



INFRASTRUCTURE AND PUBLIC WORKS COMMITTEE

Agenda and Reports

for the meeting on

Tuesday, 19 May 2026

at 7.30 pm

in the Colonel Light Room, Adelaide Town Hall

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Our Adelaide.
Bold.
Aspirational.
Innovative.

INFRASTRUCTURE AND PUBLIC WORKS COMMITTEE
Meeting Agenda, Tuesday, 19 May 2026, at 7.30 pm

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

Councillor Maher (Chair)

Councillor Freeman (Deputy Chair)

Deputy Lord Mayor, Councillor Noon and Councillors Abrahamzadeh, Cabada, Couros, Davis,
Giles, Martin, Dr Siebentritt and Snape

Agenda

| Item | Pages |
|---|-----------|
| 1. Acknowledgement of Country | |
| At the opening of the Infrastructure and Public Works Committee meeting, the Chair will state: | |
| ‘The City of Adelaide acknowledges the Kaurna People of the Adelaide Plains as the Traditional Custodians of the land on which we meet today. | |
| We acknowledge and honour their spiritual and cultural stewardship of this Country and recognise their deep and enduring relationship with its lands, waters, the sky, and all living things. | |
| We pay our respects to Kaurna Elders past and present and recognise the important role of emerging leaders in sustaining and strengthening culture.’ | |
| 2. Apologies and Leave of Absence | |
| Leave of Absence - | |
| Councillors Giles and Martin | |
| 3. Confirmation of Minutes - 21/4/2026 | |
| That the Minutes of the meeting of the Infrastructure and Public Works Committee held on 21 April 2026, be taken as read and be confirmed as an accurate record of proceedings. | |
| View public 21 April 2026 Minutes. | |
| 4. Declaration of Conflict of Interest | |
| 5. Deputations | |
| 6. Workshops | |
| 6.1 Melbourne Street Revitalisation – Community Consultation Summary | 3 - 23 |
| 7. Reports for Recommendation to Council | |
| 7.1 Unnamed public road between Young Street and Eliza Street | 24 - 44 |
| 7.2 Capital Works Monthly Project Update - April 2026 | 45 - 58 |
| 7.3 Public Realm Greening Program – Revised Tree Planting Overview | 59 - 116 |
| 7.4 Lease Variation Tennis SA and Memorial Drive Tennis Club (Park 26) | 117 - 143 |
| 8. Reports for Noting | |
| Nil | |
| 9. Closure | |

Melbourne Street Revitalisation – Community Consultation Summary

Strategic Alignment - Our Places

Public

Tuesday, 19 May 2026
**Infrastructure and Public
Works Committee**

Presenter: Mark Goudge,
Associate Director, Infrastructure

PURPOSE OF WORKSHOP

To present a summary of community engagement outcomes on the approved concept plans for Melbourne Street Revitalisation Project, responding to the Council decision on 9 December 2025.

KEY QUESTIONS

What are Council Members' views on the feedback on the community engagement process and how it might assist in progressing the concept plan to a detailed design?

- END OF REPORT -

Our Places

Melbourne Street Revitalisation – Community Engagement Outcome

Present a summary of community's feedback on the
proposed concept design

Program: Infrastructure
Author: Mark Goudge, Associate Director, Infrastructure

19 May 2026



Purpose

- To present a summary of the Community engagement process and feedback provided.
- To provide the advice from the Department for Infrastructure and Transport (DIT) as the relevant authority on proposed speed limit changes within Melbourne Street.

Background

Council approved the concept plans for Melbourne Street Revitalisation Project at the Council Meeting held on 9 December 2025. Melbourne Street Revitalisation Concept Endorsement - Decision:

THAT COUNCIL

- 1. Approves the concept plans for Melbourne Street Revitalisation Project as contained in Attachment A to Item 6.1 on the Agenda for the Special meeting of the Infrastructure and Public Works Committee held on 2 December 2025.*
- 2. Notes the construction of Stage 1 works (Melbourne Street wombat crossings), were brought forward due to strong community support and timing of the external grant funding, which is anticipated to be completed by June 2026.*
- 3. Notes the community will be engaged to provide views on the proposed concept for Stage 2 capital works of Melbourne Street Revitalisation Project, and their feedback will be reviewed to be incorporated in the subsequent design and construction phase.*
- 4. Requests a summary of the community engagement be presented to a workshop of the Infrastructure Public Works Committee by June 2026, prior to feedback being incorporated into the subsequent design phase.*

The Community was subsequently engaged to provide feedback on the proposed concept.

Key Question

KEY QUESTION

What are Council Members' views on the feedback on the community engagement process and how it might assist in progressing the concept plan to a detailed design?

How we engaged

Consultation Period

25 February – 25 March 2026

Engagement activities

- Online survey
- Business forum
- Community events
- Stakeholder meetings
- Others (submissions, email/phone enquiries)

Promotion tools

- Our Adelaide
- Letter drop
- Street signages and posters
- Social media



Who we heard from

- 109 survey responses
- 61 people attended on-street community events
- 14 written submissions
- 14 businesses at business forum
- 4 stakeholder/advocacy groups
- Open and transparent process
- Multiple options for engagement and participation
- Face-to-face engagement allowed for greater depth and nuance
- Survey as the key data source with largest response rate

What we heard from our community - Summary

- A strong participation rate, with good representation from residents, local businesses, stakeholders and visitors, was received during engagement.
- 66% of survey respondents shown as being supportive or very supportive of the concept, driven by a shared aspiration to see the street evolve from a car-dominated corridor into a more people-focused, attractive and vibrant main street that encourages visitation, social activity and economic vitality.
- While the support for the proposed concept design is strong, feedback calls for some elements to be refined through the next stages of design.

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What the community supports:

- Greening
- Pedestrian safety (safer crossings, wider footpaths, traffic calming)
- Improved paving, lighting, street furniture and a more cohesive streetscape
- Reduced vehicle speeds
- Outdoor dining and activation

Key concerns raised:

- Loss of on-street car parking
- Congestion and spillover into local streets
- Mixed views on flexible kerbside spaces
- Adequacy and safety of cycling treatment in a narrow, high traffic corridor
- Accessibility impacts associated with bus stop consolidation
- Construction impacts on businesses

What we heard from our community – Survey results

A wide range of engagement tools were used, with the survey being the key data source with 109 responses. The survey included 20 questions, split into 3 main components.

Demographic information

- Most respondents go to Melbourne Street to shop/play
- Even split of rate payers and non-rate payers
- High level of age diversity
- Just over half with North Adelaide post code

Current and future use of Melbourne Street

- 37% to visit Melbourne St, 24% live near the street and 23% travel through the street
- Most travel to and through the street via vehicles (33%), walking (30%), cycling (15%) and public transport (14%)
- Dining/café was the most common reason for visiting (30%), followed by socialising or entertainment (20%) and shopping and retail (18%)
- Almost 50% of respondents visit the street daily
- More than 50% of respondents typical spends more than 1 hour in the street
- Outdoor dining and greening received the most response to encourage them to spend more time on the street, followed by a greater mix of shops/services, and slower traffic and calmer street

Views on overall concept and key design elements

- Two-thirds (66%) indicated support for overall concept and 12% indicated unsupportive
- Flexi-zone received mixed views with 57% supportive, 19% neutral and 16% unsupportive. Divided views from businesses owners
- 72% supports reduced speed limit
- Over 50% of respondents were supportive of combining bus stops to create more space, with a high proportion (34%) indicating a neutral response
- Very high level of support for greening (95%)
- Over 50% of respondents supportive of the proposed cycling treatment, with a high level of respondents (28%) indicating a neutral view

What we heard from our community – other engagement tools

A wide range of engagement tools were used, including community events, business forum, stakeholder meetings and written submissions.

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Community events

- Approximately 61 people across 2 sessions
- Residents and local business owners
- Strong support for revitalising the street
- Broad endorsement for upgrades to street furniture, lighting, greening and paving treatments
- Consistent support for greening
- Interest in precinct banners
- Support for bus stop consolidation
- Mixed views on flexible kerbside spaces
- Mixed view on reduced speed limit

Business forum

- 14 Representatives from local businesses with a mix of retail, hospitality, and boutique businesses
- Strong concerns on loss of parking
- Queries on purpose and implementation of flexible kerbside spaces
- Mixed views on speed limit and safety measures
- A range of detailed questions on design intent, fees, construction disruption and project timing

Stakeholder meetings

- North Adelaide Precinct Association (NAPA)
 - Presented proposed concept
 - A formal submission was subsequently made
- North Adelaide Society
 - Offer was declined due to conflicting priorities
 - Cycling and walking advocacy groups.
 - Agreed overall treatment along with a 30km/h speed limit would provide a safer environment for cyclists and pedestrians
- Accepts that the street is narrow and doesn't allow dedicated cycle lanes and that nearby alternative is suitable for commuter cycling

Written submissions

- 14 Submissions received
- NAPA
 - Supportive with concerns for parking
- Walking SA
 - Supportive, particularly for initiatives that improve pedestrian safety, accessibility, comfort and overall place activation
- 5 Submissions from businesses
 - General support for revitalisation and that aesthetic improvements alone would not offset negative impacts associated with reduced parking, access or visibility
- 5 Submissions from residents
 - Overall support for revitalisation with strong support of safety improvement, the importance of ongoing maintenance and concerns on carparking, traffic management and frequency of buses and associated noise and emission impacts

What we heard from our community – Key findings

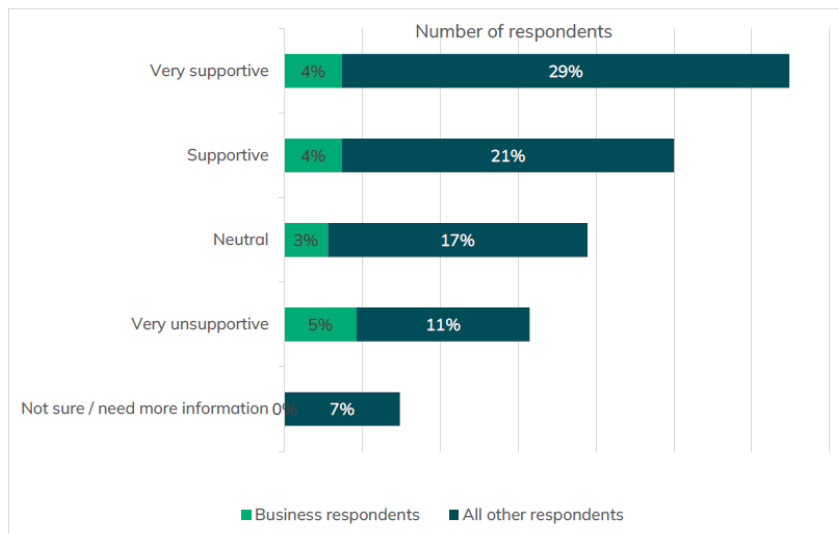
Flexible kerb side spaces

Views on flexible kerb side spaces from the community and businesses are divided in survey results. Strong concerns were raised due to potential loss of parking in the business forum.

It was recognised that the benefits of additional kerbside spaces vary depending on business type, location and how the space can be used, acknowledging not all businesses experience the same level of advantage.

The support for activation is balanced by concerns on safety, parking loss and practical implementation.

Figure 14: Level of support for flexible kerbside spaces (business owners)



Bring the street alive

Have been shown to work elsewhere

Appreciate the flexibility and hope it is utilized instead of defaulting to parking only

Reducing car parking without offering parking elsewhere is detrimental to business

Too difficult to park in

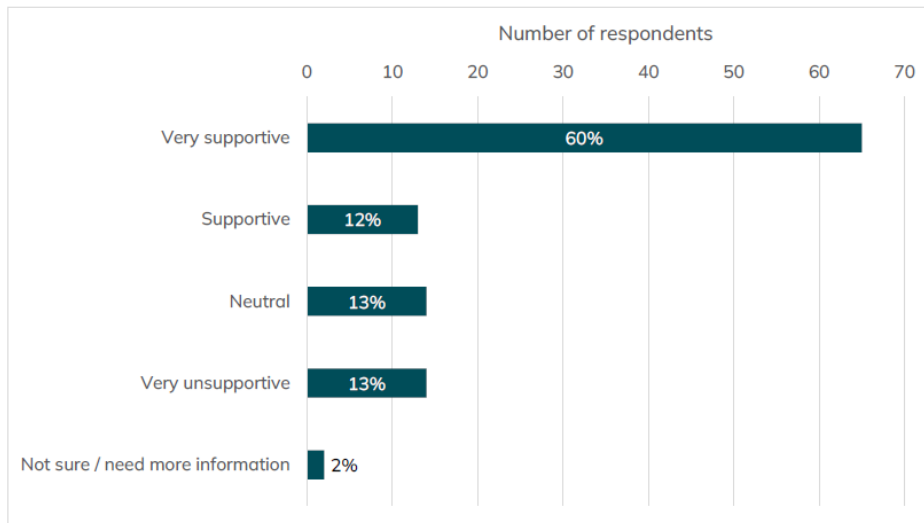
Very vulnerable without separation

What we heard from our community – Key findings

Reduced speed limit

Strong support for lowering speed limits, with opposition centred on concerns about congestion, traffic function and necessity of change.

Figure 15: Level of support for reduced speed limits



Respondents were invited to indicate their level of support for reducing vehicle speeds along Melbourne Street to create a safer and calmer street. It is important to note that while a reduction to 30 km/h was referenced elsewhere in the proposed concept plan, the survey question did not specify a particular speed limit. Accordingly, responses reflect sentiment toward speed reduction in general unless respondents explicitly referred to a specific speed (9 specific mentions).

This is a street not a road. Throughput shouldn't be a priority

Slowing traffic increases congestion

Divert driver to other roads

Make it safer for pedestrians

Loud, fast traffic makes the road uncomfortable and discourages outdoor dining

It's a main route, traffic should flow quickly

What we heard from our community – Key findings

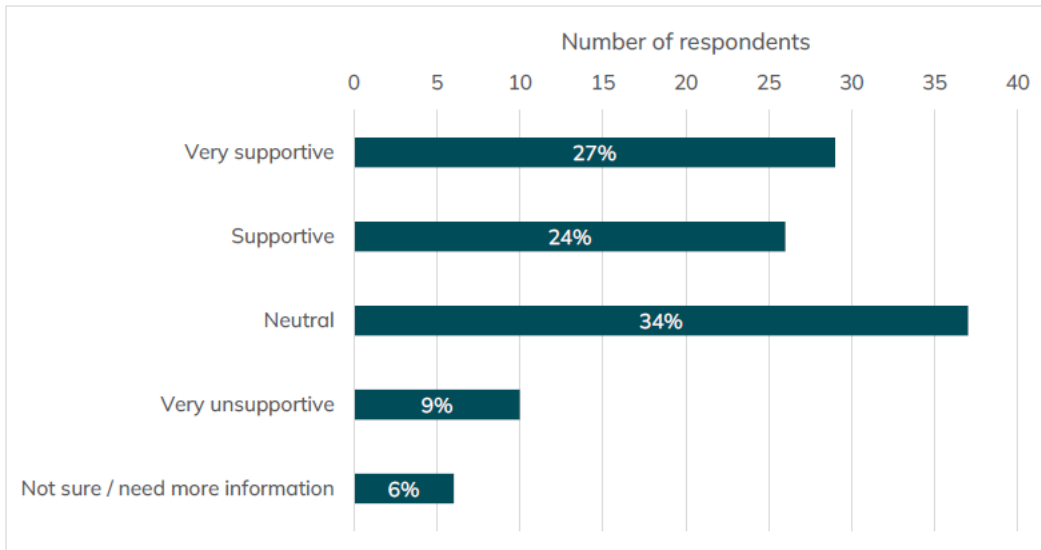
Bus stop consolidation

More than 50% of respondents indicated support for combining the bus stops, viewing the change as practical and efficient. Those who did not support highlighted accessibility concerns and that public transport should be prioritised over parking.

Note, the proposal to consolidate bus stops is supported by DIT as the relevant authority and is within acceptable limits for bus stop spacing. Benefits include more on-street carparks, accessible space on the footpath for pedestrians, and more efficient bus route.

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Figure 16: Level of support for bus stop consolidation



Makes sense

Less holdups

Free up more space

Lots of older people use this area and shouldn't be made to walk too far

We should be supporting more public transportation use, not removing bus stops

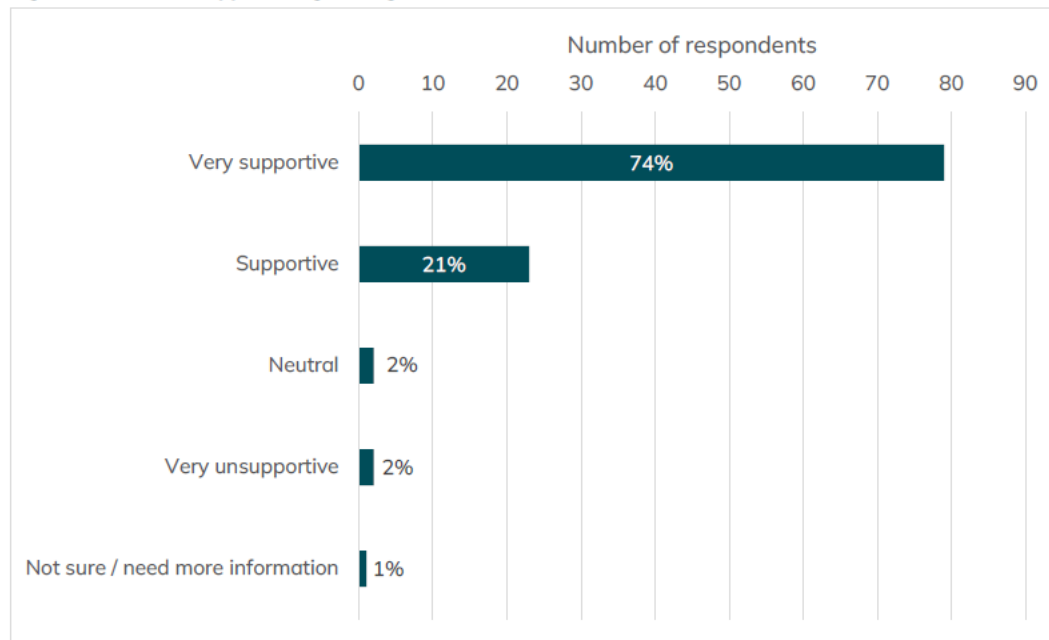
Does not promote not using your car

What we heard from our community – Key findings

Greening

Received very strong support for the proposed greening initiatives, with a small percentage of respondents unsupportive of greening initiative due to loss of parking.

Figure 17: Level of support for greening



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Do wonders for the local environment

Cools the street, counteract the heat from the built environment

More inviting

The right trees, in the right places, properly maintained

This will just eat up more room for parking

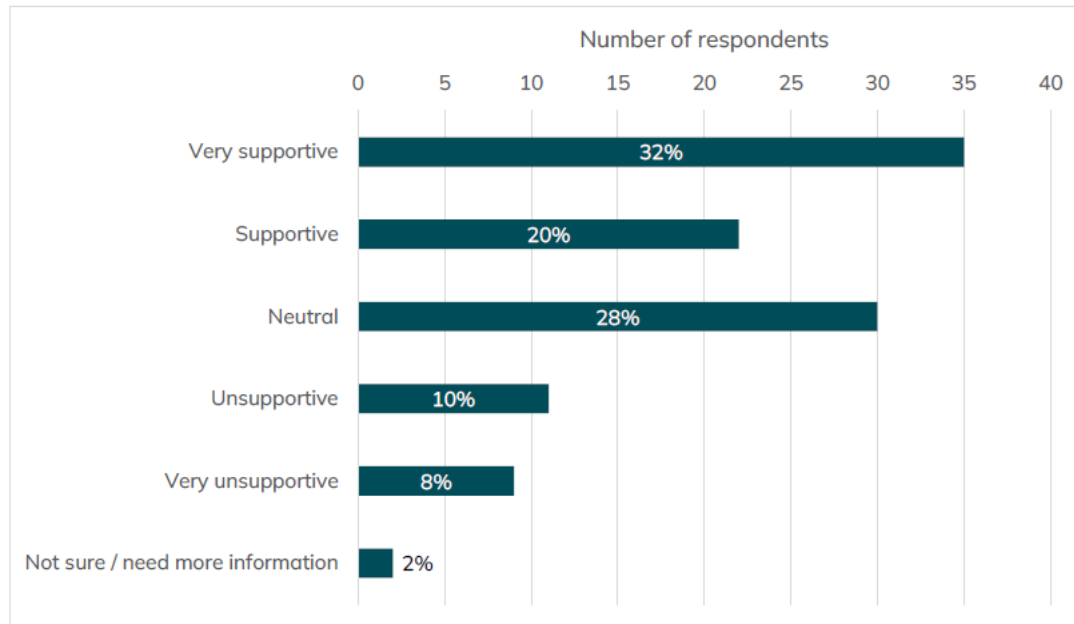
Not if it (greening) reduces parking

What we heard from our community – Key findings

Cycling treatment

More than half were supportive of the proposed cycling treatment, with broad acceptance that the street is not suitable for commute cycling.

Figure 18: Level of support for cycling treatments



Road markings don't make it safer for cyclists

Melbourne Street is not suitable for bikes

Directed onto other streets in parallel

Help promote cycling hopefully leading to a reduction of motor traffic

The current road is hostile to cycling and dangerous to ride through

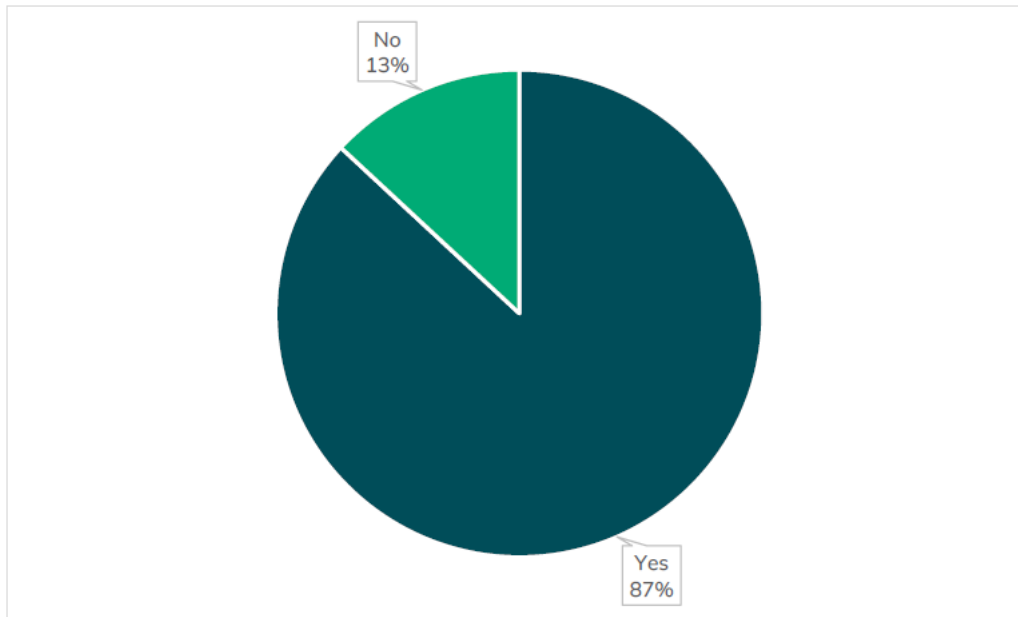
Should be made as safe as possible

What we heard from our community – Key findings

Public art

Over two thirds of respondents are aware of existing art and design features and provided feedback that art and design could be improved by making it more modern, local and changeable with strong links to greenery and community use.

Figure 19: Respondent awareness of existing art and design features



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Fun and whimsical

Makes me smile

Kids love seeing the mannequins change for events and seasons

Active and changing art spaces

More greenery... plant-based art like gardens

Adds colour, character, life and interest

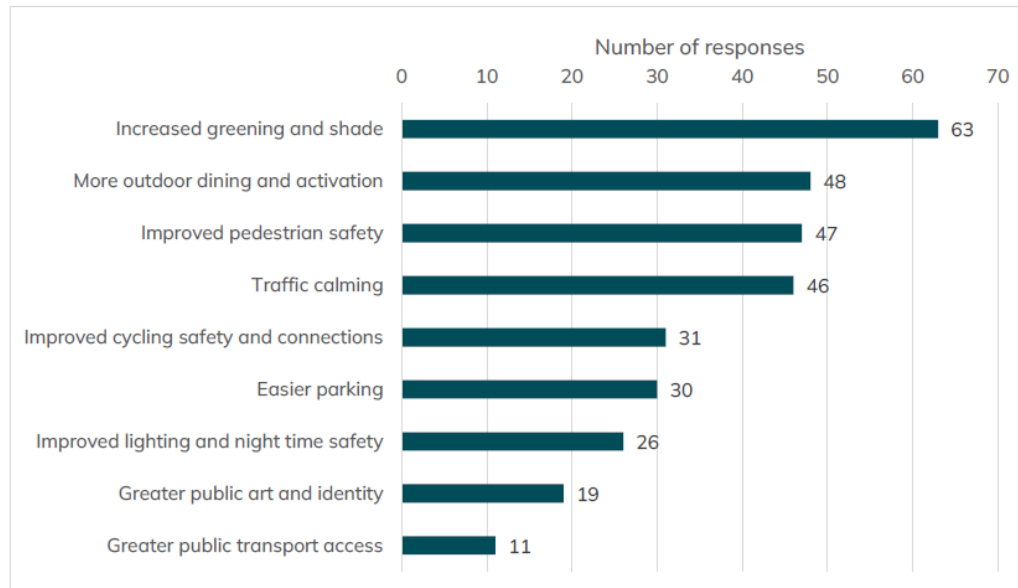
What we heard from our community – Key findings

Most liked design element/s

The community were able to select up to three elements of the proposed concept.

The top choices were increased greening and shade, followed by more outdoor dining and activation, improved pedestrian safety and traffic calming.

Figure 20: Concept plan elements prioritisation



The Melbourne Street Revitalisation Project Concept Design Summary Report can be viewed [here](#)

Proposed speed limit change on Melbourne Street

The Department for Infrastructure (DIT) was consulted as the relevant authority to approve a lower speed limit.

- DIT is supportive of a 40km/h speed limit on (the full length of) Melbourne Street in conjunction with the Stage 1 wombat crossings installation, which is anticipated to be completed by Q2 2026/27.
- DIT does not provide in-principle support for the 30km/h speed limit on Melbourne Street as part of the Stage 2 streetscape upgrade due to the following considerations:
 - 30 km/h speed limits are “best suited to locations where the road has been specifically designed to create a speed environment of 30 km/h and alternative routes are available to drivers to discourage through traffic”.
 - The proposed streetscape works between Jerningham Street and Dunn Street are consistent with a 30km/h speed environment.
 - However, beyond this section, the road cross section in Stage 2 does not change significantly from the current arrangements to support 30km/h speed environment.
 - Preference to avoid multiple changes in speed limit along the road.
- DIT recommended further works to identify alternative routes if the intent is to reduce the volume of through traffic, and to monitor any changes in traffic patterns and speeds post implementation of the wombat crossings.

Summary

- While support for the proposed concept design is strong, feedback received calls for some elements to be refined through the next stages of design.
- These include:
 - Considered design of flexible kerbside spaces to address community's concerns on safety and practicality.
 - Develop policies for the management of kerbside spaces, allowing Council to ensure the benefits for economic vitality for businesses are optimised with potential parking loss impact.
 - Continued collaboration with DIT.
 - Engagement with businesses to develop construction staging plans, which incorporate access and staging requirements to minimise impacts to businesses and the public.

Next Steps

- Subject to Council Members' views, incorporate where practical Community feedback into the design phase and present a report for Council consideration once 70% Detailed Design is achieved.
- Notify the community and implement 40km/h speed limit change as part of Stage 1 wombat crossings, inline with the proposed installation of the two Wombat Crossings commencing in 2025/26.

Melbourne Street Revitalisation – Community Engagement Outcome

Key Question



KEY QUESTION

What are Council Members' views on the feedback on the community engagement process and how it might assist in progressing the concept plan to a detailed design?

Unnamed public road between Young Street and Eliza Street

Strategic Alignment - Our Places

Public

Tuesday, 19 May 2026

Infrastructure and Public Works Committee

Program Contact:

Mike Philippou, Associate Director Strategic Property & Commercial

Approving Officer:

Tom McCready, Director City Infrastructure

EXECUTIVE SUMMARY

On 12 April 2022 Council resolved to authorise the Chief Executive Officer to enter into a Deed with the owners of land adjoining an unnamed private road (with a deceased owner) running between Eliza Street and Young Street, with the intent of the Deed being to transfer the road to one of those owners.

The Deed stated that the road would be transferred to one of the adjoining owners as a result of Council undertaking the following process:

- Declaring the private road to be a public road, pursuant to section 210 of the *Local Government Act 1999* (SA).
- Closing and transferring the (by then) public road to an adjoining owner by utilising the provisions of the *Roads (Opening & Closing) Act 1991* (SA).

The road was offered to the owners of all land adjoining the road, however only one owner, Young Gun Collective Pty Ltd, was interested in acquiring the road.

The Deed was negotiated and executed in accordance with Council's resolution. It sets out the terms under which the road will be transferred to Young Gun Collective Pty Ltd.

On 25 June 2024 Council resolved to declare the road a public road and, subsequently, commence a 'road process' under the *Roads (Opening & Closing) Act 1991* (SA) to close and transfer the road to Young Gun Collective Pty Ltd.

The Administration has undertaken the 'road process', including by notifying anyone 'affected' by the proposed closure and transfer. All adjoining owners of the road have requested easements over the road. SA Water has also requested an easement.

The *Roads (Opening & Closing) Act 1991* (SA) now requires Council to decide whether it wishes to:

- Make a 'Road Process Order' to close and transfer the road; and
- Grant the easements that have been requested.

The recommendation of this report is that Council consider and approve both actions above.

