



CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE

Agenda and Reports

for the meeting on

Tuesday, 3 March 2026

at 7.00 pm

in the Colonel Light Room, Adelaide Town Hall

Our Adelaide.
Bold.
Aspirational.
Innovative.

CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE
Meeting Agenda, Tuesday, 3 March 2026, at 7.00 pm

Members – The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith
Deputy Lord Mayor, Councillor Noon (Chair)
Councillor Martin (Deputy Chair)

Councillors Abrahamzadeh, Cabada, Couros, Davis, Freeman, Giles, Maher, Dr Siebentritt and Snape

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:	
Councillor Snape	
3. Confirmation of Minutes - 3/2/2026	
That the Minutes of the meeting of the City Planning, Development and Business Affairs held on 3 February 2026, be taken as read and be confirmed as an accurate record of proceedings.	
View public 3 February 2026 Minutes.	
4. Declaration of Conflict of Interest	
5. Deputations	
6. Workshops	
Nil	
7. Reports for Recommendation to Council	
7.1 Revised Adelaide Oval Precinct Community Land Management Plan Public Consultation	3 - 61
7.2 Council Assessment Panel - Annual Report 2025	62 - 74
8. Reports for Noting	
Nil	
9. Closure	

Revised Adelaide Oval Precinct Community Land Management Plan for Public Consultation

Strategic Alignment - Our Environment

Public

Tuesday, 3 March 2026

City Planning, Development and Business Affairs Committee

Program Contact:

Sarah Gilmour, Associate Director
Park Lands, Policy & Sustainability

Approving Officer:

Iliia Houridis, Director City Shaping

EXECUTIVE SUMMARY

The purpose of this report is to seek approval to undertake public consultation on a revised Community Land Management Plan (revised CLMP) for the Adelaide Oval Precinct within Tarntanya Wama (Park 26) (**Attachment A**).

A revised CLMP informed by preliminary feedback from stakeholders in the Adelaide Oval Precinct was presented to the City Planning, Development and Business Affairs Committee on 4 November 2025 ([Link 1](#)).

The revisions presented on 4 November 2025 included changes to event restrictions that limit the hosting of events to non-consecutive days, capping attendance at 15,000 people, and requirement for sound delivery equipment to face southwards toward the city.

During the discussion, Council Members referred to the previous public consultation process on the CLMP. Additional detail is provided in [Link 2](#) and the discussion section of this report.

At its meeting on 11 November 2025 Council resolved to:

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

The revised CLMP has been amended accordingly and is presented in **Attachment A**. General updates to contemporise references in the CLMP are proposed per the report on 4 November 2025. These updates are provided in tabular format in **Attachment B** for the Committee's consideration and recommendation to Council.

Further to Council's resolution, Council's Chief Executive Officer advised that Council Administration would consult with relevant State Government Agencies prior to re-presenting a revised CLMP for consideration.

Preliminary consultation has been undertaken with the Department for Infrastructure and Transport (DIT) and the Office for Design and Architecture South Australia (ODASA). DIT and ODASA advise of support to increase operational flexibility in the CLMP subject to appropriate safeguards and will provide formal feedback through the public consultation process.

The Adelaide Oval Precinct CLMP is a stand-alone document due to the specific management arrangements established under the *Adelaide Oval Redevelopment and Management Act 2011* (SA) that outlines the management of the Core Area of Adelaide Oval by the Adelaide Oval Stadium Management Authority. Further background detail is provided in [Link 1](#).

Council is currently undertaking the statutory five-year review required under section 19(3) of the *Adelaide Park Lands Act 2005* (SA), with the current CLMP having been approved in April 2021 ([Link 3](#)).

Subject to agreement between the Council and the Minister for Planning, the revised CLMP will be released for public consultation for a period of 28 days.

RECOMMENDATION

The following recommendation will be presented to Council on 10 March 2026 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 7.1 on the Agenda for the City Planning, Development and Business Affairs Committee meeting held on 3 March 2026, being released for statutory consultation for a period of 28 days subject to approval agreement with the Minister for Planning.
 2. Notes the amendments made to the revised Adelaide Oval Precinct Community Land Management Plan as contained in Attachment B to Item 7.1 on the Agenda for the City Planning, Development and Business Affairs Committee meeting held on 3 March 2026 in response to Council's decision on 11 November 2025 requesting that existing provisions for Adelaide Oval No. 2 contained in the existing Community Land Management Plan be retained.
 3. Authorises the Chief Executive Officer, or delegate, to authorise minor edits to the revised Community Land Management Plan for the Adelaide Oval Precinct part of Tarntanya Wama (Park 26) as contained in Attachment A to Item 7.1 on the Agenda for the City Planning, Development and Business Affairs Committee meeting held on 3 March 2026, for the purpose of agreeing with the Minister for Planning prior to public consultation.
 4. Notes that should Council decide to approve the revised Community Land Management Plan for the Adelaide Oval Precinct part of Tarntanya Wama (Park 26) it will be communicated to the Kadaltilla / Adelaide Park Lands Authority as it differs from their advice resolved at the Kadaltilla / Adelaide Park Lands Authority meeting held on 30 October 2025.
-

IMPLICATIONS AND FINANCIALS

<p>City of Adelaide 2024-2028 Strategic Plan</p>	<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>
<p>Policy</p>	<p>The current CLMP is dated April 2021 (Link 3). The City of Adelaide Event Guidelines and the Event Amplified Sound Management Guidelines guide the event use of the areas within the Adelaide Oval Precinct under the care and control of Council.</p>
<p>Consultation</p>	<p>The Kadaltilla/Adelaide Park Lands Authority supported amendments to the CLMP relating to event provisions at its meeting on 30 October 2025 (Link 4).</p> <p>Preliminary consultation has been undertaken with the Department for Infrastructure and Transport (DIT) and the Office for Design and Architecture South Australia (ODASA) with formal feedback to be provided through the public consultation process.</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 Tanttanya Wama (Park 26) will be released for community and stakeholder engagement for 28 days.</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>
<p>Resource</p>	<p>Not as a result of this report</p>
<p>Risk / Legal / Legislative</p>	<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>
<p>Opportunities</p>	<p>Not as a result of this report</p>
<p>25/26 Budget Allocation</p>	<p>Not as a result of this report</p>
<p>Proposed 26/27 Budget Allocation</p>	<p>Not as a result of this report</p>
<p>Life of Project, Service, Initiative or (Expectancy of) Asset</p>	<p>Not as a result of this report</p>
<p>25/26 Budget Reconsideration (if applicable)</p>	<p>Not as a result of this report</p>
<p>Ongoing Costs (eg maintenance cost)</p>	<p>Not as a result of this report</p>
<p>Other Funding Sources</p>	<p>Not as a result of this report</p>

DISCUSSION

Purpose

1. The purpose of this report is to seek approval to undertake public consultation on a revised Community Land Management Plan (revised CLMP) for the Adelaide Oval Precinct within Tarntanya Wama (Park 26) (**Attachment A**).

Background

2. At its meeting on 11 November 2025 Council considered a report seeking approval to undertake community consultation on a revised CLMP. The revised CLMP was informed by preliminary feedback from stakeholders in the Adelaide Oval Precinct.
3. The revised CLMP proposed changes to the usage of Adelaide Oval No.2 for events by
 - 3.1. Allowing events to be hosted over consecutive days (limit of three days)
 - 3.2. Increasing the capacity of events to above 15,000 people subject to individual risk assessments and planning processes for events
 - 3.3. Removing the requirement for sound delivery equipment to face southwards toward the city with each event to be assessed on a case-by-case basis, with an acoustic consultant engaged to evaluate alternative stage orientations and recommend noise mitigation for nearby residents in accordance with the City of Adelaide Event Amplified Sound Management Guidelines.
4. During the discussion, Council Members referred to the previous public consultation process on the CLMP. Additional detail is provided in [Link 2](#) and in the historical information below.
5. At its meeting on 11 November 2025 Council resolved to:

Requests Administration re-present to the CPDBA Committee a revised Community Land Management Plan for the Adelaide Oval Precinct, retaining the existing restrictions within the Community Land Management Plan, includes the hosting of events to non-consecutive days, capping attendance at 15,000 people and the requirement for sound delivery equipment to face southwards towards the city, for the purpose of public consultation.
6. The Adelaide Oval Precinct CLMP is a stand-alone document due to the specific management arrangements established under the *Adelaide Oval Redevelopment and Management Act 2011* (SA) (AORM Act) that outlines the management of the Core Area of Adelaide Oval by the Adelaide Oval Stadium Management Authority. Further background detail is provided in [Link 1](#).
7. 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 AROM Act, to the Minister for Planning through two separate arrangements:
 - 7.1. 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).
 - 7.2. A licence for the Adelaide Oval Licence Area (which includes Stella Bowen Park and Oval No 2).
8. 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.
9. Council is currently undertaking the statutory five-year review required under section 19(3) of the *Adelaide Park Lands Act 2005* (SA), with the current CLMP having been approved in April 2021 ([Link 3](#)).
10. Subject to agreement between the Council and the Minister for Planning, the revised CLMP will be released for public consultation for a period of 28 days.
11. The Council must ensure that its CLMP is consistent with the Adelaide Park Lands Management Strategy – Towards 2036 (APLMS) pursuant to Section 19 (1) of the *Adelaide Park Lands Act 2005* (SA).

