



CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE

Agenda and Reports

for the meeting on

Tuesday, 4 November 2025

at 6.30 pm

in the Colonel Light Room, Adelaide Town Hall

Our Adelaide.
Bold.
Aspirational.
Innovative.

CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE
Meeting Agenda, Tuesday, 4 November 2025, at 6.30 pm

Members – The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith

Councillor Noon (Chair)

Councillor Martin (Deputy Chair)

Deputy Lord Mayor, Councillor Snape and Councillors Abrahamzadeh, Cabada, Couros, Davis, Freeman, Giles, Maher and Dr Siebentritt

Agenda

Item	Pages
1. Acknowledgement of Country	
At the opening of the City Planning, Development and Business Affairs Committee meeting, the Chair will state:	
‘Council acknowledges that we are meeting on traditional Country of the Kaurna people of the Adelaide Plains and pays respect to Elders past and present. We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kaurna people living today.	
And we also extend that respect to other Aboriginal Language Groups and other First Nations who are present today.’	
2. Apologies and Leave of Absence	
Leave of Absence –	
The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith	
3. Confirmation of Minutes - 7/10/2025	
That the Minutes of the meeting of the City Planning, Development and Business Affairs held on 7 October 2025, be taken as read and be confirmed as an accurate record of proceedings.	
View public 7 October 2025 Minutes.	
4. Declaration of Conflict of Interest	
5. Deputations	
6. Workshops	
6.1 2025/26 Tree Martin Management Workshop	4 - 15
7. Reports for Recommendation to Council	
7.1 Tree Martin Management - 2026 Migratory Season	16 - 35
7.2 Adelaide Oval Precinct Community Land Management Plan for Public Consultation	36 - 92
8. Reports for Noting	
Nil	
9. Exclusion of the Public	93 - 95
In accordance with sections 90(2), (3) and (7) of the <i>Local Government Act 1999</i> (SA) the City Planning, Development and Business Affairs will consider whether to discuss in confidence the reports contained within section 10 of this Agenda.	

10. Confidential Reports for Recommendation to Council

10.1 City East Housing Project [S90(3) (b), (d), (h)]

96 - 162

11. Closure

2025/26 Tree Martin Management Workshop

Strategic Alignment - Our Environment

Public

Tuesday, 4 November 2025
City Planning, Development and Business Affairs Committee

Presenter: Matthew Field, Acting Associate Director, Park Lands, Policy & Sustainability

PURPOSE OF WORKSHOP

The purpose of this workshop is to provide an overview of the proposed management actions for the upcoming Tree Martin roosting season which is approximately 5 months between December / January and April / May each year.

It outlines the City of Adelaide's coordinated approach to ensuring community amenity, public safety, business vitality and the welfare of wildlife during the 2026 migratory season.

KEY QUESTIONS

1. *What role can Council Members play in communicating with the community and providing a conduit for feedback to the project team?*
2. *What support can Council Members provide to the project to ensure positive outcomes for stakeholders and improve urban biodiversity and address issues for commercial operators over the longer term?*

- END OF REPORT -

Our Environment

2025/26 Tree Martin Management Workshop

To provide an overview of the proposed management actions for the upcoming Tree Martin roosting season

Park Lands, Policy & Sustainability Program

Matthew Field, Acting Associate Director, Park Lands, Policy & Sustainability

Jared Wilson, Acting Manager, Park Lands, Policy & Sustainability

Purpose

The purpose of the workshop is to provide an overview of the proposed management actions for the upcoming Tree Martin roosting season which is approximately 5 months between December / January and April / May each year.

It outlines the City of Adelaide's coordinated approach to ensuring community amenity, public safety, business vitality and the welfare of wildlife during the 2026 migratory season.

Page 6

Introductions

Prof. Chris Daniels - Chair of Green Adelaide Board

Dr Stuart Collard – Manager, Landscape Operations & Ms Liberty Olds, Wildlife Ecologist at Green Adelaide

Dr John Martin - Principal Ecologist - Ecosure Environmental Consultancy

KEY QUESTION

What role can Council Members play in communicating with the community and providing a conduit for feedback to the project team?

KEY QUESTION

What support can Council Members provide to the project to ensure positive outcomes for stakeholders and improve urban biodiversity and address issues for commercial operators over the longer term?

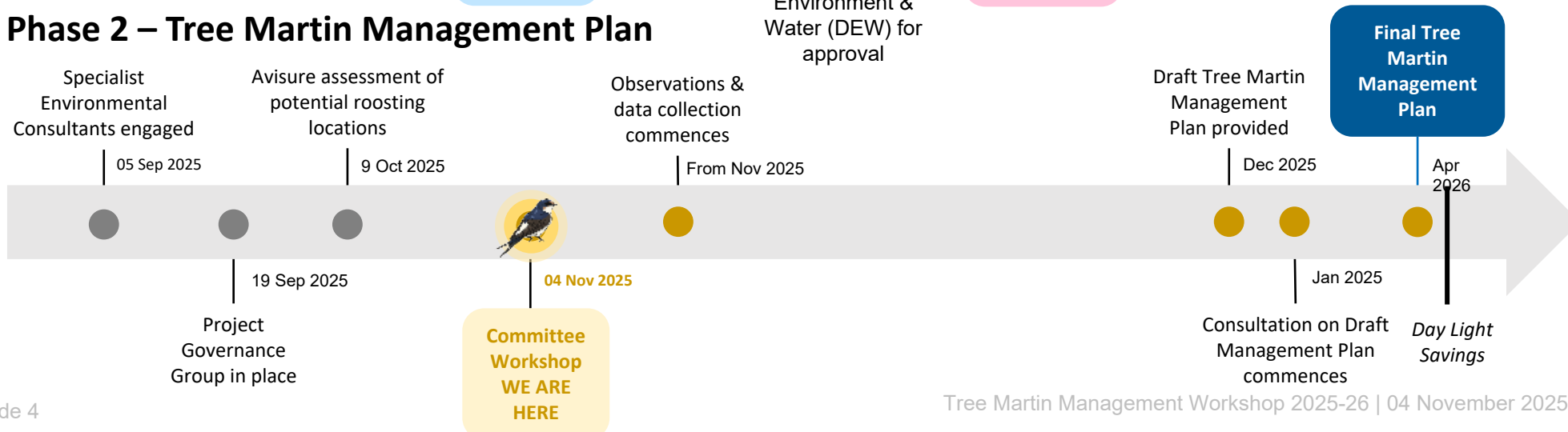
Tree Martin Management Workshop 2025–26

Phase Timeline

Phase 1 – Operational Response



Phase 2 – Tree Martin Management Plan



Tree Martin Management Workshop 2025–26

Managed response in 2026

Phase 1 – 25/26 Operational Response

Guided by new Tree Martin Management Operating Guidelines

A coordinated approach to community amenity, public safety, business vitality and the welfare of wildlife for the 2026 migratory season (operational response)

- Pre-season Preparations, Monitoring and Early Detection of Tree Martin Arrivals
- Operational, Staff and Contractor Support During Peak Season
- Adjusting response strategies to reflect Daylight Savings and changing roosting times
- Volunteer and Veterinarian support
- Communication and Community Engagement
- Evaluation and Continuous Improvement

Phase 2 – Develop Longer Term Management Approach

Key Focus Areas

- Development of medium and long-term strategies for managing the annual Tree Martin migratory season
- Review of previous challenges and lessons learned
- Behavioural analysis and field research to inform management
- Scenario planning for seasonal return and population management
- Consultation with key stakeholders
- Future management recommendations, including:
 - Roost site modifications and dispersal strategies
 - Use of alternative or preferred sites
 - Innovative deterrent and intervention techniques
 - Community and stakeholder education
 - Clear documentation of annual response actions for transparency and coordination

Final Tree Martin Management Plan & Operating Guidelines



Continual Learning & Research

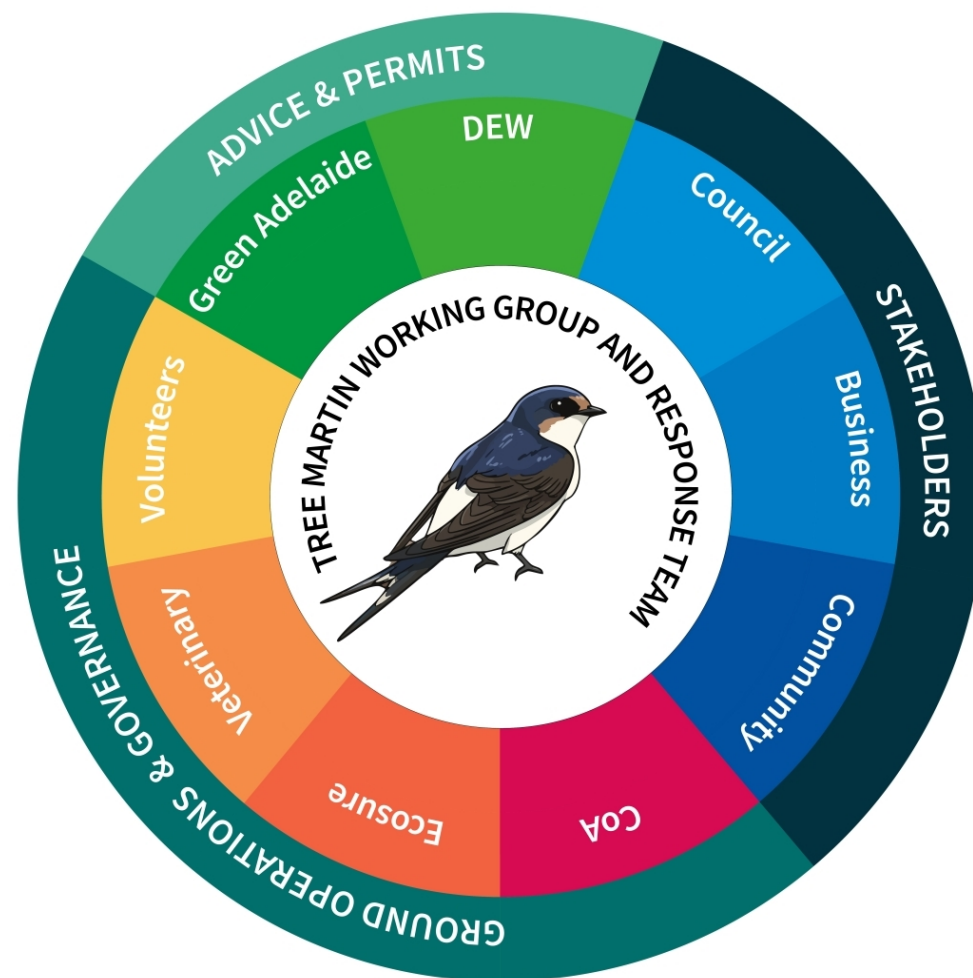
November 2026 – March 2026

Tree Martin Management Workshop 2025–26

Operational Plan

Planning for the upcoming roosting season includes:

- Monitoring return locations
- Undertaking training and permit applications
- Providing an on-the-ground response to monitor bird behaviour, respond to any injuries and collect data to inform response and future management strategies
- Assessing mitigation strategies to improve bird welfare
- Adapting response strategies in accordance with Daylight Savings and changes to nightly roosting period
- Increasing cleansing in roosting locations



Tree Martin Management Workshop 2025–26

Communication Plan

Key messages will highlight:

- A proactive, research-led, partnership approach to Tree Martin management
- Anticipated Tree Martin arrival
- On-the-ground response and presence

Upcoming communication and engagement activities:



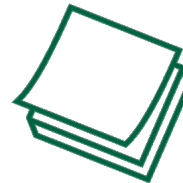
03 – 05 Nov 25 – in-person meetings with Rundle Mall businesses to discuss preventative and mitigation measures



07 Nov 25 - new Tree Martin web page as central location for information about Tree Martin management and 2026 operational response



10 Nov 25 – signage installed in Rundle Mall informing the public of Tree Martins' presence and QR code link to further information on City of Adelaide website



From 10 Nov 25 - postcards distributed to businesses in Rundle Mall and Leigh Street with QR code to webpage



19 Nov 25 – briefing to Adelaide Economic Development Agency Board



The Tree Martin Management Plan will include:

- Review of past issues and challenges associated with the Tree Martin roosting aggregation
- Tree Martin behavioural review and analysis, including observations and field research
- Scenario planning and options to manage roosting locations for the seasonal return of the Tree Martins
- Roost management recommendations to guide actions into the future
- Consultation with stakeholders

Role of Green Adelaide



Green Adelaide are integral in the planning and management of urban biodiversity through their regional approach to enhancing biodiversity and creating healthy places for everyone.