RECOMMENDATION

The following recommendation will be presented to Council on 26 May 2026 for consideration

THAT THE INFRASTRUCTURE AND PUBLIC WORKS COMMITTEE RECOMMENDS TO COUNCIL

THAT COUNCIL

1. Approves, pursuant to section 15 of the *Roads (Opening & Closing) Act 1991 (SA)*, making a 'Road Process Order' to:
 - 1.1 Close the public road lettered 'A' on Preliminary Plan 25/0004 as contained in Attachment A to Item 7.1 on the Agenda for the meeting of the Infrastructure and Public Works Committee held on 19 May 2026.
 - 1.2 Transfer the closed road to Young Gun Collective Pty Ltd, with the closed road to exist on its own certificate of title.
 2. Approves, pursuant to section 18 of the *Roads (Opening & Closing) Act 1991 (SA)* granting the following easements over the land lettered 'A' on Preliminary Plan 25/0004 as contained in Attachment A to Item 7.1 on the Agenda for the meeting of the Infrastructure and Public Works Committee held on 19 May 2026:
 - 2.1. An easement in favour of the South Australian Water Corporation for sewerage purposes (as described in Schedule 6 of the *Real Property Act 1886 (SA)*).
 - 2.2. The easement shown as Annexure 2 in the Deed relating to this matter (dated 21 May 2024) in favour of the following parties (noting that Annexure 2 to the Deed is shown as contained in Attachment B to Item 7.1 on the Agenda for the meeting of the Infrastructure and Public Works Committee held on 19 May 2026):
 - 2.2.1. The registered proprietor of the land contained within Certificate of Title Volume 5221 Folio 221 (Allotment 1 in Filed Plan 25139), with the easement being annexed to that land.
 - 2.2.2. The registered proprietor of the land contained within Certificate of Title Volume 6257 Folio 634 (Unit 1 in Strata Corporation No. 7865 Inc.), with the easement being annexed to that land.
 - 2.2.3. The registered proprietor of the land contained within Certificate of Title Volume 6257 Folio 635 (Unit 2 in Strata Corporation No. 7865 Inc.), with the easement being annexed to that land.
 - 2.2.4. The registered proprietor of the land contained within Certificate of Title Volume 6257 Folio 636 (Unit 3 in Strata Corporation No. 7865 Inc.), with the easement being annexed to that land.
 - 2.2.5. The registered proprietor of the land contained within Certificate of Title Volume 6257 Folio 634 (Common Property in Strata Corporation No. 7865 Inc.), with the easement being annexed to that land.
 - 2.3. The easement shown as Annexure 3 in the Deed relating to this matter (dated 21 May 2024) in favour of the Corporation of the City of Adelaide, noting that Annexure 3 to the Deed is shown as Attachment C to Item 7.1 on the Agenda for the meeting of the Infrastructure and Public Works Committee held on 19 May 2026.
 3. Approves, pursuant to section 18 of the *Roads (Opening & Closing) Act 1991 (SA)* granting an easement in favour of Australian Gas Networks (SA) Limited for gas supply purposes (as described in Schedule 6 of the *Real Property Act 1886 (SA)*) over the land bordered in red (indicatively) as contained in Attachment D to Item 7.1 on the Agenda for the meeting of the Infrastructure and Public Works Committee held on 19 May 2026.
 4. Authorises the Lord Mayor and Chief Executive Officer to sign and affix Council's Common Seal to a 'Road Process Order', Agreement for Transfer, or any other documents to give effect to Council's decision.
-

IMPLICATIONS AND FINANCIALS

| | |
|--|--|
| City of Adelaide 2024-2028 Strategic Plan | Strategic Alignment – Our Places Support businesses to operate safely |
| Policy | The proposed disposal of the road to Young Gun Collective Pty Ltd was assessed by Council against its ' <i>Acquisition and Disposal of Land and Assets Policy</i> ' on 12 April 2022 when it resolved to authorise the CEO to enter into a Deed with the owners of land adjoining the road (that would facilitate the transfer of the road to one of them). |
| Consultation | Public notice was given of Council's intent to declare the road a public road (as is required under section 210(2)(b) of the <i>Local Government Act 1999 (SA)</i>). The <i>Roads (Opening & Closing) Act 1991 (SA)</i> required Council to notify anyone 'affected' by the proposed closure and transfer of the road to Young Gun Collective Pty Ltd. |
| Resource | Various costs have (and will be) incurred to transfer the road to Young Gun Collective Pty Ltd. The Deed requires Young Gun Collective Pty Ltd to pay a one-off fee to cover those costs. This process is cost neutral for Council. |
| Risk / Legal / Legislative | The road will be closed and transferred to Young Gun Collective Pty Ltd under the <i>Roads (Opening & Closing) Act 1991 (SA)</i> . Once the road has been transferred to Young Gun Collective Pty Ltd all risk associated with the road will also transfer to Young Gun Collective Pty Ltd. |
| Opportunities | Transferring the road from a long-deceased owner to a living owner (Young Gun Collective Pty Ltd) will ensure that it is managed and maintained appropriately. |
| 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) | Young Gun Collective Pty Ltd will be responsible for maintaining the road once it has been transferred to them. |
| Other Funding Sources | Not as a result of this report |

DISCUSSION

Background

1. The land labelled 'A' on Preliminary Plan 25/0004 (**Attachment A**) is a private road with a deceased owner (the 'Road').
2. In September 2021 the owner of the property adjoining the northern boundary of the Road, Young Gun Collective Pty Ltd, approached the City of Adelaide expressing an interest in acquiring the Road.
3. The acquisition of the Road can be achieved by Council undertaking a two-stage process, requiring Council to:
 - 3.1. Declare the Road a public road pursuant to section 210 of the *Local Government Act 1999* (SA).
 - 3.2. Close and transfer the Road to Young Gun Collective Pty Ltd using the *Roads (Opening & Closing) Act 1991* (SA) (the 'Roads Act').
4. On 12 April 2022 Council committed to the process described in paragraph 3, resolving:

'That Council:

 1. *Authorises the Chief Executive Officer to, subject to having first invited (and given due consideration to) offers from all adjoining owners of the road lettered 'A' on Attachment A to Item 12.4 on the Agenda for the meeting of the Council held on 12 April 2022 pursuant to Council's obligations under section 12(3)(b) of the Roads (Opening & Closing) Act 1991 (SA), negotiate the terms of a Deed (or Deeds) with one or more adjoining owners of the road, the essential terms of which will require:*
 - 1.1 *Council to declare the private road lettered 'A' on Attachment A to Item 12.4 on the Agenda for the meeting of the Council held on 12 April 2022 to be a public road.*
 - 1.2 *Council to close and transfer the (by then) public road lettered 'A' on Attachment A to Item 12.4 on the Agenda for the meeting of the Council held on 12 April 2022 to one or more of the adjoining owners of the road pursuant to the Roads (Opening & Closing) Act 1991 (SA).*
 2. *Authorises the Chief Executive Officer and Lord Mayor to execute and affix the Common Seal to Deeds and any other documents to give effect to Council's resolution.'*
5. In accordance with Council's decision, the Road was offered to all adjoining owners. Young Gun Collective Pty Ltd was the only adjoining owner interested in acquiring it.
6. The Administration engaged lawyers to draft a Deed to facilitate the two-stage process outlined in paragraph 3. The Deed was executed on 21 May 2024.
7. As per the terms of the Deed, Council declared the Road a public road on 25 June 2024, resolving:

'That Council:

 1. *Approves, pursuant to section 210 of the Local Government Act 1999 (SA), declaring the private road lettered "A" as contained in Attachment A to Item 7.6 on the Agenda for the meeting of the Infrastructure and Public Works Committee held on 18 June 2024 to be a public road.*
 2. *Approves, subject to notice of Council's decision to declare the private road lettered "A" as contained in Attachment A to Item 7.6 on the Agenda for the meeting of the Infrastructure and Public Works Committee held on 18 June 2024 to be a public road being published in the SA Government Gazette, commencing a road process pursuant to section 5 of the Roads (Opening & Closing) Act 1991 (SA) to close and transfer the land lettered "A" on Attachment A to Young Gun Collective Pty Ltd.'*

Roads (Opening & Closing) Act 1991 (SA)

8. In accordance with Council's resolution made on 25 June 2024 (refer to resolution 2 in paragraph 7) the Administration ran a 'road process' under the Roads Act, including by notifying anyone 'affected' by the proposed closure and transfer of the Road.
9. Section 13 of the Roads Act provides that anyone could either:
 - 9.1 Object to the proposed closure and transfer of the Road; or
 - 9.2 Request an easement over the Road.
10. In relation to paragraph 9.1, only one objection was received – from APA Group (gas utility). It objected to the proposal because it had gas infrastructure in the Road. It has since withdrawn its objection and instead requested an easement over the land bordered in red in **Attachment D**.

11. Paragraph 9.2, easements were requested by all adjoining owners of the Road and also SA Water. Those easements are discussed in more detail in paragraphs 19 and 20.
12. Section 15 of the Roads Act requires Council to decide whether or not to make a 'Road Process Order' to close and transfer the Road to Young Gun Collective Pty Ltd.
13. Section 16 of the Roads Act requires that in determining whether to make a 'Road Process Order' and what order should be made, Council (as the 'relevant authority' under the Roads Act) must have regard to:
 - (a) *any objections made by any person pursuant to this Act; and*
 - (b) *the plans, principles, regulations and other matters to which regard must be had by assessment authorities for determining applications for development authorisation under the Planning, Development and Infrastructure Act 2016 in relation to developments in the area to which the proposed road process order relates; and*
 - (c) *whether the land subject to the road process is reasonably required as a road for public use in view of present and likely future needs in the area; and*
 - (d) *alternative uses of the land subject to the road process that would benefit the public or a section of the public; and*
 - (e) *any other matter that the authority considers relevant.*
14. The outcomes in relation to Section 16 (a) to (e) of the Roads Act are outlined below:
 - 14.1. One objection was received – from APA Group (gas utility). It objected to the proposal because it has gas infrastructure in the Road. APA has since withdrawn its objection and instead requested an easement over the land bordered in red (indicatively) on **Attachment D**.
 - 14.2. There is nothing in the *Planning, Development and Infrastructure Act 2016* (SA) that prevents Council from closing and transferring the Road.
 - 14.3. When Council resolved (on 12 April 2022) to authorise the CEO to enter into a Deed to close and transfer the Road to Young Gun Collective Pty Ltd it was provided with the option to declare the Road a public road and retain it (i.e. not to transfer it to Young Gun Collective Pty Ltd). Council considered that it was not necessary to retain the Road as a public road.
 - 14.4. Council previously considered this matter when it made its decision on 12 April 2022 (as shown in paragraph 4). The report on which the decision was made discussed the need for Council to assess the proposed disposal of the Road against its *Acquisition & Disposal of Land and Assets Policy* which, in turn, required Council to consider '*Council's required ownership of the Land or Asset for essential civic purposes*'.
 - 14.5. There are no other matters that are considered to be relevant.

Easements

15. In relation to paragraph 9.2, all adjoining owners to the Road applied for easements over the Road, being:
 - 15.1. The owners of FP Freehold Pty Ltd.
 - 15.2. The owner of Unit 1 in Strata Corporation No. 7865 Inc.
 - 15.3. The owner of Units 2 and 3 in Strata Corporation No. 7865 Inc.
 - 15.4. The Common Property in Strata Corporation No. 7865 Inc.
16. SA Water also applied for an easement over the Road in order to protect sewerage infrastructure that it has in the Road.
17. These applications for easement were anticipated prior to commencing the 'road process'. In order to get the best possible outcome for all adjoining owners to the Road (including Young Gun Collective Pty Ltd), the terms of the easements that each of the adjoining owners (and Council) intended to request were negotiated and included in the Deed (as Annexures 2 and 3 to the Deed). Amongst other things the easements required that Young Gun Collective Pty Ltd would:
 - 17.1. Maintain the Road in good repair.
 - 17.2. Not store waste on the Road; and
 - 17.3. Allow the City of Adelaide to install and enforce 'No Stopping' parking controls on the Road.

18. Section 18(1) of the Roads Act provides that *'where the relevant authority makes a road process order for a road closure, the relevant authority may, as part of that order, make an order for the granting of an easement over land subject to the road closure'*. Council must now decide which easements it will grant.
19. Section 18(2)(b) of the Roads Act requires that a council must grant easements requested by a 'prescribed public utility'. It is a recommendation of this report therefore that Council grant:
 - 19.1 'An easement for sewerage purposes' (as described in Schedule 6 of the *Real Property Act 1886* (SA)) in favour of SA Water.
 - 19.2 'An easement for gas supply purposes' (as described in Schedule 6 of the *Real Property Act 1886* (SA)) in favour of APA Group.
20. With regard to the easements that the adjoining owners requested over the Road (pursuant to the terms of the Deed), section 18(2)(d) of the Roads Act requires that Council may only grant an easement if it *'is satisfied that the person's use or enjoyment of that adjoining or nearby land would be substantially affected if the easement were not granted'*. The easements that have been requested by the adjoining owners satisfy that test. It is, therefore, a recommendation of this report that Council grant (in favour of the adjoining owner) the easement shown as **Attachment B**.
21. With regard to the easement that Council would apply for over the Road (pursuant to the terms of the Deed), section 18(2)(c) of the Roads Act states that *'where a council is the relevant authority, the council may make an order for the granting of an easement in its own favour without application having been made by the council pursuant to Division 1'*. It is a recommendation of this report that Council grant (in favour of the Corporation of the City of Adelaide) the easement shown as **Attachment C**.

Next Steps

22. Subject to Council's consideration and adoption, the recommendations of this Report, relevant documents will be lodged with the Surveyor-General for review.
23. If satisfied that Council has run the 'road process' in accordance with the Roads Act, the Surveyor-General will recommend to the relevant State Government Minister that he/she should 'confirm' Council's 'Road Process Order'.
24. The Road will be legally transferred to Young Gun Collective Pty Ltd when notice of the Minister's confirmation appears in the SA Government Gazette.

ATTACHMENTS

Attachment A – Preliminary Plan No. 25/0004

Attachment B – Grant of Easement in favour of various adjoining owners

Attachment C – Grant of Easement in favour of the Corporation of the City of Adelaide

Attachment D – Map showing land over which APA Group has requested an easement

- END OF REPORT -



PRELIMINARY PLAN

25/0004

PLAN UNDER THE ROADS (OPENING & CLOSING) ACT, 1991

TITLE REFERENCE FOR ROAD N/A

IRRIGATION AREA DIVISION

HUNDRED .. ADELAIDE

AREA .. ADELAIDE

COUNCIL .. CITY OF ADELAIDE



STATEMENTS CONCERNING EASEMENTS ANNOTATIONS AND AMENDMENTS

ROAD TO BE CLOSED LETTERED A

CLOSED ROAD A TO BE TRANSFERRED TO YOUNG GUN

COLLECTIVE PTY LTD AS A SEPERATE TITLE

AERIAL PHOTO SUPPLIED BY METROMAP. FLOWN 02/10/2024.

CERTIFIED CORRECT AS TO INTENT

Rocky Fryar

DATED 3 / 2 / 2025

CITY OF ADELAIDE

I HEREBY CERTIFY THAT THE PORTION OF ROAD TO BE CLOSED HEREON IS ROAD WITHIN THE MEANING OF SECTION 3 OF THE ROADS (OPENING & CLOSING) ACT, 1991

AUTHORITY REFERENCE: GG 17/10/24 Pg 3968

28 / 11 / 2024

MARK WILLIAMS
LICENSED SURVEYOR

Alexander & Symonds Pty.Ltd.

11 KING WILLIAM STREET, KENT TOWN
P.O. BOX 1000 KENT TOWN 5071
Tel (08) 8130 1666 Fax (08) 8362 0099 A.B.N. 93 007 753 988

REFERENCE 24.A2703 PP(A)

JEA 25.11.2024

LANDS TITLES REGISTRATION OFFICE
SOUTH AUSTRALIA
GRANT OF EASEMENT
FORM APPROVED BY THE REGISTRAR-GENERAL

| | |
|--------------------|--|
| PRIORITY NOTICE ID | |
|--------------------|--|

| SERIES NO | PREFIX |
|-----------|--------|
| | TG |

**BELOW THIS LINE FOR OFFICE &
STAMP DUTY PURPOSES ONLY**

AGENT CODE

LODGED BY:

COWELL CLARKE

CCL1

CORRECTION TO:

COWELL CLARKE

CCL1

SUPPORTING DOCUMENTATION LODGED WITH APPLICATION
(COPIES ONLY)

- 1 _____
- 2 _____
- 3 _____
- 4 _____
- 5 _____

PLEASE ISSUE NEW CERTIFICATE(S) OF TITLE AS FOLLOWS:

- 1 _____
- 2 _____
- 3 _____
- 4 _____
- 5 _____

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| CORRECTION | PASSED |
| REGISTERED | |
| REGISTRAR-GENERAL | |

GRANT OF EASEMENT

(Pursuant to Section 96 of the Real Property Act 1886)

PRIVACY COLLECTION STATEMENT: The information in this form is collected under statutory authority and is used for maintaining publicly searchable registers and indexes. It may also be used for authorised purposes in accordance with Government legislation and policy requirements.

LAND DESCRIPTION OVER WHICH RIGHTS AND LIBERTIES ARE BEING GRANTED

The whole of the land comprised in Certificate of Title Volume [INSERT] Folio [INSERT]

ESTATE & INTEREST

Fee simple

GRANTOR(S) (Full name and address)

YOUNG GUN COLLECTIVE PTY LTD ACN 653 516 235 of 69 Mortlock Terrace, Port Lincoln SA 5606

CONSIDERATION (Words and figures)

Nil (Value does not exceed \$100.00)

GRANTEE(S) (Full name, address, mode of holding and appurtenant land description)

[INSERT RELEVANT ADJOINING OWNER DETAILS]

THE GRANTOR ACKNOWLEDGES RECEIPT OF THE CONSIDERATION HEREIN EXPRESSED AND HEREBY GRANTS TO THE GRANTEE

HERE SET FORTH THE RIGHTS AND LIBERTIES BEING CREATED AND DEFINE PRECISELY

1. The Grantor hereby grants to the Grantee and its employees, agents, contractors, workmen and invitees and others authorised by the Grantee a full and free right and liberty over that portion of the land in Certificate of Title Volume [INSERT] Folio [INSERT] marked [INSERT] in [INSERT DESCRIPTION OF PLAN IDENTIFYING THE RELEVANT PORTION OF THE CLOSED ROAD] to pass and repass at any time either with or without motor vehicles.
2. A full and free right to the uninterrupted transmission and enjoyment of light and air over that portion of Certificate of Title Volume [INSERT] Folio [INSERT] marked [INSERT] in [INSERT DESCRIPTION OF PLAN IDENTIFYING THE RELEVANT PORTION OF THE CLOSED ROAD].

AND the Grantor and the Grantee, the parties to this easement hereby covenant and agree as set out in Annexure A.

TO BE HELD APPURTENANT TO:-

HERE SET FORTH THE APPURTENANCE AND DEFINE PRECISELY

The whole of the land comprised in Certificate of Title Volume [INSERT] Folio [INSERT].

PRIVACY COLLECTION STATEMENT: The information in this form is collected under statutory authority and is used for maintaining publicly searchable registers and indexes. It may also be used for authorised purposes in accordance with Government legislation and policy requirements.

To be completed by lodging party

Office Use Only

ANNEXURE to Grant of Easement dated
over Certificate of Title Volume [INSERT] Folio [INSERT]

NUMBER

ANNEXURE A

1. Parking Restrictions

- 1.1 The Grantee acknowledges and agrees that it will be necessary for the Corporation of the City of Adelaide to impose the Parking Restrictions and the Grantee agrees with the Grantor to comply with the Parking Restrictions.
- 1.2 The Grantee agrees that notwithstanding anything contained in this Grant of Easement the rights of the Grantee pursuant to this Easement are subject in all respects to the Parking Restrictions and the Grantee agrees with the Grantor that it must not and shall not be permitted to exercise any rights under this Easement in a manner inconsistent with the Parking Restrictions, and the Grantee must at all times comply with the Parking Restrictions.
- 1.3 The Grantor agrees with the Grantee to comply with the Parking Restrictions.

2. Entitlement to Retain and Replace Awning

Notwithstanding the grant of the right to the uninterrupted transmission and enjoyment of light and air over the Easement Land the Grantee acknowledges and agrees that the Grantor shall be entitled to retain the awning situated as at the date of this Grant of Easement over a portion of the Easement Land ("**Awning**") and shall be entitled from time to time to replace the Awning with an awning in the same or similar location to the Awning and having the same or similar dimensions as the Awning.

3. Maintenance of Land and Future Modifications

- 3.1 The Grantor will at all times at its cost maintain:
 - 3.1.1 the Easement Land in good and substantial repair and condition and fit for the purpose of passing and re-passing with or without motor vehicles; and
 - 3.1.2 the Awning (and all subsequent awnings replacing the Awning from time to time) in good and substantial repair and condition.
- 3.2 The Grantor agrees that any modifications made by the Grantor to the Easement Land must be fit for the purpose for the passing and re-passing at any time with or without motor vehicles.

4. No Waste or Waste Receptacles on Easement Land

- 4.1 The Grantor must not place or permit any other party to place any waste or waste receptacles on the Easement Land.
- 4.2 The Grantee must not place or permit any other party to place any waste or waste receptacles on the Easement Land.

5. Definitions

In this easement unless the contrary intention appears:

-
- 5.1 **"Easement Land"** means portion of the land comprised in Certificate of Title Volume [INSERT] Folio [INSERT] marked [INSERT] in [INSERT DESCRIPTION OF PLAN IDENTIFYING THE RELEVANT PORTION OF THE CLOSED ROAD];
- 5.2 **"Grantee"** means [INSERT RELEVANT ADJOINING OWNER DETAILS];
- 5.3 **"Grantor"** means the proprietor or proprietors from time to time of the Land and includes its tenants, employees, agents, contractors, managers and caretakers, visitors, workmen and invitees;
- 5.4 **"Land"** means the whole of the land comprised in Certificate of Title Volume [INSERT] Folio [INSERT]; and
- 5.5 **"Parking Restrictions"** means a prohibition on any motor vehicle stopping or parking on the Easement Land which restrictions are to be enforced by the Corporation of the City of Adelaide.

6. **No Boundary Fence or Barrier**

The Grantor must not erect or permit to be erected any fencing or other barrier on the boundary between the Easement Land and the land in Strata Plan No. 7865.

7. **Covenants to Bind Successors**

The Grantor and Grantee's rights and obligations under this easement bind each of its respective heirs, successors, transferees and assigns.

DATED

CERTIFICATION **Delete the inapplicable*

Grantor(s)

*The Certifier has taken reasonable steps to verify the identity of the Grantor or his, her or its administrator or attorney.

*The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.

*The Certifier has retained the evidence to support this Registry Instrument or Document.

*The Certifier has taken reasonable steps to ensure that the Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Signed By:

for:

On behalf of the Grantor

Grantee(s)

*The Certifier has taken reasonable steps to verify the identity of the Grantee or his, her or its administrator or attorney.

*The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.

*The Certifier has retained the evidence to support this Registry Instrument or Document.

*The Certifier has taken reasonable steps to ensure that the Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Signed By:

for:

On behalf of the Grantee

CONSENT TO THE GRANT OF AN EASEMENT

CONSENTING PARTY (Full Name and Address)

NATURE OF ESTATE OR INTEREST HELD

I/We the consenting party consent to the

- (1)* discharge of *Encumbrance / *Mortgage over the easement being granted pursuant to Section 144 of the Real Property Act 1886.
- (2)* granting of the easement subject to *Encumbrance / *Mortgage pursuant to Section 90F of the Real Property Act 1886.

* Strike through the inapplicable

EXECUTION BY CONSENTING PARTY

DATED

.....
Signature of CONSENTING PARTY

.....
Signature of CONSENTING PARTY

.....
Signature of WITNESS - Signed in my presence by the CONSENTING PARTY who is either personally known to me or has satisfied me as to his or her identity. A penalty of up to \$5000 or 1 year imprisonment applies for improper witnessing.

.....
Signature of WITNESS - Signed in my presence by the CONSENTING PARTY who is either personally known to me or has satisfied me as to his or her identity. A penalty of up to \$5000 or 1 year imprisonment applies for improper witnessing.

.....
Print Full name of Witness (BLOCK LETTERS)

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Print Full name of Witness (BLOCK LETTERS)

.....
Address of Witness

.....
Address of Witness

.....
Business Hours Telephone No

.....
Business Hours Telephone No.

FORM TG (Version 1)
GUIDANCE NOTES AVAILABLE

LANDS TITLES REGISTRATION OFFICE
SOUTH AUSTRALIA
GRANT OF EASEMENT
FORM APPROVED BY THE REGISTRAR-GENERAL

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| PRIORITY NOTICE ID | |
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| | TG |

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CORRECTION TO:

COWELL CLARKE CCL1

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| REGISTRAR-GENERAL | |

GRANT OF EASEMENT

(Pursuant to Section 96 of the Real Property Act 1886)

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LAND DESCRIPTION OVER WHICH RIGHTS AND LIBERTIES ARE BEING GRANTED

The whole of the land comprised in Certificate of Title Volume [INSERT] Folio [INSERT]

ESTATE & INTEREST

Fee simple

GRANTOR(S) (Full name and address)

YOUNG GUN COLLECTIVE PTY LTD ACN 653 516 235 of 69 Mortlock Terrace, Port Lincoln SA 5606

CONSIDERATION (Words and figures)

Nil (Value does not exceed \$100.00)

GRANTEE(S) (Full name, address, mode of holding and appurtenant land description)

THE CORPORATION OF THE CITY OF ADELAIDE of 25 Pirie Street, Adelaide SA 5000

THE GRANTOR ACKNOWLEDGES RECEIPT OF THE CONSIDERATION HEREIN EXPRESSED AND HEREBY GRANTS TO THE GRANTEE

HERE SET FORTH THE RIGHTS AND LIBERTIES BEING CREATED AND DEFINE PRECISELY

1. The Grantor hereby grants to the Grantee and its employees, agents, contractors, workmen and invitees and others authorised by the Grantee a full and free right and liberty over that portion of the land in Certificate of Title Volume [INSERT] Folio [INSERT] marked [INSERT] in [INSERT] to pass and repass at any time with or without motor vehicles.
2. The Grantor grants to the Grantee and its employees, agents, contractors and workmen a right to install, maintain and replace directional and traffic management signage on that portion of the land comprised in Certificate of Title Volume [INSERT] Folio [INSERT] marked [INSERT] in [INSERT] as the Grantee shall reasonably determine.

AND the Grantor and the Grantee, the parties to this easement hereby covenant and agree as set out in Annexure A.

TO BE HELD APPURTENANT TO:-

HERE SET FORTH THE APPURTENANCE AND DEFINE PRECISELY

Easement in gross.

PRIVACY COLLECTION STATEMENT: The information in this form is collected under statutory authority and is used for maintaining publicly searchable registers and indexes. It may also be used for authorised purposes in accordance with Government legislation and policy requirements.

To be completed by lodging party

Office Use Only

ANNEXURE to Grant of Easement dated
over Certificate of Title Volume **[INSERT]** Folio **[INSERT]**

NUMBER

ANNEXURE A

1. Installation of Traffic Control Devices

The Grantee agrees at its own cost and expense to install the Traffic Control Devices on the Easement Land, for the purpose of notifying the Parking Restrictions and enforcing those Parking Restrictions.

2. Maintenance of Land

The Grantor will at all times at its cost maintain the Easement Land in good and substantial repair and condition, excluding the Traffic Control Devices.

3. Parking Controls

The Grantor and Grantee acknowledge and agree that the Grantee will impose the Parking Restrictions and the Grantor agrees with the Grantee to:

- 3.1 comply with the Parking Restrictions;
- 3.2 permit the Grantee to enforce the Parking Restrictions.

4. Definitions

In this easement unless the contrary intention appears:

- 4.1 **"Easement Land"** means portion of the land comprised in Certificate of Title Volume **[INSERT]** Folio **[INSERT]** marked **[INSERT]** in **[INSERT DESCRIPTION OF PLAN IDENTIFYING THE RELEVANT PORTION OF THE CLOSED ROAD]**;
- 4.2 **"Grantee"** means The Corporation of the City of Adelaide or any person authorised by it;
- 4.3 **"Grantor"** means the proprietor or proprietors from time to time of the Land and includes its tenants, employees, agents, contractors, managers and caretakers, visitors, workmen and invitees;
- 4.4 **"Land"** means the whole of the land comprised in Certificate of Title Volume **[INSERT]** Folio **[INSERT]**;
- 4.5 **"Parking Restrictions"** means a prohibition on any motor vehicle stopping or parking on the Land; and
- 4.6 **"Traffic Control Devices"** has the same meaning as defined in the *Road Traffic Act 1961* as at the date of this Grant of Easement.

5. Covenants to Bind Successors

The Grantor and Grantee's rights and obligations under this easement bind each of its respective heirs, successors, transferees and assigns.

DATED

CERTIFICATION **Delete the inapplicable*

Grantor(s)

*The Certifier has taken reasonable steps to verify the identity of the Grantor or his, her or its administrator or attorney.

*The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.

*The Certifier has retained the evidence to support this Registry Instrument or Document.

*The Certifier has taken reasonable steps to ensure that the Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Signed By:

for:

On behalf of the Grantor

Grantee(s)

*The Certifier has taken reasonable steps to verify the identity of the Grantee or his, her or its administrator or attorney.

*The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.

*The Certifier has retained the evidence to support this Registry Instrument or Document.

*The Certifier has taken reasonable steps to ensure that the Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Signed By:

for:

On behalf of the Grantee

CONSENT TO THE GRANT OF AN EASEMENT

CONSENTING PARTY (Full Name and Address)

NATURE OF ESTATE OR INTEREST HELD

I/We the consenting party consent to the

- (1)* discharge of *Encumbrance / *Mortgage over the easement being granted pursuant to Section 144 of the Real Property Act 1886.
- (2)* granting of the easement subject to *Encumbrance / *Mortgage pursuant to Section 90F of the Real Property Act 1886.

* Strike through the inapplicable

EXECUTION BY CONSENTING PARTY

DATED.....

.....
Signature of CONSENTING PARTY

.....
Signature of CONSENTING PARTY

.....
Signature of WITNESS - Signed in my presence by the CONSENTING PARTY who is either personally known to me or has satisfied me as to his or her identity. A penalty of up to \$5000 or 1 year imprisonment applies for improper witnessing.

.....
Signature of WITNESS - Signed in my presence by the CONSENTING PARTY who is either personally known to me or has satisfied me as to his or her identity. A penalty of up to \$5000 or 1 year imprisonment applies for improper witnessing.

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Print Full name of Witness (BLOCK LETTERS)

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Print Full name of Witness (BLOCK LETTERS)

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Address of Witness

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Address of Witness

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Business Hours Telephone No

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Business Hours Telephone No.



Capital Works Monthly Project Update - April 2026

Strategic Alignment - Our Corporation

Public

Tuesday, 19 May 2026
Infrastructure and Public Works Committee

Program Contact:
Mark Goudge Associate Director
Infrastructure

Approving Officer:
Tom McCready, Director City
Infrastructure

This report provides a summary view of the revised Quarter 2 - 2025/26 Capital Expenditure Budget delivery and financial performance as of 30 April 2026 including a snapshot of headline projects either complete or in progress, future procurement activities and upcoming community consultation and engagement activities.

The Infrastructure Program will present a monthly report to the Infrastructure and Public Works Committee reflecting the previous monthly performance.