Historical information – 2020/2021 Adelaide Oval Precinct CLMP review

12. In 2020, Council undertook a review the Community Land Management Plan (CLMP) for the Adelaide Oval Precinct.
13. The 2020 review identified the following key changes to the CLMP which were consulted on:
 - 13.1. Stella Bowen Park, Creswell Gardens and Pennington Gardens West: Adelaide Oval Stadium Management Authority retains first rights of use; when not in use, weddings and small daytime community/cultural events are allowed (with participation up to 1,500 at Stella Bowen Park, 1,000 at Creswell Gardens, 5,000

at Pennington Gardens West), consistent with the (former) Adelaide Park Lands Events Management Plan.

- 13.2. Adelaide Oval No. 2: Retain “village green” character and permit up to eight single-day events annually for up to 15,000 people, subject to strict sound, traffic, scheduling, and approval conditions.
- 13.3. Light’s Vision: Preserve open, ornamental and historic character, with small gatherings considered case-by-case by the City of Adelaide events team.
- 13.4. Peripheral Areas and Landscape: Develop a landscape plan incorporating the Moreton Bay Fig and a formal pathway along War Memorial Drive.
14. On 13 April 2021, the Council received a report including detailed community engagement summary, and adopted the current Community Land Management Plan for the Adelaide Oval Precinct / part of Tarntanya Wama (Park 26) ([Link 2](#)).
15. A high-level summary of the feedback received during the 2020 consultation follows:
 - 15.1. 31 people completed the online submission form (29 respondents were residents of North Adelaide).
 - 15.2. Four organisations (AOSMA, Botanic Garden and State Herbarium, North Adelaide Society, St Peter’s Cathedral) and five individuals submitted feedback via letter, e-mail or telephone.
 - 15.3. A total of 7 (23%) of the online respondents supported (3 Agreed; 4 Strongly Agreed) the proposals for Oval No 2, noting the opportunity it provides to revitalise North Adelaide.
 - 15.4. A total of 21 (68%) did not support the proposals for Oval No. 2 (13 Strongly disagreed; 8 Disagreed) and 3 were Neutral.
16. The predominant issues raised during consultation related to provisions allowing events on Adelaide Oval No.2 including:
 - 16.1. Noise and disruption for nearby residents.
 - 16.2. The size of events permitted in Pennington Gardens West, Creswell Garden, Stella Bowen Park and Light’s Vision.
 - 16.3. The perception that the Adelaide Oval Stadium Management Authority hold too much power and may commercialise the Precinct.
17. The findings from the community consultation in 2020 resulted in several changes to the draft CLMP that was consulted on. The Adelaide Oval Precinct CLMP was adopted in 2021 including:
 - 17.1. Increased flexibility for the Adelaide Oval Stadium Management Authority (AOSMA) to host events at Adelaide Oval No.2.
 - 17.2. Capping the number of events to six single-day community, cultural, or music events per calendar year on Oval No. 2, with each event requiring the CEO’s approval.
 - 17.3. Requiring all sound delivery equipment facing southwards / towards the city.
 - 17.4. Provision of a copy of the proposed traffic management plan.
 - 17.5. Effective scheduling to ensure there is no conflict with other city events, activities or projects and to minimise disruption to the daily life of the city.

Legislative Requirements for the CLMP

18. Under section 196(1)(a) of the *Local Government Act 1999* (SA) (LG Act), the Adelaide Park Lands are classified as community land, requiring the City of Adelaide to prepare and adopt a CLMP.
19. 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.
20. 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.
21. Section 8 of the LG Act provides a list of mandatory considerations of Council when making a statutory decision under the LG Act. In preparing a CLMP, Council must have regard to the following principles:

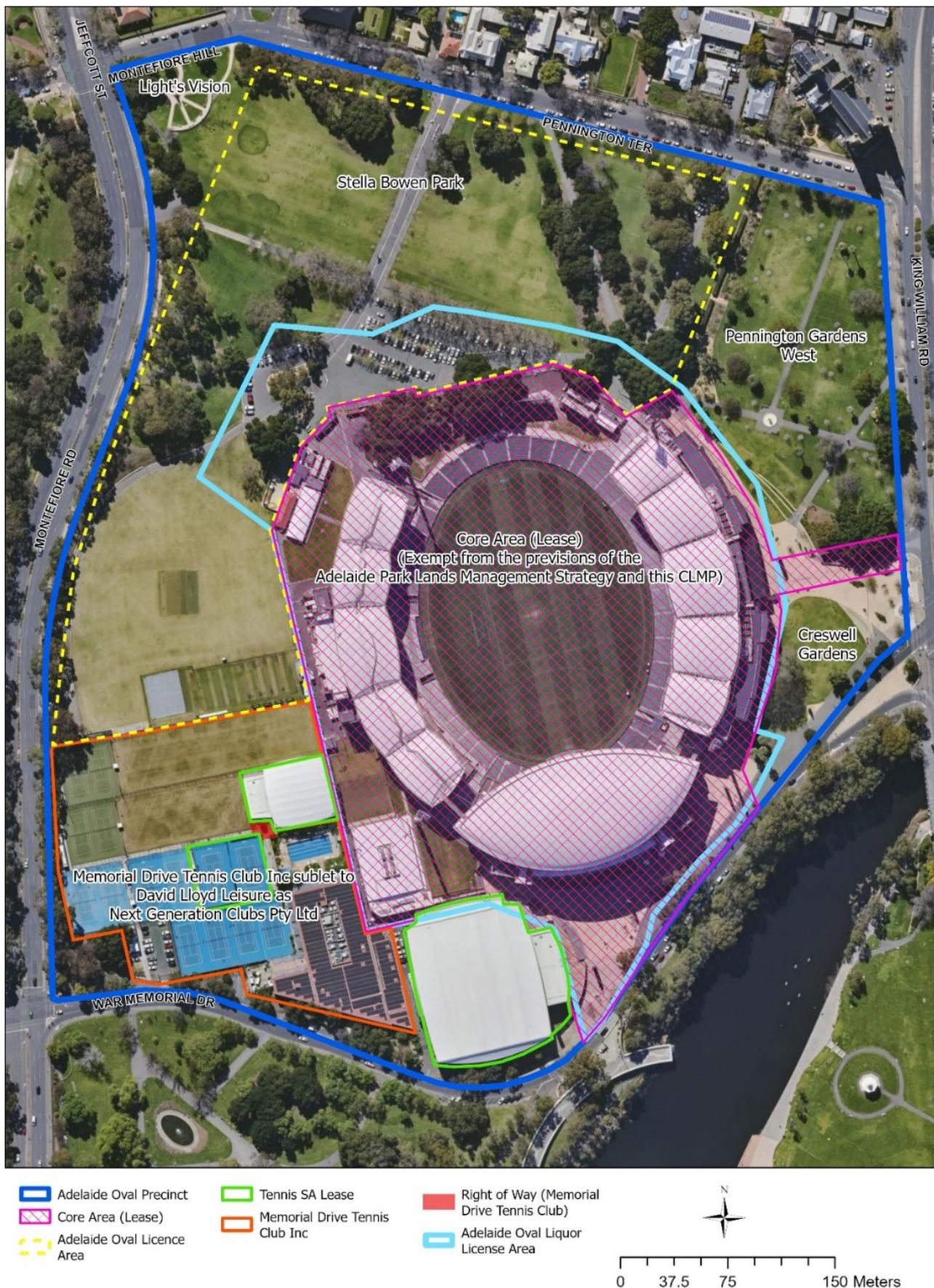
Principles to be observed by Council	Revised CLMP
Provide open, responsive and accountable government	The revised CLMP includes performance objectives, targets and measures as a means of being accountable for the management of community land.
Be responsive to the needs, interests and aspirations of individuals and groups within its community	The revised CLMP is subject to statutory community consultation under the LG Act.
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 LG Act, 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 preliminary feedback from stakeholders in the Adelaide Oval Precinct, the Department for Infrastructure and Transport (DIT) and the Office for Design and Architecture South Australia (ODASA). The Kadaltilla/Adelaide Park Lands Authority supported amendments to the CLMP relating to event provisions at its meeting on 30 October 2025, however these are not being pursued per Council's decision on 11 November 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.
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.

Principles to be observed by Council	Revised CLMP
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

22. The current CLMP for the Adelaide Oval Precinct was endorsed by Council on 13 April 2021 ([Link 3](#)).
23. 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.
24. Adelaide Oval Precinct / part of Tarntanya Wama (Park 26) is comprised of:
 - 24.1. Adelaide Oval Core Area (exempt from this CLMP and APLMS)
 - 24.2. Adelaide Oval Licence Area, in turn comprising:
 - 24.2.1 Stella Bowen Park
 - 24.2.2 Adelaide Oval No. 2
 - 24.3. Light's Vision
 - 24.4. Pennington Gardens West
 - 24.5. Creswell Gardens
 - 24.6. Memorial Drive Tennis Centre (leased to Tennis SA Inc.)
 - 24.7. Memorial Drive Tennis Club Inc. (sub-let to Next Generation Clubs Australia Pty Ltd)
 - 24.8. small areas adjacent to the tennis facilities (on south and west sides)
 - 24.9. peripheral land along War Memorial Drive, Montefiore Road and Pennington Terrace.

25. These areas are shown on Map 1 below.



26. The Adelaide Oval precinct refers to the area bound by War Memorial Drive, King William Road, Pennington Terrace and Montefiore Road:
 - 26.1. 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 AORM Act.
 - 26.2. 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 5](#)) and included in Annexure 27.