- Green Adelaide are a primary project advisor and are providing in kind expertise and advice, assistance with governance and legislative compliance pathways.
- Tree Martin management is directly linked to Green Adelaide's key priority "Fauna, flora and ecosystem health in the urban environment" to *create more urban spaces for plants and animals to thrive in which in turn provides people a better quality of life.*

KEY QUESTION

What role can Council Members play in communicating with the community and providing a conduit for feedback to the project team?

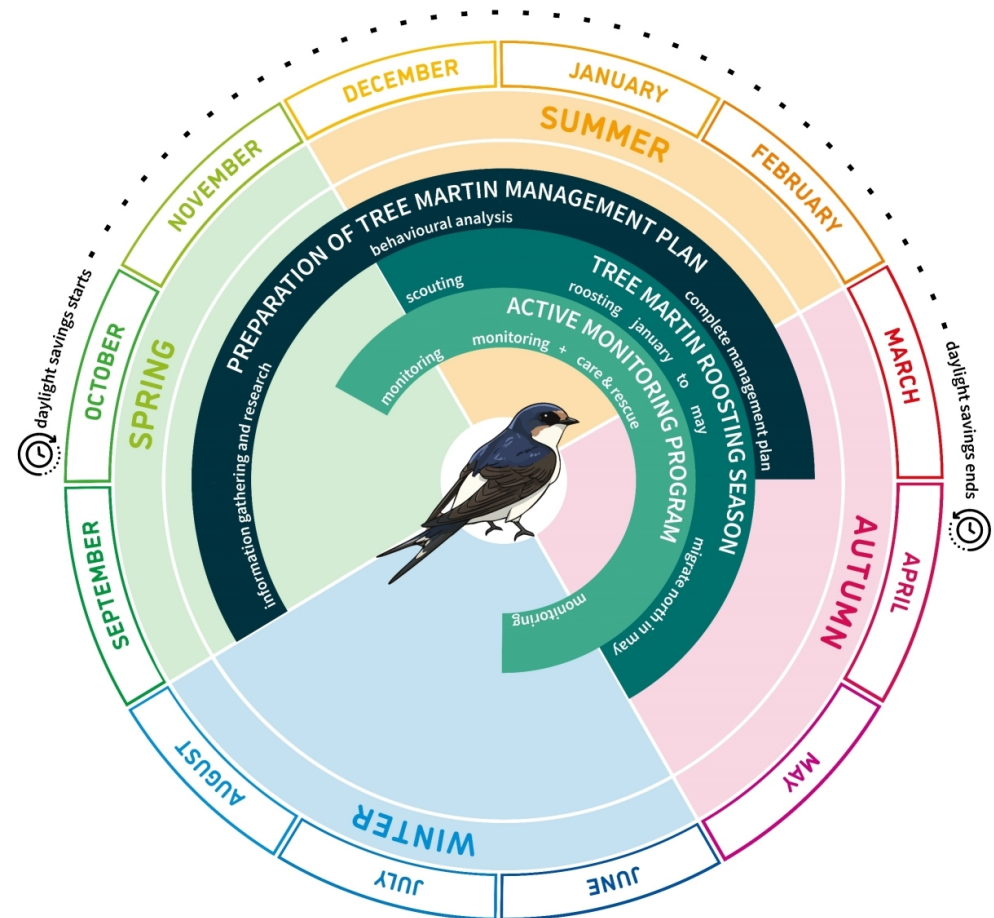
KEY QUESTION

What support can Council Members provide to the project to ensure positive outcomes for stakeholders and improve urban biodiversity and address issues for commercial operators over the longer term?

Tree Martin Management Workshop 2025–26

Next steps

- Implement the communications plan advising businesses, traders and the community about the responses in place for Tree Martin management
- Coordinate implementation with DEW, Green Adelaide, Ecosure, and animal care and rescue providers
- Conduct post-season review and update the Tree Martin Management Plan by June 2026



Tree Martin Management - 2026 Migratory Season

Strategic Alignment - Our Environment

Public

Tuesday, 4 November 2025
City Planning, Development and Business Affairs Committee

Program Contact:

Matt Field, Acting Associate
Director Park Lands, Policy &
Sustainability

Approving Officer:

Sarah Gilmour, Acting Director
City Shaping

EXECUTIVE SUMMARY

The purpose of the report is to provide an overview of the proposed management actions for the upcoming Tree Martin migratory season which occurs for approximately five months between December/January and April/May each year.

The Council received an update on Tree Martin management at its meeting on 14 October 2025 ([Link 1](#)). The report responded to Council's resolution of 22 April 2025 that sought advice in relation to Tree Martin management support measures. The 14 October 2025 report was focused on the previous 2025 migratory season.

In 2025/26 concurrent work is being undertaken to deliver:

1. Phase 1 – A coordinated approach to community amenity, public safety, business vitality and the welfare of wildlife for the 2026 migratory season (operational response).
2. Phase 2 – A Tree Martin Management Plan that looks at operational, medium and longer-term strategies for managing the annual tree martin roosting season.

The operational response for the 2026 migratory season will be guided by new Tree Martin Management Operating Guidelines (Operating Guidelines) (Attachment A). The Operating Guidelines are a matter for finalisation and decision by the Chief Executive Officer.

It is not proposed to remove netting from Leigh Street or net trees in Rundle Mall during the 2026 migratory season to enable data and evidence to be collected in 2025/26 to inform future management actions.

A coordinated communications approach will be delivered to inform the community, businesses, and key stakeholders about the Tree Martin management response. The City of Adelaide's Place Coordinators, in collaboration with the Adelaide Economic Development Agency (AEDA), are supporting with the distribution of information across business precincts.

A dedicated webpage is being hosted on the City of Adelaide website as the central source of information on Tree Martin management and the 2026 operational response. To help raise awareness, postcards will be distributed in early November to businesses in Leigh Street and Rundle Mall, supported by public signage in Rundle Mall highlighting the presence of the birds and featuring a QR code linking directly to the website for more details.

During the operational response, data and information on bird behaviour and management measures will be collected and assessed to inform the operational response and medium to longer-term management strategies. This work is informing the development of the Tree Martin Management Plan (the Plan) in 2025/26 which will inform future roosting seasons.

The City of Adelaide is preparing the Plan with the expertise of Ecosure Environmental Consultancy, and Avisure Consulting.

A Governance Group providing oversight of the delivery of the operational response and development of the Plan is in place. There is ongoing engagement with key stakeholders and representation from the Department of Environment and Water (DEW), Green Adelaide, the City of Adelaide and AEDA.

RECOMMENDATION

The following recommendation will be presented to Council on 11 November 2024 for consideration

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE RECOMMENDS TO COUNCIL

THAT COUNCIL

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

IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	<p>Strategic Alignment – Our Environment</p> <p>Lead and advocate for the environmental value, productivity, quality and biodiversity of the Park Lands, squares, open space and streetscapes.</p> <p>Protect and restore native habitat in our city.</p>
Policy	<p>Management of Tree Martins aligns with the Adelaide Park Lands Management Strategy – Towards 2036, the City of Adelaide's Integrated Climate Strategy 2030, and the 2024-2028 Strategic Plan's commitments to biodiversity protection, city amenity, business vitality and community wellbeing. It supports the Council's objectives for a sustainable, liveable, and biodiverse capital city where people and wildlife coexist harmoniously.</p> <p>The Tree Martin Management Plan will be developed in alignment with the Council's Integrated Climate Strategy 2030, Goal 3: A City Where Nature Thrives. It supports a comprehensive body of work by the City of Adelaide in relation to surveying and mapping urban biodiversity.</p> <p>The State Biodiversity Plan is yet to be developed following the assent of the <i>Biodiversity Act 2025</i> (SA).</p>
Consultation	Since May 2025, the Administration has continued to liaise with DEW and Green Adelaide to align approaches to Tree Martin management and protection.
Resource	The Tree Martin management response is being undertaken using a combination of internal and external resources, including specialist consultancy services.
Risk / Legal / Legislative	Tree Martins are a "protected animal" under the <i>National Parks and Wildlife Act 1972</i> (SA).
Opportunities	In 2025/26 the City of Adelaide is taking a planned and measured approach to managing the Tree Martin migratory season and planning for future roosting seasons. This approach will enable data and evidence to be collected in 2025/26 to inform future management actions.
25/26 Budget Allocation	Approximately \$40,000 has been reallocated within the Park Lands, Policy and Sustainability operating budget to prepare a Tree Martin Management Plan in 2025/26.
Proposed 26/27 Budget Allocation	A budget proposal based on the current operational response will be submitted to the 2026/27 Annual Business Plan and Budget process for the 2027 Tree Martin roosting season.
Life of Project, Service, Initiative or (Expectancy of) Asset	Tree Martin migration is expected to occur seasonally to the City of Adelaide for the five months between December/January and April/May.
25/26 Budget Reconsideration (if applicable)	A Budget Review of \$150,000 will be submitted for Quarter 2 of the 2025/26 financial year to manage the operational response for the 2026 Tree Martin migratory season. The Budget Review will cover costs including security, staffing of the response over extended hours, bird welfare and veterinary expenses, and additional training.
Ongoing Costs (eg maintenance cost)	Operating costs for additional cleansing as part of the 2025 migratory season were managed within existing resources in 2024/25 by adjusting cleansing standards within precincts. The same approach will be applied in 2025/26.

DISCUSSION

Purpose

1. The purpose of the report is to provide an overview of the proposed management actions for the upcoming Tree Martin migratory season which occurs for approximately five months between December/January and April/May each year.