RECOMMENDATION

THAT THE INFRASTRUCTURE AND PUBLIC WORKS COMMITTEE RECOMMENDS TO COUNCIL

THAT COUNCIL:

1. Notes the Capital Works Program Update for 30 April 2026 as contained within this report and Attachment A to Item 7.2 on the Agenda for the meeting of the Infrastructure and Public Works Committee held on 19 May 2026.
-

IMPLICATIONS AND FINANCIALS

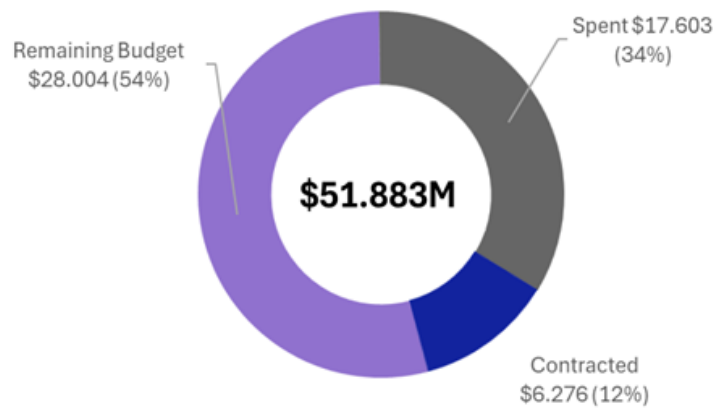
| | |
|--|--|
| City of Adelaide 2024-2028 Strategic Plan | Strategic Alignment – Our Corporation Strategy, Value and Efficiency - Strategic and Capital Projects are delivered on time and on budget (target 75%) |
| Policy | Not as a result of this report |
| Consultation | Consultation and / or engagement to various levels as required for the delivery of each project has or will be undertaken. |
| Resource | Projects delivered through a combination of Council resources, contract staff and external contractors and suppliers. |
| Risk / Legal / Legislative | Delivery and timing impacts of Mainstreet Revitalisation Projects not reflected within spend profile (to be adjusted through the Quarter 3 - Budget Reconciliation). |
| Opportunities | Not as a result of this report |
| 25/26 Budget Allocation | This report tracks capital works performance against the revised Quarter 2 - 2025/26 Capital Expenditure Budget of \$120.663m. |
| Proposed 26/27 Budget Allocation | Not as a result of this report |
| Life of Project, Service, Initiative or (Expectancy of) Asset | Life expectancy of assets varies by asset class. |
| 25/26 Budget Reconsideration (if applicable) | Not as a result of this report |
| Ongoing Costs (eg maintenance cost) | Ongoing costs for the maintenance of new and/or renewed assets will be factored into future Asset Management and Maintenance Plans, Business Plans and Budgets. |
| Other Funding Sources | Projects reported on are primarily funded from Council's Capital Budget, however various State and Federal grant funding opportunities have been leveraged against a number of projects. |

DISCUSSION

1. The total revised Quarter 2 - Capital Expenditure Budget for 2025/26 approved by Council is \$120.663m.
2. The Capital Works Program is itemised as follows.
 - 2.1. New and Upgrade Projects are identified through Council's Strategies and Plans and defined as complex in nature, installation of new infrastructure and upgrades to existing infrastructure. The revised funding allocated within the 2025/26 financial period totals \$54.356m.
 - 2.2. Renewal Projects are grouped against multiple asset categories and are directly aligned to maintenance service levels contained within Council's Asset Management Plans. The funding allocated within the 2025/26 financial period totals \$67.937m.
3. The monthly Capital Works Update provides the status of these two capital programs as at the end of each calendar month.

New and Upgrade

4. New and Upgrade Projects as of 30 April 2026 reflects \$17.603m in spend and a further \$6.276m in contracted works.



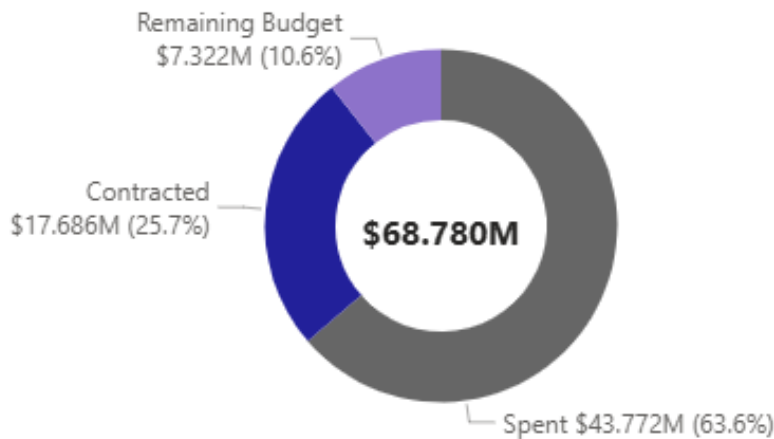
5. The New and Upgrade program has achieved 46% Spent and Contracted with an acceleration in spend anticipated over last quarter of 2025/26 as several projects commence field work, including the Melbourne Street wombat crossings, the two State Government funded Bicycle and Pedestrian Actuated Crossings (BPAC) and preliminaries for Peacock Road Bikeway.
6. Council provided direction on delivery sequencing of Main Streets at their meeting 28 April 2026. This will allow for detailed New and Upgrade planning and expenditure to proceed on O'Connell and Gouger Streets over the remainder of the 2025/26 financial year.
7. Practical Completion has been achieved on three New and Upgrade projects over April 2026:
 - 7.1. Greening – South Terrace Improvements.
 - 7.2. Greening – Wakefield Street median.
 - 7.3. New Laptops – Adelaide Central Market Authority.
8. Examples of New and Upgrade Projects within this category are:
 - 8.1. Park Land Buildings: As part of our recurrent commitment to upgrading Park Land buildings two facilities are advancing over 2025/26.
 - 8.1.1. Golden Wattle Park / Mirnu Wirra (Park 21 West) - a new community Sports Building replacement is progressing as per the 10 December 2024, Council approval. Contract is now awarded for the project with construction commenced in early April 2026. The project will be delivered in two stages, with Pavilion 1 expected completion in November 2026. Pavillion 2 will follow with anticipated completion in April 2027. Lessee ACSARA have been updated throughout the tender period, and consulted for approval of any Value Management items, as required.

8.1.2. Mary Lee Park (Park 27B) - community Sports building, Concept Design has reached 100% with only minor changes to carry-over into Detailed Design. Planning Application for 'Building Only' has been lodged by Studio 9 to allow for resolution of interface issues with the nearby park Swale. Detailed Design commenced late March with the aim to present 70% Design to Stakeholders in May/June. The Administration are currently tracking the budget allocation, noting initial contract costs are higher than first estimated requiring a review of the current elements and value management of the funding allocation.

8.2. As one of six Aboriginal leaders to be honoured with statues at Elder Park, a life-size statue commemorating South Australian Aboriginal Leader Lowitja O'Donoghue is being erected at the Elder Park / Tarntanya Wama (Park 26) walkway, on the southern side of the River Torrens / Karrawirra Parri. Work to install the statue designed by acclaimed sculptor Robert Hannaford AM commenced on site 21 April 2026 and is on track for unveiling on the 2 June 2026 during Reconciliation Week.

Renewal Projects

9. Renewal Projects as of 30 April 2026 reflects \$43.772m in spend and a further \$17.686m in contracted works.



10. Renewal Project Summary:

10.1. The Renewals portfolio includes 296 projects and has achieved 81% Spent and Contracted in April, with 99% of budget forecast for 2025/26.

10.2. Over April a significant pavement rehabilitation renewal commenced on Jeffcott Street South, which will connect Wellington Square to Montefiore Hill, representing our second largest renewals project budget in 2025/26.

10.3. Our renewals spend at \$43.7m compares to \$34.6m at the same time April 2025.

10.4. Practical Completion has been achieved on eight Renewals projects over April 2026:

- 10.4.1. Footpath Renewals - Grenfell Street (Southern side).
- 10.4.2. Access Ramp renewal program.
- 10.4.3. Heavy Patching - Flinders Street to Hutt Street.
- 10.4.4. Heavy Patching - Franklin Street – West Terrace to Morphett Street.
- 10.4.5. London Road Depot – Window Renewals.
- 10.4.6. Public Art, Veale Park / Walyu Yarta (Park 21) – Pan Fountain.
- 10.4.7. Traffic Signal Cables and Conduits Renewal – Currie Street / Gray Street.
- 10.4.8. Urban Structure: Veale Park / Walyu Yarta (Park 21) Pergola.

11. Examples of Renewal Projects within this category:

11.1. Public toilet renewals / upgrades across three sites are in progressing.

11.1.1. Public Toilet Renewal, Carriageway Park / Tuthangga, (Park 17) Greenhill Road. Design and Construction Project, Financial Year 2025/26. The existing public toilet building is aged and no longer meets community expectations for hygiene, safety, and amenity. This project will replace the existing structure with a new, fully automated, 3-cubicle Exeloo Unit designed to improve functionality, accessibility and user experience. Construction has commenced with the Exeloo installation scheduled beginning of June 2026. Practical Completion is expected at the end of June 2026 weather permitting.

11.1.2. Playground toilet internal fit outs and fittings, Lefevre Park / Nantu Wama, (Park 6) the existing public toilet building is deteriorating internally and facing frequent vandalism, which continues to affect the usability and upkeep of the facility.

The project team are undertaking design of the internal fit-out over 2025/26 to address the above concerns, with an undertaking to renewals over Financial Year 2026/27 The project is on track with 70% detailed design complete.

11.1.3. Public Toilet Renewal, Hindmarsh Square, is completing design with construction scheduled for the 2026/27 financial year. The existing public toilet Exeloo Unit is aged and is deteriorating due to tree root damage by the adjacent fig tree.

This project proposes to replace the existing structure with a new, fully automated, 3-cubicle Exeloo Unit. Concept design has commenced and arborists have been engaged to determine best placement for the Exeloo noting impacts from tree roots. Construction completion is anticipated in the 2026/27 financial year.

11.2. Additional renewal project progressed over April 2026 include:

11.2.1. Flagstone footpath along Archer Street (North & South) between Jeffcott Street and O'Connell Street.

11.2.2. Paved footpath O'Connell Street along Archer Street to Wellington Square. Works to be completed mid-April.

11.2.3. Section of the River Torrens Linear Trail and associated Public Lighting, located within Helen Mayo Park / Tulya Wardli (Park 27), on the southern side of the River Torrens - West of Victoria Bridge.

11.2.4. Footpath and lighting renewal under the Montefiore Road bridge are 90% completed with only minor works required for completion over April, providing cyclists and pedestrians' safer passage.

Greening Adelaide Streets

12. Activity that occurred during the month of April 2026.

12.1. One Street was completed for a total of three Trees – Churchill Street.

12.2. Four Streets started works for a total of 42 Trees – Carrington, Mansfield, Rose and Ifould Streets.

12.3. Pricing received for Palmer Street for a total of 18 Trees.

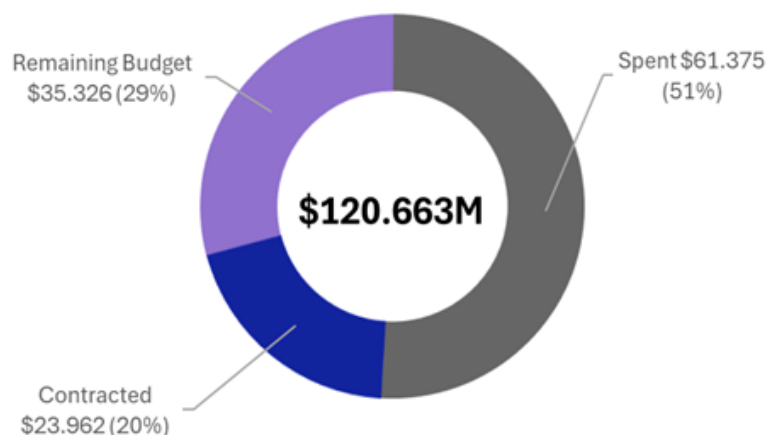
12.4. Design is being finalised for additional locations to ensure a target of 200 trees is delivered in the 2025/26 financial year.

13. The following table shows the 107 trees that have planted as part of the 2025/26 tree planting program ending in April 2026.

| Street | Common Tree Name | No. |
|-----------------------------|-------------------------|------------|
| Cardwell Street North/South | Callery Pear | 6 |
| Nelson Street | Box Elder Maple | 3 |
| South Terrace | Japanese Elm | 15 |
| Barton Terrace East | Japanese Elm | 9 |
| | Mediterranean Hackberry | |
| | Chinese Flame Tree | |
| | Chinese Pistachio | |
| Market Street | Chinese Pistachio | 10 |
| Marion Street | Birch leaf Pear | 4 |
| Logan Street | Dwarf Lemon Scented Gum | 6 |
| 116 North Terrace | London Plane tree | 2 |
| O'Connell Street | London Plane tree | 2 |
| Tynte Street | European Ash | 1 |
| Archer Street | Shademaster | 1 |
| Ifould Street | Australian Blackwood | 4 |
| Bewes Street | Cape Chestnut | 8 |
| Churchill Street | Dwarf Lemon Scented Gum | 1 |
| | Bull Bay Magnolia | 2 |
| Running total | | 107 |

Capital Works Program

14. There are 416 projects within the approved program in the 2025/26 financial year.
15. Within the 2025/26 Capital Works Program there are currently 117 projects within the Initiate, Concept and Design phase.
16. The total value of projects within the Initiate, Concept and Design Phase is \$6.918m.
17. There are 299 projects in the Delivery Phase with a total value of \$113.744m. Of these projects, Practical Completion has been achieved on 38 New and Upgrade, 65 Renewals and six combined New and Upgrade and Renewals projects – 109 projects in total.
18. The total expenditure against the Capital Works Program to the end of April 2026 is \$61.375m spent with a further \$23.692m contracted, totalling \$85.067m in the first ten months.



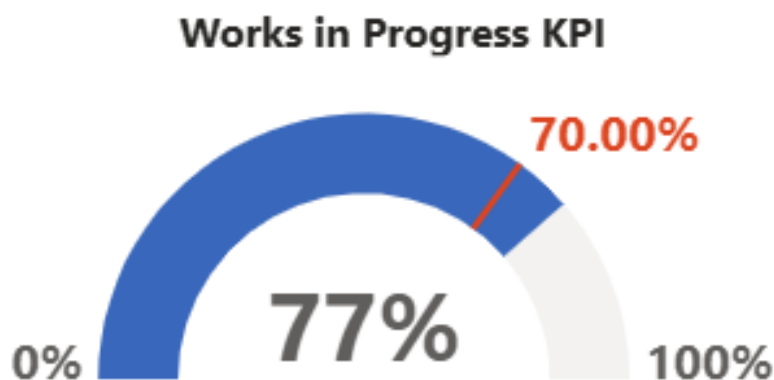
19. Summary of commitments and expenditure by asset class for April 2026.

| Capital Works | FinanceClassCategory | No. of Projects* | Approved Budget | Commitments | Expenditure | Remaining Budget |
|-----------------------------|----------------------|------------------|-------------------|------------------|------------------|------------------|
| Asset Renewals | Total | 296 | \$68.780M | \$17.686M | \$43.772M | \$7.322M |
| | Corporate Overhead | | \$6.464M | \$0.000M | \$5.769M | \$0.695M |
| | Bridges | 3 | \$0.190M | \$0.143M | \$0.036M | \$0.011M |
| | Buildings | 56 | \$14.138M | \$2.822M | \$7.431M | \$3.884M |
| | ICT Renewals | 14 | \$1.693M | \$0.126M | \$1.625M | -\$0.059M |
| | Light'g & Electrical | 40 | \$4.106M | \$1.640M | \$2.017M | \$0.449M |
| | Park Lands Assets | 14 | \$1.561M | \$0.439M | \$1.083M | \$0.039M |
| | Plant and Fleet | 4 | \$2.427M | \$0.704M | \$1.319M | \$0.404M |
| | Traffic Signal | 16 | \$2.838M | \$0.035M | \$2.451M | \$0.351M |
| | Transport | 91 | \$25.646M | \$8.449M | \$17.604M | -\$0.407M |
| | Urban Elements | 48 | \$4.558M | \$2.205M | \$1.336M | \$1.016M |
| | Water Infrastructure | 10 | \$5.159M | \$1.122M | \$3.098M | \$0.939M |
| New/Upgrade Projects | Total | 145 | \$51.883M | \$6.276M | \$17.603M | \$28.004M |
| | Corporate Overhead | | \$7.736M | \$0.000M | \$3.593M | \$4.143M |
| | New/Upgrade Projects | 81 | \$16.614M | \$3.631M | \$4.992M | \$7.991M |
| | Buildings | 19 | \$9.384M | \$0.646M | \$1.550M | \$7.189M |
| | ICT Renewals | 4 | \$0.130M | \$0.010M | \$0.069M | \$0.051M |
| | Light'g & Electrical | 2 | \$0.233M | \$0.183M | \$0.000M | \$0.050M |
| | Park Lands Assets | 4 | \$5.804M | \$0.000M | \$4.586M | \$1.217M |
| | Plant and Fleet | 6 | \$0.684M | \$0.069M | \$0.087M | \$0.529M |
| | Streets | 5 | \$0.667M | \$0.018M | \$0.006M | \$0.642M |
| | Traffic Signal | 4 | \$3.125M | \$0.235M | \$0.236M | \$2.655M |
| | Transport | 14 | \$6.018M | \$1.420M | \$2.210M | \$2.388M |
| | Urban Elements | 3 | \$0.821M | \$0.000M | \$0.001M | \$0.820M |
| | Water Infrastructure | 3 | \$0.667M | \$0.064M | \$0.274M | \$0.330M |
| Total | | 416 | \$120.663M | \$23.962M | \$61.375M | \$35.326M |

1. Transport is made up of Roads, Pathways and Kerb and Water Table
2. Plant and Fleet includes Commercial Plant and Fleet
3. Total Project Count: Mixed-Funded projects are only counted once in the total Project Count i.e. they are counted in the sub-totals but not in the Grand Total.

20. Examples of those works completed or in progress are reflected in **Attachment A - Capital Works**

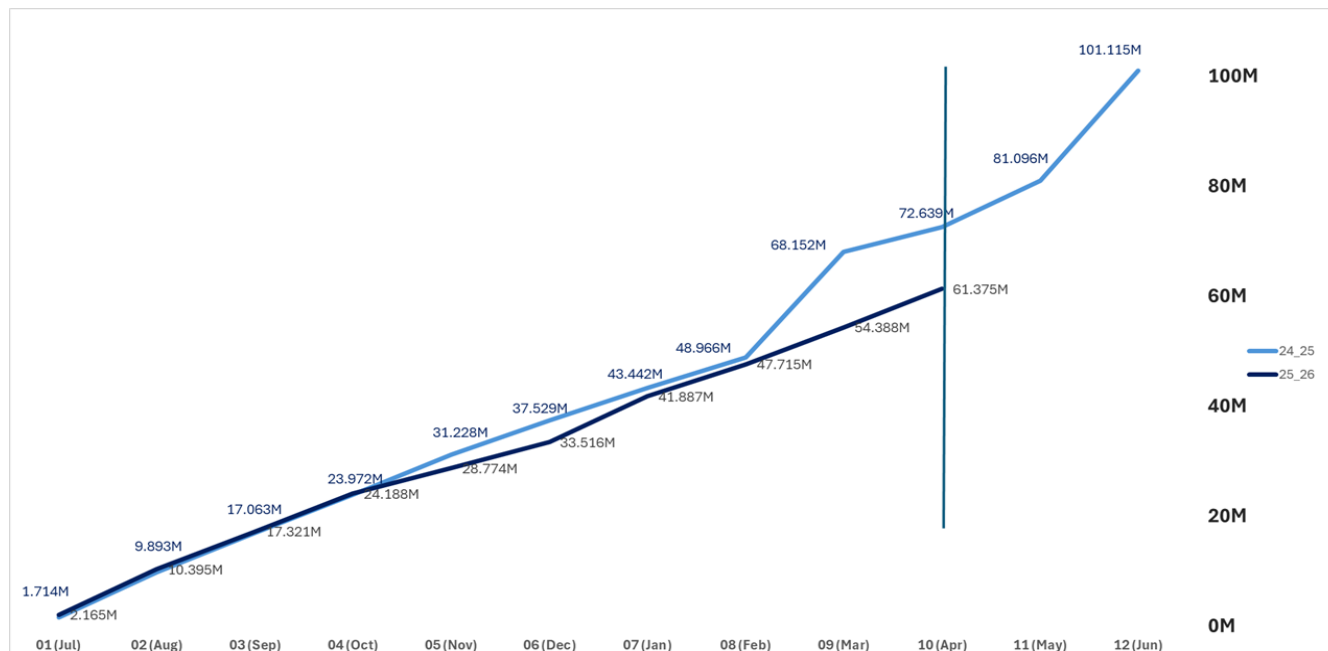
21. Works in Progress (WIP) is the capitalisation of projects within ten weeks following Practical Completion. WIP currently sits at 77%. WIP KPI - 70%.



Capital Works Year on Year Spend Profile

22. The spend profile for April 2026 reflects a capital spend of \$61.375m year to date, compared to \$72.639m in April 2025. This represents a 16% decrease on the same period last year. The previous years spend was due to a significant payment associated with the Central Market Arcade Redevelopment (CMAR) project in the order of \$21m.

We anticipate a significant rise in expenditure over the final quarter as our larger projects move into full construction.



Future Procurement Activities

23. The following procurement activities are currently being undertaken or will commence shortly:

- 23.1. Melbourne Street, Wombat Crossings – Award of Contract.
- 23.2. Peacock Road bikeway – Award of Contract.
- 23.3. Torrens Weir Gate refurbishment – Award of Contract.

Future Community Consultation and Engagement Activities

24. The following are some of the community consultation activities and engagements that are ongoing or planned:

- 24.1. Mann Terrace consultation.
- 24.2. Peacock Road Cycling route – inform only.
- 24.3. Barton Terrace East – consult.

Grant Funding Confirmed

25. The table below reflects the year-to-date position relating to achieved funding.

| Grants awarded in 25/26 | | |
|--|---|---------------------|
| Grant Scheme | Project | Grant Amount |
| Roads to Recovery * | King William Road | \$ 449,564 |
| Financial Assistance Grant | Currie / Grenfell Street | \$ 191,960 |
| State Government | Statues Commemorating South Australian Aboriginal Leaders | \$ 291,260 |
| Charter Hall | James Place | \$ 500,000 |
| State Bike Fund | Franklin Street-Elizabeth Street-Byron Place Cycling and Walking/Wheeling Priority Intersection - Detailed Design | \$ 20,000 |
| State Bike Fund | Barton Terrace East Roundabout with Safer Shared Cycling and Park Lands Trails Crossings - Construction | \$ 58,171 |
| State Bike Fund | River Torrens Linear Park - Shared Use Path Improvements (West of Victoria Bridge) | \$ 200,000 |
| State Bike Fund | Pulteney St, South Tce, Unley Rd Intersection Improvements | \$ 20,000 |
| Blackspot | Morphett and Grote Street | \$ 245,000 |
| Blackspot | Morphett and Franklin Street | \$ 260,000 |
| Special Local Roads | Jeffcott street | \$ 1,000,000 |
| Department of Infrastructure & Transport | 25km School Zones / Sturt Street Primary School | \$ 30,000 |
| Department of the Premier and Cabinet | Barry Humphries Statue | \$ 100,000 |
| Safer Local Roads -Tranche 4 | School Safety Program | \$ 435,000 |
| Total | | \$ 3,800,955 |

26. The information provided reflects the first ten months of the 2025/26 financial year. For further details on the 2025/26 Capital Program, the Council Member Corporate Dashboard has a dedicated Capital Works section, that also reflects the geographical locations of projects within the CBD and North Adelaide.

ATTACHMENTS

Attachment A – Capital Works Projects in Focus – April 2026

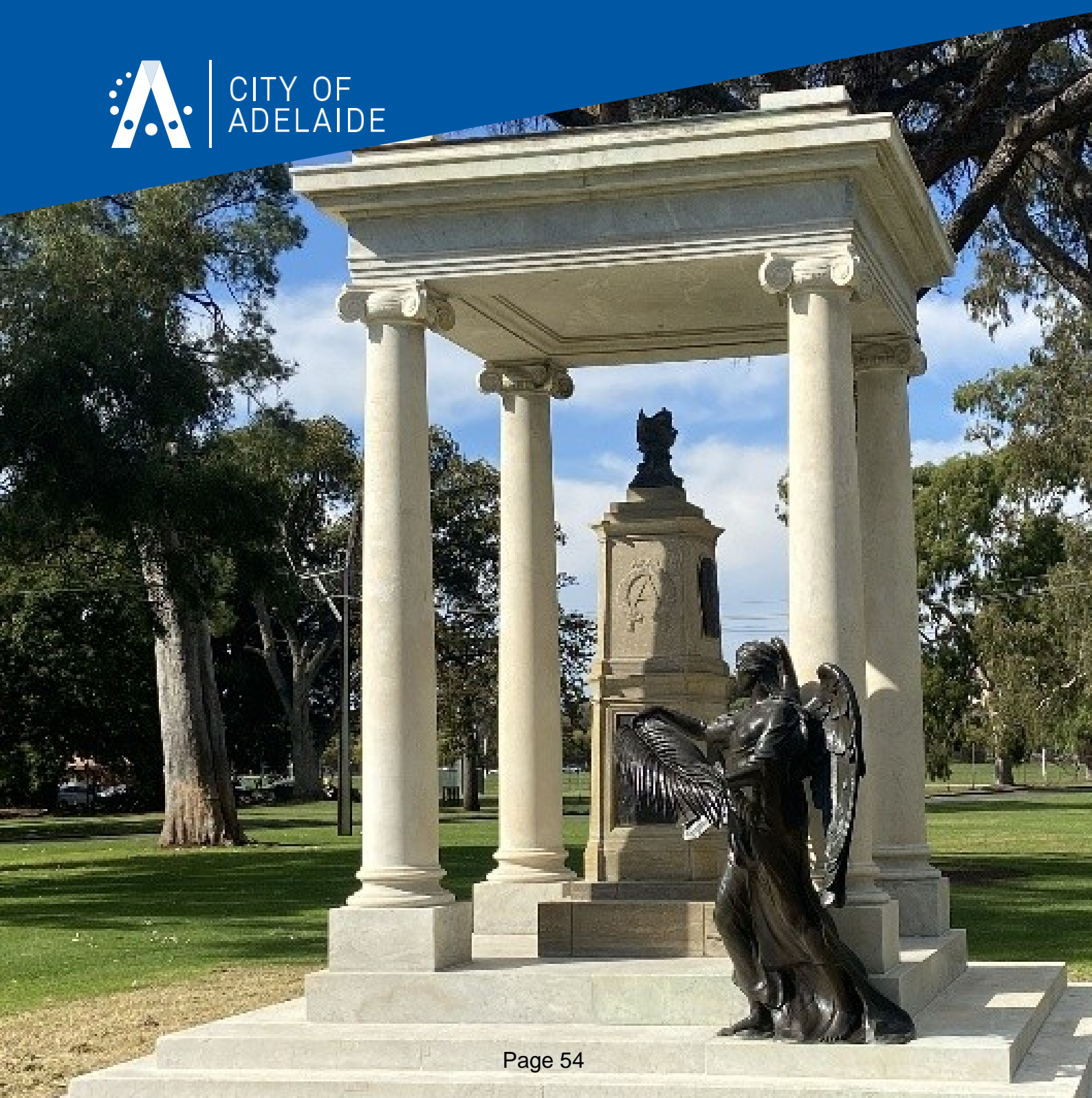
- END OF REPORT -

Capital Works

April Update

Infrastructure & Public Works Committee

This report provides an overview of Capital Projects either complete or progressing for the month of April 2026.



Central Market Arcade Redevelopment

New/Upgrade



Construction activity on site involves approximately 550 personnel. Both the north and south towers are now structurally complete, and the final tower crane has been removed from Grote Street.

Façade works on both towers are finished, with all screens removed. Fit-out works continue across all levels of the south tower and podium, and up to level 35 in the north tower.

The area remains under contractors' control for loading. The contractor is progressing boundary works on levels 1 and 2 of the existing Market UPark carpark in coordination with CoA, ACMA, and UPark.

Stage 1 podium completion—scheduled for late April 2026—is now in the contractual handover phase.

Overall completion of Market Square remains targeted for late 2026.



Traffic Signal Cables and Conduits Renewal - Pulteney/Flinders Street

Renewal



The renewal of traffic signal infrastructure at the Pulteney Street and Flinders Street intersection has improved the safety and reliability of this key city crossing.

Works included replacing ageing cables and conduits, renewing underground pits, rewiring the intersection, and installing new controller footings. These upgrades bring the

infrastructure up to current standards and reduce the risk of signal faults.

Although much of the work is underground, it plays an important role in the safe movement of pedestrians.

The upgrades support better coordination across the intersection for pedestrians, cyclists and drivers, and help minimise future disruptions.

This renewal forms part of Council's broader traffic program, supporting a safer and more dependable road network for the community.



Renewal GF and JH Angus Memorial

Renewal



This project delivered a high-quality conservation and refurbishment of the G.F. and J.H. Angus Memorial in Red Gum Park / Karrawirra (Park 12) to safeguard one of the city's important heritage assets.

The work included specialist cleaning and graffiti reduction, removal of visually inconsistent past repairs, targeted stone and mortar restoration, realignment of the western step, repointing using appropriate lime mortar, and sealing of the copper roof. All works were undertaken by qualified conservation specialists using materials and techniques consistent with the original construction and design intent.

The renewal has strengthened the structural integrity of the memorial, improved safety, and significantly enhanced its visual presentation within the park setting. It has preserved the memorial's cultural and historical significance while ensuring it continues to contribute positively to the city's public realm.

This project demonstrates Council's commitment to protecting heritage assets, maintaining high-quality public spaces, and investing in infrastructure that supports community pride and long-term sustainability.



Pavement Rehabilitation (Road) - Jeffcott Street South - Wellington Square to Montefiore Hill

Renewal



The road renewal of Jeffcott Street, between Wellington Square and Montefiore Hill, has delivered a smoother, safer and more reliable surface for everyone who uses this important city connection.

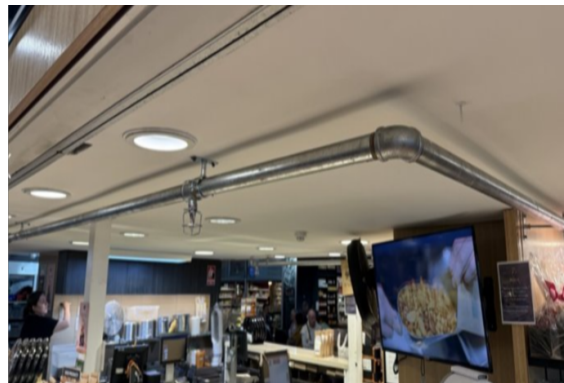
The work focused on strengthening the road surface and improving overall condition, helping to reduce wear and tear, potholes and ongoing maintenance needs. Careful planning and investigation ensured the right treatment was applied, with construction delivered in a way that also managed environmental considerations responsibly.

For the community, this means better driving experience, improved safety for all road users, and fewer disruptions into the future.

This project supports Council's ongoing commitment to maintaining well-functioning streets and investing in infrastructure that keeps the city moving.

Adelaide Central Market - Market Floor Fire Compliance

Renewal



Upgrades to fire safety systems at the Adelaide Central Market are nearing completion, strengthening safety for traders, visitors and staff within one of the city's most well-loved destinations.

The project has focused on installing and upgrading sprinkler systems across existing market stalls, helping ensure the market meets current fire compliance standards while continuing to operate as a vibrant and busy space.

These improvements provide greater protection for people and property, support business continuity for stallholders, and give the community confidence that the market remains a safe place to visit.

With only one remaining stall to be completed, the project is in its final stages and on track for full completion shortly. This work reflects Council's ongoing investment in maintaining safe, high-quality public buildings that support Adelaide's unique places and experiences.

Public Realm Greening Program – Revised Tree Planting Overview

Strategic Alignment - Our Environment

Public

Tuesday, 19 May 2026

Infrastructure and Public
Works Committee

Program Contact:

Mark Goudge, Associate Director,
Infrastructure

Approving Officer:

Tom McCready, Director City
Infrastructure

EXECUTIVE SUMMARY

The purpose of the report is to inform Council on the Public Realm Greening Program - Revised Planting Overview. **(Attachment A)**

City streets are getting hotter, the Public Realm Greening Program seeks to tackle the Urban Heat Island effect and the impact to people choosing to live in the City, to support economic uplift of property and overall amenity and making it cooler for people to move through the City.