Governance Arrangements

27. The AORM Act provides for the current CLMP to remain in place until changes are agreed upon between Council and the Minister for Transport and Infrastructure.
28. 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.
29. 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.
30. 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:
 - 30.1. Adelaide Oval Stadium Management Authority
 - 30.2. South Australian National Football League (SANFL)
 - 30.3. South Australian Cricket Association (SACA).
31. Under section 7(6) of the AORM Act, the Adelaide Oval Licence Area authorises use of the land for the purposes of:
 - 31.1. Providing car parking in association with events at Adelaide Oval or Adelaide Oval No 2.
 - 31.2. Providing reasonable access (including vehicular access) to any part of the Adelaide Oval Core Area.
 - 31.3. Activities that are ancillary to the redevelopment of Adelaide Oval or Adelaide Oval No 2.
 - 31.4. 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.
 - 31.5. Providing facilities for the playing and watching of sport at Adelaide Oval No 2.
 - 31.6. Any other activity prescribed by the regulations for the purposes of this paragraph (no such regulations currently exist).
32. 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.
33. 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

34. As part of the current five-year review, Administration sought preliminary feedback from key stakeholders, including the Adelaide Oval Stadium Management Authority, SACA and Tennis SA.
35. These discussions sought to ensure that the CLMP continues to reflect operational realities, community expectations, and the broader objectives of the APLMS.
36. Key issues raised during preliminary consultation included:
 - 36.1. 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.
 - 36.2. Leasing Arrangements: Tennis SA requested updates to mapping and text to reflect recent changes to the leasing of courts at Next Generation.

37. 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.
38. 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 Premier who is responsible for the administration of the NAPGC Act, once designated, when determining whether to release the revised CLMP for consultation.

Preliminary Consultation with State Government Agencies

39. At the Council meeting on 11 November 2025, Council's Chief Executive Officer agreed to consult with relevant State Government Agencies before re-presenting a revised CLMP to the Council for consideration.
40. Consistent with this, Administration consulted relevant State Government Agencies in January 2026, including:
 - 40.1. Department for Infrastructure and Transport (DIT) which administers the AORM Act on behalf of the Minister for Infrastructure and Transport
 - 40.2. Office for Design and Architecture SA (ODASA) which administers the *Adelaide Park Lands Act 2005 (SA)* on behalf of the Minister for Planning with ODASA providing written advice.
41. Verbal advice was received from DIT with a written response from ODASA.
42. Neither DIT or ODASA raised issues or concerns regarding the CLMP process and indicated they would provide formal feedback during the public consultation process.
43. DIT and ODASA advise that they support the introduction of greater operational flexibility in the CLMP subject to appropriate safeguards to manage amenity, safety and environmental impacts.
44. The advice provided by DIT and ODASA meets Council's requirement under section 19(2) of the *Adelaide Park Lands 2005 (SA)* to consult with any State authority that has a direct interest in the matter prior to undertaking community consultation.

Revised CLMP

45. Detailed amendments to the CLMP are provided in tabular format in Attachment A for the Committee's consideration and recommendation to Council.

General updates

46. The five-year review of the Adelaide Oval Precinct, part of Tarrantanya Wama (Park 26), proposes several general updates to the CLMP.
47. 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.
48. Much of this contextual information is now incorporated within the APLMS, specifically in the Riverbank Precinct Plan ([Link 6](#) – pages 104-108).
49. 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

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

Peripheral Areas

51. 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

52. In accordance with the section 19(2) of *Adelaide Park Lands Act 2005 (SA)*, if Council approves consultation on the revised CLMP, it must first consult with the Minister for Planning before proceeding to public consultation.
53. Should Council decide to approve the revised Community Land Management Plan for the Adelaide Oval Precinct part of Tarrantanya Wama (Park 26) it will be communicated to the Kadatilla / Adelaide Park Lands Authority as it differs from their advice resolved at their meeting held on 30 October 2025.

54. 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 28 days.
55. Findings from the consultation will be reviewed and provided to Council along with a post-consultation version of the CLMP for Council consideration and adoption in by June 2026.
56. Upon receiving Council approval, Administration will seek approval from the Minister for Transport and Infrastructure.
57. If the Minister for Transport and Infrastructure and Council cannot agree on a revised CLMP for the Adelaide Oval Precinct, it may be referred to the State Planning Commission to review the matter.

DATA AND SUPPORTING INFORMATION

Link 1 – [Agenda – City Planning, Development and Business Affairs Committee – Tuesday, 4 November 2025](#)

Link 2 – [Agenda – Council Meeting – Tuesday, 13 April 2021](#)

Link 3 – [Adelaide Oval Precinct Community Land Management Plan – April 2021](#)

Link 4 – [Agenda - Kadaltilla / Adelaide Park Lands Authority – 30 October 2025](#)

Link 5 – [Adopted Community Land Management Plan for the Adelaide Park Lands \(Oct 2023\)](#)

Link 6 – [Adelaide Park Lands Management Strategy – Towards 2036](#)

ATTACHMENTS

Attachment A – Revised Community Land Management Plan (CLMP) for the Adelaide Oval Precinct part of Tarntanya Wama (Park 26) – February 2026

Attachment B – Tabulated amendments to Community Land Management Plan (CLMP) for the Adelaide Oval Precinct part of Tarntanya Wama (Park 26) – February 2026

- END OF REPORT -

Adelaide Park Lands Community Land Management Plan

DEVELOPMENT
DRAFT

ADELAIDE OVAL PRECINCT

Part of Tarntanya Wama (Park 26)



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
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Record Details

HPRM Reference:
HPRM Container:
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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.

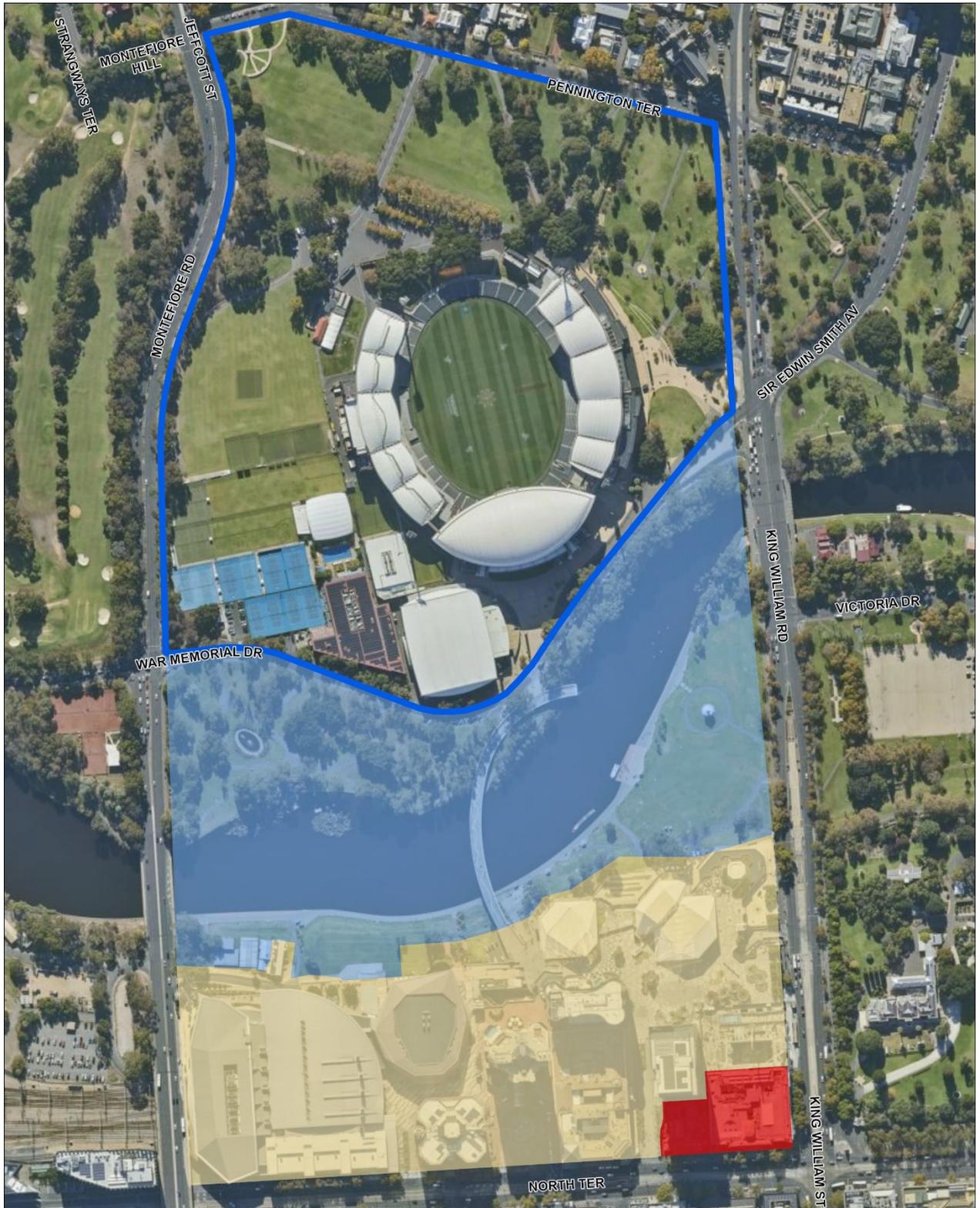
The CLMP meets the statutory requirements of section 196 of the *Local Government Act 1999* (SA) and section 19 of the *Adelaide Park Lands Act 2005* (SA). This part should also be read in conjunction with the *Adelaide Oval Redevelopment and Management Act 2011* (SA) (AORM Act) and the relevant leases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





- Adelaide Oval Precinct
- Subject to State Management Plans
- Subject to Adelaide Park Lands CLMP
- Exempt

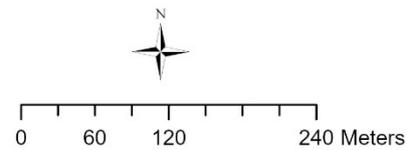


Figure 2: Adelaide Oval Precinct in context of Tarrtanya Wama (Park 26)
 (Aerial image September 2025)

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

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

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

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

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.