Background

2. The Council received an update on Tree Martin management at its meeting on 14 October 2025 ([Link 1](#)). The report responded to Council's resolution of 22 April 2025 that sought advice in relation to Tree Martin management support measures.
3. At that meeting, Council resolved to:
 - 3.1. *Notes the progress regarding Tree Martin management as contained in Item 15.2 on the Agenda for the Council meeting held on 14 October 2025, in accordance with Council's decision on 22 April 2025.*
 - 3.2. *Requests administration bring forward as a matter of urgency a Committee workshop in relation to the Tree Martin action plan for spring/summer 25/26.*
4. A separate workshop item is included in the Agenda for the City Planning, Development and Business Affairs Committee meeting on 4 November 2025. This report provides additional information regarding the management response for the 2026 Tree Martin migratory season.
5. Further recent background information was provided on 13 May 2025 in response to a Question on Notice ([Link 2](#)). In summary:
 - 5.1. Tree Martins (*Petrochelidon nigricans*) are a native migratory bird species that seasonally roost in large numbers within the Adelaide city centre.
 - 5.2. Roosting in large numbers may present a tension in the urban realm between the public health and amenity considerations of hospitality and retail businesses, and their customers, and the Council's strategic commitments to promote urban biodiversity and protect the welfare of wildlife.
 - 5.3. This tension has been encountered since 2015 in Leigh Street (a key food and beverage zone) and most recently in 2025 in Rundle Mall (the city's premier retail precinct).

Tree Martin Management 2025/26

6. In 2025/26 concurrent work is being undertaken to deliver:
 - 6.1. Phase 1 – A coordinated approach to community amenity, public safety, business vitality and the welfare of wildlife for the 2026 migratory season (operational response).
 - 6.2. Phase 2 – A Tree Martin Management Plan that looks at medium and longer-term strategies for managing the annual tree martin migratory season.
7. The 2026 migratory season will be managed using a structured approach based on learnings from previous seasons. It is guided by three key objectives:
 - 7.1. Ensure bird welfare and compliance with wildlife protection and animal welfare legislation.
 - 7.2. Maintain business operation, public amenity and safety in high-use areas, including Rundle Mall and adjacent laneways.
 - 7.3. Enhance community understanding of the species and the City of Adelaide's role in managing urban wildlife responsibly.

Phase 1 – Operational Response

8. The operational response is focusing on preparedness, staff training, operational consistency, data collection, and collaborative partnerships to ensure bird welfare, business operation and city amenity are effectively managed.
9. The operational response for the 2026 migratory season will be guided by new Tree Martin Management Operating Guidelines (Operating Guidelines) (Attachment A).

10. Proposed actions for the 2026 Tree Martin migratory season include:
- 10.1. Pre-season Preparations, Monitoring and Early Detection of Tree Martin Arrivals
 - 10.1.1. Procedures for safe management of injured or deceased birds developed in partnership with SA Native Animal Rescue and local veterinary partners.
 - 10.1.2. Monitoring of historical roosting sites from early November 2025 to detect early signs of arrival.
 - 10.1.3. Assistance with roost identification, data collection, and impact assessment to be undertaken by Ecosure environmental consultants.
 - 10.1.4. Coordination with DEW and Green Adelaide on ecological observations.
 - 10.1.5. Implementation of pre-season cleaning and maintenance in known roosting areas.
 - 10.2. Operational, Staff and Contractor Support During Peak Season
 - 10.2.1. Daily inspection and cleaning protocols during peak season to maintain public hygiene and amenity.
 - 10.2.2. Distribution of updated operational guidance and safety protocols.
 - 10.2.3. Delivery of targeted training for Cleansing and City Operations teams to build capability and confidence in managing Tree Martin roost sites, including safe handling practices, hygiene protocols, and clear reporting and escalation procedures.
 - 10.2.4. Clear escalation pathways for incident response and reporting.
 - 10.2.5. Collaboration with SA Native Animal Rescue and wildlife networks to promote shared understanding and coordinated care.
 - 10.3. Tree Netting
 - 10.3.1. It is not proposed to remove existing netting from trees in Leigh Street. This step will maintain the health and safety measures put in place in relation to outdoor dining.
 - 10.3.2. It is not proposed, at this time, to net trees in Rundle Mall during the 2026 migratory season. A management response will be in place to manage Tree Martins in Rundle Mall for 2026, should they return to this location.
 - 10.3.3. With the support of Green Adelaide and specialist consultancy services, detailed assessment of options and data and evidence collection will be undertaken in 2025/26 to inform future management actions.
 - 10.4. Communication and Community Engagement
 - 10.4.1. In preparation for the return of the Tree Martins, communications are being shared with community, businesses and key stakeholders.
 - 10.4.2. The City of Adelaide's Place Coordinators and AEDA are supporting the distribution of information to business precincts.
 - 10.4.3. A webpage is being hosted on the City of Adelaide website as a central location for information about Tree Martin management and the 2026 operational response.
 - 10.4.4. Postcards will be distributed in early November to businesses in Leigh Street and Rundle Mall.
 - 10.4.5. Installation of signage in Rundle Mall informing the public of the Tree Martins' presence and providing a QR Code link to further information on the City of Adelaide website.
 - 10.5. Evaluation and Continuous Improvement
 - 10.5.1. During the operational response, data and information on bird behaviour and management measures will be collected and assessed to inform the operational response and medium to longer-term management strategies.
 - 10.5.2. This includes collecting monitoring data to assess trends in roosting behaviour and community feedback.
 - 10.5.3. This work is informing the development of the Tree Martin Management Plan in 2025/26 which will inform the current and future roosting seasons.

Phase 2 – Tree Martin Management Plan

11. The City of Adelaide is preparing the Tree Martin Management Plan with the support of Ecosure Environmental Consultancy, and Avisure Consulting.
12. The Tree Martin Management Plan will include:
 - 12.1. Review of past issues and challenges associated with the Tree Martin roosting aggregation
 - 12.2. Tree Martin behavioural review and analysis, including observations and field research
 - 12.3. Scenario planning and options for the seasonal return of the Tree Martins
 - 12.4. Consultation with relevant stakeholders
 - 12.5. Roost management recommendations to guide actions into the future. Recommendations may include (but are not limited to):
 - 12.5.1. Modifications and/or management requirements of roosting sites
 - 12.5.2. Dispersal of populations over multiple sites
 - 12.5.3. Relocation to alternative preferred sites
 - 12.5.4. Novel roost management techniques, deterrents and/or intervention techniques
 - 12.5.5. Community/stakeholder education and awareness
 - 12.5.6. Documentation of proposed seasonal response actions to provide stakeholders with management and conservation clarity.
13. The Tree Martin Management Plan will continue to be refined throughout the 2026 migratory season, integrating operational learnings, ecological monitoring data, and key stakeholder feedback.
14. The Tree Martin Management Plan will be finalised at the conclusion of the 2026 migratory season to guide future Tree Martin roosting seasons across the city.

Next steps

15. The draft Tree Martin Management Operating Guidelines will be used for the 2026 migratory season.
16. The Phase 1 operational response will be live from November 2025 with monitoring and action throughout the migratory season (expected to conclude in May 2025).
17. A dedicated webpage will go live on the City of Adelaide website from early November, providing central information on Tree Martin management and the 2026 operational response.
18. To support businesses and the public, postcards will be distributed in early November to traders in Leigh Street and Rundle Mall, and public signage with QR codes linking to further information will be installed in Rundle Mall in the week commencing 10 November 2025.
19. A Project Governance Group overseeing the delivery of the operational response and Tree Martin Management Plan is in place.
20. There is ongoing engagement with key stakeholders and representation from the DEW, Green Adelaide, the City of Adelaide and AEDA.
21. Administration will conduct a post-season review in June 2026 to enable finalisation of the Phase 2 – Tree Martin Management Plan and reporting early in 2026/27.

DATA AND SUPPORTING INFORMATION

Link 1 – [Agenda – Council – Tuesday, 14 October 2025](#)

Link 2 – [Council - Question on Notice Reply – Tuesday, 13 May 2025](#)

ATTACHMENTS

Attachment A – draft Tree Martin Management Operating Guidelines

- END OF REPORT -

DRAFT TREE MARTIN MANAGEMENT OPERATING GUIDELINES

Date this document was adopted:

administration

PURPOSE

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

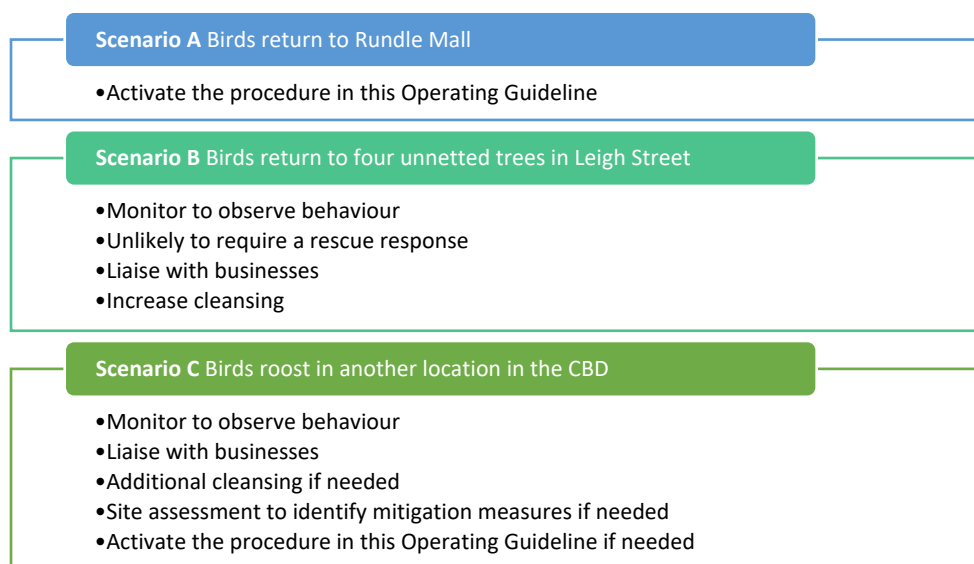
These Operating Guidelines guide the response to:

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

STATEMENT

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

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



MONITORING

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

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

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

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

STAKEHOLDERS

ROLES AND RESPONSIBILITIES - CITY OF ADELAIDE

Chief Executive Officer

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

Director City Shaping

Oversee the implementation of the Operating Guideline.

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

Associate Director, Park Lands, Policy and Sustainability

Responsible for delivery of the Operating Guideline.

Responsible for the annual review of the Operating Guideline.

Manager, Park Lands and Sustainability

Responsible for external relationships relating to the Tree Martin Events.

Responsible for developing partnerships for Tree Martin Events.

Preparing communications on Tree Martin Events.

Manager, City Presentation

Responsible for cleansing and operational support teams.

Responsible for after hours operational response teams.