At its meeting held on 24 February 2026, Council considered a Draft Public Realm Greening Program - 5 Year Tree Planting Overview and resolved:

'That Council:

1. *Requests the following issues be addressed in a revised 5-Year Green Infrastructure Plan, to be considered at the May 2026 meeting of the Infrastructure and Public Works Committee:*
 - *Inclusion of a diversity measure aligned to the Santamour diversity index to guide tree selection*
 - *Provision of a map identifying 5-year indicative planting priorities and identifying the location of existing WSUD supported tree locations*
 - *Identification of how species are selected for planting to maximise potential canopy spread at planting locations*
 - *Proposed street level canopy targets in addition to Council wide and Park Lands targets*
 - *Prioritisation methodology used to determine the proposed planting locations and approach*
 - *Full cost estimate to 2035 including WSUD interventions and operational costs/savings associated with ongoing maintenance.'*

RECOMMENDATION

The following recommendation will be presented to Council on 26 May 2026 for consideration

THAT THE INFRASTRUCTURE AND PUBLIC WORKS COMMITTEE RECOMMENDS TO COUNCIL

THAT COUNCIL

1. Notes the Public Realm Greening Program – Revised Tree Planting Overview as contained in Attachment A to Item 7.3 on the Agenda for the meeting of the Infrastructure and Public Works Committee held on 19 May 2026.
-

IMPLICATIONS AND FINANCIALS

| | |
|--|---|
| City of Adelaide 2024-2028 Strategic Plan | <p>Strategic Alignment – Our Environment</p> <p>Lead and advocate for the environment value, productivity, quality and biodiversity of the Park Lands, squares, open space and streetscapes.</p> |
| Policy | <p>City Plan – Adelaide 2036: Strategy 1 – A Green City Grid driving the need for greener, cooler streets.</p> <p>The Integrated Climate Strategy 2030: Goal 1 – A Climate Resilient City, and Goal 3 – A City Where Nature Thrives, driving the need to increase urban greening for cooler, more comfortable and resilient city.</p> <p>The Integrated Transport Strategy 2025: Goal 3.1 under Health & Sustainability - driving the need for streets to be cool, calm and connected to support cycling and walking</p> |
| Consultation | Residents, external stakeholders and property owners are consulted in all street designs. |
| Resource | Resources are currently allocated to this program for 2025/26. Further capital funding is required to continue this initiative into future years. |
| Risk / Legal / Legislative | <p>Targets defined within the Integrated Climate Strategy 2030 (ICS) - Greening supported by sustainable water resources, state:</p> <ul style="list-style-type: none"> • 40% canopy cover by 2035. • Net increase of 485 street trees every year until 2035. • 40% of street trees (5,143) have WSUD passive watering by 2030 and 60% by 2035. <p>The targets within the ICS are increasingly challenging and need to be considered in relation to Council’s aspirations based on cost estimates, available funding allocations, underground infrastructure impacts and complexities around street scapes (parking bays and available space).</p> <p>Distance offsets from other assets (utilities and telecommunications) in all streets will need to be adhered to.</p> |
| Opportunities | The Program, delivers a greener city that can mitigate the impacts of future climate shocks and support the health and wellbeing of residents and visitors to Adelaide. |
| 25/26 Budget Allocation | \$4,787,000 Capital Budget |
| Proposed 26/27 Budget Allocation | \$2,000,000 is proposed as an allocation within Council’s Draft 2026/27 Business Plan and Budget currently out for public consultation prior to further Council consideration and adoption. |
| Life of Project, Service, Initiative or (Expectancy of) Asset | The Greening Program is subject to on-going funding. |

| | |
|--|--|
| 25/26 Budget Reconsideration (if applicable) | Not as a result of this report |
| Ongoing Costs (eg maintenance cost) | With an increase in tree numbers, future operational costs will need to be increased to enable appropriate level of service to maintain these trees. |
| Other Funding Sources | Opportunities for extra funding will be sought from State and Federal Governments if made available, such as Green Adelaide. |

DISCUSSION

Background

1. The Public Realm Greening Program Plan is seeking to increase tree canopy cover in streets across the City and North Adelaide. Trees planted in streets will assist in making the City of Adelaide cooler while contributing to Council's objective of increasing tree canopy cover from 33% currently to 40% by 2035. This target includes trees in streets, squares and Park Lands.
2. City streets are getting hotter, the Public Realm Greening Program seeks to tackle the Urban Heat Island effect and the impact to people choosing to live in the City, to support economic uplift of property and overall amenity and making it cooler for people to move through the City.
3. Key drivers for the Public Realm Greening Program Plan include:
 - 3.1. Strategic Plan 2024-2028 – Our Environment – Lead and advocate for the environmental value, productivity, quality and biodiversity of Park Lands, squares, open spaces and streetscapes.
 - 3.2. The City Plan – Adelaide 2036 in relation to Strategy 1 – A Green City Grid driving the need for greener, cooler streets.
 - 3.3. The Integrated Climate Strategy 2030 (ICS) in relation to Goal 1 – A Climate Resilient City, and Goal 3 – A City Where Nature Thrives, driving the need to increase urban greening for a cooler, more comfortable and resilient city.
 - 3.4. The Integrated Transport Strategy 2025 (ITS) in relation to Goal 3 – Health & Sustainability driving the need for streets to be cool, calm and connected to support cycling and walking.
4. In line with the above, the City of Adelaide (CoA) has set the following targets:
 - 3.1. 40% tree canopy cover in streets and parks by 2035.
 - 3.2. Net increase of 485 trees every year until 2035.
 - 3.3. 40% of street trees (5,143) have water sensitive urban design (WSUD) providing passive watering by 2030 and 60% by 2035.

Overview of Recommendations included in the Public Realm Greening Program Plan

5. A Revised Planting Program has been prepared and includes details that respond to the following Council Recommendations:
 - 5.1. Inclusion of a diversity measure aligned to the Santamour diversity index to guide tree selection insert text.
 - 5.2. Provision of a map identifying indicative planting priorities and identifying the location of existing WSUD supported tree locations.
 - 5.3. Identification of how species are selected for planting to maximise potential canopy spread at planting locations.
 - 5.4. Proposed street level canopy targets in addition to Council wide and Park Lands targets.
 - 5.5. Prioritisation methodology used to determine the proposed planting locations and approach.
 - 5.6. Full cost estimate to 2035 including WSUD interventions and operational costs/savings associated with ongoing maintenance.

6. The following is a brief overview of the details in the Public Realm Greening Program Plan.

Santamour Diversity Index

7. The Santamour Diversity Index was developed in 1990 as a guide to ensure diversity of species for an urban forest. This index suggests the following breakdown for tree percentages as part of an urban forest:
 - 7.1. No more than 30% of any single family
 - 7.2. No more than 20% of any single genus
 - 7.3. No more than 10% of any single species.
8. This framework seeks to avoid the same tree being planted in urban areas which has been a common practice and creates a monoculture and a less resilient urban forest. With a diverse urban forest, impacts can be reduced from global diseases or pest, such as Polyphagous Shot-Hole Borer, and from heatwaves associated with climate change.
9. Three street tree species fail to comply at the species level as follows:
 - 9.1. London Plane Tree with a score of 13.54%
 - 9.2. Hackberry with a score of 12.40%
 - 9.3. Desert Ash scored 14.95%.
10. The first two species will only be planted in streets where those trees are currently located, to maintain consistency in tree species. The third species is not proposed to be planted anymore, as it is considered unsuitable and is being replaced with other suitable Ash species.
11. Within the Park Lands, two Gum tree species do not comply with the genus and family percentages. Given the role and extent of Gum Trees in the Australian landscape and ecosystem this is to be expected. Whilst this means there is a future risk to environmental attacks, they are fundamental to birds, mammals and insects for habitat and food and will continue to be maintained in the Park Lands with new species being added, such as the Native Pine (*Calitris gracilis*) to increase diversity.

Tree Planting Dashboard

12. A Tree Planting Dashboard is currently in development and once complete will be available on Council's website. This dashboard will reflect:
 - 12.1. Trees planted to date in streets showing botanic and common names and year of planting.
 - 12.2. Street locations that are scheduled for planting in future years. Each year will have a distinct colour.
 - 12.3. Location of all existing WSUD installations and planned future installations.
13. It is anticipated that the Dashboard will go live for the 2026/27 financial year. This Dashboard will evolve over time to potentially show tree species totals, maintenance works conducted and trees of interest or significance.

Species selection to maximise tree canopy cover

14. The Preferred Tree Planting List has a range of trees that are suitable in a variety of urban situations and are chosen based on the site conditions that dictate what tree form and habit are suitable.
15. There are several factors that are considered when choosing a tree and these are discussed in the Revised Public Realm Greening Program Plan.
16. All trees on the Preferred Tree Planting List are recognised for the ability to flourish in urban situations and provide canopy cover.

Tree canopy targets in streets and parks and associated challenges

17. Council has a bold target of 40% tree canopy cover across streets and parks. The trees planted in the 2024/25 financial year are estimated to provide around 0.6% canopy cover when mature. It is vital that more trees are planted in parks to assist in reaching a 40% canopy target in the future.
18. The targets within the ICS are increasingly challenging and need to be considered in relation to Council's aspirations based on costs estimates, available funding allocations, underground infrastructure impacts and complexities around street scapes (parking bays and available space).
19. In addition, it is important to note the removal of trees for important State led projects such as North Adelaide Public Golf Course development, MotorGP, Adelaide Aquatic Centre and the Women's & Children's Hospital. Collectively these projects will see the removal of approximately 1,500 mature trees and have a significant

impact on the existing canopy cover and the ability for Council to reach its 40% target. Whilst it is noted that these trees will be replaced it will take some time for canopy cover to achieve desired outcomes.

20. Whilst the target of 40% may be challenging to reach, Council should continue to increase tree numbers in streets and parks to ensure liveability, to support economic activity and the visitor economy while ensuring Adelaide continues to evolve as a National Park City.

Methodology used to determine tree planting locations

21. The City Plan 2036, ICS and the ITS provide the directions and targets that dictate the selection of streets for tree planting.
22. The City Plan sets a clear direction and states:
 - 22.1. Strategy 1 – A Green City Grid – Under this direction the initial focus was on the easy wins and less congested streets. Diagram 4.3 within the City Plan on page 64 highlights street priorities.
23. The ICS has set the tree canopy target of 40% and the inclusion of Water Sensitive Urban Design to support trees flourishing into the future.
24. The ITS, is aligned with the City Plan with the following goal:
 - 24.1. Goal 3.1 under Health & Sustainability - driving the need for streets to be cool, calm and connected to support cycling and walking.
25. All streets have been assessed based on the Urban Heat Map and tree canopy data supplied by Green Adelaide in 2022. All the wide boulevard streets are the hottest streets and in particular, the east/west streets where road pavements are subject to direct sunlight all day. These are prioritised for tree planting in addition to streets with less than 5% canopy cover.
26. These two data sets are currently being reviewed and will be updated in 2026/27 financial year by Green Adelaide. Once this data is available the information will be integrated into future street assessments.

Full cost estimate to 2035

27. Between now and 2030 the approach will be to deliver greening in boulevards and streets where substantial change is not required.
28. The approach beyond 2030 is likely to focus on the delivery of both boulevards and small-scale streets in the CBD that were initially deferred due to their level of complexity.
29. Significant changes to street functionality to support greening will need to align with the ITS and if there are numerous boulevards and streets where this is required, Council may need to approve a refreshed program. This approach may also need a communication plan to engage with the community.
30. Cost estimates have been prepared for Years 2, 3, 4 and 5 based on costs to date in Year 1 - 2025/26 for years 3,4 and 5. Year 2 is based on the approved budget of \$2,000,000.
31. For the years between 2031 to 2035, a flat rate of \$25,000 per tree has been adopted for the delivery of 200 trees per year. This acknowledges the likely increase in costs and complexity over time.
32. To provide the best growing conditions for trees in CBD streets, underground cells and WSUD will support tree resilience and maximise their lifecycle and thus be more cost effective in the long term. This is more costly now, but it is envisaged that trees will live longer providing more environmental and economic benefits for the City of Adelaide.
33. With a focus on increasing tree canopy cover, future maintenance costs will increase given there are more trees to manage. This could be offset slightly with tree removals. In general, by planting the right tree in the right place, future maintenance costs will be minimised when trees reach maturity.
34. In addition, Council on the 28 April 2026 resolved.

‘That Council agrees to establish a design award to encourage innovation and cost efficiencies in the implementation of sustainability measures, such as tree planting and residential EV charging, starting with a \$15,000 prize from the FY26 budget.’
35. The intent of the resolution being to develop an appropriate framework for a design award focused specifically on infrastructure solutions that enable and enhance street tree greening opportunities, this will include.
 - 35.1. The development of eligibility and assessment criteria that prioritise innovation in design, improved tree health and longevity, efficient use of public space in terms of tree planting, resources, constructability, and cost effectiveness.

36. The framework will also consider how proposed solutions respond to common constraints within the public realm, including underground services, competing street uses, and long-term maintenance requirements.
-

ATTACHMENTS

Attachment A – Greening Streets – Green Infrastructure Plan (Revised May 2026)

- END OF REPORT -



Greening Streets

Green Infrastructure Plan

May 2026

Kurna Acknowledgement

The City of Adelaide acknowledges the Kurna People of the Adelaide Plains as the Traditional Custodians of the land on which we live, work and gather.

We acknowledge and honour their spiritual and cultural stewardship of this country and recognise their deep and enduring relationship with its lands, waters, the sky, and all living things.

We pay our respects to Kurna Elders past and present and recognise the important role of emerging leaders in sustaining and strengthening culture.

City of Adelaide tampinhi, ngadlu Kurna yartangka panpapanpalyarrinhi (inparrinhi). Kurna Miyurna yaitya mathanya Wama Tarntanyaku. Parnaku yailtya, parnaku tapa purruna, parnaku yarta, ngadlu tampinhi.

Yalaka Kurna miyurna ithu yailtya, tapa purruna, yarta, kawi, ngayirda kuma puru martinhi, puru warri-apinhi, puru tangka martulayinhi. Kumartarna yaitya miyurna iyangka yalaka ngadlu tampinhi.

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Executive Summary

In 2024, the City of Adelaide endorsed the Integrated Climate Strategy (ICS) that set a vision for a greener, more resilient city where people can live, work, study and play and adapt to changes in the climate that bring social and economic opportunity and disruption.

The Strategy presents a bold vision in which “our city will be one where our communities are interconnected, prepared and resilient in the face of changing conditions and extreme weather. People will be able to move to, from, and around the city safely, comfortably, and sustainably as the city streets are kept cool with trees and plants and shaded against the summer sun”.

The Strategy focuses Council’s effort on the priorities and scale of action required by the community and through the City of Adelaide’s own operations across five goals. Central to the implementation of the ICS, is greening our city’s streets.

The targets for Greening Streets are underpinned by key goals from the ICS. It seeks to create a climate resilient city, by understanding risks and preparing to withstand change and a city where nature thrives, biodiversity is increased and enhanced in a changing climate.

The Green Infrastructure Plan (Plan) outlines how the City of Adelaide will achieve the goals and targets of the Strategy over the next five years and beyond through its implementation. The Green Infrastructure Plan is informed and supported by heat island mapping, detailed street-by-street analysis, the latest scientific research informing species selection and innovative streetscape design to ensure new trees have the best chance of providing meaningful shade to our city and make effective use of stormwater.

As is typical in any city, many of the streets identified for greening in this Plan are constrained

and congested by underground services which presents unique challenges in finding space for trees, which requires innovative solutions to achieve overall ICS objectives.

The Plan also presents other unique solutions to achieve ICS objectives which are not just limited to tree planting. It outlines why greening our streets is so important, how it aligns with greening targets and shows where planting will occur over the next five years. It also provides an informed and feasible estimates of the number of trees which can be planted in those locations.

Why Green Streets Matter?



Climate change adaptation

Greening helps cool cities, making them more walkable and resilient to rising temperatures.



Improved liveability & place making

Greening cleans air, enhances community wellbeing, health, and recreation while creating a sense of place.



Economic benefits

A greener city attracts people and businesses and supports local economies.



Biodiversity support

Greening provides habitat for native animals and birds, increasing urban biodiversity.



Our Greening Drivers

City of Adelaide has four strategic documents that support the following outcomes:

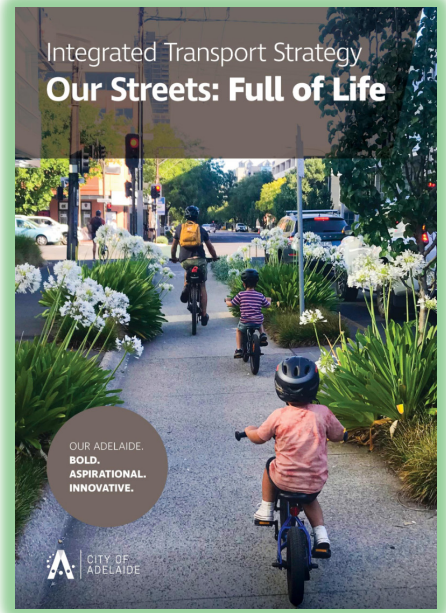
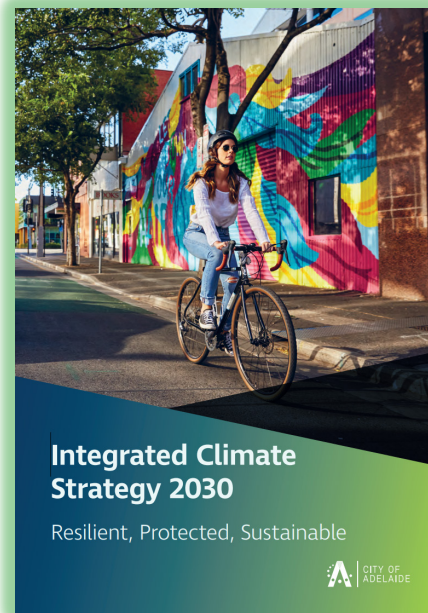
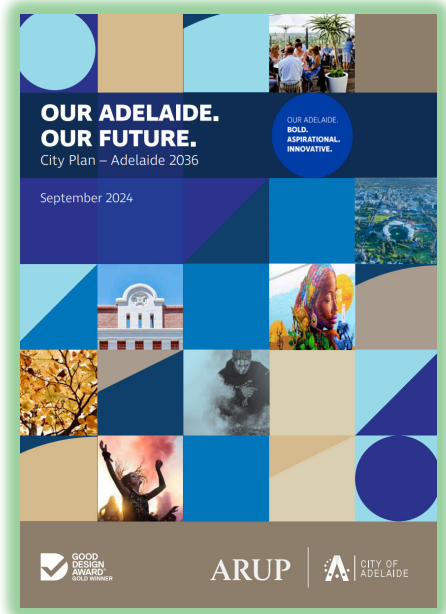
Greener streets

Cooler streets

Resilient streets

Active streets

Increased biodiversity



Strategic Greening - Targets

Strategic Documents:

1. Strategic Plan 2024-2028

Our Environment – Lead and advocate for the environmental value, productivity, quality and biodiversity of the Park Lands, squares, open spaces and streetscapes.

2. The City Plan – Adelaide 2036

Strategy 1 – A Green City Grid driving the need for greener, cooler streets.

3. The Integrated Climate Strategy 2030 (endorsed 2024)

Goal 1 – A Climate Resilient City

Goal 3 – A City Where Nature Thrives, driving the need to increase urban greening for a cooler more comfortable and resilient city. Refer to Urban Heat Map on page 8.

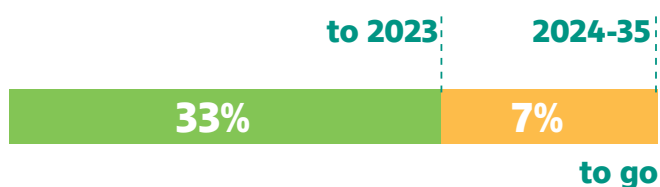
4. The Integrated Transport Strategy (endorsed 2025)

Goal 3 – Health & Sustainability driving the need for streets to be cool, calm and connected to support cycling and walking.

Key Greening targets include:

Increase tree canopy target from **33% to 40%** in streets and parks by 2035.

Target: 40% Tree canopy



Net average increase of **485** trees every year until 2035.

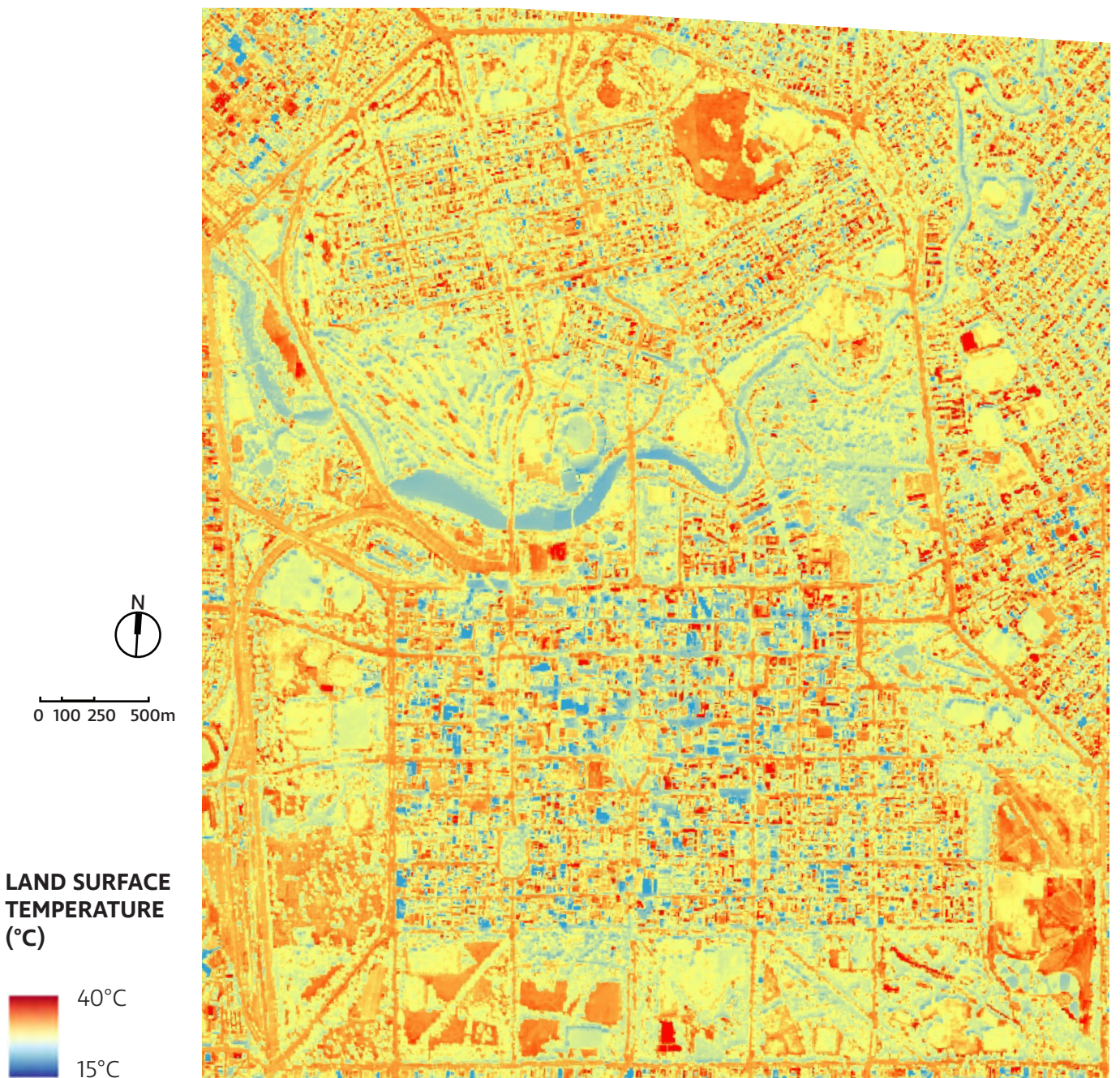
CoA is targeting **200** trees to be planted in city streets each year.

40% of street trees (**5,143**) to have Water Sensitive Urban Design passive irrigation by **2030**, and **60%** by **2035**.

Strategic Greening - Urban Heat Map

Research on the Urban Heat Islands in Adelaide by the Government of South Australia (Department for Environment and Water) produced an urban heat map for the City of Adelaide. By aligning greening targets and prioritising the hottest areas, we can achieve a cooler, more resilient city. All streets have been assessed based on the Urban Heat Map and tree canopy data supplied by Green Adelaide in 2022. All the wide boulevard streets

are the hottest streets and in particular, the east/west streets where road pavements are subject to direct sunlight all day. These are prioritised for tree planting in addition to streets with less than 5% canopy cover. These two data sets are currently being reviewed and will be updated in 2026/27 by Green Adelaide. Once this data is available the information will be integrated into future street assessments.



Urban Heat Map - Day (Mar 2022 to Jan 2023), Government of South Australia
(Source: <<http://spatialwebapps.environment.sa.gov.au/urbanheat/?viewer=urbanheat>>)

Key Greening Infrastructure Outcomes

The integration of greening initiatives is an important aspect for the program, aiming to deliver on the following key greening infrastructure outcomes:

- Streets with more trees and biodiversity.
- Trees with passive irrigation through Water Sensitive Urban Design (WSUD).
- Creating larger root zones under pavements that support long term tree vitality and canopy, subject to costs and available budget.
- Trees integrated with other street functions.
- Integrate green infrastructure with street assets and buildings.



New tree planting along Market Street with WSUD, increased root zone under pavement and integration with street functions.

Methodology

The approach to City of Adelaide's prioritisation methodology to determine proposed planting locations is carefully considered and aligns with multiple guiding principles from many City of Adelaide strategies.

Following the completion of an initial desktop assessment, which sought to highlight the potential for tree planting in street locations, the following considerations have determined the prioritisation of tree planting to date and future planting over the next five years:

1. City Plan directions
2. Integrated Climate Strategy (ICS) targets
3. Existing street characteristics including street typology, traffic layout, heat map data, exiting services and tree canopy cover
4. Alignment with streetscape works such as renewals and upgrades
5. Overview of the hottest streets
6. Integrated Transport Strategy (ITS)

How these considerations influenced the prioritisation of tree planting is detailed in the following pages.

Page 64 in the City Plan outlines a key direction for tree planting under Strategy 1 - A green City Grid:

Strategy 1 – A Green City Grid
Under this direction the initial focus was on the easy wins and less congested streets. The plan below is an excerpt, from page 64 of The City Plan, highlighting street priorities:



Figure 4.3 Diagram of the Green City Grid

- High Priority Greening
- Medium Priority Greening
- Low Priority Greening

Methodology - Continued

Aligning to the City Plan's direction for a Green City Grid, the following table details the programming of tree planting in High and Medium Priority Greening boulevards as part of the Green Infrastructure Plan. The proposed tree numbers below are a desktop assessment with the final numbers subject to detailed site investigation of existing street geometry, above & below ground services, traffic requirements, community consultation and completion of a final design:

| Street | Canopy Cover | Action | Year | Trees Planted To Date | Trees Proposed |
|--|----------------|---|------|-----------------------|----------------|
| Boulevard: West Terrace | 6.4% | Plant in central median and in footpath where possible | 2025 | 81 | - |
| Boulevard: Grote Street and Wakefield Street | 17% 25% | Grote Street footpath and central median planting. Plant in existing central median in Central Market precinct | 2027 | - | 27 |
| | | Existing central median with additional trees possible subject to design (low priority) | 2025 | 47 | TBC |
| Carrington Street | 35.8% | Infill trees planting in footpaths | 2026 | - | 23 |
| Anzac Highway | 10.8% | Plant trees in existing central median | 2026 | | 52 |
| South Terrace | | Infill tree planting in footpaths | 2026 | 16 | - |
| Boulevard: Currie Street and Grenfell Street | 13.1% 10.5% | Review both streets at same time. This is a complex boulevard and transport corridor. Concept and feasibility analysis required | 2029 | 9 | 120 |
| Pulteney Street | 19.9% | Investigate gaps for infill tree planting in footpaths | 2027 | - | 11 |
| Boulevard: Sturt Street and Halifax Street including planting on edges of Whitmore Square and Hindmarsh Square | 27% 28.5% | Create new central median in Sturt Street from King William Street to Whitmore Square | 2027 | - | 55 |
| | | Create new central median in Sturt Street from Whitmore Square to West Terrace | 2028 | - | 33 |
| | | Central median potential extension from Pulteney Street to Hutt Street | 2029 | - | 15 |
| | | Whitmore Square planting along road and path edges | 2025 | 10 | - |
| | | Hurtle Square planting along road and path edges | 2025 | 16 | - |
| Morphett Street | 17.6% | Infill tree planting in footpath | 2025 | 3 | - |
| | | Investigate gaps for infill tree planting in footpath | 2028 | - | 20 |
| King William Street | 23% | Investigate gaps for infill tree planting in footpaths | 2029 | - | TBC |
| TOTALS | | | | 182 | 356 |

Methodology - Continued

Integrated Climate Strategy 2030

While City Plan sets key directions and a framework for greening, the ICS sets key targets for greening. The overarching driver is for the City of Adelaide to increase tree canopy cover in streets and parks from 33% to 40% by 2035. This aspirational target is discussed in more detail under the street canopy targets section.

The ICS also seeks to increase the provision of passive irrigation to street trees through Water Sensitive Urban Design (WSUD). This will be delivered through a combination of WSUD kerbs and the provision of underground cells to store water when it rains. The use of underground cells is also beneficial as it provides adequate soil volume for root systems under hard surfaces which supports tree health whilst minimising damage to adjoining assets.

It should be noted that underground cells is an investment now for the provision of street trees but this cost is offset by the maximising benefits in the future as trees will flourish, live longer and be more effective in cooling the city as their canopy will be maximised.

Integrated Transport Strategy 2025

The Integrated Transport Strategy (ITS) will be considered when implementing greening on the following east/west boulevards:

- Currie/Grenfell Streets
- Grote/Wakefield Streets
- Sturt/Halifax Streets

In addition to the above, City Plan figure 4.3 that prioritises the greening of boulevards, it is well understood that east/west streets are the hottest as these receive uninterrupted hours of sunlight and the most intense heating of hard surfaces. As such, these are important in terms of increasing

tree canopy cover to mitigate the impacts of heatwaves and to support walking, cycling and driving along these boulevards.

The ITS also has goal that seeks to create calm, green streets for active transport and this is discussed further under Canopy Targets where changing street layouts can support an increase in tree canopy targets.

Existing Canopy Cover



Integrated greening: Planting along Frome Bikeway

Methodology - Continued

All streets have been assessed for their existing canopy cover from data in Council’s Geographical Information System. This data was supplied by Green Adelaide who commissioned this data capture in 2022 using LiDAR technology and thermal imagery.

A key focus has been on tree planting in streets with less than 5% canopy cover. Many of the streets that have less than 5% canopy cover are the smaller scale north/south streets. Some of these streets are designated as Medium Priority in Diagram of Green City Grid (figure 4.3) in the City Plan.

To prioritise these streets, the following has been undertaken:

- A focus on streets which are seemingly less complex to plant trees in relation to existing road geometry, as per the City Plan direction (*Page 64 of City Plan*).
- Integration with road and footpath renewals in streets where there are no trees to maximise greening outcomes.