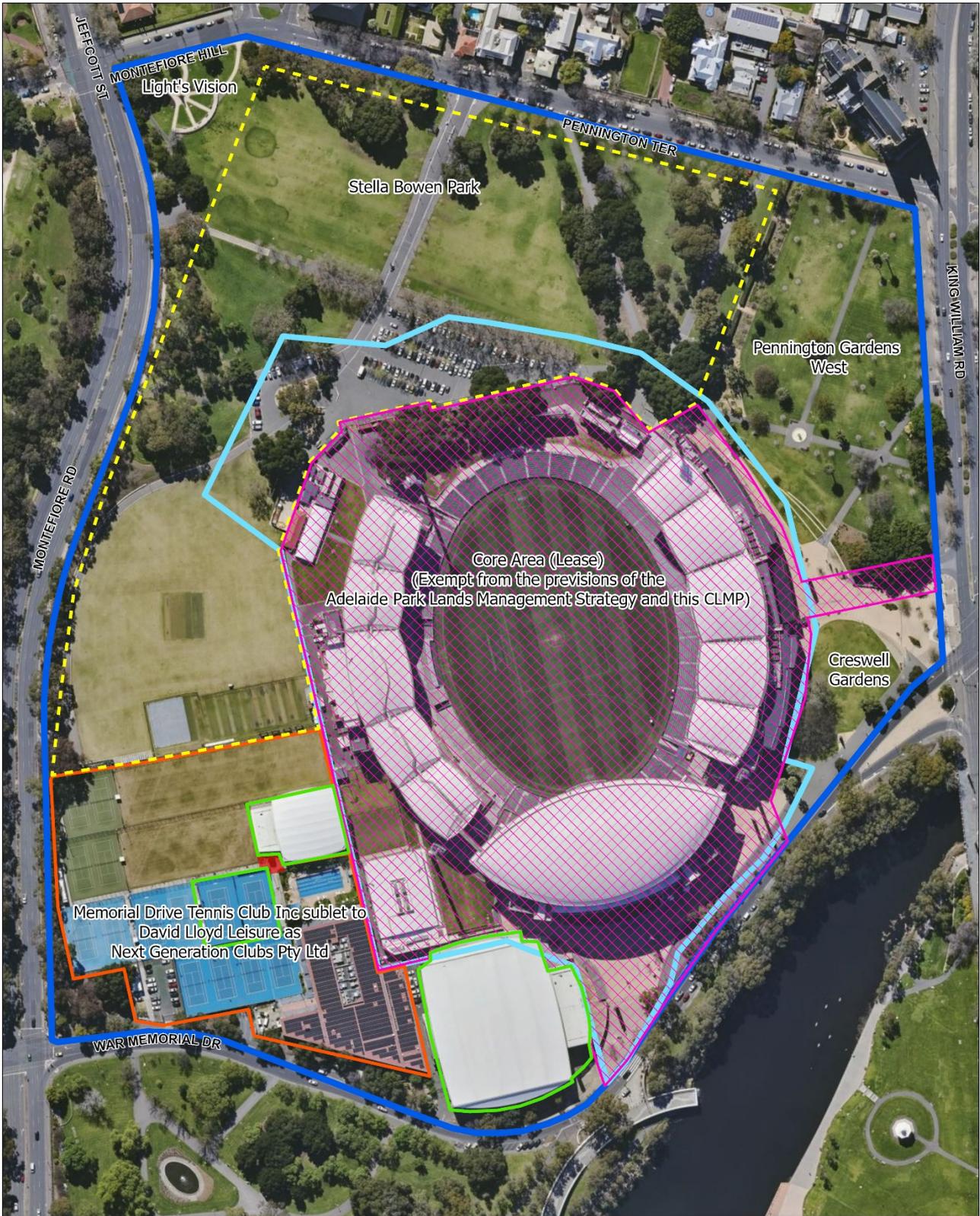
The precinct comprises the following components (Figure 4):

- 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.



- Adelaide Oval Precinct
- Tennis SA Lease
- Memorial Drive Tennis Club Inc
- Adelaide Oval Licence Area
- Right of Way (Memorial Drive Tennis Club)
- Adelaide Oval Liquor License Area

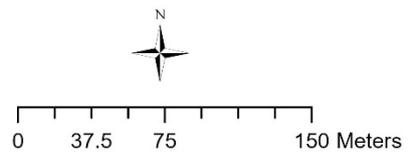


Figure 4: Adelaide Oval Precinct in Park 26 (Aerial Image – September 2025)

Status of land as Adelaide Park Lands

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

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

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

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

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

Custodianship of Adelaide Oval Precinct

Owner: The Crown in the right of the State

Custodian: The Corporation of the City of Adelaide (CoA)

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

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

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

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

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

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

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

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

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

In addition to this, the Adelaide Park Lands surrounding Adelaide Oval are held under the care, control and management of the CoA to:

- Serve the general social, recreational and sporting (particularly at the elite level) needs of the community

- Contribute to the health and well-being of the community by hosting activities and events of both a formal and informal nature, with the Oval surrounds serving as a place of quiet respite
- Provide public benefit with the Oval surrounds being generally available as freely and publicly accessible open space with minimal built form.

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

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

National Heritage Listing context

The Adelaide Park Lands and City Layout was included on the National Heritage List on 7 November 2008.

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

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

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

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

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

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

Kurna and Non-Kurna significance.		expert inspection by CoA or where relevant the Kurna 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 Kurna people (Miyurna) for ceremonies, games, religious observances and burials. Consequently, Adelaide Oval and surrounds are of spiritual and cultural significance for Kurna Miyurna.

After the arrival of Europeans and before Adelaide Oval was established, Kurna Miyurna and other Aboriginal groups continued their traditions of public performance for visitors to the 'country'. Kurna 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, Kurna 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 Kurna Determination Area.

3. HISTORICAL CONTEXT

Pre-settlement cultural significance

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.

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 mapping will ensure

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

Post-settlement cultural significance

Adelaide Oval has been a focal point for major sporting and cultural events since it was first established. The site has been used as a sporting venue consistently since the 1840s. The earliest formal uses of the site for cricket date from the period 1859 to 1865, when the SA Cricket Club leased six acres on the current site and installed fencing and planted a cricket pitch. The South Australian Cricket Association (SACA) was formed in 1871.

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

The precinct includes the following significant features which will continue to be managed as State Heritage Places or where appropriate, investigate future State or local heritage listing. Some of these are listed as a State heritage place under the [Heritage Places Act 1993](https://www.legislation.sa.gov.au/LZ/C/A/Heritage Places Act 1993.aspx) (SA). <https://www.legislation.sa.gov.au/LZ/C/A/Heritage Places Act 1993.aspx>

1. Light's Vision and Memorial to Colonel William Light (State heritage place)

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

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

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

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

3. Adelaide Oval Scoreboard (State heritage place)

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

4. War Memorial Oak (State heritage place)

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

5. Statue of Hercules (State heritage place)

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

6. Memorial to Captain Ross Smith (State heritage place)

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

7. Pennington Gardens West and Creswell Garden

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

8. Pennington Gardens Fountain (previously known as the Creswell Garden Fountain)

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

9. Remnant White Cedar Pathway

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

10. Creswell Garden sign

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

Cultural Assessment

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

Sir Donald Bradman Statue

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

Other memorials and plaques

Other memorials and plaques present in the precinct are:

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

3. Homicide Victims of South Australia Memorial
4. Light's Vision Sundial (originally located on Montefiore Hill lookout prior to erection of the Colonel Light Statue)
5. Jack Reedman Memorial Drinking Fountain (erected in 1929 to honour J. C. Reedman, an outstanding player of both Australian rules football and cricket in the late 19th century).
6. Jason Gillespie sculpture - the sculpture commemorates Jason Gillespie's contribution to Australian and South Australian cricket.

Changes

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

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

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

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

4. DRIVERS OF CHANGE

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

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

General

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

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

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

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

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

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

Monuments should be retained in their current locations.

Permanent built form and further provision of designated car parking is inconsistent with the purpose, design and use of the landscape.

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

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

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

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

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

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

Periodic turf review should be conducted with CoA.

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

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

Creswell Garden and Pennington Gardens West

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

The Creswell Garden sign will be retained.

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

Stella Bowen Park

Stella Bowen Park will continue to be managed as a formal park landscape including being grassed, irrigated, versatile and open with large shady trees.

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

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



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

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

Light's Vision

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

Generally, events are not appropriate within the Light's Vision garden area, given the small size of the area, its formality and design, and frequent visits by tourists. However, some events may be acceptable, with proposals being assessed by the CoA's events teams in line with the City of Adelaide Event Guidelines.

Events of a commercial nature are not appropriate.

Oval No 2

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

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

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

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

- Effective scheduling to minimise there is no conflict with other city events, activities or projects and to minimise disruption to the daily life of the city.
- Compliance with the City of [Adelaide Event Guidelines](#)
- Approval from the CoA Chief Executive Officer.