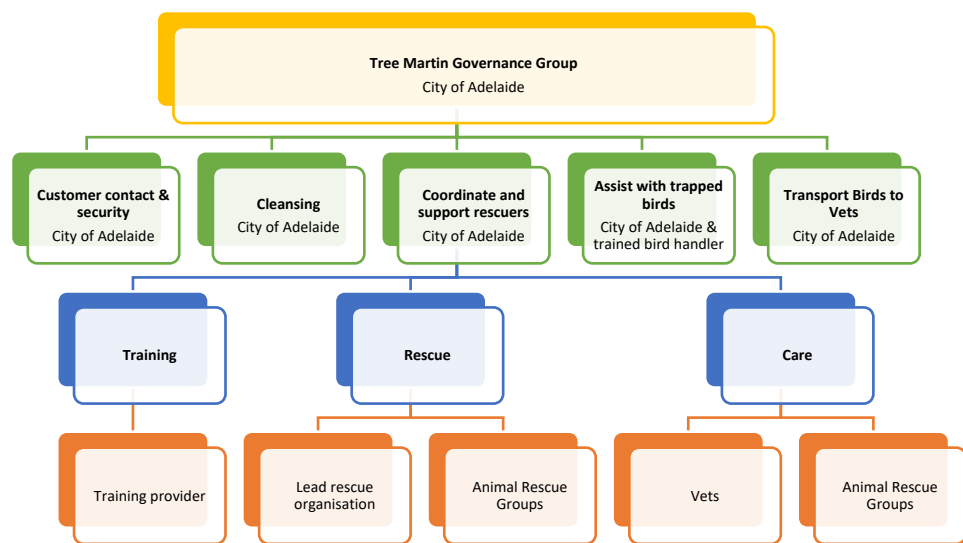
Manager, People Safety and Wellbeing

Responsible for WHS protocols.

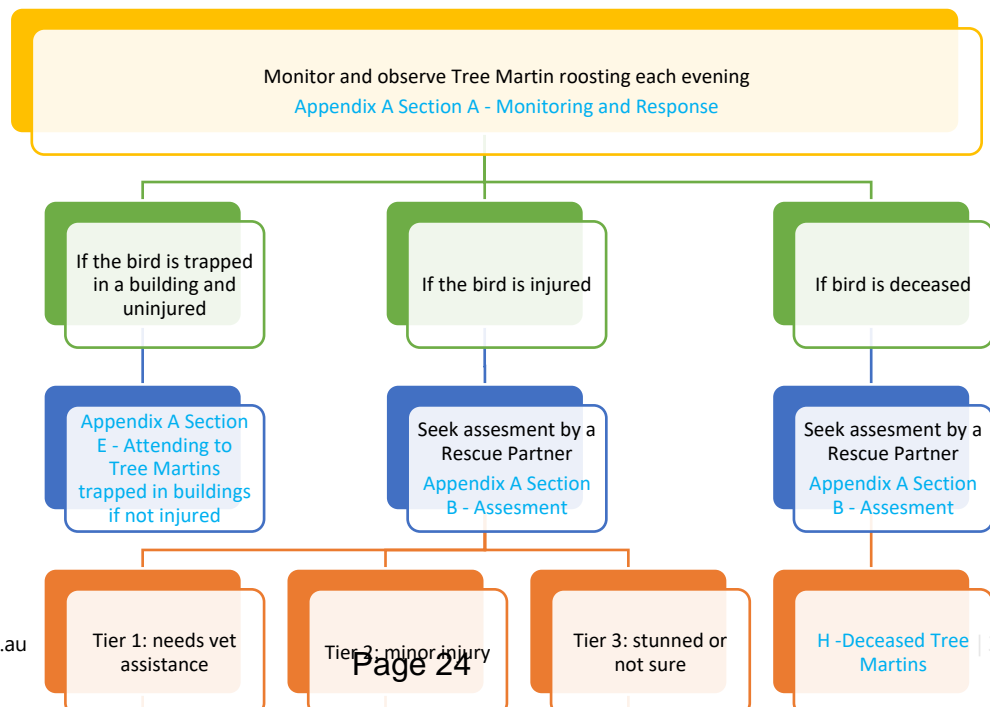
Responsible for risk assessment of a Tree Martin Event.

Tree Martin Coordination and Resource Partnership

See Appendix 2 for a list of rescue and response partners



Monitoring and Response Decision Matrix



PERMITS

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

TRAINING

City of Adelaide must ensure that all City of Adelaide workers (employees, temporary staff etc) have completed the education and training shown below, prior to undertaking this task (TBC).

APPROVED WORKERS

Only staff with a Wildlife Controller Permit should handle Tree Martins.

Only rescue partners with a Wildlife Carer or Wildlife Rescue permit can take Tree Martins into their care.

CLEANSING

If Tree Martins choose to roost in Rundle Mall or Leigh Street additional cleansing activities will be activated and will include cleaning of footpaths and urban elements, monitoring drains and flushing and deodorising when required, monitoring tree health and any maintenance required.

If Tree Martins return to a different location, the impacts will be assessed, and a cleansing program will be developed and implemented.

EVENTS

Advice on bump-in and out for events and associated noise or activities that could startle Tree Martins will be sought from wildlife experts. This is to reduce the risk of birds flying out of trees in large numbers and increasing chance of bird distress, bird strike or becoming trapped in buildings.

Event organisers should be made aware of bird droppings in and around roosting trees.

RECORDS MANAGEMENT

Records and reporting must comply with permit regulations and conditions.

Records must be maintained in accordance with the current version of GDS40.

TREE MARTIN MANAGEMENT PLAN

A Tree Martin Management Plan (the Plan) is being developed by specialist environmental consultants to assist with a coordinated and specialist led approach to Tree Martin management and protection. The Plan will be developed to help prepare for the upcoming and future Tree Martin migration seasons and will involve consultation with key stakeholders.

REVIEW

This document will be reviewed by the City of Adelaide in July 2026 and then periodically as legislation or corporation needs change. This will include a review of:

- Feedback from Administration, health safety representatives, work health and safety committee, volunteers, contractors, businesses, Green Adelaide, and others
- Incident and hazard reports
- Safer Operating Procedures
- Any other relevant information.

OTHER USEFUL DOCUMENTS

Relevant legislation

- *Biodiversity Act 2025 (SA)*
- *National Parks and Wildlife Act 1972 (SA)*
- *National Parks and Wildlife (Wildlife) Regulations 2019 (SA)*
- *Environment Protection and Biodiversity Conservation Act 1999 (Cwth)*
- *Work Health Safety Act SA 2012 (SA)*
- *Work Health Safety Regulations SA 2012 (SA)*
- Relevant approved Work Health Safety Codes of Practice and Guidelines
- Public and Environmental Health Act 1987 (SA)
- Environment Protection Act 1993 (SA)
- Return to Work SA Performance Standards for Self-Insurers (PSSI)

GLOSSARY

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

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

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

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

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

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

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

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

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

ADMINISTRATIVE

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

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

Review history:

Trim Reference	Authorising Body	Date/ Decision ID	Description of Edits

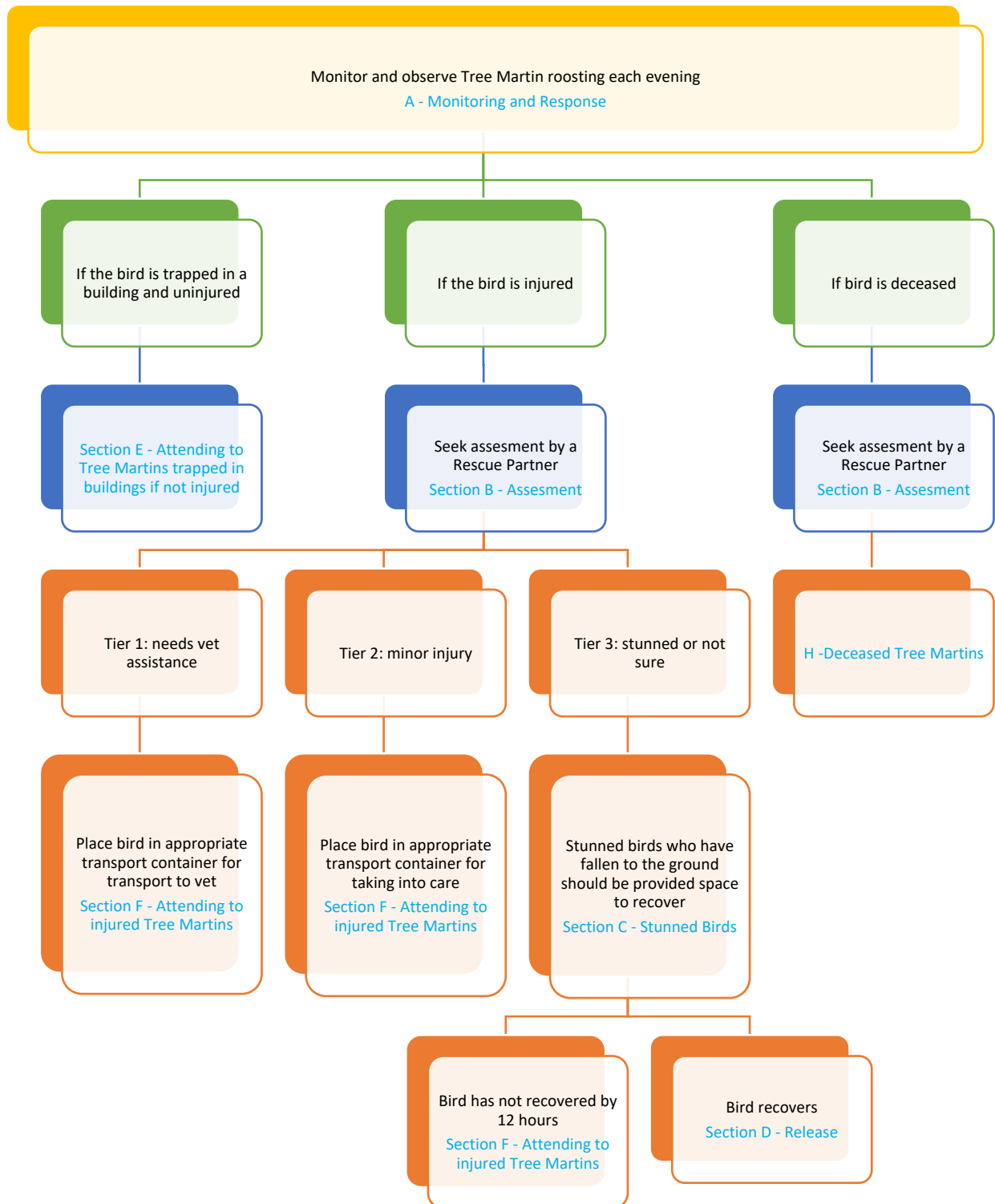
Contact:

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

City of Adelaide
25 Pirie ST, Adelaide, SA
GPO Box 2252 ADELAIDE SA 5001
+61 8 8203 7203
city@cityofadelaide.com.au

APPENDIX 1: BIRD HANDLING AND RESPONSE TECHNICAL GUIDELINE

Monitoring and Response Decision Matrix



A. Monitoring

Prior to arrival of Tree Martins

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

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

City of Adelaide and Rescue Partners

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

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

B. Assessment

Rescue partners

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

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

C. Stunned birds

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

D. Release

- TBC

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

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

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

F. Attending to injured Tree Martins

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

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

G. Transporting Tree Martins

When transporting Tree Martins by vehicle ensure that:

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

H. Deceased Tree Martins

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

I. Equipment

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

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

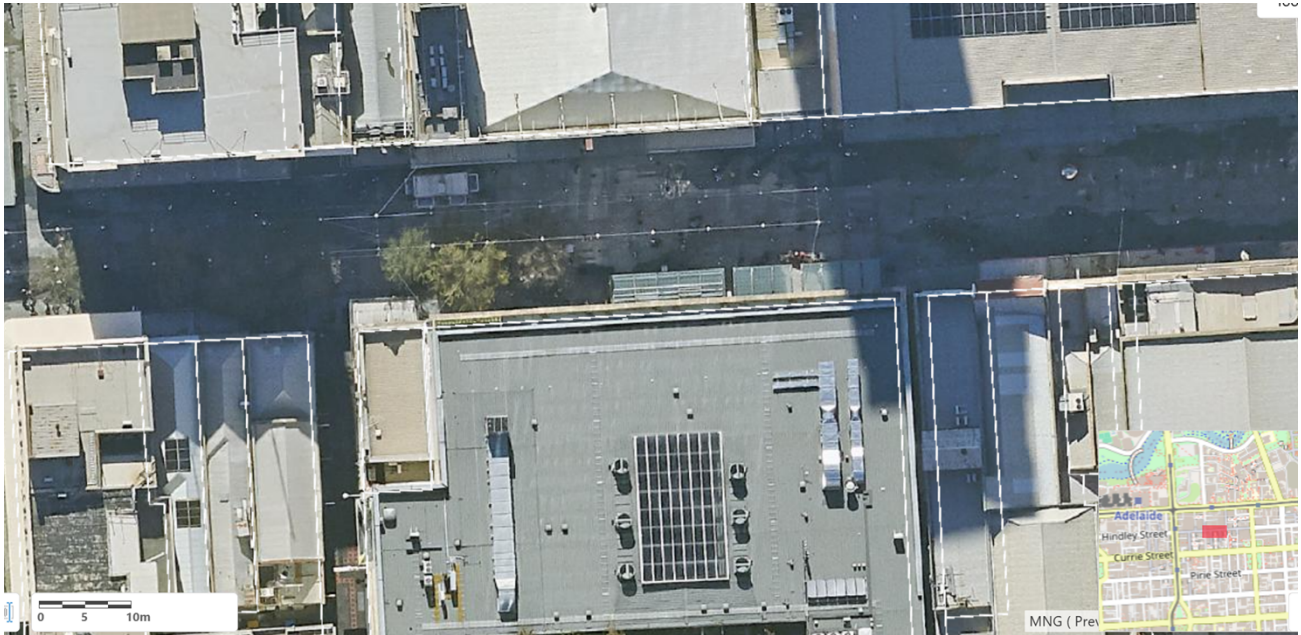
Transport containers

The container must:

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

Site Area - Rundle Mall Response and Triage Area

Image shown for illustration purposes only



APPENDIX 2: TREE MARTIN EVENT AND RESCUE CONTACT LIST

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

APPENDIX 3: OCCUPATIONAL HEALTH AND SAFETY

OCCUPATIONAL HEALTH AND SAFETY

Personal Protective Equipment

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

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

Avian Influenza

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

Hazards and Controls

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

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

Animal Welfare

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

Adelaide Oval Precinct Community Land Management Plan for Public Consultation

Strategic Alignment - Our Environment

Public

Tuesday, 4 November 2025
City Planning, Development and Business Affairs Committee

Program Contact:
Matthew Field, Acting Associate Director Park Lands, Policy & Sustainability

Approving Officer:
Sarah Gilmour, Acting Director City Shaping

EXECUTIVE SUMMARY

The purpose of this report is to seek approval for the revised Community Land Management Plan (revised CLMP) for the Adelaide Oval Precinct part of Tarntanya Wama (Park 26) for the purposes of undertaking public consultation. The revised CLMP has been informed by preliminary 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 revised CLMP for community consultation was presented to the Kadalilla/Adelaide Park Lands Authority at its meeting on 30 October 2025; and is consistent with the Adelaide Park Lands Management Strategy – Towards 2036.

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:

1. 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).
2. 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 agreement between the Council and the Minister for Planning, the revised CLMP will be released for public consultation.

RECOMMENDATION

The following recommendation will be presented to Council on 11 November 2025 for consideration

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE RECOMMENDS TO

COUNCIL

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

IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	<p>Strategic Alignment – Our Environment</p> <p>The status, attributes and character of our green spaces and the Park Lands are protected and strengthened.</p> <p>The provisions of the revised CLMP are consistent with the Adelaide Park Lands Management Strategy – Towards 2036. 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>
Policy	The current CLMP is dated April 2021 (Link 1). 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.
Consultation	<p>The revised CLMP for community consultation was presented to the Kadaltilla/Adelaide Park Lands Authority at its meeting on 30 October 2025 (Link 7).</p> <p>Subject to Council approval and agreement 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	Not as a result of this report
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>
Opportunities	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.
25/26 Budget Allocation	Not as a result of this report
Proposed 26/27 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	Not as a result of this report
25/26 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report

DISCUSSION

Purpose

1. The purpose of this report is to seek approval for the revised Community Land Management Plan (revised CLMP) for the Adelaide Oval Precinct part of Tarntanya Wama (Park 26) for the purposes of undertaking public consultation. The revised 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 – Towards 2036 (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 Committee 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.
12. Section 8 of the *Local Government Act 1999* (SA) provides a list of mandatory considerations of Council when making a statutory decision under the *Local Government Act 1999* (SA). In preparing a CLMP, Council must have regard to the following principles:

Principles to be observed by Council	Revised CLMP
Provide open, responsive and accountable government	The revised CLMP includes performance objectives, targets and measures as a means of being accountable for the management of community land.
Be responsive to the needs, interests and aspirations of individuals and groups within its community	The revised CLMP is subject to statutory community consultation under the <i>Local Government Act 1999</i> (SA).
Participate with other councils, and with State and national governments, in setting public policy and achieving regional, State and national objectives	Council must, before it releases a CLMP for public consultation under the <i>Local Government Act 1999</i> (SA), consult on a draft of its proposal with the relevant Minister, the Adelaide Park Lands Authority (Kadaltilla / Park Lands Authority), and any State authority or adjoining council that has a direct interest in the matter. The revised CLMP has been informed by feedback from stakeholders in the Adelaide Oval

Principles to be observed by Council	Revised CLMP
	Precinct. It is being presented to Kadaltilla on 30 October 2025.
Give due weight, in all its plans, policies and activities, to regional, State and national objectives and strategies concerning the economic, social, physical and environmental development and management of the community	The revised CLMP identifies key national, State, regional and local legislation and policies relevant to the management of community land.
Seek to co-ordinate with State and national government in the planning and delivery of services in which those governments have an interest	The revised CLMP must be consistent with the APLMS which reflects a range of shared objectives for the Adelaide Park Lands and gives rise to partnerships in planning and service provision. Amendments are proposed for alignment with the APLMS.
Seek to collaborate, form partnerships and share resources with other councils and regional bodies for the purposes of delivering cost-effective services (while avoiding cost-shifting among councils), integrated planning, maintaining local representation of communities and facilitating community benefit	
Seek to facilitate sustainable development and the protection of the environment and to ensure a proper balance within its community between economic, social, environmental and cultural considerations	The revised CLMP sets out the purpose for which land under the care and control of Council, is held. There is alignment with the principles contained in <i>Adelaide Park Lands Act 2005</i> (SA) which includes economic, social, environmental and cultural considerations.
Manage its operations and affairs in a manner that emphasises the importance of service to the community	The revised CLMP sets out performance objectives, targets and measures for management of community land which identifies community service provision. Where specific service need has been identified, this is outlined in the CLMP.
Seek to ensure that council resources are used fairly, effectively and efficiently and council services, facilities and programs are provided effectively and efficiently	
Seek to provide services, facilities and programs that are adequate and appropriate and seek to ensure equitable access to its services, facilities and programs	
Achieve and maintain standards of good public administration	The revised CLMP establishes links with other Council documents including policies and operating guidelines for the management of community land.
Seek to balance the provision of services, facilities and programs with the financial impact of the provision of those services, facilities and programs on ratepayers	The revised CLMP identifies a relationship with Council's asset management plans which are directly related to the long term financial management plan and sustainability of the Council.
Ensure the sustainability of the council's long-term financial performance and position	

Adelaide Oval Precinct CLMP

13. The current CLMP for the Adelaide Oval Precinct was endorsed by Council on 13 April 2021 ([Link 1](#)).
14. 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.
15. Adelaide Oval Precinct / part of Tarntanya Wama (Park 26) is comprised of:
 - 15.1. Adelaide Oval Core Area (exempt from this CLMP and APLMS)

15.2. Adelaide Oval Licence Area, in turn comprising:

15.2.1 Stella Bowen Park

15.2.2 Adelaide Oval No. 2

15.3. Light's Vision

15.4. Pennington Gardens West

15.5. Creswell Gardens

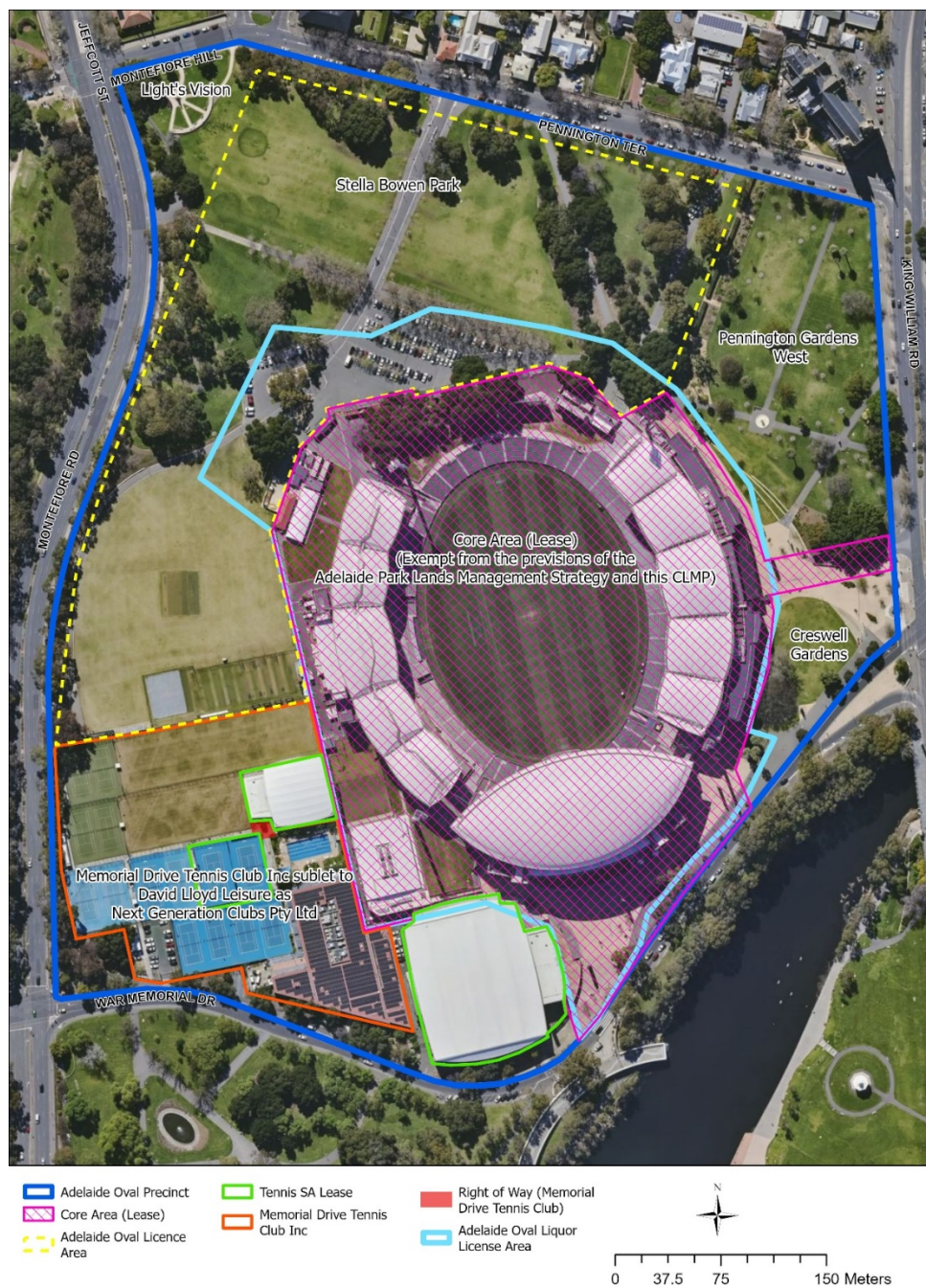
15.6. Memorial Drive Tennis Centre (leased to Tennis SA Inc.)