In total there are around 252 streets with less than 5% canopy cover with 43 of these considered ‘easy wins’ for tree planting streets based on the existing road geometry. In the 2024/2025 planting season, of the 29 streets planted, six with less than 5% canopy cover were planted with trees and a further five streets have been planted to date in 2025/2026.

The focus on these streets will be ongoing and it should be noted that some of these streets have been assessed and not progressed due to lack of space, extent of existing services, and existing traffic conditions making tree planting limited or unlikely. To date, around 32 streets have not progressed due to a range of existing characteristics that limited tree planting opportunities.

To summarise, the prioritised methodology used

to determine tree planting locations to date, being 273 in 2024/2025 and the 101 so far for 2025/2026, are strategically aligned to the following strategic criteria:

- City Plan Direction aligned for High & Medium Priority Greening
- Focus on streets with less constraints and less congestion
- Streets with less than 5% canopy cover
- Hottest streets being the east/west
- Alignment with road and footpath renewal works
- Progress north/south calm, green active streets as per the City Plan and ITS.



Existing established trees in Mills Terrace, North Adelaide.

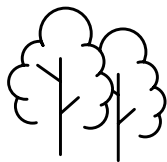
How Tree Species are Selected

Tree species are selected for planting to maximise potential canopy spread in planting locations.

There are several factors that influence how tree species are chosen for planting in streets including:

1. **Species Selection Considerations**
2. **Habitat and Form**
3. **Maintenance Impacts**
4. **Physical Constraints**
5. **Local Growing Conditions**
6. **Diversity Considerations**
7. **Mandatory Third Party Service Requirements**

Many of the trees that are on the City of Adelaide's Preferred Tree Planting list have been chosen as they have attributes that align with the issues relating to the above factors. The thinking behind the above factors are explained below.



1. Species Selection Considerations

Council's Preferred Tree List has a mix of native and exotic species which are known for their ability to grow and flourish in urban environments.

Traditionally, streets have been planted with single species, and this can still be the preference in some situations. However, to ensure a diverse urban forest, the rationale today is to plant multiple species where possible in streets but in a visually consistent manner. This can be achieved by planting species in blocks along streets or having different species in the centre median to the footpath.

When considering what species to select the following is considered:

Selection of deciduous or evergreen based on street character and solar access in winter

Do the species have the potential to provide meaningful canopy to meet our targets effectively?

Are the species hardy, adaptable and drought tolerant?

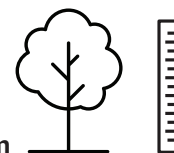
Is the form of the species reliable or highly variable in response to site conditions?

Do the species need a high level of formative pruning when young to ensure an appropriate form in the planting location?

What is the growth rate? Will the trees survive through the maturity if slow growing?

Do the species provide habitat for local fauna?

In general, the diversity of the Preferred Tree Planting List will allow City of Adelaide to comply with the Santamour Diversity Index. There are only two species that do not comply with his index being the London Plane Tree (*Platanus x acerifolia*) and Hackberry (*Celtis australis*), at either species or genus level and only by small percentages. As such, these trees will not be selected as a new tree for future streets and only be chosen as replacements for existing streets.



2. Habitat and Form

The required habit and form of the tree is directly related to the space where trees will be growing. In choosing the form of a tree the following is considered:

- Broad canopy trees are preferred where space

How Tree Species are Selected - Continued

allows to maximise canopy coverage.

- Narrow trees are only used in response to physical constraints e.g. narrow streets or medians or walkways.

The height of a tree is also related to space where the tree will grow with the following considered:

- Tallest trees are only used where they can grow to their potential without impacting on surrounding built form. They are often planted in large footpaths, centre median and parks/ square edges.
- Smaller trees are used in response to constraints such as existing assets and the space available for a tree to grown in to.

In choosing a particular tree for habit, the following is considered:

- Trees with low hanging canopies should be located where sightlines or passing traffic are not an issue.
- How will the trunk habit and form impact on clearances. There are a variety of trunks including twisted, straight, multiple, single dominant and this is considered to minimise any impacts.
- Where sightlines are an issue, ensure the tree be clear at maturity, eg. tall, straight-trunked, vase shaped canopy.
- Preference is for form which does not require frequent pruning to maintain clearances.



3. Maintenance Impacts

The following themes around the impacts to ongoing maintenance are considered:

- Most trees drop nuts, fruit, leaves and bark. In some situations, the amount of tree litter

produced is considered from a maintenance and public safety perspective.

- Ideally trees only receive pruning every second year, if required. Most trees on the Preferred Tree Planting List align with this requirement to minimise maintenance.
- Trees that have high water requirements are not preferred and/or are only planted where passive irrigation is available.
- The form and habit of a tree is considered to ensure the tree can be accessed safely to perform required maintenance.



4. Physical Constraints

Trees are chosen based on their height, habit and form to avoid interfering with:

- Buildings (windows, doors, signs etc.)
- Car parking and vehicle overhang areas
- Vehicle lanes and large vehicles e.g. buses, trucks and garbage trucks
- Cycle lanes
- Balconies and building encroachments
- Existing street lighting
- Hydrants and hydrant boosters
- Vehicle and pedestrian access points
- Vehicle and pedestrian sight lines
- Access doors and gates
- Sight distances.

How Tree Species are Selected - Continued



5. Local Growing Conditions

An assessment is conducted to select a species that is suited to growing conditions to ensure it can achieve sufficient canopy cover based on:

- Available (usable) soil volume vs desirable tree size
- Soil type e.g. clay, road base, loam etc.
- Compaction
- Stormwater access
- Nutrients
- Hours of sunlight
- Overshadowing
- Exposure to winds – prevailing and localised wind effects
- Pollution
- Vandalism potential



6. Diversity Considerations

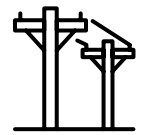
Nominated species should:

- not be over-represented in the surrounding locality
- not be over-represented in the wider urban forest
- contribute to diversification of the urban forest and Santamour 10-20-30 diversity target
- available in commercial nurseries

In some cases a native species may meet requirements and be selected over an exotic

species to provide food and habitat for insects and birds and other animals.

More than one species may be selected for streets to ensure a diverse urban forest that is disease resistant and supports urban environmental, ecological and amenity outcomes.



7. Third Party Service Requirements

The following highlights the issues that impact on tree selection. With the aim to increase tree canopy, there are a number of key drivers for tree selection:

- Presence of underground services such as gas, water, sewer, power and telecommunications will impact on species selection. Proximity of a proposed tree to services determines if legislated species lists apply, such as the list as part of the *Water Industry Act*.
- Presence of overhead powerlines and high voltage underground cables present a constraint that needs to be carefully considered. Proximity of proposed tree determines if legislated species lists apply in *Electricity (Principles of Vegetation Clearance) Regulations 2021*. Selection based on consideration of constraints.
- Selections consider the above within the confines of the listed species available. The list is limited in terms of large canopy trees and diversity.
- Consultation with asset-owners to confirm proposed species and any root barrier requirements must be undertaken.

The City of Adelaide Preferred Tree Planting List includes trees that comply with the range of criteria and situations for tree planting in proximity to third-party services and assets.

Strategic Canopy Targets

The proposed street level canopy targets were reviewed in relation to the Council-wide targets and Park Lands targets. An analysis of the street tree numbers in the Adelaide CBD and North Adelaide was undertaken to understand the extent of tree planting in the Adelaide CBD and North Adelaide.

Four quadrants of approximately equal size were created for the CBD, and the trees counted in each quadrant to gain an understanding of the number of existing trees across the CBD. Two extra segments in the southeast were separated out to ensure that the four main quadrants remained equally sized for comparison.

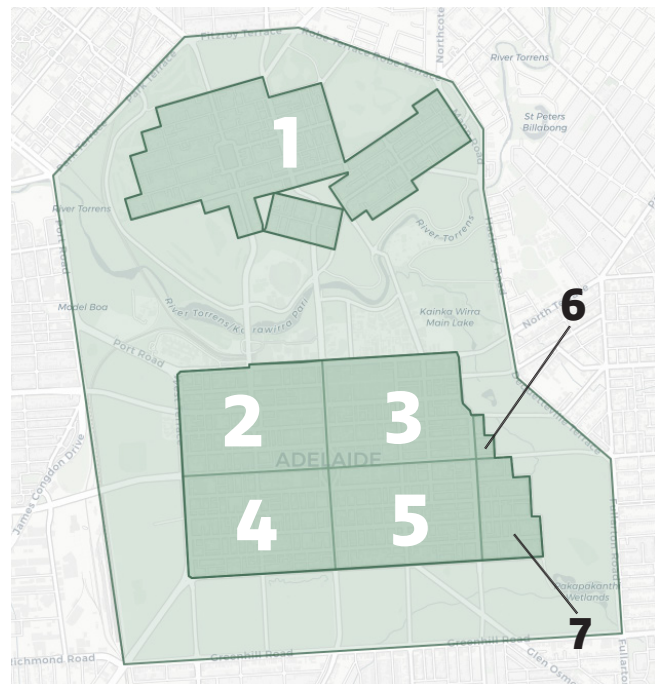
Three segments were grouped together in North Adelaide to understand the extent of existing tree planting. It should be noted that North Adelaide, unlike the CBD, has a well-established and consistent urban forest with trees planted in generous naturestrips or incorporated in road edges.

The Quadrant Map (right) outlines the areas and the numbers of trees in each quadrant is shown in the table below. From this table it can be observed that there are more trees in the more-established residential areas of North Adelaide and the CBD. In the CBD, the South West & South East Quadrants have the most trees with only a small difference between these two quadrants. With the inclusion of the two smaller quadrants to the

South East (6 and 7), the total number of trees increases, however, this is over a much bigger area.

Perceptions often point to the South West Quadrant as having *fewer* trees and *less* tree canopy which is the case, but only marginally. Tree planting in the South West is also more recent therefore trees have not reached maximum canopy size. As they continue to grow, so too will tree canopy cover in this quadrant. Identifying more opportunities for planting in the South West to improving the tree canopy cover will continue.

Quadrant Map



| Quadrant | Boundary | Total Number of Street Trees |
|------------------------------|---|------------------------------|
| 1. North Adelaide | Three segments combined | 2,886 |
| 2. North West | North Terrace/ King William Street/ Grote Street/ West Terrace | 1,026 |
| 3. North East | North Terrace/ East Terrace/ Hutt Street/ Wakefield Street | 1,007 |
| 4. South West | Grote Street/ King William Street/ South Terrace/ West Terrace | 1,333 |
| 5. South East | Wakefield Street/ Hutt Street/ South Terrace/ King William Street | 1,442 |
| 6. South East - Edge (North) | Hutt Street/ Bartels Road/ East Terrace/ Wakefield Road | 36 |
| 7. South East - Edge (North) | Hutt Street/ Wakefield Road/ East Terrace/ South Terrace | 477 |

Strategic Canopy Targets - Continued

Tree Canopy Targets

Council's Integrated Climate Strategy 2030 (ICS) has set a vision for a resilient, protected and sustainable city where people can live, work, study and play and to adapt to future changes to the climate. There are five goals that set priorities and actions for Council to strive for in the evolution of Adelaide to a cooler, greener, resilient city.

On Page 11 of the ICS Under

Goal 1: A Climate Resilient City there are three priorities as follows:

- 1. A cool city with no urban heat island effect**
- 2. Greening supported by sustainable water resources**
- 3. Home and businesses are protected from climate hazards**

Priority 1 states that Council needs to "reduce the temperature of road, footpath and pavement surfaces by more than 9°C compared to existing bitumen surfaces in full sun." As mentioned under the discussion for prioritised methodology, the streets that are in full sun are, primarily, the east/west boulevard streets and the wider north/south streets, such as West Terrace. Many of the east/west boulevards have trees in footpaths but not in the centre.

By planting more trees in the centre of the east/west streets, temperature reductions will occur making these streets more usable by cyclists, pedestrians and drivers in times of higher temperature. Please refer to the table highlighting tree planting in these boulevards.

Priority 2 sets actions and targets that seek to increase greening, especially tree canopy cover. Currently, Adelaide's tree canopy cover is 33% in parks and streets and the aspiration is to reach 40% by 2035.

Priority 2 also seeks to increase passive watering of trees through Water Sensitive Urban Design (WSUD). Currently, 1.5% of street trees are

passively watered by a WSUD system and the aim is increase this significantly to 40% by 2030 and 60% by 2035.

With all new tree planting in roads and footpaths, the aim is to include WSUD outcomes where possible. For example, of the 273 trees planted in 2024/2025, 99 trees in total were planted with WSUD passive irrigation and underground cells.

Canopy increase in streets and Parks

The other greening action under Priority 2 is to double the amount of tree canopy along the Adelaide Park Lands Trail from 52,440m² to 109,000m². It is important that increased tree planting occurs in both streets and parks to achieve 40%.

In 2024/2025, 273 trees were planted in streets. It is estimated that this will add around 0.6% canopy cover when these trees are mature. It is clear from this estimate that more trees in streets and parks are required to meet the 40% target.

Trying to hit a certain canopy target in streets is difficult to assess and plan for given the complexity of streets as each street has certain characteristics that determine how many trees can be planted. The City Plan has set the direction to plant in the easy wins and less congested streets, and this can be seen by the outcome in 2024/2025 where significant planting occurred along key boulevards in existing central medians on West Terrace and Wakefield Street.

The aim with planting in boulevards is to have a consistent tree network along footpaths and centre medians, where possible. A consistent tree canopy cover in these streets will support active transport in the future, especially in time of higher temperatures. This approach is highlighted on Page 12 of the ICS with the following suggestions:

- We will create cooler greener streets by establishing a green grid for the city, connected by shaded pedestrian paths and active transport

Strategic Canopy Targets - Continued

- Green corridors will connect the Adelaide Park Lands and Squares creating a continuous tree canopy cover that contributes to cooling, climate resilience, urban biodiversity and conform to the users of the city.
- We will look for opportunities to narrow roads, reduce through traffic, introduce traffic calming measure that contribute to greening and cooling
- We will make more space for more urban trees and understorey planting to increase urban biodiversity and provide more ecological connected urban landscapes.

Both the ICS and the City Plan want a greener grid and the most impactful way to deliver this is to increase greening in the bigger, wider streets. As previously mentioned, this forms a part of the greening strategy within the Green Infrastructure Plan.

As mentioned above, opportunities to plant in smaller streets is also being implemented strategically by focusing on the streets with less than 5% canopy cover and as part of any street renewal project. A key challenge in the smaller streets is to find the space to plant trees. In many streets the existing road geometry, traffic functions and services mean that consistent tree planting is difficult. However, there are examples where more trees can be accommodated in narrow streets which are one way such as:

- Many existing one-way streets that were planted between 2016-2018 under the *Residential Street Tree Planting Program*.
- Compton Street (circa 2005)
- Bentham Street (2023)
- Pitt Street (2025)
- Market Street (2025)
- Vincent Street/ Vincent Place (2025)

More consideration of a one-way street network will lead to an increase in tree canopy that supports active transport, particularly in the north/south street network. A further examination of this is required from an Integrated Transport Strategy 2025 (ITS) perspective to

understand traffic flow requirements and what streets could be considered for conversion to a one-way traffic layout.

This approach is consisted with the following goal on of the ITS:

Goal 3.1 under Health & Sustainability - Driving the need for streets to be cool, calm and connected to support cycling and walking

This goal can be seen in the streetscape transformation over several years to create a green, active transport link from the Riverbank to Central Market. This project transformed six streets, Bank/Leigh/Topham Mall/Bentham/Pitt and Field Streets to prioritise active transport and greening, creating a calm network for movement that supports economic activity with cars having access but in a slow environment.

The approach to consider changes to street layout/functions should also be considered in the Park Lands by converting some grassed areas in parks, not associated with organised sport and public events, to mini urban forests with trees and shrubs to increase urban biodiversity and ecology, as per the suggestion in the ICS. This should also include the provision of consistent tree planting along the parkland path network as per the City Plan.

Regarding the five city Squares, tree planting has not been considered as the emphasis is on increasing greening in streets except where there is an opportunity to shade pedestrian paths or the road interface on the edges of Squares. Limited tree planting has occurred in line with this in Hurtle and Whitmore Squares.

However, the five Squares have the potential to provide an urban oasis functionality with more trees and shrubs, that contribute to a cooler city environment for residents and visitors. Given the expected increase in population in the CBD the question should be asked, "Are these 20th century designs meeting the needs of 21st century community and the environmental

Strategic Canopy Targets - Continued

directions and targets contained in the City Plan and ICS?”.

In seeking to reach the 40% target, Council needs to also factor the impact that State Government led projects such as LIV Golf, MotoGP, Aquatic Centre and the new Women’s & Children’s Hospital. All of these projects have impacted on the existing canopy cover in the Park Lands. It is estimated that up to 1,500 trees will be removed because of these projects. This will have significant impact on Council’s existing tree canopy cover.

City of Adelaide’s aspiration to reach 40% tree canopy cover is significantly compromised by the removal of mature trees to accommodate important major events and facilities. Given the size and canopy spread of these trees and the subsequent impact on tree canopy cover, Council may need to rethink the focus on the 40% target. Council should maintain its commitment to increase trees in streets, squares and parks as a climate change action to reduce the impacts of heatwaves. This is embedded in the actions from the ICS, ITS and the directions in the City Plan and this would see Adelaide continue to evolve as a globally designated National Park City.

By ensuring Adelaide’s status as a National Park City is ongoing, the liveability of the city for residents will be sustained, economic activity will be supported across the CBD grid and North Adelaide while visitors will be able to enjoy and navigate a green city to maximise their experience.

To summarise, the targets for canopy targets are driven by the need to:

- Create cooler, calmer streets that support active transport
- Green high priority hotter boulevards
- Create a network of calmer, cooler north/south street
- Consider changing the layout of some streets and parks to increase tree planting to offset tree losses in Park Lands
- Focus less on targets and replace this with a Council commitment and narrative that aligns with the City Plan, ICS and ITS and the evolution of Adelaide as a National Park City.



Adelaide was the second city in the world after London to achieve National Park City status.

2024-2025 Initial Desktop Analysis

In 2024 a desktop assessment was conducted for 357 streets (which equates to 918 GIS locations/ segments of streets) to determine their suitability for tree planting. The table below shows the

outcome of that assessment with tree planting across four streams:

Stream 1 – Road & Footpath Renewals

Stream 2 – Streetscape Projects

Stream 3 – Heat Map Greening for small streets & laneways

Stream 4 – Priority Boulevards & Squares

| Road Categories | | 2024 Assessment Phase Breakdown | | | | | | |
|-----------------|-------------------------------|---------------------------------|-----------------|-----------------|-----------------|-----------------|----------------------|----------------------|
| | | Total GIS* locations | PASSED Stream 1 | PASSED Stream 2 | PASSED Stream 3 | PASSED Stream 4 | Retimed ¹ | On Hold ² |
| Small | Small Streets & Laneways | 508 | 38 | 7 | 88 | 4 | 23 | 348 |
| Medium | Local Activity Retail Streets | 14 | 4 | 3 | 1 | 0 | 5 | 1 |
| | Local Streets | 27 | 1 | 4 | 8 | 0 | 1 | 13 |
| | Village Streets | 37 | 9 | 1 | 15 | 0 | 1 | 11 |
| | Village Terraces | 44 | 8 | 1 | 7 | 7 | 5 | 16 |
| Large | City Streets | 50 | 8 | 4 | 9 | 1 | 11 | 17 |
| | City Terraces | 16 | 0 | 7 | 1 | 1 | 5 | 2 |
| | Transit Boulevards | 52 | 0 | 0 | 7 | 21 | 5 | 19 |
| | High Activity Areas | 11 | 1 | 4 | 2 | 0 | 2 | 2 |
| | Gateway Boulevards | 8 | 0 | 5 | 0 | 0 | 3 | 0 |
| | City Boulevard & Terraces | 45 | 5 | 1 | 14 | 2 | 6 | 17 |
| | Ceremonial Boulevards | 18 | 0 | 0 | 0 | 1 | 0 | 17 |
| Green | Park Lands Avenues | 15 | 4 | 0 | 1 | 3 | 5 | 2 |
| | Park Lands Roads | 18 | 5 | 0 | 0 | 10 | 3 | 0 |
| | Park Lands Boulevards | 15 | 0 | 0 | 0 | 9 | 6 | 0 |
| | Squares | 40 | 3 | 0 | 0 | 22 | 11 | 4 |
| TOTALS | | 918 | 86 | 37 | 153 | 81 | 92 | 469 |

Notes: ¹ 'Retimed' streets that have been assessed and require extra review for delivery in future years if appropriate.

² 'On Hold' streets are due to narrow street widths, traffic layout and/or underground services. These streets can be reconsidered in the future if changes are made to the street configuration or other forms of greening such as climbing structures are introduced.

* GIS = Geographical Information System.

Tree Planting Locations 2024-2025

From the initial desktop assessment of 357 streets, in 2024-2025, **273** trees were planted in 29 streets across the Adelaide CBD and North Adelaide.

This map highlights the streets and tree quantities planted. The two colours designate either a boulevard (green) or street (pink).

This has resulted in a future increase in tree canopy cover of around 0.06%.

To consider every street that has progressed from initial desktop assessment, will require long-term commitment.

Total trees planted = 273



Map showing tree planting in streets across the city

2024-2025 Tree Species Data & Maintenance Provisions

There were 35 different tree species planted in 2024-2025.

Trees are chosen from Council's preferred tree planting list of around 80 trees with an even percentage for both native and exotic trees.

All trees are maintained for the first 12 months by the contractor and then handed over to Council to maintain.

Tree maintenance is as follows:

Year 1 – weekly completed by contractor

Year 2 – council water every 14 days (summer months only)

Year 3 – council water every 21 days (summer months only)

Maintenance also includes mulching, fertilising and pruning. After three years, trees are placed on Council's regular maintenance cycle and are inspected every two years.

If Council maintains a tree for the first three years, the cost is around \$1,000 per tree. This will increase if a contractor maintains trees for the first year (in lieu of Council, as part of the standard 52 week Defects Liability & Maintenance period). This cost varies due to site conditions and contract details.

| Tree species (common name) | Total number of trees planted |
|----------------------------|-------------------------------|
| Australian Blackwood | 3 |
| Australian Teak | 23 |
| Bottle Tree | 9 |
| Box Elder Maple | 1 |
| Bull Bay Magnolia | 2 |
| Callery Pear | 6 |
| Cape Chestnut | 2 |
| Chinese Flame Tree | 10 |
| Chinese Pistachio | 5 |
| Cimmaron Ash | 6 |
| Claret Ash | 6 |
| Crepe Myrtle | 1 |
| Dwarf Lemon Scented Gum | 3 |
| Evergreen Ash | 10 |
| Golden Ash | 5 |
| Golden Rain Tree | 2 |
| Green Ash | 2 |
| Honey Locust | 5 |
| Jacaranda | 3 |
| Japanese Elm | 14 |
| Kurrajong | 1 |
| Lemon Scented Gum | 10 |
| London Plane Tree | 4 |
| Maidenhair Tree | 2 |
| Montpelier Maple | 4 |
| Native Frangipani | 1 |
| Norfolk Island Pine | 2 |
| Pin Oak | 9 |
| Purple Orchid Tree | 7 |
| Purple Cherry Plum | 1 |
| Smooth Barked Apple Myrtle | 1 |
| Spotted Gum | 92 |
| Tuckeroo | 4 |
| Water Gum | 3 |
| White Cedar | 18 |
| TOTAL | 273 |

Key Considerations for the Plan

The following outlines key considerations for the Green Infrastructure Plan, after lessons learned from the 2024-2025 tree planting program were collected:

- Managing the cost per tree to minimise average costs.
- Focusing on the hotter East/West streets which are mostly boulevards, with existing medians/enough widths for new medians and potentially can accommodate more trees that contribute to cooling.
- Development of a tree dashboard so the community can see where trees have been planted, where consultation is occurring and highlight where trees are not possible due to street circumstances.
- Consideration of a network of one-way streets to accommodate more trees in streets where space is limited.
- Consideration of greening beyond tree planting where plants grow on structures in streets or on buildings (vertical green walls, green roofs, and arbours) positively contributing to city cooling.
- Trial new trees in partnership with TREENET to further diversify tree planting list with climate resilient trees (TREENET is an independent, not-for-profit organisation that shares knowledge and participates in research to assist tree managers in sustaining urban forests).



Eliza Street showing new trees in a one-way street

Year 1: Plan for 2025-2026

This table lists a total number of streets and tree planting opportunities for 2025-2026, subject to final designs and location assessments. There is an opportunity for a total of 241 trees, however, it is anticipated that 200 trees will be planted by June 30, to reach the 2025-2026 target and to fall within allocated budget.

Key highlights includes:

107 trees have already been planted **to date (April 2026) with the remaining trees to be planted by June 30.**

Boulevard planting to occur in existing central median along Anzac Highway.

Carrington Street will see new trees planted in footpaths.

In addition, there are 27 streets being designed to enable tree planting to continue in 2026-2027.

| Streets | | |
|--------------------------------|--------------------------------|------------|
| Barton Tce East | Road Renewals | 8 |
| Carrington Street | Road Renewals | 28 |
| Churchill Street | Road Renewals | 1 |
| Marlborough Street | Road Renewals | 3 |
| Tatham Street | Road Renewals | 4 |
| Ifould Street | Road Renewals | 3 |
| Bewes Street | Strategic Greening | 5 |
| Cardwell Street (North) | Strategic Greening | 5 |
| Cardwell Street (South) | Strategic Greening | 1 |
| Logan Street | Strategic Greening | 6 |
| Marian Street | Strategic Greening | 3 |
| Vincent Street & Vincent Place | Strategic Greening | 14 |
| Nelson Street | Strategic Greening | 5 |
| Mansfield Street | Strategic Greening | 8 |
| Phillip Street | Strategic Greening | 5 |
| Rose Street | Strategic Greening | 5 |
| Wilson Street | Strategic Greening | 3 |
| Elizabeth Street | Pedestrian-Cycling Corridors | 10 |
| Market Street | Pedestrian-Cycling Corridors | 10 |
| Responses & Requests | | |
| 88 OC: O'Connell Street | Development Reinstatement | 2 |
| 88 OC: Archer Street | Development Reinstatement | 1 |
| 88 OC: Tynte Street | Development Reinstatement | 1 |
| 123 Brougham Street | Development Reinstatement | 1 |
| 175 Waymouth Street | Development Reinstatement | 5 |
| 185 Prie Street | Development Reinstatement | 2 |
| 248 Flinders Street | Development Reinstatement | 2 |
| 255-259 Gilbert Street | Development Reinstatement | 2 |
| 258 Gouger Street | Development Reinstatement | 2 |
| 266 North Terrace | Development Reinstatement | 1 |
| 278 South Terrace | Development Reinstatement | 2 |
| 116 North Terrace | Requested Locations (Internal) | 2 |
| 123 Brougham Place | Requested Locations (External) | 1 |
| Priority Boulevards & Squares | | |
| Carrington Street | Priority Boulevards | 23 |
| Whitmore Square | Roads in Squares | 16 |
| Anzac Highway | Priority Boulevards | 35 |
| South Terrace | Priority Boulevards | 16 |
| TOTAL | | 241 |

Year 2: Plan for 2026-2027

With an anticipated allocated budget of \$2m, this table lists the streets and potential tree planting that could be achieved in 2026-2027, subject to final designs. Key highlights are:

There are numerous Priority Boulevards currently listed, which may change once further investigations are done. Sturt Street (East) is identified as a priority with the introduction of a new central median accommodating tree planting.

| Streets | | |
|-------------------------------|--------------------------------|------------|
| Ward Street | Road & Footpath Renewals | 25 |
| Cairns Street | Strategic Greening | 2 |
| Gladstone Street | Strategic Greening | 3 |
| Howard Florey Street | Strategic Greening | 6 |
| Hume Street | Strategic Greening | 3 |
| Responses & Requests | | |
| Gunson Street | Requested Locations (External) | 10 |
| Priority Boulevards & Squares | | |
| Pulteney Street | Priority Boulevards | 20 |
| Pirie Street | Priority Boulevards | 16 |
| Sturt Street (East) | Priority Boulevards | 20 |
| TOTAL | | 105 |

Note: Trees and locations are assessed on an annual basis and is therefore expected for a change in streets and or tree numbers once designs are completed during 2025-2026.



Vincent Street upgrade with 14 new Chinese Pistachio trees

Year 2: Greening Initiative

- New Boulevard for Sturt Street (East)

An opportunity around the greening initiatives for 2026-2027 would see a continuous boulevard treatment from Halifax Square to Whitmore Square along Halifax and Sturt Streets.



Existing central median in Halifax Street from Hurtle Square to King William Street



Sturt Street showing potential for new central median with trees from King William Street to Whitmore Square

Years 3 to 5: Overview Plan 2027-2030

These tables show the current breakdown for tree planting in Years 3-5.

Currently there are 35 streets (29 in 2027-2028, and six streets in 2028-2029) with design in progress that are not shown in these tables. Some streets are yet to be assessed for initial tree assessment, and as each street reaches a level of design confidence, it will be added to the program.

| Streets | | |
|----------------------------------|------------------------------|------------|
| Boulton Street | Strategic Greening | 2 |
| Kent Street | Strategic Greening | 1 |
| Mann Street | Strategic Greening | 2 |
| Old Street & New Street | Strategic Greening | 4 |
| Sussex Street | Strategic Greening | 9 |
| Symonds Place North | Strategic Greening | 2 |
| Tynte Street | Strategic Greening | 3 |
| Walter Street | Strategic Greening | 3 |
| Gray Street (All) | Pedestrian-Cycling Corridors | 25 |
| Responses & Requests | | |
| - | | |
| Priority Boulevards & Squares | | |
| Morphett Street | Priority Boulevards | 20 |
| Montefiore Road (North) | Priority Boulevards | 55 |
| Sturt Street (West) | Priority Boulevards | 33 |
| Brougham Place | North Adelaide Precinct | 55 |
| TOTAL (2027-2028 PROGRAM) | | 214 |

| Streets | | |
|----------------------------------|------------------------------|------------|
| Norman Street | Pedestrian-Cycling Corridors | 4 |
| Responses & Requests | | |
| - | | |
| Priority Boulevards & Squares | | |
| Grenfell Street | Priority Boulevards | 50 |
| Waymouth Street (West) | Priority Boulevards | 10 |
| Waymouth Street (East) | Priority Boulevards | 16 |
| Franklin Street | Priority Boulevards | 25 |
| Flinders Street | Priority Boulevards | 55 |
| Halifax Street (East) | Priority Boulevards | 15 |
| Gilbert Street | Priority Boulevards | 30 |
| TOTAL (2028-2029 PROGRAM) | | 205 |

| Streets | | |
|----------------------------------|------------------------------|------------|
| Gawler Place (North) | Pedestrian-Cycling Corridors | 5 |
| Responses & Requests | | |
| - | | |
| Priority Boulevards & Squares | | |
| Currie Street | Priority Boulevards | 70 |
| Gouger Street (West) | Priority Boulevards | 25 |
| Halifax Street (West) | Priority Boulevards | 10 |
| Gilles Street | Priority Boulevards | 18 |
| Frome Road | North Adelaide Precinct | 10 |
| Kermode Street | North Adelaide Precinct | 30 |
| Pennington Terrace (West) | North Adelaide Precinct | 40 |
| TOTAL (2029-2030 PROGRAM) | | 208 |

Summary Years 1 to 5: 2025 to 2030

Tree numbers are an estimate and will be finalised once designs are complete and annual budget confirmed.