Peripheral areas

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

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

Parking

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

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

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

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

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





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

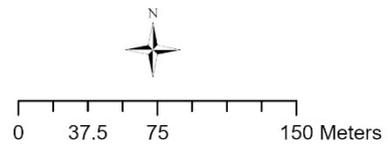


Figure 5: Designated, Temporary (event) and undercroft car parking in Adelaide Oval Precinct

Dog management

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

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

Natural Systems and Climate Resilience

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

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

6. PUBLIC USE AND MOVEMENT THROUGH PARK 26

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

Adelaide Oval Licence Area

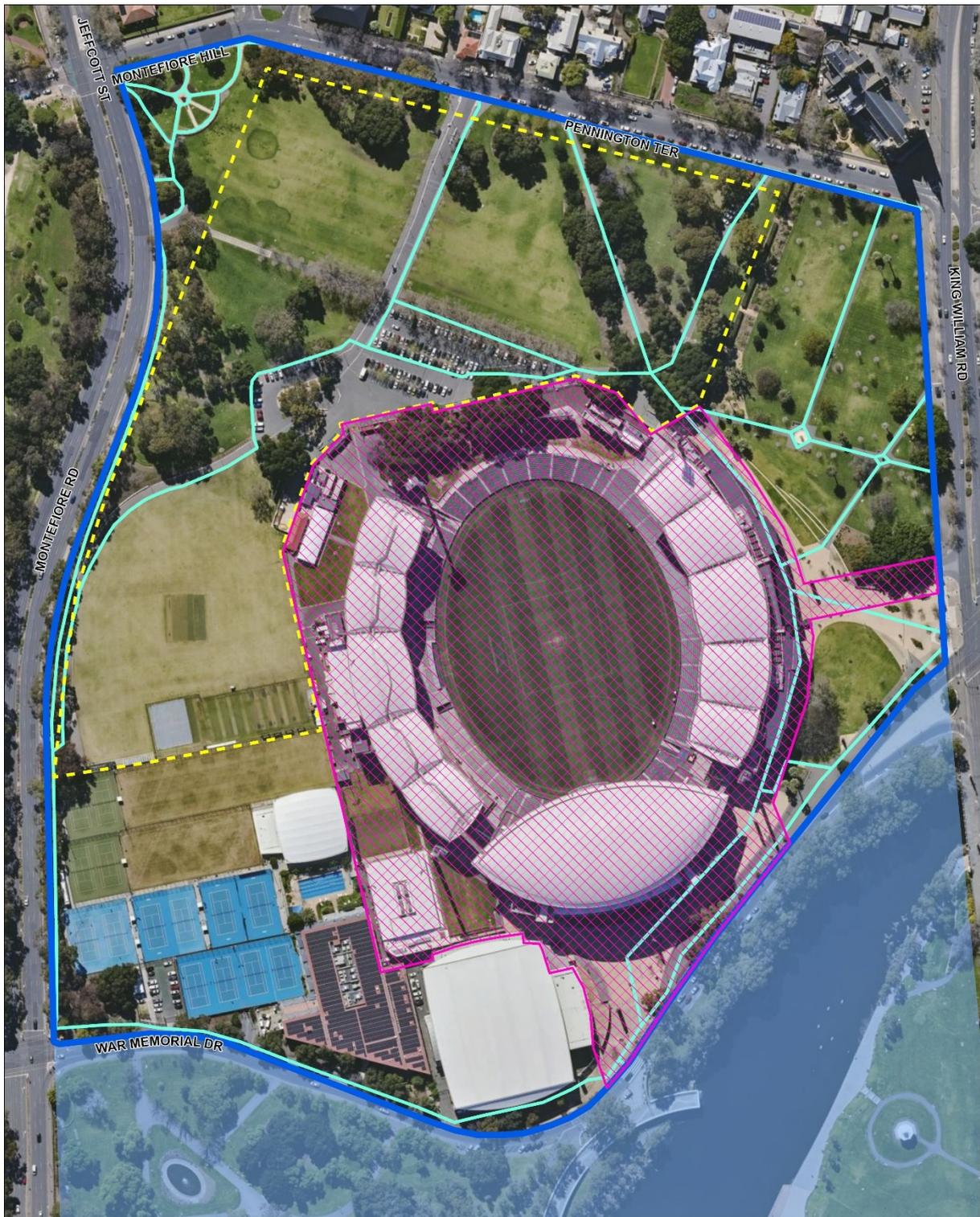
Under the AORM ACT, the Licence Area is to generally remain publicly accessible Park Lands.

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

The pedestrian and bicycle routes will be maintained as per Figure 6, except as limited by the provisions of the Adelaide Oval Licence, particularly those under clause 7 regarding fences or barriers.

Adelaide Oval Core Area

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



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

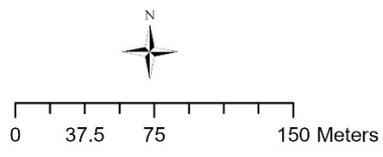


Figure 6: Pedestrian and cycling routes shown in aqua

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:

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

There are currently no regulations in place for the Act.

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

Adelaide Oval Redevelopment and Management Act 2011: Additional relevant provisions

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

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

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

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

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

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

There are currently no regulations in place for the Act.

Adelaide Oval No 2

Adelaide Oval No 2 is within the Adelaide Oval Licence Area (Figure 4) and is managed by the relevant provisions of this CLMP, that Licence and the AORM Act.

Adelaide Oval liquor licensing

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

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

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

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

Tennis SA lease

CoA has granted Tennis SA Inc a 42-year lease (Figure 3) for the period 1 July 2015 to 30 June 2057, for the following permitted uses:

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

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

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

Memorial Drive Tennis Club lease / Next Generation sublease

CoA has granted Memorial Drive Tennis Club Inc a 50-year lease (Figure 3) for the period 1 January 1999 to 31 December 2048. Memorial Drive Tennis Club Inc has granted David Lloyd Leisure Memorial Drive Pty Ltd a 50-year sublease for the period 1 January 1999 to 31 December 2048. The lease and sublease are for the following permitted uses:

- international or local tennis tournament or tennis competitions
- tennis coaching
- a sporting and leisure centre for the use of the members of the lessee

- sporting events, functions or events as the lessee shall approve.

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

Other leases or licences

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

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

8. CIRCUMSTANCES NOT PROVIDED FOR

This CLMP recognises that not all proposals for the management and enhancement of the Adelaide Oval precinct part of Tarntanya Wama Park 26 can be foreseen. Any significant change not provided for here should be considered within the broader planning framework provided by the *Adelaide Park Lands Management Strategy – Towards 2036* and considered as an amendment to this CLMP.

DRAFT



Attachment B – 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>	<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.</p>
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>	<p>This Map has been updated and is now (Figure 4) to provide an updated (2025) aerial image and now illustrates the remainder of Tarntanya Wama (Park 26) and its management. The Liquor Licensing Area has also been</p>

Change No.	Proposed CLMP (2025)	Administration Comment
	Figure 4 - Adelaide Oval Precinct in context of Tarantanya Wama (Park 26) - (Aerial image September 2025) – Page 8)	amended to reflect the Adelaide Oval Liquor License Area as approved by the Liquor and Gambling Commissioner on 18 November 2019.
4.	Figure 3: Governance summary for Adelaide Oval precinct (page 7)	Amended to include National Heritage Management Plan for Adelaide Park Lands and City Layout
5.	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: <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	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>	

Change No.	Proposed CLMP (2025)	Administration Comment
	<p>Each park's purpose is to be a park within the overall open space network of the Adelaide Park Lands.</p> <p>The Adelaide Park Lands support biodiversity and play an important role in the recovery of pre-European native planting associations according to the topography and natural systems of each park.</p> <p>The Adelaide Park Lands provide a green open space buffer that visually and physically separate the urban form of the city to the surrounding adjacent suburbs.</p> <p>The Adelaide Park Lands provide a connection to nature for the community to improve health and wellbeing.</p> <p>The Adelaide Park Lands retain trees and understorey that contribute to overall canopy cover and biodiversity according to their landscape typologies and character. Trees should be retained and replaced with succession planting over time to maintain canopy targets and planting associations.</p> <p>In addition to this, the Adelaide Park Lands surrounding Adelaide Oval are held under the care, control and management of the CoA to:</p> <ul style="list-style-type: none"> • 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>	

Change No.	Proposed CLMP (2025)	Administration Comment
	<p>the terms of the Adelaide Oval Licence Area Licence Agreement provided by the CoA to the Minister for Transport in order to manage Adelaide Oval as a world class sporting facility, as follows:</p> <ul style="list-style-type: none"> • Parking on grassed areas within a park-like setting in association with events at Adelaide Oval or Adelaide Oval No 2 • Providing reasonable access (including vehicular access) to any part of the Adelaide Oval Core Area • Activities that are ancillary to the use of Adelaide Oval or Adelaide Oval No 2 and take place on a temporary basis for a period not exceeding 1 month • Providing facilities for the playing and watching of sport • Activities provided for by regulation (there are currently no regulations associated with the Act). 	
8.	<p>National Heritage Context (page 14)</p> <p>The Adelaide Park Lands and City Layout was included on the National Heritage List on 7 November 2008.</p>	<p>An additional sentence has been included to outline when the Adelaide Park Lands and City Layout were included in on the National Heritage Register.</p>
9.	<p>Performance Targets and Measures (page 16)</p> <p>Targets 1 to 4 reference Any changes will be reported in the State of the Park Lands Report.</p>	<p>References to the State of the Park Lands Report have been removed as this is no longer a reporting mechanism. This information will be provided as needed with significant changes being included in future versions of the APLMS under Data and Insights</p>
10.	<p>Additional target has been added:</p> <p>Target 5. To reduce impervious surfaces and improve the landscape character of the Adelaide Park Lands.</p>	<p>This target has been added for consistency with the APLMS – Towards 2036 which seeks to reduce impervious surfaces and reduce car parking by 5% and will be measured on a regular basis and report to Kadaltilla and Council with a 5 yearly update being included in the APLMS</p>
11.	<p>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>	<p>This section has been contemporised.</p>