15.7. Memorial Drive Tennis Club Inc. (sub-let to Next Generation Clubs Australia Pty Ltd)

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

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

16. These areas are shown on Map 1 below.



Map 1 - Adelaide Oval Precinct in Park 26 (Aerial Image – September 2025)

17. The Adelaide Oval precinct refers to the area bound by War Memorial Drive, King William Road, Pennington Terrace and Montefiore Road:
 - 17.1. 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).
 - 17.2. 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.

Governance Arrangements

18. The AORM Act provides for the current CLMP to remain in place until changes are agreed upon between Council and the Minister for Planning.
19. 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.
20. 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.
21. 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:
 - 21.1. Adelaide Oval Stadium Management Authority
 - 21.2. South Australian National Football League (SANFL)
 - 21.3. South Australian Cricket Association (SACA).
22. Under section 7(6) of the AORM Act, the Adelaide Oval Licence Area authorises use of the land for the purposes of:
 - 22.1. Providing car parking in association with events at Adelaide Oval or Adelaide Oval No 2.
 - 22.2. Providing reasonable access (including vehicular access) to any part of the Adelaide Oval Core Area.
 - 22.3. Activities that are ancillary to the redevelopment of Adelaide Oval or Adelaide Oval No 2.
 - 22.4. 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.
 - 22.5. Providing facilities for the playing and watching of sport at Adelaide Oval No 2.
 - 22.6. Any other activity prescribed by the regulations for the purposes of this paragraph (no such regulations currently exist).
23. 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.
24. 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

25. 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.
26. These discussions sought to ensure that the CLMP continues to reflect operational realities, community expectations, and the broader objectives of the APLMS ([Link 5](#)).
27. Key issues raised during preliminary consultation included:
 - 27.1. **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.

27.2. **Leasing Arrangements:** Tennis SA requested updates to mapping and text to reflect recent changes to the leasing of courts at Next Generation.

28. 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.
29. 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 revised CLMP for consultation.
30. The revised CLMP was presented to Kadaltilla on 30 October 2025 ([Link 7](#)); and is consistent with the APLMS.

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

31. Detailed amendments to the CLMP are provided in tabular format in Attachment A for the Committee's consideration and recommendation to Council.
32. A summary of the proposed key amendments follows.

General updates

33. The five-year review of the Adelaide Oval Precinct, part of Tarntanya Wama (Park 26), proposes several general updates to the CLMP.
34. 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.
35. Much of this contextual information is now incorporated within the APLMS, specifically in the Riverbank Precinct Plan ([Link 5](#) – pages 104-108).
36. 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

37. 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

38. 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.
39. They highlighted that Oval 2 is the only location within the Adelaide Park Lands that has restrictions on consecutive day events.
40. 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.
 - 40.1. 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.
 - 40.2. 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.
41. Administration has reviewed the request and supports the removal of these restrictions for the following reasons:
 - 41.1. 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.

- 41.2. Use of Oval No. 2 is consistent with the APLMS objectives for event activity in the Adelaide Park Lands.
- 41.3. 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.
- 41.4. 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

- 42. 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

- 43. The current CLMP will remain in effect until agreement is reached between the Council and the Minister on a new CLMP.
- 44. Subject to agreement between Council and the Minister for Planning, the revised CLMP for the Adelaide Oval Precinct / Tarntanya Wama (Park 26) will be released for community and stakeholder consultation for a period of not less than 21 days.
- 45. Consultation is proposed to be undertaken after the Christmas period from 27 January 2026 to 23 February 2026 for a period of 28 days.
- 46. The results of the consultation will be reported for consideration by Kadalitilla in April 2026 and Council by 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](#)

Link 7 – [Kadalitilla / Adelaide Park Lands Authority Agneda – Item 6.2 - Community Land Management Plan for Adelaide Oval Precinct – 30 October 2025](#)

ATTACHMENTS

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

Attachment B - Revised 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 (SA)</i>.</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 (SA)</i> and section 19 of the <i>Adelaide Park Lands Act 2005 (SA)</i>. This part should also be read in conjunction with the <i>Adelaide Oval Redevelopment and Management Act 2011 (AORM Act)</i> 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 (SA)</i>.</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>	This Map has been updated and is now (Figure 4) to provide an updated (2025) aerial image and now illustrates the remainder of Tarantanya Wama (Park 26) and its management. The Liquor Licensing Area has also been

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	Figure 4 - Adelaide Oval Precinct in context of Tarantanya Wama (Park 26) - (Aerial image September 2025) – Page 8)	amended to reflect the Adelaide Oval Liquor License Area as approved by the Liquor and Gambling Commissioner on 18 November 2019.
4.	Figure 3: Governance summary for Adelaide Oval precinct (page 7)	Amended to include National Heritage Management Plan for Adelaide Park Lands and City Layout
5.	Figure 4: Adelaide Oval precinct (shaded and bound in light green) in Park 26 (page 6) Figure 4: Adelaide Oval Precinct in Park 26 (Aerial Image – September 2025)	This map has been updated with a 2025 aerial image. Elements of the map have been updated to provide greater clarity and reflect changes in the Tennis SA lease and reflect a 'Right of Way' that has been put in place since the last CLMP review
6.	Custodianship (page 7) The custodianship of the Adelaide Oval precinct lies with the CoA. Custodianship of Adelaide Oval Precinct (page 13) Owner: The Crown in the right of the State Custodian: The Corporation of the City of Adelaide (CoA)	This section has been updated to the Owner and the Custodian. This has been amended to maintain consistency with the remainder of the CLMP's for the Adelaide Park Lands.
7.	Purpose for which the land is held by the City of Adelaide (page 7) With reference to the Statutory Principles expressed in the Adelaide Park Lands Act 2005, and in keeping with the original purpose of the Park Lands as a predominantly, and broad, recreational resource, the Park Lands surrounding Adelaide Oval are held under the care, control and management of the CoA to: • Serve the general social, recreational and sporting (particularly at the elite level) needs of the community • Contribute to the health and well-being of the community by hosting activities and events of both a	This section has been updated to reflect the CLMP's for the remainder of the Adelaide Park Lands. It also provides greater consistency with community views on the purpose for which the Adelaide Park Lands are held as determined through previous CLMP consultation.

Change No.	Proposed CLMP (2025)	Administration Comment
	<p>formal and informal nature, with the Oval surrounds serving as a place of quiet respite</p> <ul style="list-style-type: none"> • 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). <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>	

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	<p>Each park's purpose is to be a park within the overall open space network of the Adelaide Park Lands.</p> <p>The Adelaide Park Lands support biodiversity and play an important role in the recovery of pre-European native planting associations according to the topography and natural systems of each park.</p> <p>The Adelaide Park Lands provide a green open space buffer that visually and physically separate the urban form of the city to the surrounding adjacent suburbs.</p> <p>The Adelaide Park Lands provide a connection to nature for the community to improve health and wellbeing.</p> <p>The Adelaide Park Lands retain trees and understorey that contribute to overall canopy cover and biodiversity according to their landscape typologies and character. Trees should be retained and replaced with succession planting over time to maintain canopy targets and planting associations.</p> <p>In addition to this, the Adelaide Park Lands surrounding Adelaide Oval are held under the care, control and management of the CoA to:</p> <ul style="list-style-type: none"> • 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</p>	

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	<p>the terms of the Adelaide Oval Licence Area Licence Agreement provided by the CoA to the Minister for Transport in order to manage Adelaide Oval as a world class sporting facility, as follows:</p> <ul style="list-style-type: none"> • 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>	An additional sentence has been included to outline when the Adelaide Park Lands and City Layout were included in on the National Heritage Register.
9.	<p>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>	References to the State of the Park Lands Report have been removed as this is no longer a reporting mechanism. This information will be provided as needed with significant changes being included in future versions of the APLMS under Data and Insights
10.	<p>Additional target has been added:</p> <p>Target 5. To reduce impervious surfaces and improve the landscape character of the Adelaide Park Lands.</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 Kadalilla and Council with a 5 yearly update being included in the APLMS
11.	<p>Karna 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</p>	This section has been contemporised.

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	<p>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>	

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	The Adelaide Oval Precinct is within the Kurna Determination Area.	
12	<p>Pre-settlement cultural significance</p> <p>The CoA is working closely with Kurna Elders to undertake cultural mapping across the Adelaide Park Lands.</p> <p>The CoA has developed the Kurna Voices Cultural Mapping which explores many of Kurna Miyurna's sacred connections to the land now known as Adelaide including places and stories within Tarntanya Wama. Mapping highlights the significant historical experiences and events that have occurred from early colonisation times.</p> <p>The CoA will continue to work closely with Kurna Elders and community to undertake cultural mapping across the Adelaide Park Lands. The outcomes of this project mapping will ensure that sites of Kurna cultural heritage significance in Tarntanya Wama are documented, recognised, promoted and understood where culturally appropriate.</p>	<p>This section has been contemporised and reflects the establishment of the Kurna Voices Cultural Mapping</p>
13	<p>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>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>

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	<p>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”.</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 <i>Heritage Places Act 1993</i> (SA). https://www.legislation.sa.gov.au/LZ/C/A/HeritagePlacesAct1993.aspx</p> <p>1. The George Giffen, Sir Edwin Smith & Mostyn Evan Grandstands, Adelaide Oval (State heritage place)</p> <p>“The George Giffen (1882, 1889, 1929), Sir Edwin Smith (1929) and Mostyn Evan (1929) Grandstands are directly associated with the history and development of the Adelaide Oval and are the main viewing structures on South Australia’s principal sporting venue. The scale, detailing and alterations to the grandstands reflect the continual growth and changes required to satisfy the demands of sports spectators over a period of more than a century.</p> <p>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>	

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	<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 southern stand; court platform upgrades including new centre court rebuild, reconfiguration of site entry/exit areas, upgrades to existing roof works, and additional site provisions to cater for enhanced communications and visual display.</p>	<p>This section has been contemporised to include the Memorial Drive Tennis Centre Stage 2 Redevelopment which has been completed since the last CLMP review in 2021.</p>

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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. 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>

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	<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</p>	


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	<p>roadways, pathways and mature trees (including eucalypts, elms, oaks, figs and white cedars).</p> <p>Monuments should be retained in their current locations.</p> <p>Permanent built form and further provision of designated car parking is inconsistent with the purpose, design and use of the landscape, with the exception of traditional gardenesque structures such as small gazebos or rotundas. Areas of hardstand and existing designated car parking will be reviewed as part of the asset renewal program with the intent to reduce impervious surfaces within the precinct.</p> <p>Existing open grassed spaces are to be retained and framed by large shady trees. New tree species will be long-lived, tall shade trees including Araucaria, Ficus, Platanus, Quercus, Pinus and Ulmus. Both deciduous and evergreen species are acceptable, consistent with existing trees.</p> <p>Herbaceous shrub and garden beds will continue to be predominant in Creswell and Pennington Gardens, including preservation of the existing garden bed between Pennington Gardens and Stella Bowen Park. The locations and design of beds should be consistent with crime prevention through environmental design (CPTED) principles. The planting character of the beds should be colourful and favour species that flower and display seasonally.</p> <p>Species selection and replacement is to be agreed upon with CoA.</p> <p>Periodic reviews should be undertaken with landscape experts and qualified arborists; this should be undertaken at least annually.</p> <p>Periodic turf review should be conducted with CoA.</p>	

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	<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 1,500 people are appropriate during daylight hours. • CoA will consult with the SMA to ensure the Park is available when considering applications for such events. • events of a commercial nature are not appropriate • given its proximity to residential areas, large events are not appropriate. <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>

Change No.	Proposed CLMP (2025)	Administration Comment
	<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 GoA'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>	
19	<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</p>	<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.