Currently, for the next five years the planned total is **973** trees, with **713** trees proposed for boulevards and **260** proposed for streets. The potential total of streets/boulevards with greening is 74. These totals do not include 2024-2025.

| CATEGORY | 2025-2026 | | 2026-2027 | | 2027-2028 | | 2028-2029 | | 2029-2030 | | TOTAL |
|----------------------------|-----------|-----------------|-----------|-----------------|-----------|-----------------|-----------|-----------------|-----------|-----------------|------------------|
| | LOCATION | NUMBER OF TREES | LOCATION | NUMBER OF TREES | LOCATION | NUMBER OF TREES | LOCATION | NUMBER OF TREES | LOCATION | NUMBER OF TREES | |
| Streets | 32 | 151 | 6 | 49 | 9 | 51 | 1 | 4 | 1 | 5 | |
| Priority boulevards | 4 | 90 | 3 | 56 | 4 | 163 | 7 | 201 | 7 | 203 | |
| Street Designs in Progress | 12 | TBC | 19 | TBC | 14 | TBC | 8 | TBC | 0 | TBC | |
| TOTAL | - | 241 | - | 105 | - | 214 | - | 205 | - | 208 | 973 TREES |

2024-2025 Tree Planting Cost Analysis

The overall cost in 2024-2025 was approximately \$3.3M with the average cost per tree being \$12,189. The following table is a breakdown of the costs associated with different planting types.

| Planting Type | | Total number of trees planted | Average cost per tree |
|---------------|---|-------------------------------|-----------------------|
| 1. | Tree in road with underground cells | 38 | \$ 40,214 |
| 2. | Trees in footpath with underground cells | 11 | \$ 20,000 |
| 3. | Trees in footpath with no underground cells and no kerb inlet | 45 | \$ 10,716 |
| 4. | Tree in footpath with kerb inlet | 0 | no data for 2024-25 |
| 5. | Tree in existing median | 134 | \$ 6,475 |
| 6. | Tree in park edge | 45 | \$ 5,102 |
| TOTAL | | 273 | \$3,327,749 |



Trees in existing median along West Terrace



Trees in footpath with underground cells along Pitt Street

Green infrastructure Plan Objectives & Costs

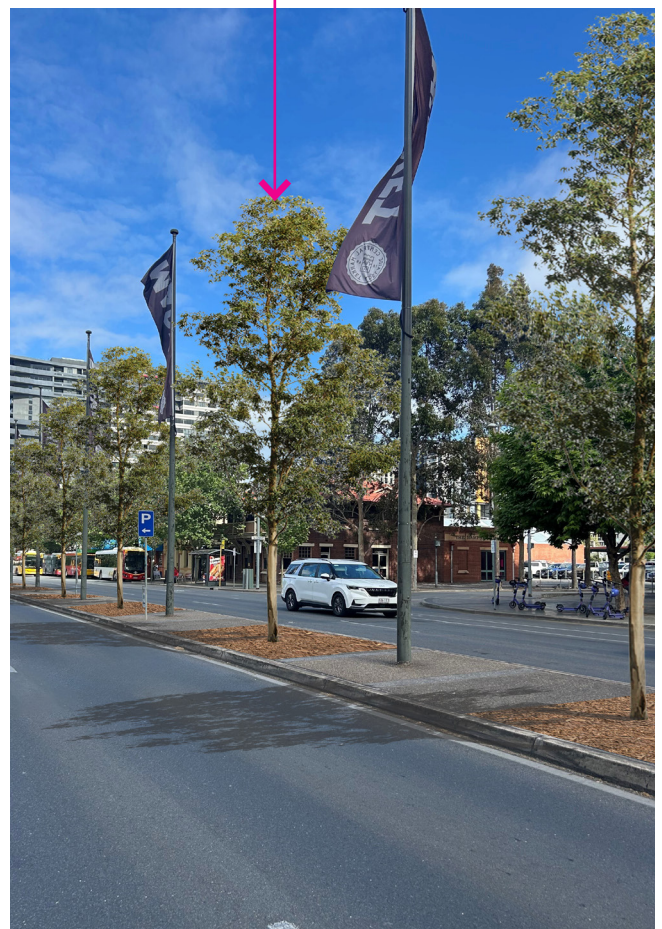
The objective of the Green Infrastructure Plan is to systematically increase the provision of trees and associated WSUD infrastructure in streets by:

- Maximising tree planting in East/West streets to mitigate the impacts of urban heat island effects. East/West streets are hotter as sun heats pavements all day long while North/South streets can benefit from built form shadow. This may require changes to current street layout such as the introduction of a central median for trees.
- Continuing to plant in North/South streets with priority given to streets that have less tree canopy and can easily accommodate new trees.
- Maintain a database of streets that have not been planted due to existing constraints and to reinvestigate these streets in later years. Some of these constraints include existing on-street parking, vehicle movements, underground services, as well as upcoming property developments.
- Retrofitting existing trees where possible with passive irrigation devices such as kerb inlets that direct rainwater to tree root-zones. This can be considered in Years 4 and 5.

Artistic Impression:
Trees to be planted between existing Central Market Flag poles



BEFORE



AFTER

Cost Breakdown

The following outlines the cost estimates up to 2035 including WSUD interventions and operational costs and cost savings associated with ongoing maintenance.

Costs to date 2024-2026

To understand what the future cost could be to increase tree canopy cover until 2035, a table has been prepared that shows the cost to date for trees planted based on five planting typologies.

The table below shows costs for Year 0 (2024/2025) and for Year 1 (2025/2026) to date. The biggest costs are associated with the provision of underground cells which is usually done with WSUD elements providing passive irrigation as per the Integrated Climate Strategy target.

In understanding this cost related to underground cells and WSUD, the following outcomes are achieved:

- A bigger area for roots to grow and develop meaning trees can grow and flourish in an environment that is lacking in suitable soil quality and volume
- Trees will be more resilient and live longer
- Stronger and healthier trees will provide more shade, keep the city cooler, increase

liveability and support the health and welling of residents and visitors

- WSUD will maximise the water available to trees while underground cells allows for more space for water storage which will support tree vitality and health
- Trees that have more shade have the potential to protect surrounding road pavements from the impacts of sunlight
- Trees established in underground cells are less likely to impact on the surrounding footpath and road surfaces.

It should be noted that the WSUD elements as mentioned above, do not include bio-filtration beds like the example installed along Waymouth Street. These types of planting beds cost more to install and require refurbishment around every ten years to remove the accumulation of silt and debris from the road, with a cost of renewal of around \$10,000 each.

In the current role-out of street trees, bio-filtration garden beds are not being installed with a preference for underground cells and passive irrigation to support tree vitality. This requires less renewal, if any at all.

| Planting Typology | Year 0 - 2024/2025 | | | Year 1 - 2025/2026 (to date) | | |
|---|--------------------|---------------|--------------------|------------------------------|---------------|--------------------|
| | Tree Number | Cost Per Tree | Total Cost | Tree number | Cost Per Tree | Total Cost |
| Trees in road with soil cells | 33 | \$39,856 | \$1,315,252 | 53 | \$28,784 | \$1,525,547 |
| Trees in footpath with soil cells | 14 | \$20,000 | \$280,000 | 2 | \$44,614 | \$89,228 |
| Trees in footpath with no soil cells | 47 | \$7,815 | \$367,306 | 4 | \$0 | \$0 |
| Trees in footpath with no cells but with kerb inlet | 0 | \$0 | \$0 | 29 | \$4,685 | \$135,876 |
| Trees in median | 134 | \$7,741 | \$1,037,322 | 0 | \$0 | \$0 |
| Trees in park edges | 45 | \$3,411 | \$153,498 | 16 | \$1,599 | \$25,589 |
| TOTALS | 273 | | \$3,153,378 | 104 | | \$1,776,240 |

Cost Breakdown - Continued

Cost estimate for Years 2, 3, 4 and 5

For the remaining years the cost estimate and tree numbers will change once detailed design is completed. The aim will be to maximise tree numbers within the available budget. For this exercise, an annual budget of \$4,000,000 has been assumed. All figures are based on the 2025/2026 costs, with one adjustment made for trees planted in footpaths with cells. The cost in

2025/2026 for this typology was not indicative as it was based on only one site with unusually high costs for all aspects due to challenging site conditions. It is anticipated that future rates in this typology will be between \$30,000 to \$35,000 per tree. Note: Year 4 is over budget, but this will be adjusted once designs are complete, particularly for trees in new central median. Tree numbers may reduce and/or delivery may be spread over multiple financial years.

| Year 2 - 2026/2027 | | | |
|---|-------------|---------------|--------------------|
| Planting Typology | Tree Number | Cost Per Tree | Total Cost |
| Trees in road with soil cells | 20 | \$28,784 | \$575,678 |
| Trees in footpath with soil cells | 16 | \$35,000 | \$560,000 |
| Trees in footpath with no soil cells | 0 | \$7,815 | \$0 |
| Trees in footpath with no cells but with kerb inlet | 20 | \$4,685 | \$93,708 |
| Trees in existing median | 29 | \$7,741 | \$224,495 |
| Trees in new median (with irrigation) | 20 | \$27,570 | \$551,408 |
| Trees in park edges | 0 | \$1,599 | \$0 |
| TOTALS | 105 | | \$2,005,288 |

| Year 3 - 2027/2028 | | | |
|---|-------------|---------------|--------------------|
| Planting Typology | Tree Number | Cost Per Tree | Total Cost |
| Trees in road with soil cells | 50 | \$28,784 | \$1,439,195 |
| Trees in footpath with soil cells | 20 | \$35,000 | \$700,000 |
| Trees in footpath with no soil cells | 30 | \$7,815 | \$234,451 |
| Trees in footpath with no cells but with kerb inlet | 25 | \$4,685 | \$117,135 |
| Trees in existing median | 55 | \$7,741 | \$425,767 |
| Trees in new median (with irrigation) | 33 | \$27,570 | \$909,823 |
| Trees in park edges | 0 | \$1,599 | \$0 |
| TOTALS | 213 | | \$3,826,370 |

| Year 4 - 2028/2029 | | | |
|---|-------------|---------------|--------------------|
| Planting Typology | Tree Number | Cost Per Tree | Total Cost |
| Trees in road with soil cells | 14 | \$28,784 | \$402,975 |
| Trees in footpath with soil cells | 66 | \$35,000 | \$2,310,000 |
| Trees in footpath with no soil cells | 45 | \$7,815 | \$351,676 |
| Trees in footpath with no cells but with kerb inlet | 0 | \$4,685 | \$0 |
| Trees in existing median | 0 | \$7,741 | \$0 |
| Trees in new median (with irrigation) | 80 | \$27,570 | \$2,205,631 |
| Trees in park edges | 0 | \$1,599 | \$0 |
| TOTALS | 205 | | \$5,270,282 |

| Year 5 - 2029/2030 | | | |
|---|-------------|---------------|--------------------|
| Planting Typology | Tree Number | Cost Per Tree | Total Cost |
| Trees in road with soil cells | 5 | \$28,783 | \$143,920 |
| Trees in footpath with soil cells | 5 | \$35,000 | \$175,000 |
| Trees in footpath with no soil cells | 103 | \$7,815 | \$804,947 |
| Trees in footpath with no cells but with kerb inlet | 0 | \$4,685 | \$0 |
| Trees in existing median | 5 | \$7,741 | \$38,706 |
| Trees in new median (with irrigation) | 70 | \$27,570 | \$1,929,927 |
| Trees in park edges | 20 | \$1,599 | \$31,986 |
| TOTALS | 208 | | \$3,124,486 |

Looking Forward: 2031 to 2035

Between now and 2030 the approach will be to deliver greening in boulevards and streets where substantial change is not required. The approach beyond 2030 is likely to focus on the delivery of both boulevards and small-scale streets in the CBD that were initially deferred due to their level of complexity.

Significant changes to street functionality to support greening will need to align with the ITS and if there are numerous boulevards and streets where this is required, Council may need to approve a refreshed program. This approach may also need a communication plan to engage with the community.

It is anticipated that in future years that up to 50 trees annually will be planted as part of the ongoing road and footpath renewal program. The renewal program will also be an opportunity to rethink street layouts. A recent example of this is the Vincent Street/Vincent Place project. This type of project is more likely to occur beyond 2030 once the investment in Mainstreets is completed.

The Green Infrastructure Plan highlights alternative forms of greening, and it is envisaged that some of these could be developed, such as green bus shelters and green walls, and could form part of the Sustainability Design Awards.

The following needs to be considered in preparing cost estimates for the tree planting program to 2035:

- Each street has its own challenges, requiring a different design response for each street which cannot be accurately calculated until a design is completed.
- Costs are anticipated to vary over time due to efficiencies identified by educational institutions and industry through their response to the Sustainability Design Prize, as well as local and global geopolitical issues impacting on contractor and material costs.
- Cost will also be affected by the type of

planting typology that Council prefers. Inclusion of underground cells and WSUD elements will add costs but ensure tree longevity.

- The annual budget may change subject to other priorities of Council and this will affect the overall delivery and timeframe.

The table below shows the future yearly tree planting forecast for 2030 to 2035:

| Planting projections per year | Years 6 to 10 Forecast (2030/2031 - 2034/2035) | | |
|-------------------------------|--|---------------|---------------------|
| | Number of Trees | Cost Per Tree | Total Cost |
| Year 6 - 2030/ 2031 | ~200 | \$25,000 | \$5,000,000 |
| Year 7 - 2031/ 2032 | ~200 | \$25,000 | \$5,000,000 |
| Year 8 - 2032/ 2033 | ~200 | \$25,000 | \$5,000,000 |
| Year 9 - 2033/ 2034 | ~200 | \$25,000 | \$5,000,000 |
| Year 10 - 2034/ 2035 | ~200 | \$25,000 | \$5,000,000 |
| TOTALS | ~1000 | | \$25,000,000 |

Savings

In general, there are no operational savings when planting more trees as they will require close monitoring in the first three years to ensure establishment. Beyond the initial three years, trees are inspected every two years so this cost will marginally increase as more trees are planted.

Once trees are in the regular inspection cycle, cost will be minimal if the right tree is planted in the right place to avoid impacts to surrounding infrastructure. Any increases will also be offset by tree removals so in some ways there will be some balancing between new and removed trees.

Another aspect of an increase in tree canopy cover is the cost benefits that they provide from cooling and supporting health & wellbeing while an increase in canopy cover can protect pavement surfaces from ongoing exposure to the sun.

Future Greening Opportunities

Once the first five years of the plan are delivered, with the proposed **1,246** new trees (this includes 2024-2025 trees), tree canopy cover will increase by around 3%.

To achieve an increase in tree canopy cover from 33% to 40% some of the following should be considered:

- Converting key streets to one-way will increase tree numbers
- Rationalise on-street carparking to allow for more trees
- Increase use of green walls and structures that span streets and footpaths
- Increase tree planting in parks by replacing some areas of lawn with mini urban forests
- Collaborate with residents to co-design greener streets
- Partner with utility providers to relocate underground service encumbrances.

Remove irrigated turf and replace with more tree planting, low understorey planting including shrubs and groundcovers to create a mini urban forest to increase habitat, biodiversity and cooling



BEFORE



AFTER

Future Greening Opportunities - Continued

Install arbours/ pergolas in streets to grow climbers to create green canopy.



Example of arbour structure in Chesser Street



Example of arbour with vertical greening modules in Gawler Place

Work with stakeholders to create more green walls, green roofs and green roof bus shelters.



Opportunity for alternative greening on bus shelter, Currie Street



Example of green stops in Bialystok, Poland
(Source: The Mayor EU, <<https://www.themayor.eu/en/a/view/the-green-stops-in-bialystok-receive-architecture-recognition-5142>>)

Future Greening Opportunities - Continued

Consider promoting green walls at street level through an incentive scheme. Developing incentive schemes for building owners to provide green walls in streets.

The benefits include:

- Cooling of streets.
- Cleaner air in streets.
- Insulate buildings.
- Increased energy efficiency.
- Increase connection to nature.

- Support well-being.
- Potential to capture/trap rainwater to irrigate plants.
- Habitat and food for urban birds and insects.



Green wall on private property, Pirie Street

Future Greening Opportunities - Continued

Explore options for greening Council-owned building façades as exemplars.

BEFORE



AFTER



Artist's impression: Green wall on the Wyatt UPark building

Future Greening Opportunities - Continued

There are opportunities to partner with residents and business owners wanting greener outcomes and conduct a co-design process that explores opportunities for greening that will change the function and urban amenity of a street.



Gunson Street - a street with potential for greener outcomes, noting this may impact the availability of on-street parking

Future Greening Opportunities - Continued

Ellis Park / Tampawardli (Park 24)

Remove irrigated turf and replace with more tree planting, low understorey planting including shrubs and groundcovers to create a mini urban forest to increase habitat, biodiversity and cooling



BEFORE



AFTER

Future Greening Opportunities - Continued

The tree planting program will continue to enhance Adelaide as the first city in Australia and the second in the world after London to be named a National Park City.

Through tree planting, co-design and new planting typologies in streets and parks, a **Bold, Aspirational and Innovative** approach to greening will enhance the liveability of Adelaide into this climate change century.



Established tree-lined street, Buxton Street, North Adelaide

Santamour Diversity Index

In developing a Preferred Species List, inclusion of a diversity measure aligned to the **Santamour diversity index** to guide tree selection has been assessed.

The Santamour Diversity Index was developed in 1990, by Frank Santamour, as a guide to ensure diversity of tree species mix on urban forests. This index suggests the following breakdown for tree percentages as part of an urban forest:

- **No more than 30% of any single family**
- **No more than 20% of any single genus**
- **No more than 10% of any single species**

This framework seeks to avoid too many of the same tree being planted in urban areas. This has been a common practice in Adelaide and has created monocultures and a less resilient urban forest. With a diverse urban forest, impacts can be reduced from global diseases or pest, such as Polyphagous Shot-Hole Borer, and from extreme weather and heat-waves associated with climate change.

Street Tree Assessment

An assessment has been undertaken for all existing street trees in the CBD and North Adelaide to guide tree species selection from the City of Adelaide's Preferred Tree Planting List. There are three street tree species that do not comply being:

- London Plane Tree (*Platanus x acerifolia*) with a score of 13.54%
- Hackberry (*Celtis occidentalis*) with a score of 12.40%

- Desert Ash (*Fraxinus angustifolia* subspecies *angustifolia*) with a score of 14.95% (only in North Adelaide)

Given the above, both the London Plane and Hackberry will only be planted to maintain existing street tree avenues. No new streets will be planted with these species. Desert Ash is no longer on Council's Preferred Tree Planting List as it is considered unsuitable and will be progressively replaced with other Ash species such as Evergreen, Cimmaron or Claret Ash.

All other trees in the Preferred Tree Planting List do not exceed any of the above percentages.

Park Trees Assessment

An assessment of all trees in parks and streets being 71,615 trees has revealed that the following two tree species are over abundant:

- River Red Gum (*Eucalyptus camaldulensis*) with a score of 17.52%
- South Australian Blue Gum (*Eucalyptus leucoxylon* subspecies *leucoxylon*) with a score of 12.27%

Given the role and extent of Gum Trees in the Australian landscape and ecosystem, both the genus, Eucalyptus, and the family, Myrtaceae, significantly exceed the Santamour percentage framework, which is to be expected. Whilst this means there is a future risk to environmental attacks, they are fundamental to birds, mammals and insects for habitat and food and will continue to be maintained in the Park Lands with new species being added, such as the Native Pine (*Calitris gracilis*) and Casuarina species to increase diversity.

Preferred Tree Planting List

The following pages contain Council's Preferred Tree Planting List. This list is dynamic as trees are either included or removed from time to time. Trees that are removed are seen as not suitable from a maintenance and safety perspective, or they will not be resilient to future heatwaves.

New trees will be added that are considered more resilient to future heatwaves and to increase the biodiversity of Council's urban forest.

| Common Name | Botanical Name | Foliage | Origin | Size | Height (m) | Spread (m) | Design Canopy Spread (m) | Carbon Index | Shade Index | Biodiversity |
|-----------------------|--|--|-----------------------------|--|------------|------------|--------------------------|---------------------|---------------------|---|
| | | (Evergreen, Deciduous, Semi-deciduous) | (Australian native, Exotic) | Height - (Small [<8m], Medium [8-12m], Large [>12m]) | - | - | (Spread average) | (High, Medium, Low) | (High, Medium, Low) | - |
| Australian Blackwood | <i>Acacia melanoxylon</i> | Evergreen | Australian native | Large | 10-15 | 5-8 | 6.5 | high | high | Bird, Insect, Mammal / Lizard, Pollinator |
| Australian Red Cedar | <i>Toona ciliata</i> | Deciduous | Australian native | Large | 8-20 | 6-8 | 7 | high | high | Insect, Pollinator |
| Australian Teak | <i>Flindersia australis</i> | Evergreen | Australian native | Large | 10-15 | 10 | 10 | high | high | Bird, Insect |
| Birchleaf Pear | <i>Pyrus betulaefolia</i> 'Southwarth' 'dancer | Deciduous | Exotic | Small | 7-8 | 4-5 | 4.5 | no data | medium | no data |
| Blue Mallet | <i>Eucalyptus gardneri</i> | Evergreen | Australian native | Medium | 8-12 | 4-6 | 5 | medium | low | Insect, Pollinator |
| Blueberry Ash | <i>Elaeocarpus reticulatus</i> | Evergreen | Australian native | Medium | 5-9 | 3-4 | 3.5 | no data | medium | Bird, Insect, Pollinator |
| Bottle Tree | <i>Brachychiton rupestris</i> | Semi-deciduous | Australian native | Medium | 8-10 | 6-7 | 6.5 | high | high | Bird, Insect, Pollinator |
| Box Elder Maple | <i>Acer negundo</i> 'Sensation' | Deciduous | Exotic | Medium | 8-10 | 4-6 | 5 | no data | medium | Insect, Pollinator |
| Brachychiton cultivar | <i>Brachychiton populneus</i> x <i>acerifolius</i> 'Bella Donna' | Semi-deciduous | Australian native | Small | 5-6 | 3-4 | 3.5 | no data | high | Bird, Insect, Pollinator |
| Brachychiton cultivar | <i>Brachychiton populneus</i> x <i>acerifolius</i> 'Jerilderie Red' | Semi-deciduous | Australian native | Medium | 6-8 | 5-7 | 7.5 | no data | high | Bird, Pollinator |
| Brachychiton cultivar | <i>Brachychiton populneus</i> x <i>discolor</i> 'Griffith Pink' | Evergreen | Australian native | Small | 5-8 | 2-3 | 2.5 | no data | high | Bird, Pollinator |
| Brown Pine | <i>Podocarpus elatus</i> | Evergreen | Australian native | Large | 15 | 5 | 5 | no data | high | Bird |
| Brush Box | <i>Lophostemon confertus</i> | Evergreen | Australian native | Large | 15-20 | 5-10 | 7.5 | no data | high | Bird, Insect, Pollinator |
| Bull Bay Magnolia | <i>Magnolia grandiflora</i> 'Exmouth' | Evergreen | Exotic | Large | 10-15 | 5-8 | 6.5 | high | high | Bird, Insect, Pollinator |
| Callery Pear | <i>Pyrus calleryana</i> 'Bradford' | Deciduous | Exotic | Large | 9-12 | 4-6 | 5 | high | high | Insect, Pollinator |
| Callery Pear | <i>Pyrus calleryana</i> 'Capital' | Deciduous | Exotic | Small | 6-7 | 2-3 | 2 | high | high | Insect, Pollinator |

| Common Name | Botanical Name | Foliage | Origin | Size | Height (m) | Spread (m) | Design Canopy Spread (m) | Carbon Index | Shade Index | Biodiversity |
|---------------------|--|--|-----------------------------|--|------------|------------|--------------------------|---------------------|---------------------|--------------------------|
| | | (Evergreen, Deciduous, Semi-deciduous) | (Australian native, Exotic) | Height - (Small [<8m], Medium [8-12m], Large [>12m]) | | | (Spread average) | (High, Medium, Low) | (High, Medium, Low) | - |
| Campbell's Magnolia | <i>Magnolia campbellii</i> | Deciduous | Exotic | Large | 10-15 | 8-10 | 9 | high | medium | Bird, Insect, Pollinator |
| Canary Island Pine | <i>Pinus canariensis</i> | Evergreen | Exotic | Large | 20-40 | 10-12 | 11 | no data | low | no data |
| Cape Chestnut | <i>Calodendrum capense</i> | Evergreen | Exotic | Small | 5-8 | 5-8 | 6.5 | high | high | Bird, Insect, Pollinator |
| Cape Lilac | <i>Virgilia oroboides</i> | Evergreen | Exotic | Small | 5-7 | 3-5 | 4 | low | low | Bird, Insect, Pollinator |
| Carob Tree | <i>Ceratonia siliqua</i> | Evergreen | Exotic | Medium | 8-10 | 4-5 | 4.5 | high | medium | Insect, Pollinator |
| Chinese Elm | <i>Ulmus parvifolia 'Todd'</i> | Deciduous | Exotic | Medium | 8-10 | 9-11 | 10 | high | high | no data |
| Chinese Flame Tree | <i>Koelreuteria bipinnata</i> | Deciduous | Exotic | Small | 5-7 | 5-6 | 5.5 | high | high | Insect, Pollinator |
| Chinese Pistachio | <i>Pistacia chinensis</i> | Deciduous | Exotic | Medium | 5-12 | 6-8 | 7 | high | medium | Bird |
| Cimmaron Ash | <i>Fraxinus pennsylvanica 'Cimmaron'</i> | Deciduous | Exotic | Large | 13-15 | 6-8 | 7 | no data | high | no data |
| Claret Ash | <i>Fraxinus oxycarpa 'Raywoodii'</i> | Deciduous | Exotic | Large | 10-15 | 6-7 | 6.5 | no data | high | no data |
| Coral Gum | <i>Eucalyptus torquata</i> | Evergreen | Australian native | Medium | 6-12 | 5-10 | 6.5 | medium | medium | Bird, Insect, Pollinator |
| Coral Tree | <i>Erythrina variegata</i> | Deciduous | Australian native | Large | 10-15 | 10-12 | 11 | high | high | Bird |
| Cork Oak | <i>Quercus suber</i> | Deciduous | Exotic | Large | 15-20 | 10-15 | 12.5 | high | high | no data |
| Corkwood | <i>Melicope eileryana</i> | Evergreen | Australian native | Medium | 8-12 | 3-4 | 3.5 | high | low | Bird, Insect, Pollinator |
| Dogwood | <i>Cornus controversa</i> | Deciduous | Exotic | Medium | 10-12 | 10-12 | 11 | medium | high | Bird, Insect, Pollinator |
| Dogwood | <i>Cornus florida</i> | Deciduous | Exotic | Small | 5-6 | 3-6 | 4.5 | medium | medium | Bird, Insect, Pollinator |

| Common Name | Botanical Name | Foliage | Origin | Size | Height (m) | Spread (m) | Design Canopy Spread (m) | Carbon Index | Shade Index | Biodiversity |
|-------------------------|--|--|-----------------------------|--|------------|------------|--------------------------|---------------------|---------------------|---|
| | | (Evergreen, Deciduous, Semi-deciduous) | (Australian native, Exotic) | Height - (Small [<8m], Medium [8-12m], Large [>12m]) | | | (Spread average) | (High, Medium, Low) | (High, Medium, Low) | - |
| Drooping She Oak | <i>Allocasuarina verticillata</i> | Evergreen | Australian native | Medium | 5-9 | 4-6 | 6 | medium | medium | Bird |
| Dwarf Lemon Scented Gum | <i>Corymbia citriodora</i> - dwarf cultivar | Evergreen | Australian native | Small | 6-8 | 3-5 | 4 | high | high | Bird, Insect, Mammal / Lizard, Pollinator |
| Dwarf SA Blue Gum | <i>Eucalyptus leucoxylon</i> (small form ssp.) | Evergreen | Australian native | Small | 5-7 | 4-5 | 5 | high | high | Bird, Insect, Pollinator |
| Dwarf Sugar Gum | <i>Eucalyptus cladocalyx</i> 'Nana' | Evergreen | Australian native | Small | 6-10 | 5-7 | 6 | no data | high | Bird, Insect, Pollinator |
| Eastern Cottonwood | <i>Populus deltoides</i> | Deciduous | Exotic | Large | 20-25 | 18-20 | 19 | high | high | no data |
| Eastern Redbud | <i>Cercis canadensis</i> 'Forest Pansy' | Deciduous | Exotic | Small | 5-6 | 4-5 | 4.5 | no data | low | Insect, Pollinator |
| Evergreen Ash | <i>Fraxinus griffithii</i> | Evergreen | Exotic | Medium | 6-10 | 2-3 | 2.5 | no data | high | no data |
| Evergreen Magnolia | <i>Magnolia doltsopa</i> | Evergreen | Exotic | Medium | 8-10 | 3-5 | 4 | medium | low | Bird, Insect, Pollinator |
| Flame Tree | <i>Delonix regia</i> | Semi-deciduous | Exotic | Large | 10-15 | 10-15 | 12.5 | high | high | Bird, Insect, Pollinator |
| Forest Elder | <i>Nuxia floribunda</i> | Evergreen | Exotic | Medium | 5-8 | 2-3 | 2.5 | no data | high | Insect, Pollinator |
| Ghost Gum | <i>Eucalyptus laealis</i> | Evergreen | Australian native | Large | 12-18 | 4-6 | 5 | high | medium | Bird, Insect, Pollinator |
| Golden Ash | <i>Fraxinus excelsior</i> 'Aurea' | Deciduous | Exotic | Medium | 6-10 | 6-7 | 6.5 | no data | high | no data |
| Golden Penda | <i>Xanthostemon chrysanthus</i> | Evergreen | Australian native | Medium | 7-15 | 5-12 | 8.5 | no data | high | Bird, Insect, Pollinator |
| Golden Rain Tree | <i>Koelreuteria paniculata</i> | Deciduous | Exotic | Small | 6-8 | 5-6 | 5.5 | high | high | Insect, Pollinator |
| Goldfields Blackbutt | <i>Eucalyptus lesouefii</i> | Evergreen | Australian native | Medium | 10-12 | 8-10 | 9 | medium | medium | Bird, Insect, Pollinator |