Change No.	Proposed CLMP (2025)	Administration Comment
	<p>Red Kangaroo Dreaming and was an extended campsite used by Kurna people (Miyurna) for ceremonies, games, religious observances and burials. Consequently, Adelaide Oval and surrounds are of spiritual and cultural significance for Kurna people Miyurna.</p> <p>After the arrival of Europeans and before Adelaide Oval was established, Kurna people Miyurna and other Aboriginal groups continued their traditions of public performance for visitors to the 'country'. Kurna people Miyurna were displaced from the area along the River Torrens/Karrawirra Pari as the City and Adelaide Park Lands were established.</p> <p>Following the establishment of Adelaide Oval as a sporting venue, Kurna people Miyurna staged two corroborees at the Oval.</p> <p>Some Aboriginal participation in sport at the Oval occurred during the nineteenth and twentieth centuries; however, this was limited due to the attitudes of settlers and the racist practices in place at the time. Aboriginal involvement was most notable in Australian rules football and there have been many revered Aboriginal players.</p> <p>The Oval is a forum in which Aboriginal and non-Aboriginal people can have been able to interact through sport and other events, contributing in part to the improvement of cultural relations between non-Aboriginal and Aboriginal people.</p> <p>The Oval reflects the local history of Aboriginal participation in sport. For Aboriginal people, Adelaide Oval provides a place where racial stereotyping can be challenged though the ethos of sport, presenting an opportunity for participation and contest, irrespective of race.</p>	

Change No.	Proposed CLMP (2025)	Administration Comment
	<p>The Adelaide Oval Precinct is within the Kurna Determination Area.</p>	
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>

Change No.	Proposed CLMP (2025)	Administration Comment
	<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/Heritage_Places_Act_1993.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>	

Change No.	Proposed CLMP (2025)	Administration Comment
	<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>

Change No.	Proposed CLMP (2025)	Administration Comment
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>

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

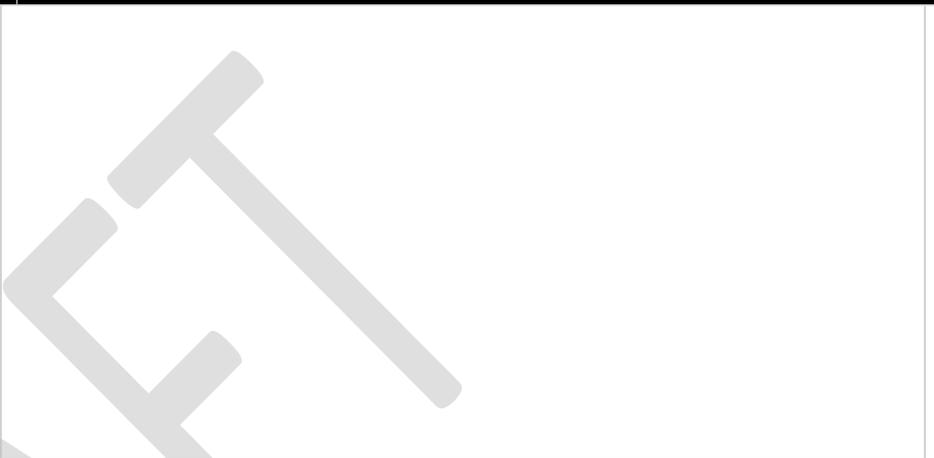
Change No.	Proposed CLMP (2025)	Administration Comment
	<p>roadways, pathways and mature trees (including eucalypts, elms, oaks, figs and white cedars).</p> <p>Monuments should be retained in their current locations.</p> <p>Permanent built form and further provision of designated car parking is inconsistent with the purpose, design and use of the landscape, with the exception of traditional gardenesque structures such as small gazebos or rotundas. Areas of hardstand and existing designated car parking will be reviewed as part of the asset renewal program with the intent to reduce impervious surfaces within the precinct.</p> <p>Existing open grassed spaces are to be retained and framed by large shady trees. New tree species will be long-lived, tall shade trees including Araucaria, Ficus, Platanus, Quercus, Pinus and Ulmus. Both deciduous and evergreen species are acceptable, consistent with existing trees.</p> <p>Herbaceous shrub and garden beds will continue to be predominant in Creswell and Pennington Gardens, including preservation of the existing garden bed between Pennington Gardens and Stella Bowen Park. The locations and design of beds should be consistent with crime prevention through environmental design (CPTED) principles. The planting character of the beds should be colourful and favour species that flower and display seasonally.</p> <p>Species selection and replacement is to be agreed upon with CoA.</p> <p>Periodic reviews should be undertaken with landscape experts and qualified arborists; this should be undertaken at least annually.</p> <p>Periodic turf review should be conducted with CoA.</p>	

Change No.	Proposed CLMP (2025)	Administration Comment
	<p>The water that is used will be predominantly from the Glenelg to Adelaide Park Lands recycled water scheme and the Torrens Lake.</p> <p>Future planning of the areas outside of the Core Area will consider relevant Park Lands wide strategies and the 'Future Considerations' outlined in the Riverbank Precinct Plan within the APLMS – Towards 2036.</p>	
17	<p>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 CoA's events team City of Adelaide's City Events & Business Centre teams in line with the City of Adelaide Event Guidelines.</p> <p>Events of a commercial nature are not appropriate.</p>	
19	<p>Oval No 2 (page 17)</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.

Change No.	Proposed CLMP (2025)	Administration Comment
	<p>Oval Core Area. In addition to this licensed ancillary use, Oval No 2 is permitted to be used for standalone events subject to the following conditions:</p> <ul style="list-style-type: none"> • No more than six (non-consecutive) single-day community, cultural or music events per calendar year. • No more than 15,000 people in attendance / event tickets. • All sound delivery equipment facing southwards / towards the city. • No more than six (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 <u>ensure there is no conflict</u> <u>minimise</u> conflict with other city events, activities or 	<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. <p>On 4 November 2025 Council Member's recommended retaining the existing restrictions within the Community Land Management Plan, that limit the hosting of events to non-consecutive days, capping attendance at 15,000 people and the requirement for sound delivery equipment to face southwards towards the city, for the purpose of public consultation.</p> <p>Text shown in red is the reinstated text.</p> <p>Text shows with red strikethrough was proposed at Committee and is now deleted.</p>

Change No.	Proposed CLMP (2025)	Administration Comment
	<p>projects and to minimise disruption to the daily life of the city.</p> <ul style="list-style-type: none"> Compliance with the City of Adelaide Event Guidelines Approval from the CoA Chief Executive Officer. <p>Oval No 2 was expanded in 2015 to enable the playing of first-class cricket (Figures 5 and 6). This expansion included an access road to facilitate the movement of wickets, a retaining wall to support the Montefiore Road embankment and a traditional picket fence</p> <p><i>Figure 6 – 2019 Oval No 2 showing the 2008 and 2019 boundaries</i></p>	
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. 	<p>This section has been contemporised in alignment with the APLMS – Towards 2036 which outlines that the areas identified as the Peripheral Areas are a 'Formal Park Landscape Typology'.</p>

Change No.	Proposed CLMP (2025)	Administration Comment
	<ul style="list-style-type: none"> • Provide opportunities for interpretive signage to celebrate the cultural significance of the precinct. 	
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>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>This section has been contemporised to have greater alignment with the APLMS – Towards 2036 to seek to reduce car parking and impervious surfaces.</p> <p>Figure 7 and 8 have been updated to a single map include additional information regarding parking numbers.</p>

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

Change No.	Proposed CLMP (2025)	Administration Comment
	<p>provisions of the Adelaide Oval Licence, particularly those under clause 7 regarding fences or barriers.</p> <p>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>	
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 required under the AORM Act. More detail on these is provided below, including information on provisions around other leases, subleases, licences and sub-licences in the Core Area and Licence Area.</p> <p>Outside of the Core Area and Licence Area, leases and licences will only be granted by CoA where they support outdoor recreational activity. Event holders may be granted temporary leases and/or licences.</p> <p>More detailed provisions can be found in CoA's Adelaide Park Lands Leasing and Licensing Policy, and Adelaide Park Lands Events Management Plan 2016–2020 the City of Adelaide Event Guidelines.</p> <p>In the following subsections, the name “Council” is used synonymously with “City of Adelaide”, for consistency with the language of the AORM Act.</p>	This section has been contemporised
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 (SA)</i>.</p> <p>The liquor licence refers to two areas known as “Area 1” and “Area 2”. “Area 1” sits within the Core Area and,</p>	<p>This section has been contemporised.</p> <p>Figure 4 has been updated to illustrate the approved Liquor License Area which was approved by the Liquor and Gambling Commissioner on 18 November 2019. The Adelaide Oval Stadium Management Authority requested this amendment be made to the CLMP to better reflect the existing approved Liquor Licenced Area.</p>