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	<p>Oval Core Area. In addition to this licensed ancillary use, Oval No 2 is permitted to be used for standalone events subject to the following conditions:</p> <ul style="list-style-type: none"> • 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 <u>Event Amplified Sound Management Guidelines</u>. • Provision of a copy of the proposed traffic management plan in accordance with the City of Adelaide's requirements for <u>Road Events</u>. • Effective scheduling to ensure there is no conflict <u>minimise</u> conflict with other city events, activities or projects and to minimise disruption to the daily life of the city. • Compliance with the City of <u>Adelaide Event Guidelines</u> • Approval from the CoA Chief Executive Officer. 	<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.

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	<p>Oval No 2 was expanded in 2015 to enable the playing of first-class cricket (Figures 5 and 6). This expansion included an access road to facilitate the movement of wickets, a retaining wall to support the Montefiore Road embankment and a traditional picket fence</p> <p><i>Figure 6 – 2019 Oval No 2 showing the 2008 and 2019 boundaries</i></p>	
20	<p>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>
21	<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>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>

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	<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>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>	
	<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 	<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>

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	<ul style="list-style-type: none"> Contribute to developing a climate resilient city and ensure climate change risks and opportunities are assessed and integrated in decision making. 	
22	<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 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>	<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>
23	<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</p>	<p>This section has been contemporised</p>

Change No.	Proposed CLMP (2025)	Administration Comment
	<p>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>	
24	<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</i> (SA).</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>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>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> <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>

Change No.	Proposed CLMP (2025)	Administration Comment
	<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>	
25	<p>Tennis SA lease</p> <p>Figure 10: Tennis SA Lease (red) and Memorial Drive Tennis Club lease / Next Generation sublease (black)</p>	Figure 10 has been removed that showed the areas under lease to Tennis SA. This information is provided in Figure 4
26	<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>	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.

Change No.	Proposed CLMP (2025)	Administration Comment
	<p>Figure 11: Approved pavilions (blue) and structures (green)</p> <p>On 26 September 2017, CoA approved two single-storey pavilions and two small structures (Figure 11) as part of a site redevelopment. The pavilion south of War Memorial Drive is outside the scope of this Adelaide Oval part of the CLMP.</p>	
27	<p>Master Plan</p> <p>CoA adopted the Adelaide Oval Precinct Master Plan in September 2014, as shown in Figure 12, and this forms part of this CLMP.</p>	The reference to the 2014 Master Plan for Adelaide Oval Precinct has been removed given that this master plan has largely been delivered and no longer considered current.
28	APPENDIX A: HISTORICAL TIMELINE FOR ADELAIDE OVAL	This information has been removed from the CLMP – it is not considered relevant to the day to day management of the Precinct, nor is it a requirement to include such information in a CLMP under the <i>Local Government Act 1999</i> (SA) or <i>Adelaide Park Lands Act 2005</i> (SA).
29	APPENDIX B: HISTORICAL PHOTOGRAPHS AND PLANS	This information has been removed from the CLMP – it is not considered relevant to the day to day management of the Precinct, nor is it a requirement to include such information in a CLMP under the <i>Local Government Act 1999</i> (SA) or <i>Adelaide Park Lands Act 2005</i> (SA).

Adelaide Park Lands Community Land Management Plan

ADELAIDE OVAL PRECINCT

Part of Tarntanya Wama (Park 26)



CITY OF
ADELAIDE

DOCUMENT PROPERTIES

Contact for enquiries

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

Contact Officer:

Title: Team Leader, Park Lands Planning
Program: Park Lands, Policy and Sustainability
Phone: 8203 7199
Email: J.Wilson@cityofadelaide.com.au

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

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

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

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

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

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

Identification of the Land

This part applies to the area bounded by War Memorial Drive, King William Road, Pennington Terrace and Montefiore Road, in the park known as Tarntanya Wama (Park 26), as shown in Figure 2.

DRAFT



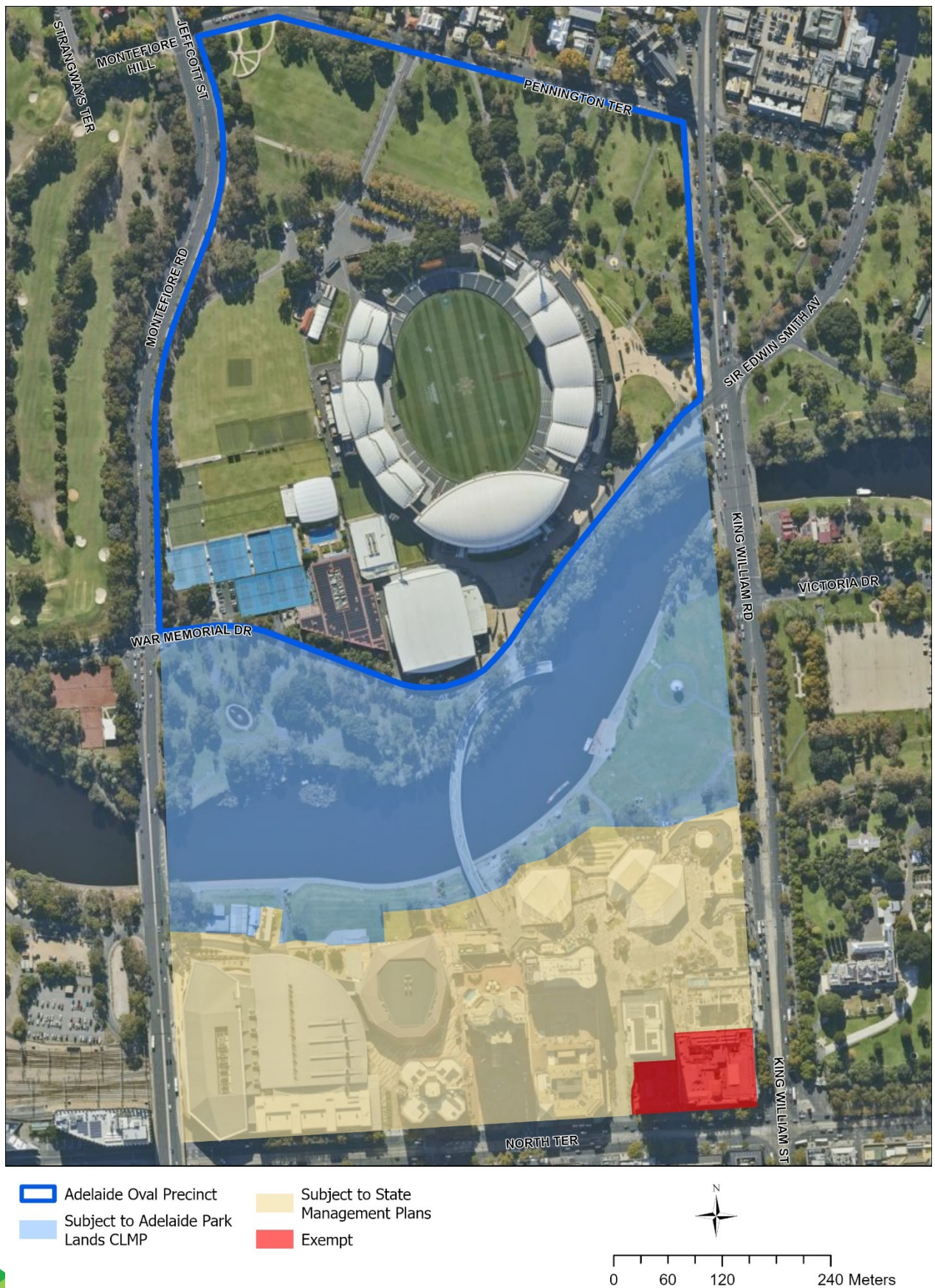


Figure 2: Adelaide Oval Precinct in context of Tarntanya Wama (Park 26)
(Aerial image September 2025)

1. ADELAIDE OVAL PRECINCT GOVERNANCE

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

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

Key Governing Legislation

<i>Environment Protection and Biodiversity 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) - Core / Lease and License Areas only - sublet to Adelaide Oval Stadium Management Authority	City of Adelaide - 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	Kadaltilla / Adelaide Park Lands Authority Advisory to State Government and City of Adelaide
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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 Sub Licences to Adelaide Oval Stadium Managment Authority, South Australian Cricket Association and South Australian National Football League	Lease for Core Area - City of Adelaide / Minister for Transport & Infrastructure Sub-let to Adelaide Oval Stadium Managment Authority
Adelaide Park Lands Management Strategy - 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
Community Land Management Plan - Does not apply to the Core / Leased Area - applies to all other areas of the Precinct		
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.

