005 (SA)* [13 (c)] reflected in clause 4.8.19 of the *Adelaide Park Lands Charter* (Charter), that meetings of the Authority be conducted in a place open to the public except in special circumstances. These circumstances and associated considerations to exclude the public from a Board meeting are outlined in Chapter 6, Part 3 of the Act.
3. In considering whether an order should be made to exclude the public the order must specify
 - 3.1. the grounds on which the order was made; and
 - 3.2. the basis on which the information or matter to which the order relates falls within the ambit of each ground on which the order was made; and
 - 3.3. if relevant, the reasons that receipt, consideration or discussion of the information or matter in a meeting open to the public would be contrary to the public interest.
4. In considering whether an order should be made to exclude the public, it is irrelevant that discussion of a matter in public may:
 - 4.1. cause embarrassment to the council or council committee concerned, or to members or employees of the council; or
 - 4.2. cause a loss of confidence in the council or council committee.
 - 4.3. involve discussion of a matter that is controversial within the council area; or
 - 4.4. make the council susceptible to adverse criticism
5. When determining whether to exclude the public from the meeting the Authority is required to consider & resolve whether it is necessary and appropriate to act in a meeting closed to the public to consider the following information in confidence.
 - 5.1. Information contained in Item 10.1 [Adelaide TreeClimb Exemption to EOI]
 - 5.1.1. Is not subject to an existing Kadaltilla / Park Lands Authority Confidentiality Order
 - 5.1.2. Is subject to an existing City of Adelaide Reconciliation Committee Confidentiality Order
 - 5.1.3. The grounds utilised to request consideration in confidence is s 90(3) (b) & (d) of the *Local Government Act 1999 (SA)*
 - (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 to 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*

Attachments

Nil

– END OF REPORT –

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