Change No.	Proposed CLMP (2025)	Administration Comment
	<p>therefore, falls outside of the consideration of this CLMP. "Area 2" sits to the north of the Oval, within the Adelaide Oval Licence Area; therefore, it is relevant to this CLMP.</p> <p>The liquor licence refers to a Licensed Area (included in Figure 4) that was approved by the Liquor and Gambling Commissioner on 18 November 2019. This approved area sits both within and outside the Core Area Lease. The area of the Liquor License that falls outside of the Core Area Lease is subject to this CLMP.</p> <p>Due to the potential impact on adjacent residents and businesses of serving liquor in areas external to the stadium, no further extension of the liquor licence areas should be considered.</p> <p>The City of Adelaide is not the responsible authority for granting liquor licensing.</p>	<p>Additional comment made that the City of Adelaide is not responsible for granting liquor licensing – this is the responsibility of the Government of South Australia through Consumer and Business Services.</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>	<p>Figure 10 has been removed that showed the areas under lease to Tennis SA. This information is provided in Figure 4</p>
26	<p>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 	<p>Figure 11 has been removed given that these structures have been in place for some time now – this information is no longer considered relevant to the day to day management of the land.</p>

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

Council Assessment Panel - Annual Report 2025

Strategic Alignment - Our Places

Public

Tuesday, 3 March 2026

City Planning, Development and Business Affairs Committee

Program Contact:

Steve Zaluski, Associate Director
Regulatory Services

Approving Officer:

Jo Podoliak, Director City
Community

EXECUTIVE SUMMARY

The purpose of this report is to provide a summary of the workload and performance of Council's Assessment Panel (CAP) and Development Assessment function for 2025.

The report demonstrates that both CAP and Council's Development Assessment functions are performing their legislative obligations.

Data shows that while the number of development applications received within the City of Adelaide was similar to 2024, the number of developments determined by CAP reduced further. CAP noted this trend and provided recommendations to enhance public messaging on aspects of the Planning & Design Code which often cause concern for the community, such as minimum car parking requirements and interface transitions.

Administration continues to progress proactive development matters, including pursuing Council's request for a review of the State Commission Assessment Panel (SCAP) threshold with the State Government, continuation of the Local Design Review trial, and seeking greater controls for roller shutters.

Following this report, the Lord Mayor will write to the Minister for Planning, sharing CAPs Annual Report and seeking an update on the request for a review of the SCAP threshold.

RECOMMENDATION

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

THAT COUNCIL

1. Notes the Council Assessment Panel Annual Report 2025 contained in Attachment A to Item 7.2 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 3 March 2026.
-

IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	<i>Strategic Alignment – Our Places</i> Encourage bold, interesting and purposeful development.
Policy	Not as a result of this report
Consultation	Not as a result of this report
Resource	Not as a result of this report
Risk / Legal / Legislative	Not as a result of this report
Opportunities	Not as a result of this report
25/26 Budget Allocation	Not as a result of this report
Proposed 26/27 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	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

Background

1. The Council Assessment Panel (CAP) is established under section 83 of the *Planning, Development and Infrastructure Act 2016* (SA) (PDI Act). The CAP acts as the Relevant Authority for performance assessed development applications (DAs) that require public notification in the City of Adelaide.
2. The CAP delegates the assessment of these applications to Council’s Assessment Manager when no speaking representations are received.
3. DAs are assessed against the relevant provisions of the Planning and Design Code.

CAP Annual Report

4. The CAP Annual Report (**Attachment A**) provides an overview of the CAP workload and performance throughout 2025.
5. While not a legislated requirement, the Annual Report was introduced in 2023 and is considered good governance for providing transparency and awareness to Council.
6. The Annual Report provides evidence CAP and Council’s Development Assessment Function are performing their legislative obligations effectively and efficiently.
7. When endorsing the Annual Report at their 28 January 2026 meeting, CAP provided advice on a number of key topics, including:
 - 7.1. No minimum car parking for developments in various zones in the city is a complex issue that could benefit from additional messaging from the State Government explaining the intent of these policies.
 - 7.2. There is community concern regarding high scale developments at the interface with low scale residential zones. Additional information from the State Government could explain the intent of this transformational policy.
 - 7.3. The reduced number of DAs being assessed by the Panel should be considered as the planning system continues to evolve. The Council Assessment Panel should be the Relevant Authority for more applications.
 - 7.4. The SCAP threshold of \$10 million needs to be reviewed or possibly removed.
 - 7.5. Concerns with the increase in demolition in the city not requiring development approval and an associated increase in open lot car parks.
8. Regarding 7.2, Council has previously sought a review of catalyst sites which includes consideration of policies to address the interface concerns with lower scale buildings. The State Government has advised catalyst sites will be addressed through the ‘Strategic Infill Code Amendment’ proposed to be initiated in 2026.
9. Regarding 7.5, the Park Lands, Policy & Sustainability Program is currently undertaking a Strategic Project funded through the 2025/26 budget considering policy interventions to address long term land and building vacancies (over 2 years). This study is considering the increase in open lot car parks and policy or legislative responses. The study is due for completion in June 2026.

Development Assessment Activity within the City of Adelaide

10. Tables 1-3 provide a summary of development applications received across the City of Adelaide, in comparison to 2024.

TABLE 1 – CITY OF ADELAIDE DEVELOPMENT APPLICATIONS						
Year	DAs Submitted*	Development Cost	Assessment Manager DAs	CAP DAs	Average Assessment Time	DAs Processed Within Statutory Timeframe
2025	829	\$229.2 million	482	4	15.2 days	96.9%
2024	827	\$294.9 million	402	7	17.3 days	93.6%

*Total DAs submitted includes applications where external Accredited Professionals were the Relevant Authority – such as Accepted or Deemed to Satisfy Developments, often approved by Private Certifiers

The 'Assessment Timeframe' does not include time waiting for external referrals, or when further information is requested from the applicant, in line with PlanSA's criteria.

TABLE 2 – STATE PLANNING COMMISSION DEVELOPMENT APPLICATIONS			
Year	SCAP Over \$10 Million DAs Submitted	DA Referral Comments (including over \$10 million and Crown applications)	Development Cost
2025	19	52	\$1.02 billion
2024	23	46	\$4.0 billion (includes New Women's and Children's Hospital)

TABLE 3 – PUBLIC NOTIFICATIONS			
Year	Applications Publicly Notified	Representations Received	Speaking Representations
2025	25 (3% of DAs)	49	12
2024	20 (2.4% of DAs)	68	23

11. In 2025 there were no Appeals against CAP decisions. There were two Appeals against the refusal of applications by Council's Assessment Manager.
12. The data demonstrates Council's Assessment Manager and the Development Assessment function more broadly are continuing to perform their legislative obligations effectively and efficiently.
13. The volume of development applications in City of Adelaide which trigger public notification has decreased since planning reforms came into effect in 2021.
 - 13.1. A decrease was anticipated given the changes to public notification triggers within the Planning and Design Code.
 - 13.2. Including more localised and discretionary public notification settings for development in the City of Adelaide formed part of Council's submission to the State Government's Expert Panel review in 2023, however Administration is not aware of any planned amendments to public notification requirements.
14. Of the applications granted Development Approval in 2025, 52.4% notified Council that construction had commenced. This compares to 58.1% in 2024. Not all builders/applicants notify Council of the commencement of construction, particularly for shop and office fit-outs.
15. The Development Assessment function is also responsible for undertaking 'Section 7 searches', which are requested during the sale of properties and subject to legislated timeframes. A total of 1,644 requests were processed in 2025, with an average turnaround time of 1.93 days.

Council's Continued Response to Planning Skills Shortage

16. To help address the significant statewide shortage of planners, a Graduate Planner commenced in the Development Assessment team in early 2024 and this will continue until early 2028, as part of Council's Graduate Program endorsed in the 2025/26 Annual Business Plan and Budget.

Local Design Review Pilot

17. In December 2024 Council launched the Local Design Review Pilot in partnership with the Office for Design and Architecture (ODASA), one of the first Councils in South Australia to undertake this.
18. Local Design Review provides independent expert design advice during the development process to generate quality built-form outcomes.
19. A development in the City of Adelaide was the first in the State to be presented to Local Design Review in July 2025. The process was successful and resulted in improvements to the design of the building prior to lodgement.
20. In November 2025 ODASA confirmed the Local Design Review Pilot Program will be extended for a further two years until 3 December 2027, allowing more applications to take part in the process.

SCAP Threshold

21. In 2024 Council requested Administration prepare a report requesting an increase in the \$10 million financial threshold for the State Commission Assessment Panel to be the relevant authority for development applications in the City of Adelaide.
22. The resolution followed the Council-endorsed response to the State Government's 2023 Planning System Implementation Review, in which Council recommended the SCAP threshold be reviewed and increased.
23. In March 2025 the Lord Mayor wrote to the Minister for Planning, formally requesting consideration be given to increasing the SCAP threshold from \$10 million to \$20 million within the City of Adelaide.
24. The case for increasing the threshold centred on:
 - 24.1. The rising cost of development and CPI increases since the threshold was set in 2008.
 - 24.2. The type of developments under \$20 million which would benefit from local knowledge and expertise.
 - 24.3. Allowing SCAP resources to focus on major developments.
 - 24.4. The performance of City of Adelaide's Administration and CAP in determining applications within legislated timeframes.
 - 24.5. City of Adelaide's focus on high quality built form outcomes, demonstrated through being the first Council in South Australia to commence a Local Design Review trial, in partnership with the State Government.
25. Senior members of the City of Adelaide and State Government's Administration have met to discuss the request. The State Government has advised they have all the information they require at this stage. A formal response has not been received from the Minister.