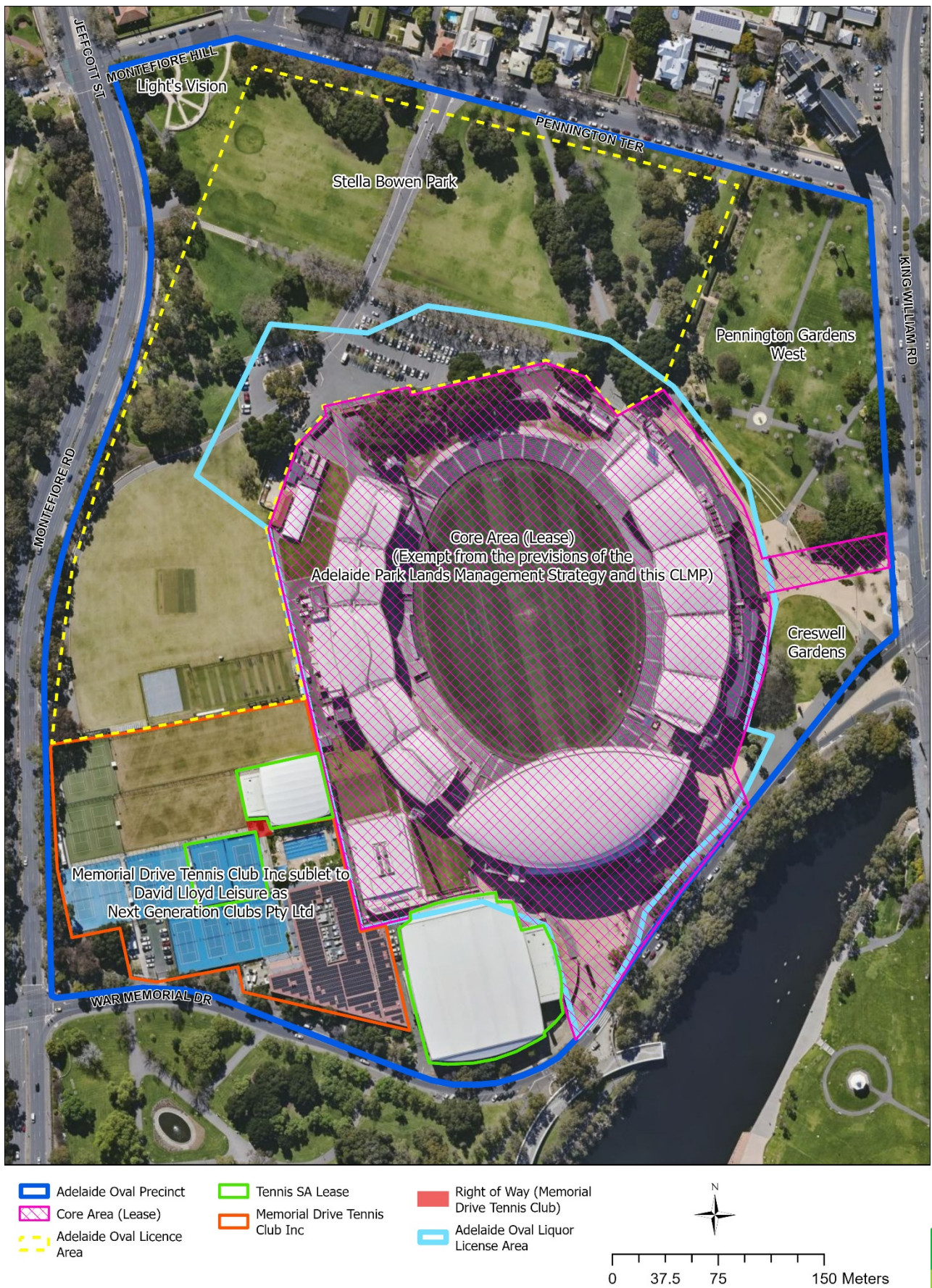


Figure 4: Adelaide Oval Precinct in Park 26 (Aerial Image – September 2025)

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

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 Kaurua 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

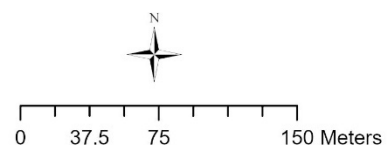


Figure 5: Designated, Temporary (event) and undercroft car parking in Adelaide Oval Precinct

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

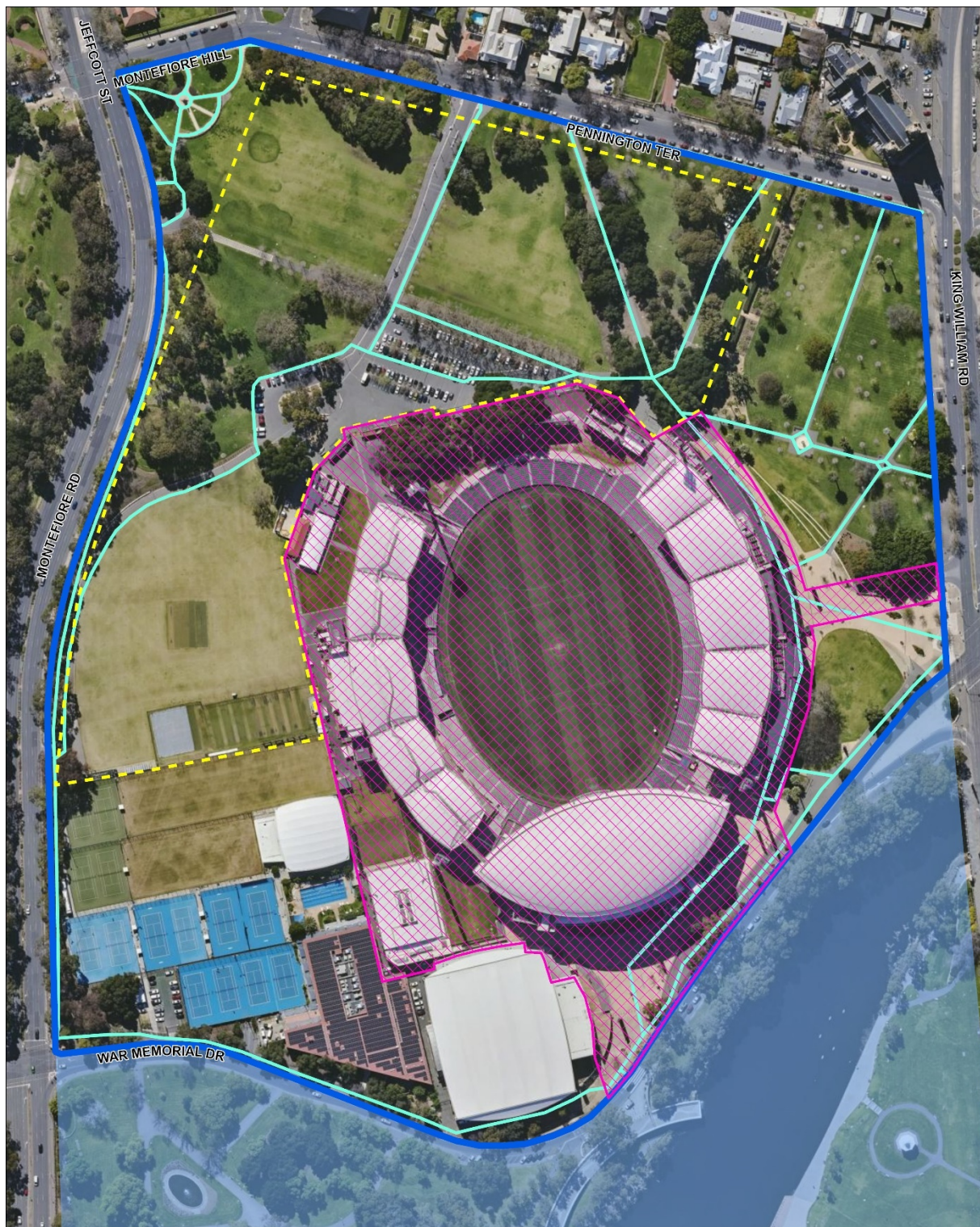
Under the AORM ACT, the Licence Area is to generally remain publicly accessible Park Lands.

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 is 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

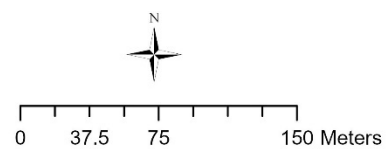


Figure 6: Pedestrian and cycling routes shown in aqua

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.

Tuesday, 4 November 2025

**City Planning,
Development and Business
Affairs Committee**

Program Contact:

Anthony Spartalis, Chief
Operating Officer

Public

Approving Officer:

Michael Sedgman, Chief
Executive Officer

EXECUTIVE SUMMARY

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

It is the recommendation of the Chief Executive Officer that the public be excluded from this City Planning, Development and Business Affairs Committee meeting for the consideration of information and matters contained in the Agenda.

For the following Chief Executive Officer's Report seeking consideration in confidence

10.1 City East Housing Project [section 90(3) (b), (d) & (h) of the Act]

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

ORDER TO EXCLUDE FOR ITEM 10.1

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE:

1. Having taken into account the relevant consideration contained in section 90(3) (b), (d) & (h) and section 90(2) & (7) of the *Local Government Act 1999 (SA)*, this meeting of the City Planning, Development and Business Affairs Committee dated 4 November 2025 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 10.1 [City East Housing Project] listed on the Agenda in a meeting open to the public would on balance be contrary to the public interest.

Grounds and Basis

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

The provision of legal advice.

Public Interest

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

2. Pursuant to section 90(2) of the *Local Government Act 1999 (SA)* (the Act), this meeting of the City Planning, Development and Business Affairs Committee dated 4 November 2025 orders that the public (with the exception of members of Corporation staff and any person permitted to remain) be excluded from this meeting to enable this meeting to receive, discuss or consider in confidence Item 10.1 [City East Housing Project] listed in the Agenda, on the grounds that such item of business, contains information and matters of a kind referred to in section 90(3) (b), (d) (h) of the Act.
-

DISCUSSION

1. Section 90(1) of the *Local Government Act 1999 (SA)* (the Act) directs that a meeting of Council must be conducted in a place open to the public.
2. Section 90(2) of the Act, states that a Council may order that the public be excluded from attendance at a meeting if Council considers it to be necessary and appropriate to act in a meeting closed to the public to receive, discuss or consider in confidence any information or matter listed in section 90(3) of the Act.
3. Section 90(3) of the Act prescribes the information and matters that a Council may order that the public be excluded from.
4. Section 90(4) of the Act, advises that in considering whether an order should be made to exclude the public under section 90(2) of the Act, it is irrelevant that discussion of a matter in public may -
 - (a) *cause embarrassment to the council or council committee concerned, or to members or employees of the council; or*
 - (b) *cause a loss of confidence in the council or council committee; or*
 - (c) *involve discussion of a matter that is controversial within the council area; or*
 - (d) *make the council susceptible to adverse criticism.*
5. Section 90(7) of the Act requires that an order to exclude the public:
 - 5.1 Identify the information and matters (grounds) from section 90(3) of the Act utilised to request consideration in confidence.
 - 5.2 Identify the basis – how the information falls within the grounds identified and why it is necessary and appropriate to act in a meeting closed to the public.
 - 5.3 In addition identify for the following grounds – section 90(3) (b), (d) or (j) of the Act - how information open to the public would be contrary to the public interest.
6. Section 83(5) of the Act has been utilised to identify in the Agenda and on the Report for the meeting, that the following report is submitted seeking consideration in confidence.
 - 6.1 Information contained in Item 10.1 – City East Housing Project
 - 6.1.1 Is not subject to an existing Confidentiality Order.
 - 6.1.2 The grounds utilised to request consideration in confidence is section 90(3) (b), (d) & (h) of the Act
 - (b) information the disclosure of which –
 - (i) could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or prejudice the commercial position of the council; and
 - (ii) would, on balance, be contrary to the public interest.
 - (d) commercial information of a confidential nature (not being a trade secret) the disclosure of which –
 - (i) could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and
 - (ii) would, on balance, be contrary to the public interest.
 - (h) legal advice

ATTACHMENTS

Nil

- END OF REPORT -

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