| Common Name | Botanical Name | Foliage | Origin | Size | Height (m) | Spread (m) | Design Canopy Spread (m) | Carbon Index | Shade Index | Biodiversity |
|-------------------------|--|--|-----------------------------|--|------------|------------|--------------------------|---------------------|---------------------|---|
| | | (Evergreen, Deciduous, Semi-deciduous) | (Australian native, Exotic) | Height - (Small [<8m], Medium [8-12m], Large [>12m]) | | | (Spread average) | (High, Medium, Low) | (High, Medium, Low) | - |
| Green Ash | <i>Fraxinus pennsylvanica</i> 'Urbell' - Urbanite | Deciduous | Exotic | Medium | 10-11 | 6-8 | 7 | no data | high | no data |
| Grey Corkwood | <i>Erythrina vespertilio</i> | Deciduous | Australian native | Small | 4-6 | 3-4 | 3.5 | medium | high | Bird |
| Hackberry | <i>Celtis occidentalis</i> | Deciduous | Exotic | Large | 15-20 | 5-10 | 7.5 | high | high | Bird, Insect, Pollinator |
| Holm Oak | <i>Quercus ilex</i> | Evergreen | Exotic | Large | 20-24 | 8-12 | 10 | high | high | no data |
| Honey Berry | <i>Celtis australis</i> | Deciduous | Exotic | Large | 12-15 | 5-8 | 6.5 | high | medium | Bird, Insect, Pollinator |
| Honey Locust | <i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Shademaster' / Sunburst' | Deciduous | Exotic | Medium | 9-12 | 5-6 | 5.5 | no data | medium | no data |
| Indian Horse Chestnut | <i>Aesculus indica</i> | Deciduous | Exotic | Large | 15-20 | 5-12 | 8.5 | high | high | Bird, Pollinator |
| Irish Strawberry Tree | <i>Arbutus unedo</i> | Evergreen | Exotic | Small | 5-7 | 2-5 | 3.5 | low | medium | Bird, Insect, Mammal / Lizard, Pollinator |
| Jacaranda | <i>Jacaranda mimosifolia</i> | Deciduous | Exotic | Medium | 8-10 | 8-10 | 9 | high | high | Insect, Pollinator |
| Japanese Elm | <i>Zelkova serrata</i> | Deciduous | Exotic | Large | 12-18 | 8-12 | 10 | no data | high | Birds, mammals |
| Japanese Elm Green Vase | <i>Zelkova serrata</i> 'Green vase' | Deciduous | Exotic | Medium | 10-14 | 8-10 | 9 | no data | high | Birds, mammals |
| Lemon Scented Gum | <i>Corymbia citriodora</i> | Evergreen | Australian native | Large | 20-25 | 11-13 | 12 | high | high | Bird, Insect, Mammal / Lizard, Pollinator |
| Liquidambar | <i>Liquidambar styraciflua</i> | Deciduous | Exotic | Large | 10-15 | 5-9 | 7 | high | high | no data |
| London Plane Tree | <i>Platanus x acerifolia</i> (Maple leaf form) | Deciduous | Exotic | Large | 10-15 | 10-15 | 12.5 | no data | high | no data |
| Magnolia | <i>Magnolia champaca</i> | Evergreen | Exotic | Medium | 8-10 | 3-5 | 4 | medium | low | Bird, Insect, Pollinator |
| Maidenhair Tree | <i>Ginkgo biloba</i> | Deciduous | Exotic | Large | 20-30 | 20-25 | 22.5 | no data | medium | no data |

| Common Name | Botanical Name | Foliage | Origin | Size | Height (m) | Spread (m) | Design Canopy Spread (m) | Carbon Index | Shade Index | Biodiversity |
|---------------------|--|--|-----------------------------|--|------------|------------|--------------------------|---------------------|---------------------|---|
| | | (Evergreen, Deciduous, Semi-deciduous) | (Australian native, Exotic) | Height - (Small [<8m], Medium [8-12m], Large [>12m]) | - | - | (Spread average) | (High, Medium, Low) | (High, Medium, Low) | - |
| Manchurian Pear | <i>Pyrus ussuriensis</i> | Deciduous | Exotic | Large | 9-12 | 6-7 | 6.5 | high | high | Insect, Pollinator |
| Marri | <i>Corymbia calophylla</i> | Evergreen | Australian native | Large | 15-20 | 8-13 | 10.5 | high | high | Bird, Insect, Mammal / Lizard, Pollinator |
| Montpelier Maple | <i>Acer monspessulanum</i> | Deciduous | Exotic | Small | 6-8 | 6-8 | 7 | no data | medium | Insect, Pollinator |
| Moreton Bay Ash | <i>Corymbia tessellaris</i> | Evergreen | Australian Native | Large | 20-25 | 10-15 | 12.5 | no data | medium | Bird, Insect, Pollinator |
| Mushashino | <i>Zelkova serrata</i> 'Mushashino' | Deciduous | Exotic | Medium | 9-12 | 4-6 | 5 | no data | high | Birds, mammals |
| Native Frangipani | <i>Hymenosporum flavum</i> | Evergreen | Australian native | Large | 6-10 | 4-6 | 5 | no data | low | Bird, Insect, Pollinator |
| Norfolk Island Pine | <i>Araucaria heterophylla</i> | Evergreen | Australian native | Large | 60 | 15 | 15 | no data | medium | no data |
| Orchid Tree | <i>Bauhinia purpurea</i> | Deciduous | Exotic | Medium | 10-12 | 3-6 | 4.5 | medium | medium | Insect, Pollinator |
| Orchid Tree | <i>Bauhinia variegata</i> | Deciduous | Exotic | Small | 5-6 | 2-3 | 2.5 | medium | medium | Insect, Pollinator |
| Oriental Plane Tree | <i>Platanus orientalis</i> | Deciduous | Exotic | Large | 10-15 | 10-15 | 12.5 | high | high | no data |
| Pagoda Tree | <i>Sophora japonica</i> | Deciduous | Exotic | Small | 5-8 | 4-6 | 5 | high | high | Insect, Pollinator |
| Pecan Tree | <i>Carya illinoensis</i> | Deciduous | Exotic | Large | 20-25 | 18-22 | 18.5 | high | high | Insect, Pollinator |
| Persian Silk Tree | <i>Albizia julibrissin</i> | Deciduous | Exotic | Small | 4-5 | 3-4 | 3.5 | medium | medium | Pollinator |
| Pin Oak | <i>Quercus palustris</i> | Deciduous | Exotic | Large | 15-20 | 8-16 | 12 | high | high | no data |
| Purple Orchid Tree | <i>Bauhinia x blakeana</i> | Deciduous | Exotic | Small | 8-9 | 4-5 | 4.5 | medium | low | Insect, Pollinator |
| Red Alder | <i>Alnus rubra</i> | Deciduous | Exotic | Large | 12-15 | 4-8 | 6 | high | medium | no data |
| Red Capped Gum | <i>Eucalyptus erythrocorys</i> | Evergreen | Australian native | Small | 6-8 | 4-5 | 4.5 | medium | medium | Bird, Insect, Pollinator |

| Common Name | Botanical Name | Foliage | Origin | Size | Height (m) | Spread (m) | Design Canopy Spread (m) | Carbon Index | Shade Index | Biodiversity |
|-------------------|--|--|-----------------------------|--|------------|------------|--------------------------|---------------------|---------------------|---|
| | | (Evergreen, Deciduous, Semi-deciduous) | (Australian native, Exotic) | Height - (Small [<8m], Medium [8-12m], Large [>12m]) | | | (Spread average) | (High, Medium, Low) | (High, Medium, Low) | - |
| Red Flowering Gum | <i>Corymbia ficifolia</i> | Evergreen | Australian native | Medium | 8-11 | 5-10 | 7.5 | high | medium | Bird, Insect, Mammal / Lizard, Pollinator |
| Redbud | <i>Cercis siliquastrum</i> | Deciduous | Exotic | Small | 6-8 | 3-4 | 3.5 | high | low | Insect, Pollinator |
| SA Blue Gum | <i>Eucalyptus leucoxylon</i> | Evergreen | Australian native | Large | 15-20 | 7-15 | 11 | high | high | Bird, Insect, Pollinator |
| Silky Oak | <i>Grevillea robusta</i> | Evergreen | Australian native | Large | 10-15 | 5-10 | 7.5 | high | high | Bird, Insect, Pollinator |
| Southern Blue Gum | <i>Eucalyptus globulus</i> | Evergreen | Australian native | Large | 15-20 | 15-20 | 17.5 | high | high | Bird, Insect, Mammal / Lizard, Pollinator |
| Spotted Gum | <i>Corymbia maculata</i> | Evergreen | Australian native | Large | 15-20 | 8-10 | 9 | high | high | Bird, Insect, Mammal / Lizard, Pollinator |
| Tonwood Coral Gum | <i>Eucalyptus 'Torwood'</i> | Evergreen | Australian native | Small | 5-8 | 3-6 | 4.5 | no data | low | Bird, Insect, Pollinator |
| Trident Maple | <i>Acer buergerianum</i> | Deciduous | Exotic | Medium | 6-10 | 3-8 | 5.5 | medium | medium | Insect, Pollinator |
| Tuart | <i>Eucalyptus gomphocephala</i> | Evergreen | Australian native | Large | 12-18 | 10-15 | 12.5 | high | high | Bird, Insect, Pollinator |
| Tuckeroo | <i>Cupaniopsis anacardioides</i> | Evergreen | Australian native | Small | 7-8 | 4-5 | 4.5 | no data | medium | Bird, Insect, Pollinator |
| Tulipwood | <i>Harpullia pendula</i> | Evergreen | Australian native | Large | 8-15 | 2-3 | 2.5 | no data | high | Bird, Insect, Pollinator |
| Water Gum | <i>Tristaniopsis laurina</i> | Evergreen | Australian native | Medium | 5-10 | 4-8 | 6 | no data | medium | Bird, Insect, Pollinator |
| Water Gum | <i>Tristaniopsis laurina</i> 'Luscious' | Evergreen | Australian native | Medium | 5-10 | 4-8 | 6 | no data | medium | Bird, Insect, Pollinator |
| White Cedar | <i>Melia azedarach</i> | Deciduous | Australian native | Medium | 10-12 | 5-7 | 6 | high | high | Bird, Pollinator |
| White Orchid Tree | <i>Bauhinia aculeata</i> | Deciduous | Exotic | Small | 3.5-6 | 4-5 | 4.5 | medium | low | Insect, Pollinator |
| Willow Myrtle | <i>Agonis flexuosa</i> | Evergreen | Australian native | Medium | 8-12 | 8-10 | 9 | high | high | Bird, Insect, Mammal / Lizard, Pollinator |



Lease Variation Tennis SA and Memorial Drive Tennis Club (Park 26)

Tuesday, 19 May 2026

Infrastructure and Public Works Committee

Strategic Alignment - Our Places

Program Contact:

Mike Philippou Associate Director
Strategic Property & Commercial

Public

Approving Officer:

Tom McCready, Director City
Infrastructure

EXECUTIVE SUMMARY

The purpose of the report is to seek Council's approval of minor variations to the existing Park Lands Lease arrangements for Tennis SA (TSA) and Memorial Drive Tennis Club (MDTC) within Elder Park / Tarntanya Wama (Park 26), adjacent to Adelaide Oval.

TSA and MDTC (and others, including Tennis Australia) entered into a Deed (named Anchor Project Deed) as part of the redevelopment of the TSA's facilities, which (amongst other things) contemplated TSA and MDTC 'swapping' tennis courts within their respective leased areas.

The proposed variations formalise previously agreed and completed changes to the configuration of tennis courts between the two Lessees, without altering the overall leased footprint, size, or use of the Adelaide Park Lands.

On 23 April 2026, Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) received the request from TSA and MDTC to vary the Leased areas under their respective Lease arrangements to reflect completed court reconfiguration works. Kadaltilla endorsed the proposed minor Lease variations.

RECOMMENDATION

The following recommendation will be presented to Council on 26 May 2026 for consideration

THAT THE INFRASTRUCTURE AND PUBLIC WORKS COMMITTEE RECOMMENDS TO COUNCIL

THAT COUNCIL

1. Notes the request from Tennis SA and Memorial Drive Tennis Club to vary the Leased areas under their respective Lease arrangements to reflect completed court reconfiguration works.
 2. Approves the proposed minor Lease variations as contained in Deeds of Variation of Lease in Attachment A and Attachment B to Item 7.4 on the Agenda for the meeting of the Infrastructure and Public Works Committee held on 19 May 2026.
 3. Authorises the Chief Executive Officer and the Lord Mayor to execute the Deeds of Variation of Lease and associated documentation and affix as necessary the Common Seal of the Council to give effect to the above-mentioned decision.
-

IMPLICATIONS AND FINANCIALS

| | |
|--|---|
| City of Adelaide 2024-2028 Strategic Plan | Strategic Alignment – Our Places Create opportunities for sustained activation in the city through outdoor dining, parking, leases and licences. |
| Policy | <u>Adelaide Park Lands Community Land Management Plan (CLMP)</u> supports the Leasing and Licensing of this Park Lands premise to Tennis SA and Memorial Drive Tennis Club. At its meeting on 10 March 2026, Council approved the revised CLMP for the Adelaide Oval Precinct part of Elder Park / Tarntanya Wama (Park 26), being released for consultation, subject to agreement with the Minister for Planning, which is pending. The revised CLMP includes the proposed lease arrangements consistent with this report. <u>Adelaide Park Lands Leasing and Licensing Policy (Policy)</u> |
| Consultation | Not as a result of this report |
| Resource | Legal advice was sought to draft the Deeds of Variation. |
| Risk / Legal / Legislative | The <i>Retail and Commercial Leases Act 1995</i> (SA) does not apply to Leases or Licences in the Adelaide Park Lands granted by the City of Adelaide (exemption was granted by the Minister for Business Services and Consumers on 28 December 2011). The proposal aligns with the following Statutory Principles as outlined in the <i>Adelaide Park Lands Act 2005</i> (SA) Part 1, Section 4 (1), in part (b) the Adelaide Park Lands should be held for the public benefit of the people of South Australia, and should be generally available to them for their use and enjoyment (recognising that certain uses of the Park Lands may restrict or prevent access to particular parts of the Park Lands): (c) the Adelaide Park Lands reflect and support a diverse range of environmental, cultural, recreational and social values and activities that should be protected and enhanced: (d) the Adelaide Park Lands provide a defining feature to the City of Adelaide and contribute to the economic and social well-being of the City in a manner that should be recognised and enhanced: (g) the interests of the South Australian community in ensuring the preservation of the Adelaide Park Lands are to be recognised, and activities that may affect the Park Lands should be consistent with maintaining or enhancing the environmental, cultural, recreational and social heritage status of the Park Lands for the benefit of the State. |
| Opportunities | Partnering with commercial and sporting organisations within the Adelaide Park Lands to provide unique offerings to Adelaide Park Lands visitors and to contribute to people actively using or enjoying the Adelaide Park Lands. |
| 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 | For the duration of the Lease Terms |

| | |
|--|---|
| 25/26 Budget Reconsideration (if applicable) | Not as a result of this report |
| Ongoing Costs (eg maintenance cost) | Maintenance responsibilities are part of the Lease arrangements. |
| Other Funding Sources | TSA received Federal Government funding to upgrade its facilities at Memorial Drive to support international tennis events. |

DISCUSSION

1. The Memorial Drive tennis precinct is located within Elder Park / Tarntanya Wama (Park 26) in the Adelaide Park Lands and includes facilities operated by Memorial Drive Tennis Club (MDTC) and Tennis SA (TSA) under separate Lease arrangements with Council.
2. MDTC's Lease commenced on 1 January 1999 for a term of 50 years (granted under the *Local Government Act, 1934* (SA)). MDTC have also granted an Underlease to Next Generation Clubs Australia Pty Ltd ("NG") (formerly David Lloyd Leisure Group Pty Ltd).
3. TSA's Lease commenced 1 July 2017 for a term of 42 years (granted under the *Local Government Act, 1999* (SA) and the *Adelaide Park Lands Act, 2005* (SA)).
4. In 2016, TSA received Federal Government funding to upgrade its facilities at Memorial Drive to support international tennis events.
5. To deliver the upgraded facility in a practical way, some tennis courts needed to be reconfigured across the boundary of the two Leased areas.
6. TSA and MDTC (and others, including Tennis Australia) entered into a Deed (named 'Anchor Project Deed') as part of the redevelopment of the TSA's facilities, which (amongst other things) contemplated TSA and MDTC 'swapping' tennis courts within their respective Leased areas.
7. As part of the redevelopment, TSA has developed a show court, upgraded two practice courts (to international standards) and upgraded grass, synthetic and hardcourts (used by MDTC (some of which are on TSA Leased area)).
8. Relevantly, the outer perimeter or footprint of the Leased areas of the combined Leases has not been altered by these works. There is no alienation of any additional Park Lands by these arrangements, and the square meterage of the Leased areas for each of the MDTC and TSA remains the same.
9. The original Leased areas can be seen in [Link 1](#), with MDTC's area shown in yellow and TSA's area in pink.
10. The revised Leased areas can be seen in [Link 2](#), with the new MDTC areas shown in yellow and the new TSA area shown in pink.
11. TSA grants to MDTC and its members a right of way to pass and repass on foot, and MDTC accepts the grant of a right of way and, with the consent of TSA, MDTC grants to NG and its members a right of way over that piece of land between TSA's show court and other TSA's courts.
12. As the various works contemplated by the Anchor Project Deed are all complete, TSA and MDTC have written to Council to request these area changes be formally documented to take into account the swapped areas.
13. Following a review of the arrangements, two Deeds of Variation have been prepared with the assistance of Norman Waterhouse Lawyers. One for the TSA Lease (refer **Attachment A**) and the other for the MDTC Lease (which also includes NG as a party) (refer **Attachment B**). By the terms of these Deeds, the formal 'swapping' of the courts is consented to by Council, and the parties (each of TSA, MDTC and NG) otherwise acknowledge and agree that no other term of the existing Lease arrangements is amended or varied.
14. As a result of these changes, the Community Land Management Plan (CLMP) will also be updated to reflect the changes.
15. At its meeting on 23 April 2026, Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) resolved to advise Council that it:

- 15.1. *Notes the request from Tennis SA (TSA) and Memorial Drive Tennis Club (MDTC) to vary the Leased areas under their respective Lease arrangements to reflect completed court reconfiguration works.*
- 15.2. *Endorses the proposed minor Lease variations and authorising the Lord Mayor and the Chief Executive Officer to execute the Deeds of Variation of Lease as contained in Attachments A and B to Item 6.3 on the Agenda for the meeting of the Board of Kadaltilla/Adelaide Park Lands Authority held on 23 April 2026 and associated documentation.*
- 15.3. *Notes that any required updates to the relevant Community Land Management Plan (CLMP) can be managed administratively.*

Next Steps

16. Proceed with finalisation of Deed of Variation of Lease documentation.
17. Update the Community Land Management Plan (CLMP) to reflect the changes.

DATA AND SUPPORTING INFORMATION

Link 1 – Lease Areas

Link 2 – Revised Leased Areas

ATTACHMENTS

Attachment A – Deed of Variation of Lease (TSA)

Attachment B - Deed of Variation of Lease (MDTC (and NG))

- END OF REPORT -



Deed for variation of lease

Adelaide Park Lands – War Memorial Drive (Park 26)

The Corporation of the City of Adelaide

Tennis SA Inc.

Norman Waterhouse Lawyers Pty Ltd ACN 621 909 395

Level 11, 431 King William Street, Adelaide SA 5000
GPO Box 639, Adelaide SA 5001
www.normans.com.au



THIS DEED is made the

day of

2026

BETWEEN **The Corporation of the City of Adelaide** (ABN 20 903 762 572) of 25 Pirie Street, Adelaide SA 5000 (**Council**)

AND **Tennis SA Inc.** (ABN 19 103 003 187) of War Memorial Drive, North Adelaide SA 5006 (**Lessee**)

BACKGROUND

- A. The Council leases the Premises to the Lessee upon and subject to the terms and conditions in the Lease.
- B. The Lessee was a party to the Anchor Project Deed which detailed the Anchor Project.
- C. The works forming part of the Anchor Project were substantially completed on or around the Effective Date.
- D. The Lessee has requested the consent of the Council to a variation of the Premises to accommodate the Anchor Project and Council has agreed to grant that consent as set out in the agreement.

1. DEFINITIONS AND INTERPRETATION

1.1 Definitions

In this agreement, unless the context otherwise requires:

Anchor Project means the project for the construction of improvements and redevelopment of existing tennis courts on adjacent areas leased by the Lessee and MDTC from Council and consequent exchange of leased areas between the Lessee and MDTC as detailed in clause 3 of the Anchor Project Deed.

Anchor Project Deed means the deed between TA, the Lessee, MDTC and NG dated 26 September 2017 in relation to the Anchor Project.

Effective Date means 31 December 2018.

MDTC means Memorial Drive Tennis Club Inc. (ABN 30 096 194 307) of c/- Next Generation, War Memorial Drive, North Adelaide SA 5006.

MDTC Lease means the memorandum of lease dated 31 December 1998 of the MDTC Leased Area between the Council and MDTC for a term of fifty (50) years commencing 1 January 1999 and expiring midnight 31 December 2048.

MDTC Leased Area means the area defined in the MDTC Lease.

NG means Next Generation Clubs Australia Pty Ltd (ACN 079 495 944 of 183 Melbourne Street, North Adelaide SA 5006.

Park Lands means the Adelaide Park Lands as defined in the Park Lands Act.

Park Lands Act means the *Adelaide Park Lands Act (SA) 2005*.

Premises means the premises as defined and described in Item 1 of the First Schedule to the TSA Lease.

TA means Tennis Australia Limited (ACN 006 281 125) of Melbourne Park, Olympic Boulevard, Melbourne VIC 3000.

TSA Lease means the memorandum of lease dated 7 December 2017 of the Premises between the Council and TSA for a term of forty two (42) years commencing 1 July 2015 and expiring midnight 30 June 2057.

1.2 General

In this deed, unless the context otherwise requires:

- 1.2.1 a reference to any document is a reference to that document as varied, novated or replaced from time to time;
- 1.2.2 the singular includes the plural and vice versa;
- 1.2.3 a reference to a gender includes all genders;
- 1.2.4 the use of the word "including" does not limit what else might be included;
- 1.2.5 a reference to a thing includes all or any part of it;
- 1.2.6 where a word or phrase is defined, its other grammatical forms have a corresponding meaning;
- 1.2.7 a reference to a person or entity includes a natural person, a partnership, corporation, trust, association, unincorporated body, authority or other entity;
- 1.2.8 a reference to a party includes that party's legal personal representatives, successors and permitted assigns;
- 1.2.9 a term which purports to bind or benefit two or more persons binds or benefits them jointly and severally;
- 1.2.10 headings are inserted in this deed for convenience only and are not intended to affect its interpretation; and
- 1.2.11 a reference to a statute, ordinance, code or other law includes regulations and other instruments issued under it and consolidations, amendments, re-enactments or replacements of any of them.

2. VARIATION OF LEASE

2.1 Acknowledgement of Anchor Project

The Lessee warrants and agrees:

- 2.1.1 the Anchor Project was initiated by TA and undertaken with the agreement of TA, the Lessee, MDTC and NG;
- 2.1.2 the Anchor Project has (amongst other things) changed the configuration of the tennis courts forming parts of each of the Premises and the MDTC Leased Area resulting in:
 - 2.1.2.1 areas previously occupied by the Lessee, now being occupied by MDTC (and NG);

- 2.1.2.2 areas previously occupied by MDTC (and NG) now being occupied by the Lessee; and
- 2.1.2.3 a right of way being granted by the Lessee in favour of MDTC (and NG);

as shown on the concept plans comprising Annexure A and Annexure B.

- 2.1.3 except as provided in this clause 2.1, the Anchor Project has not resulted in any further amendments or variations to the TSA Lease; and
- 2.1.4 the total areas of the Park Lands occupied by the Lessee and, MDTC (and/NG) remain in aggregate the same as the total areas before the Anchor Project.

2.2 Existing lease terms

The Council and the Lessee acknowledge and agree:

- 2.2.1 despite the provisions of the Anchor Project Deed, the contemplated variations to the Premises do not constitute a new lease;
- 2.2.2 save and except for the variations to the Premises and the MDTC Leased Area as set out in this deed, and in a corresponding deed between the Council and MDTC (and /NG), the terms and conditions of the TSA Lease are hereby confirmed and apply to the Premises as varied by this deed on and from the Effective Date; and
- 2.2.3 except as provided in this deed, the agreement of Council does not:
 - 2.2.3.1 constitute the agreement of Council to any other variation in or to the terms and condition of the TSA Lease;
 - 2.2.3.2 constitute any waiver, release or discharge of the observance or performance by the Lessee of any of the terms and conditions to be observed and performed by the Lessee under the TSA Lease; and
 - 2.2.3.3 release, discharge, waive, prejudice, limit or otherwise affect the respective rights, powers, privileges or remedies of the Council under the TSA Lease.

2.3 Further documents

If reasonably required by the Council, the Lessee will enter into such further documents as reasonably required to give full effect to the provision of this consent and the terms of this deed.

3. VARIATION OF THE PREMISES

3.1 Consent

Subject to clause 3.2, the Council and the Lessee agree with effect from the Effective Date the Premises as described in the TSA Lease and the formal lease plan of the Premises attached to the TSA Lease will be varied by reason of the Anchor Project as described in this deed to be the Premises in the new plan contained in Annexure C and marked as "TSA1 Main Court", "TSA2 Courts", "TSA3 Show Court", "ROW4" and "TSA4 Undercroft" and the area shown in the original plan to the Lease as an area south west of the intersection of War Memorial Drive and Montefiore Road.

3.2 MDTC condition

The consent of Council and TSA is conditional upon MDTC and NG entering a document with Council on giving effect to the variations to the various premises as set out in this deed and providing for a new formal lease plan for the purposes of the MDTC Lease as the new plan contained herein in Annexure C shown as "MDTC5" and TSA granting to MDTC and its members a right of way to pass and repass on foot and MDTC accepting the grant of a right of way and, with the consent of TSA, MDTC granting to NG and its members a right of way over that piece of land marked "ROW4" on the plan in Annexure.C.

4. GENERAL

4.1 Costs

The Lessee must pay all of Council's reasonable costs (including legal costs) of and incidental to the negotiation, preparation and engrossment of this deed.

4.2 Governing law

This deed will be governed by the laws of South Australia. The parties submit to the jurisdiction of the courts of South Australia and agree to issue any proceedings relating to this deed in those courts.

4.3 Severance

Every provision of this deed is independent of the other. Any provision which is prohibited or unenforceable in any jurisdiction will be ineffective to the extent only of such prohibition or unenforceability, and the other provisions will remain in force.

4.4 No assignment

No party may assign or transfer any rights or obligations under this deed without the written consent of each of the other parties.

4.5 Further acts

Each party will do all things necessary to give full effect to this deed and the transactions contemplated by this deed.

EXECUTED as a deed

COUNCIL

The common seal of The Corporation of the City of Adelaide was affixed in the presence of:

.....
Signature of Mayor

.....
Signature of Chief Executive Officer/City Manager/Town Clerk
(Please delete as applicable)

.....
Name of Mayor (print)

.....
Name of Chief Executive Officer/City Manager/Town Clerk (print)

LESSEE

The Common Seal of Tennis SA)
Incorporated was affixed in)
accordance with its Constitution)

.....
Signature of President/Director

.....
Signature of Director

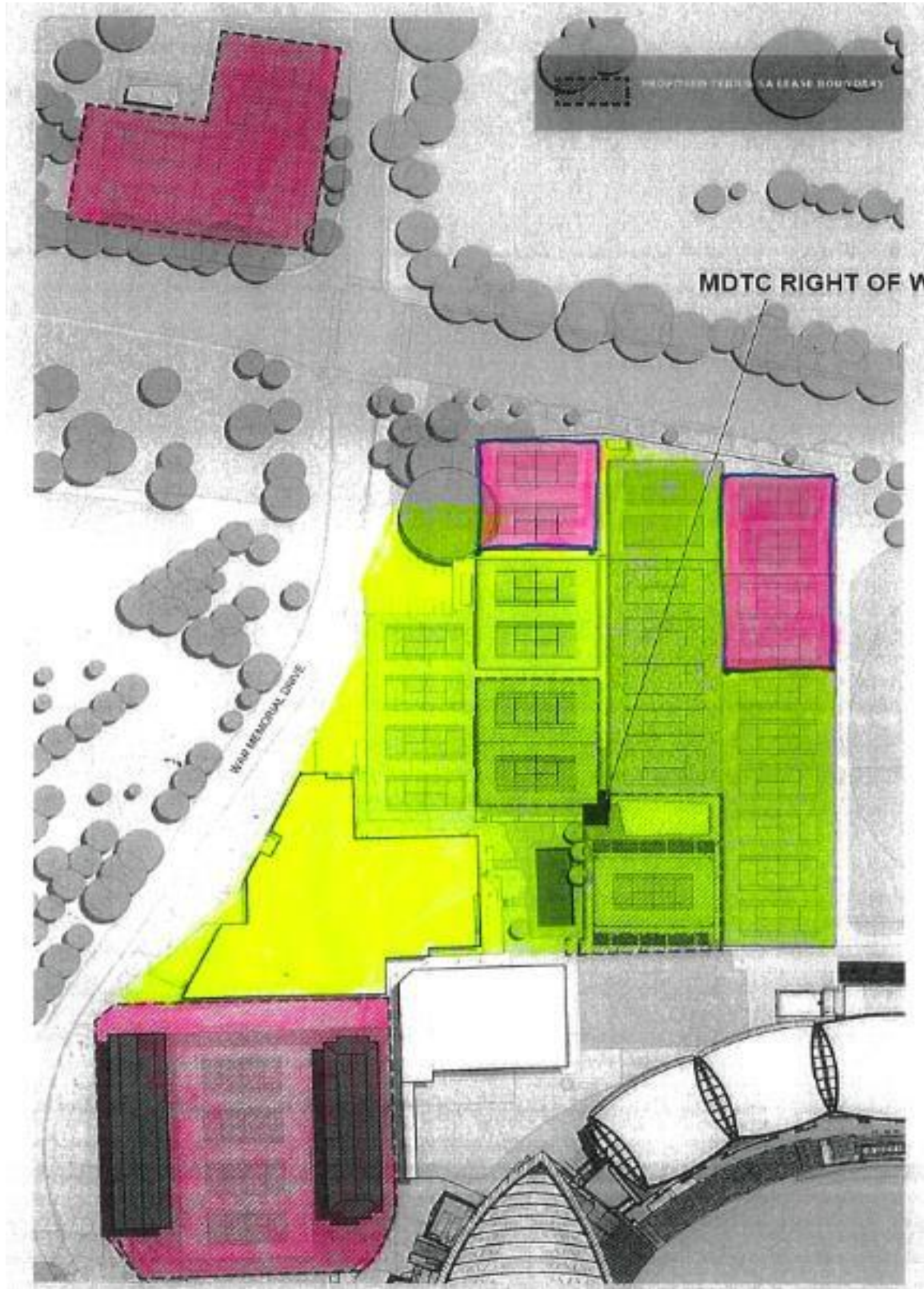
.....
Print Name of Authorised Office Holder

.....
Print Name of Authorised Office Holder

Annexure A

[Previously leased areas by TSA (shaded pink) and previously occupied areas by MDTC and NG (shaded yellow)]

[PINK = TSA]
[YELLOW = MDTC/NG]