Roller Shutters

26. In 14 October 2025 Council resolved *'that Administration prepare a report on when and where it is acceptable to install roller shutters to business frontages and opportunities to improve current practice and streetscape amenity.'*
27. The 'accepted development' pathway in the Planning and Design Code for roller shutters means planning consent is not required and there is limited ability to control their installation.
28. Administration recently progressed this with the Department for Housing and Urban Development (DHUD) by submitting a minor change request under Section 76 of the PDI Act, seeking to rectify this deficiency in the Planning and Design Code.
29. If supported, the change would ensure roller shutters on business frontages require a planning consent, leading to improved outcomes such as ensuring they are visually permeable.
30. If the change is not supported, a report will be presented to Council outlining alternative options.
31. Administration has met with DHUD to discuss the improved pathway and the request is currently under consideration.

Next Steps

32. Following this report, the Lord Mayor will write to the Minister for Planning, providing CAPs Annual Report, and seeking an update on the request for a review of the SCAP threshold.

ATTACHMENTS

Attachment A – Council Assessment Panel Annual Report 2025

- END OF REPORT -

CITY OF ADELAIDE COUNCIL ASSESSMENT PANEL

Annual Report 2025

January 2026

ACKNOWLEDGEMENT OF COUNTRY

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

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

DOCUMENT PROPERTIES

Contact for enquiries and proposed changes

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

Contact Officer: Seb Grose
Title: Manager, City Development
Program: Regulatory Services
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Record Details

HPRM Reference: ACC2026/8555
HPRM Container: 2025/02570

Version History

Version	Revision Date	Revised By	Revision Description
Draft	03.12.2025	Seb Grose	Initial Draft
Draft	15.01.2026	Seb Grose	Draft
Draft	20.01.2026	Steve Zaluski	Final Draft
Final	21.01.2026	Seb Grose	Final

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1. PURPOSE

The City of Adelaide Council Assessment Panel (CAP) has been established pursuant to section 82 and 83 of the *Planning, Development and Infrastructure Act 2016*.

The CAP is the relevant authority for granting of planning consent for performance assessed development applications that are publicly notified, subject to delegations.

This report provides an overview of the performance of CAP during 2025 in terms of attendance at meetings, the number and development value of applications determined, details relating to public notification and the number of appeals.

It should be noted several figures in this report rely on the PlanSA reporting system which is subject to ongoing improvements.

Attendance of Panel Members

At the end of 2025, four meetings of the Panel had been held with eight cancellations. The attendance record between 1 January 2025 and 31 December 2025 is provided as follows:

Panel Member	Meetings Held	Attended	Apology
Nathan Cunningham (Presiding Member)	4	4	-
Colleen Dunn	4	3	1
Robert Gagetti	4	3	1
Mark Adcock	4	4	-
Professor Mads Gaardboe (Deputy Member) *	3	1	-
Councillor Abrahamzadeh	4	4	-
Councillor Noon (Deputy Council Member) *	1	-	-
Councillor Snape (Deputy Council Member) *	2	-	-
Councillor Freeman (Deputy Council Member) *	1	-	-

* Professor Mads Gaardboe, Councillor Noon, Councillor Snape and Councillor Freeman as Deputy Members had reduced or no attendance

2. PLANNING DECISIONS

Tables 2.1 and 2.2 refer to the number of development applications in 2025 compared with 2021 to 2024. The figures do not include development applications for which the State Planning Commission is the Relevant Authority (Schedule 6 and Section 131 applications).

At its meeting on 29 January 2024, the CAP determined to continue to assess development applications that were publicly notified with speaking representations. This is based on the model of delegations provided by the Local Government Association. If there are no speaking representations, the application is delegated to Council's Assessment Manager for a decision.

TABLE 2.1 – CITY OF ADELAIDE TOTAL DEVELOPMENT APPLICATIONS			
YEAR	DAs SUBMITTED	ASSESSMENT MANAGER DELEGATION	DEVELOPMENT COST
2021	992	456	\$178.8 million
2022	936	554	\$260.9 million
2023	969	526	\$231.4 million
2024	827	402	\$294.9 million
2025	829	482	\$229.2 million

- *Assessment Manager Delegation figures do not include development applications where either CAP or other Accredited Professionals were the Relevant Authority*

TABLE 2.2 – APPLICATIONS DETERMINED BY CAP				
YEAR	DAs ASSESSED	SUPPORT ADMINISTRATION RECOMMENDATION	AGAINST ADMINISTRATION RECOMMENDATION	DEVELOPMENT COST
2021	27	23 (all granted)	4 (2 granted & 2 refused)	\$45.63 million
2022	13	12 (11 granted & 1 refused)	1 (refused)	\$24.05 million
2023	18	15 (14 granted & 1 refused)	3 (1 granted & 2 refused)	\$29.75 million
2024	7	7 (6 granted & 1 refused)	0	\$24.82 million
2025	4	4 (4 granted)	0	\$19.72million

3. PUBLIC NOTIFICATION

Table 3.1 refers to the level of public notification activity in 2025, compared with 2021 to 2024. The figures do not include development applications for which the State Planning Commission is the Relevant Authority (Schedule 6 and Section 131 applications).

TABLE 3.1 – PUBLIC NOTIFICATIONS				
YEAR	APPLICATIONS PUBLICLY NOTIFIED	REPRESENTATIONS RECEIVED FOR CAP APPLICATIONS	SPEAKING REPRESENTATIONS	DAs DETERMINED BY CAP
2021	41 (4.1% of all DAs submitted)	75	45	27
2022	33 (3.5% of all DAs submitted)	106	39	13
2023	32 (3.3% of all DAs submitted)	197	67	18
2024	20 (2.4% of all DAs submitted)	68	23	7
2025	25 (3% of all DAs submitted)	49	12	4

4. APPEALS INITIATED

No development applications were refused by the CAP in 2025. However, there were two appeals against refusals issued by Council's Assessment Manager as follows:

- 88 Pirie Street, Adelaide (DA 25019332)
Install illuminated LED advertisement facing Pirie Street within existing shop
 - This matter has been resolved with a compromise proposal reducing the extent of advertising.
- 81 Franklin Street, Adelaide (DA 25017177)
Change of use to open lot car parking for a temporary period of three years
 - This matter is currently ongoing in the Environment, Resources and Development Court.

5. ANALYSIS AND ADVICE

The Panel is fulfilling its requirements set out in its Terms of Reference with the 2025 figures demonstrating the Panel undertook its obligations effectively.

5.1 Analysis

There was a high level of participation from Panel Members in 2025, with 20 attendances required overall, and only two apologies.

The number of planning applications considered by the Panel decreased from seven in 2024 to four in 2025. While this can result from many factors, notable attributing aspects include:

- planning system reforms implemented in March 2021 reducing public notification triggers which in turn has gradually reduced public notification.
- a similar lower number of overall applications submitted in 2025 of 829 compared to 827 in 2024. This compares to over 900 applications per year from 2021 to 2023.

An overall trend of reduced applications being considered by the Panel is also being experienced by other Councils throughout the State.

At this stage, the low number of applications determined by the CAP in 2025 is unlikely to be repeated in 2026 with two applications to be considered at the January meeting and significantly more applications expected to be presented to CAP for determination in the next few months.

The number of development applications publicly notified increased from 20 in 2024 to 25 in 2025. The number of representations received for Panel applications reduced from 68 in 2024 to 49 in 2025. Despite a reduced number of representations, the number is still relatively high considering there were only four applications considered by CAP during this period. This reflects a broader approach to public notification since the implementation of planning reforms in 2021, which allows any member of the public to provide feedback.

The consistency of the CAP supporting Administration recommendations was 100% in 2025.

There were no Appeals against CAP decisions in 2025.

5.2 CAP Advice to Council

At the 28 January 2026 CAP meeting the Panel advised the following:

- **Car Parking**
 - The Planning and Design Code requirement for no minimum car parking in various zones in the city is a complex issue often not aligned with community expectations. Additional messaging to the public from the State Government explaining the intent for these policies could be beneficial and raise community awareness and align them with the reality of Code policy.
 - Research and evidence on the impact of high-rise developments without parking, or case studies on people living in these developments without a car could be beneficial now that numerous examples in the city have been delivered.
- **Interface Concerns**
 - There is significant transformational policy in the Planning and Design Code showing a direction of change of built form in the city, particularly at the interface between low scale residential zones and high scale mixed use and commercial zones. The CAP notes this has been a regular community concern in several meetings.
 - Additional messaging to the public from the State Government explaining the reasons for this is encouraged to assist the community to understand this policy.
- **CAP Volume**
 - There is a reduced number of development applications being assessed by the Panel, and Panels generally across South Australia.
 - As the planning system continues to evolve, changes resulting in Panels being the Relevant Authority for a greater number of appropriate developments is encouraged.

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- CAP considers such changes would better align with community expectations regarding the role of a Council Assessment Panel, which includes Accredited Professionals assembled to utilise their skills to assess and determine complex applications.
- SCAP Threshold
 - Reiterate the view that the SCAP threshold should be reviewed, possibly removed given the level of change in the planning system since it was established or at the very least increased from the \$10 million figure initially set.
 - Supports progress Administration is making in this regard.
- Demolition
 - The CAP notes an increase in demolition in the city not requiring development approval since the planning reforms in March 2021. This can deliver poor outcomes and is resulting in an increase in open lot car parks.