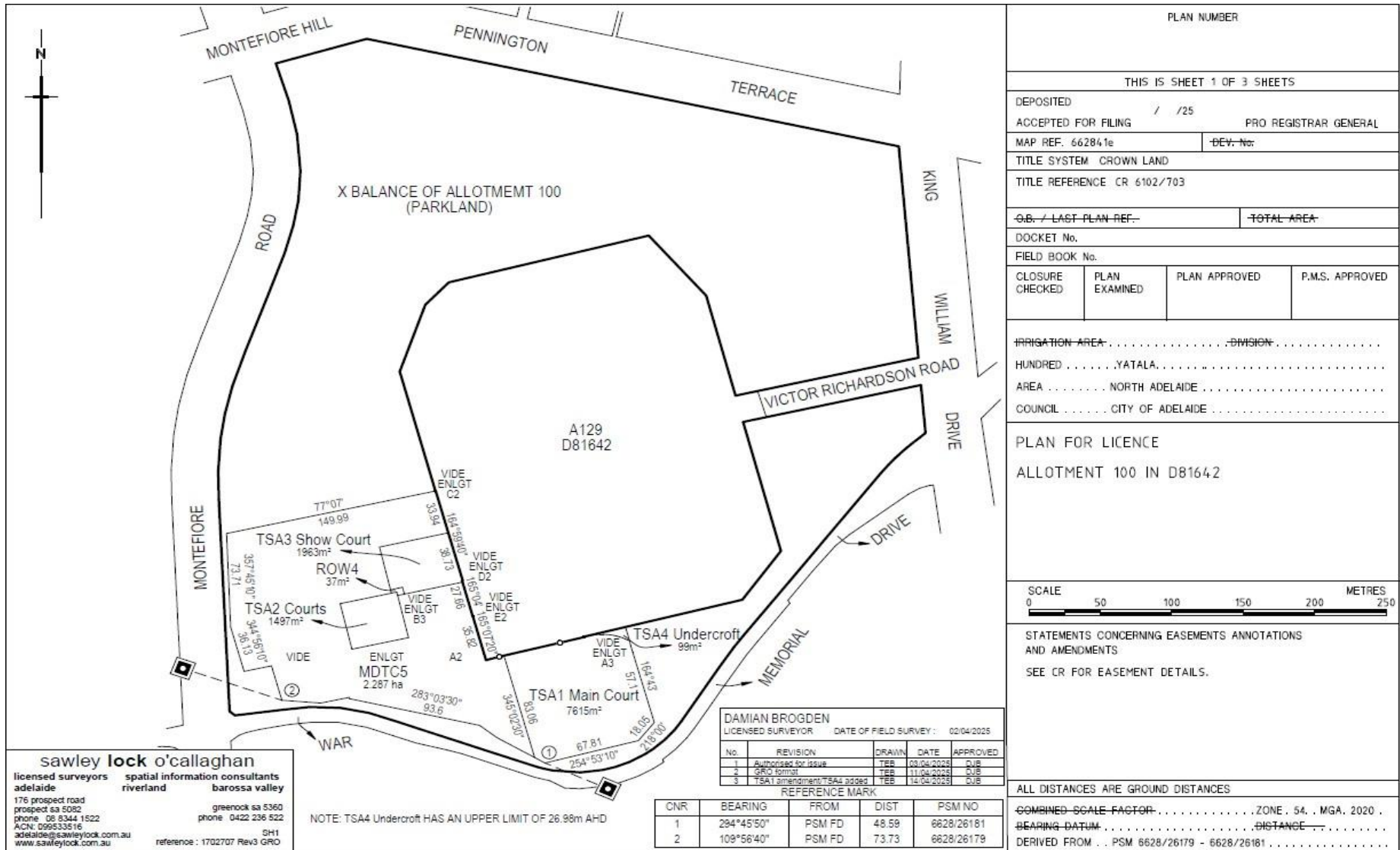


Annexure B

[Updated leased areas to TSA (shaded pink) and updated leased areas to MDTC and NG shaded yellow)]



Annexure C



| | | | |
|--|---------------|-----------------------|-----------------|
| PLAN NUMBER | | | |
| THIS IS SHEET 1 OF 3 SHEETS | | | |
| DEPOSITED | | | |
| ACCEPTED FOR FILING / /25 | | PRO REGISTRAR GENERAL | |
| MAP REF. 66284 1e | DEV. No: | | |
| TITLE SYSTEM CROWN LAND | | | |
| TITLE REFERENCE CR 6102/703 | | | |
| O.B. / LAST PLAN REF.: | | TOTAL AREA: | |
| DOCKET No. | | | |
| FIELD BOOK No. | | | |
| CLOSURE CHECKED | PLAN EXAMINED | PLAN APPROVED | P.M.S. APPROVED |
| IRRIGATION AREA DIVISION | | | |
| HUNDRED YATALA | | | |
| AREA NORTH ADELAIDE | | | |
| COUNCIL CITY OF ADELAIDE | | | |
| PLAN FOR LICENCE | | | |
| ALLOTMENT 100 IN D81642 | | | |
| SCALE 0 50 100 150 200 250 METRES | | | |
| STATEMENTS CONCERNING EASEMENTS ANNOTATIONS AND AMENDMENTS SEE CR FOR EASEMENT DETAILS. | | | |
| ALL DISTANCES ARE GROUND DISTANCES | | | |
| COMBINED SCALE FACTOR ZONE . 54 . MGA, 2020 . | | | |
| BEARING DATUM DISTANCE | | | |
| DERIVED FROM PSM 6628/26179 - 6628/26181 | | | |

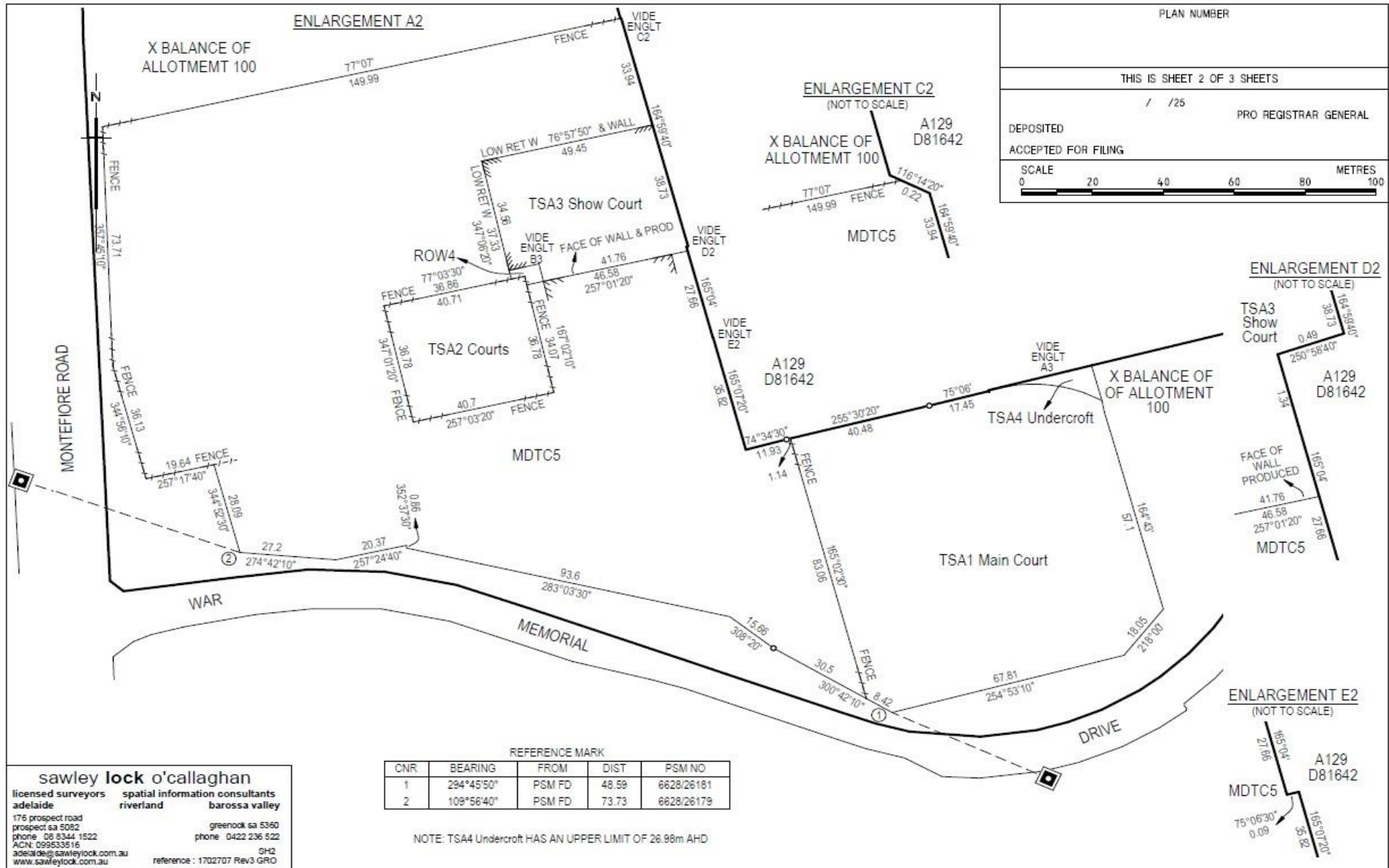
sawley lock o'callaghan
 licensed surveyors spatial information consultants
 adelaide riverland barossa valley
 176 prospect road greenook sa 5360
 prospect sa 5082 phone 0422 236 522
 phone 08 8344 1522
 ACN: 099633516
 adelaide@sawleylock.com.au
 www.sawleylock.com.au SH1
 reference: 1702707 Rev3 GRO

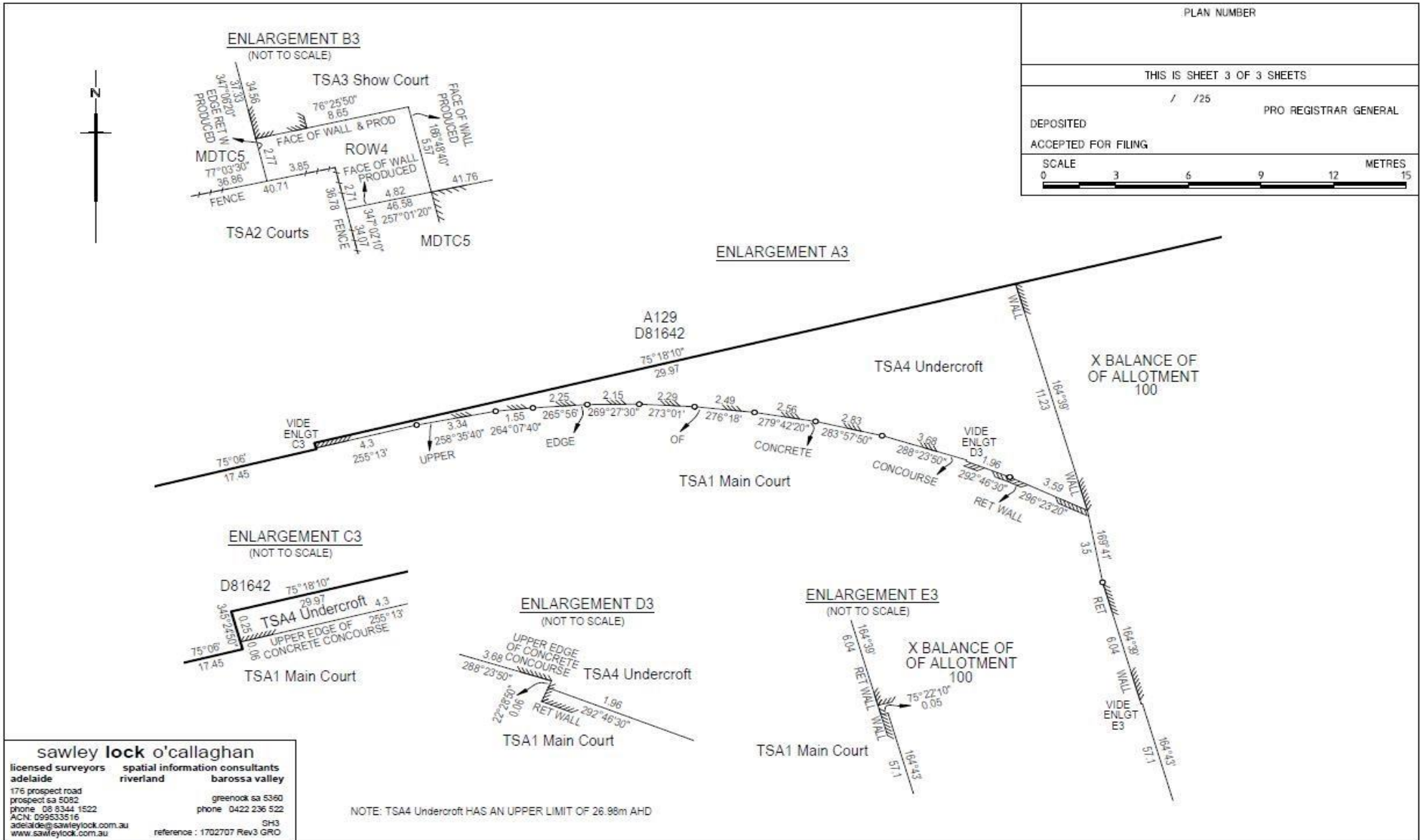
DAMIAN BROGDEN
 LICENSED SURVEYOR DATE OF FIELD SURVEY: 02/04/2025

| No. | REVISION | DRAWN | DATE | APPROVED |
|-----|---------------------------|-------|------------|----------|
| 1 | Authorised for issue | TBB | 03/04/2025 | DJB |
| 2 | GRO format | TBB | 11/04/2025 | DJB |
| 3 | TSA1 amendment/TSA4 added | TBB | 14/04/2025 | DJB |

REFERENCE MARK

| CNR | BEARING | FROM | DIST | PSM NO |
|-----|------------|--------|-------|------------|
| 1 | 294°45'50" | PSM FD | 48.59 | 6628/26181 |
| 2 | 109°56'40" | PSM FD | 73.73 | 6628/26179 |





| | |
|-----------------------------|-----------------------|
| PLAN NUMBER | |
| THIS IS SHEET 3 OF 3 SHEETS | |
| / /25 PRO REGISTRAR GENERAL | |
| DEPOSITED | PRO REGISTRAR GENERAL |
| ACCEPTED FOR FILING | |
| SCALE | METRES |
| 0 | 3 6 9 12 15 |

sawley lock o'callaghan
 licensed surveyors spatial information consultants
 adelaide riverland barossa valley
 175 prospect road greenook sa 5360
 prospect sa 5082 phone 08 8344 1522 phone 0422 236 522
 ACN: 099633516 SH3
 a/sal@sl.com.au www.sawleylock.com.au reference: 1702707 Rev3 GRO

NOTE: TSA4 Undercroft HAS AN UPPER LIMIT OF 26.98m AHD



Deed of variation of lease

Adelaide Park Lands – War Memorial Drive (Park 26)

The Corporation of the City of Adelaide

Memorial Drive Tennis Club Inc.

Next Generation Clubs Australia Pty Ltd

Norman Waterhouse Lawyers Pty Ltd ACN 621 909 395

Level 11, 431 King William Street, Adelaide SA
5000

GPO Box 639, Adelaide SA 5001

www.normans.com.au



THIS DEED is made the

day of

2026

BETWEEN **The Corporation of the City of Adelaide** (ABN 20 903 762 572) of 25 Pirie Street,
Adelaide SA 5001 (**Council**)

AND **Memorial Drive Tennis Club Inc.** (ABN 30 096 194 307) of c/o Next Generation, War Memorial Drive, North Adelaide SA 5006 (Lessee)

AND **Next Generation Clubs Australia Pty Ltd** (ACN 079 495 944) of War Memorial Drive, North Adelaide SA 5006 (**NG**)

BACKGROUND

- A. The Council leases the Premises to the Lessee upon and subject to the terms and conditions in the Lease.
- B. With the written consent of the Council, the Lessee has subleased the Premises to NG pursuant to the Underlease.
- C. The Lessee and NG are parties to the Anchor Project Deed which detailed the Anchor Project.
- D. The works forming part of the Anchor Project were substantially completed on or around the Effective Date.
- E. The Lessee and NG have requested the consent of the Council to a variation of the areas forming the Premises to accommodate the Anchor Project and Council has agreed to grant that consent as set out in the deed.

1. DEFINITIONS AND INTERPRETATION

1.1 Definitions

In this deed, unless the context otherwise requires:

Anchor Project means the project for the construction of improvements and redevelopment of existing tennis courts on adjacent areas leased by the Lessee/NG and by TSA from Council and consequent exchange of leased areas between TSA and Lessee/NG as detailed in clause 3 of the Anchor Project Deed.

Anchor Project Deed means the deed between TA, the Lessee, TSA and NG dated 26 September 2017 in relation to the Anchor Project.

Effective Date means 31 December 2018.

Lease means the memorandum of lease of the Premises dated 31 December 1998 between the Council and the Lessee for a term of fifty (50) years commencing 1 January 1999 and expiring midnight 31 December 2048.

Park Lands means the Adelaide Park Lands as defined in the Park Lands Act.

Park Lands Act means the *Adelaide Park Lands Act (SA) 2005*.

Premises means the premises as defined and described in clause 1 of both the Lease and the Underlease being one and the same premises.

TA means Tennis Australia Limited (ACN 006 281 125) of Melbourne Park, Olympic Boulevard, Melbourne VIC 3000.

TSA means Tennis SA Inc. (ABN 19 103 003 187) c/- War Memorial Drive, Adelaide SA 5000.

TSA Lease means memorandum of lease dated 7 December 2017 of the TSA Leased Area between the Council and TSA for a term of forty two (42) years commencing 1 July 2015 and expiring midnight 30 June 2057.

TSA Leased Area means the area described in the TSA Lease.

Underlease means the memorandum of underlease of the Premises dated 31 December 1998 between the Lessee and NG (formerly known as David Lloyd Leisure Memorial Drive Pty Ltd ACN 079 495 944) for a term of fifty (50) years commencing 1 January 1999 and expiring midnight 31 December 2048.

1.2 General

In this document, unless the context otherwise requires:

- 1.2.1 a reference to any document is a reference to that document as varied, novated or replaced from time to time;
- 1.2.2 the singular includes the plural and vice versa;
- 1.2.3 a reference to a gender includes all genders;
- 1.2.4 the use of the word "including" does not limit what else might be included;
- 1.2.5 a reference to a thing includes all or any part of it;
- 1.2.6 where a word or phrase is defined, its other grammatical forms have a corresponding meaning;
- 1.2.7 a reference to a person or entity includes a natural person, a partnership, corporation, trust, association, unincorporated body, authority or other entity;
- 1.2.8 a reference to a party includes that party's legal personal representatives, successors and permitted assigns;
- 1.2.9 a term which purports to bind or benefit two or more persons binds or benefits them jointly and severally;
- 1.2.10 headings are inserted in this deed for convenience only and are not intended to affect its interpretation; and
- 1.2.11 a reference to a statute, ordinance, code or other law includes regulations and other instruments issued under it and consolidations, amendments, re-enactments or replacements of any of them.

2. VARIATION OF LEASE

2.1 Acknowledgement of Anchor Project

The Lessee and NG warrant and agrees:

- 2.1.1 the Anchor Project was initiated by TA and undertaken with the agreement of TA, the Lessee, TSA and NG;
- 2.1.2 the Anchor Project has (amongst other things) changed the configuration of the tennis courts forming parts of each of the Premises and of the TSA Leased Area including resulting in:
 - 2.1.2.1 areas previously occupied by the Lessee/NG, now being occupied by TSA;
 - 2.1.2.2 areas previously occupied by TSA now being occupied by the Lessee/NG; and
 - 2.1.2.3 a right of way being granted by TSA in favour of the Lessee/NG;as shown on the conceptual plans comprising Annexure A and Annexure B.
- 2.1.3 except as provided in this clause 2.1, the Anchor Project has not resulted in any further amendments or variations to the Lease and the Underlease; and
- 2.1.4 the total areas of the Park Lands occupied by the Lessee/NG and TSA remain in aggregate the same as the total areas before the Anchor Project.

2.2 Existing Lease terms

The Council and the Lessee acknowledge and agree:

- 2.2.1 despite the provisions of the Anchor Project Deed, the contemplated variations to the Premises do not constitute a new lease;
- 2.2.2 save and except for the variations to the Premises and the TSA Leased Area as set out in this deed, and in a corresponding deed between the Council and TSA, the terms and conditions of the Lease are hereby confirmed and apply to the Premises as varied by this deed on and from the Effective Date; and
- 2.2.3 except as provided in this deed, the agreement of Council does not:
 - 2.2.3.1 constitute the agreement of Council to any other variation in or to the terms and condition of the Lease;
 - 2.2.3.2 constitute any waiver, release or discharge of the observance or performance by the Lessee of any of the terms and conditions to be observed and performed by the Lessee under the Lease; and
 - 2.2.3.3 release, discharge, waive, prejudice, limit or otherwise affect the respective rights, powers, privileges or remedies of the Council under the Lease.

2.3 Existing Underlease terms

The Council, the Lessee and NG acknowledge and agree:

- 2.3.1 despite the provisions of the Anchor Project Deed, the contemplated variations to the Premises in the Underlease do not constitute a new underlease;
- 2.3.2 save and except for the variations to the Premises in the Underlease as set out in this deed and in a corresponding deed between the Council and TSA, the terms and conditions of the Underlease are hereby confirmed and apply to the Premises as varied by this deed on and from the Effective Date; and;
- 2.3.3 except as provided in this deed, the agreement of Council does not:
 - 2.3.3.1 constitute the agreement of Council to any other variation in or to the terms and condition of the Underlease;
 - 2.3.3.2 constitute any waiver, release or discharge of the observance or performance by the Lessee or NG of any of the terms and conditions to be observed and performed by the Lessee or NG under the Underlease; and
 - 2.3.3.3 release, discharge, waive, prejudice, limit or otherwise affect the respective rights, powers, privileges or remedies of the Lessee or NG under the Underlease.

2.4 Further documents

If reasonably required by the Council, the Lessee and NG will enter into such further documents as reasonably required to give full effect to the provision of this consent and the terms of this deed.

3. VARIATION OF THE PREMISES

3.1 Consent

Subject to clause 3.2, each of Council, the Lessee, and NG agree with effect from the Effective Date the Premises as described in the Lease and the Underlease and the formal lease plans attached to the Lease and the Underlease will be varied by reason of the Anchor Project as described in this deed to be the Premises in the new plan contained in Annexure C wherein the Premises are identified as "MDTC5".

3.2 TSA condition

The consent of Council, the Lessee and NG is conditional upon TSA entering into a document with Council giving effect to the variations to the various premises as set out in this deed and providing for a new formal lease plan for the purposes of the TSA Lease being the new lease plan contained in Annexure C wherein the TSA premises are identified as "TSA1 Main Court", "TSA2 Courts", "TSA3 Show Court", "ROW4" and "TSA4 Undercroft" and the area shown in the original plan to the TSA lease as an area south west of the intersection of War Memorial Drive and Montefiore Road and TSA granting to the Lessee and its members a right of way to pass and repass on foot and the Lessee accepting the grant of a right of way and,

with the consent of TSA, the Lessee granting to NG and its members a right of way over that piece of land identified as "ROW4" on the plan in Annexure C.

4. GENERAL

4.1 Costs

The Lessee must pay all of Council's reasonable costs (including legal costs) of and incidental to the negotiation, preparation and engrossment of this deed.

4.2 Governing law

This deed will be governed by the laws of South Australia. The parties submit to the jurisdiction of the courts of South Australia and agree to issue any proceedings relating to this document in those courts.

4.3 Severance

Every provision of this deed is independent of the other. Any provision which is prohibited or unenforceable in any jurisdiction will be ineffective to the extent only of such prohibition or unenforceability, and the other provisions will remain in force.

4.4 No assignment

No party may assign or transfer any rights or obligations under this deed without the written consent of each of the other parties.

4.5 Further acts

Each party will do all things necessary to give full effect to this deed and the transactions contemplated by this deed.

Executed as a deed

Council

The common seal of The Corporation of the City of Adelaide was affixed in the presence of:

.....
Signature of Lord Mayor

.....
Signature of Chief Executive Officer

.....
Name of Lord Mayor (print)

.....
Name of Chief Executive Officer (print)

Lessee

The common seal of Memorial Drive Tennis Club Inc was affixed in the presence of:

.....
Signature of President

.....
Signature of Vice President

.....
Name of President (print)

.....
Name of Vice President (print)

EXECUTED by **Next Generation Clubs Australia Pty Limited** (Acn 079 498 944) in accordance with Section 127 of the) *Corporations Act 2001*:

.....
Signature of Director/Company Secretary

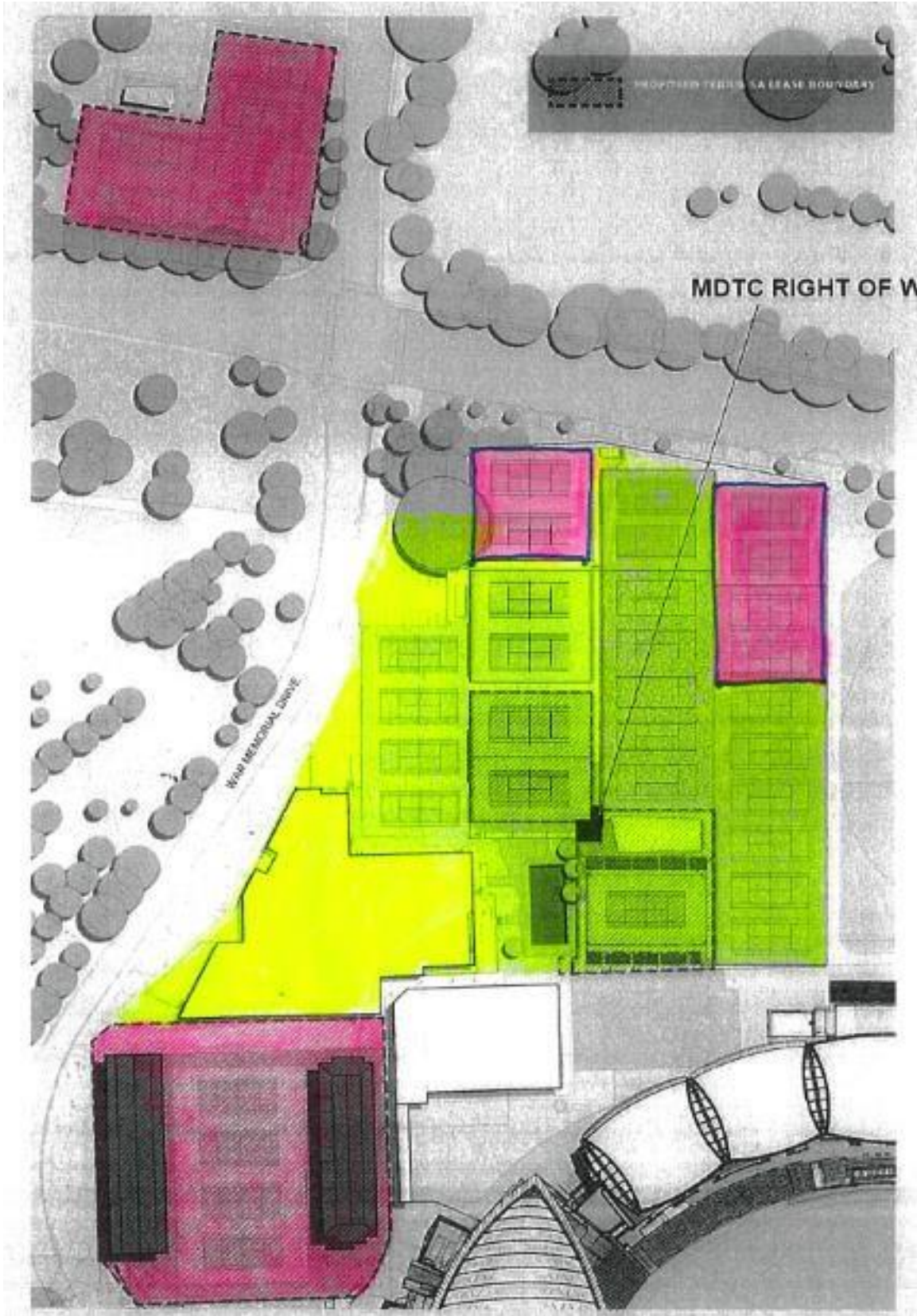
.....
Signature of Director

.....
Print Name of Director/Company Secretary
(BLOCK LETTERS)

.....
Print Name of Director
(BLOCK LETTERS)

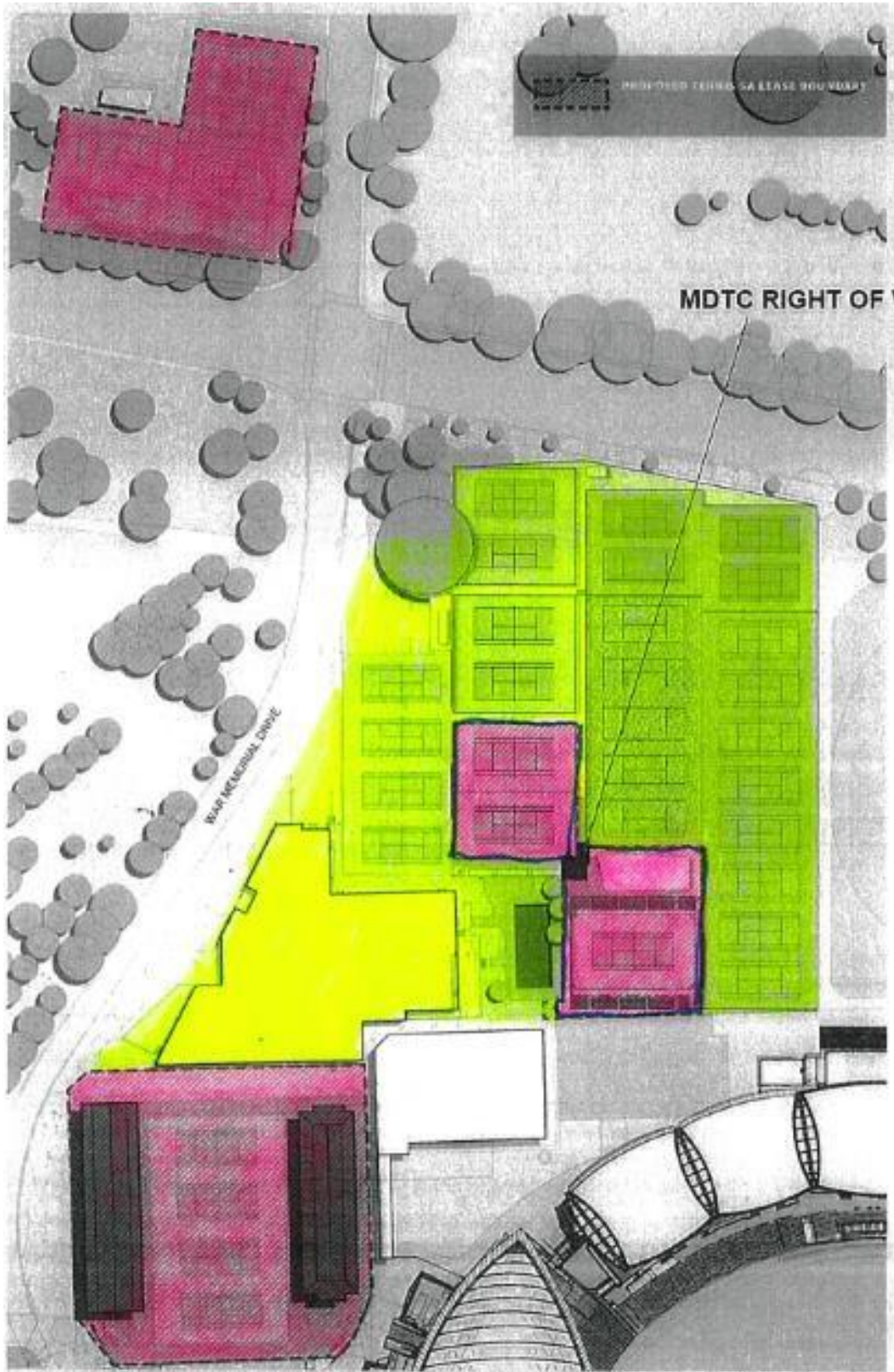
Annexure A

[Previously leased areas by TSA (shaded pink) and previously leased areas by MDTC and NG (shaded yellow)]

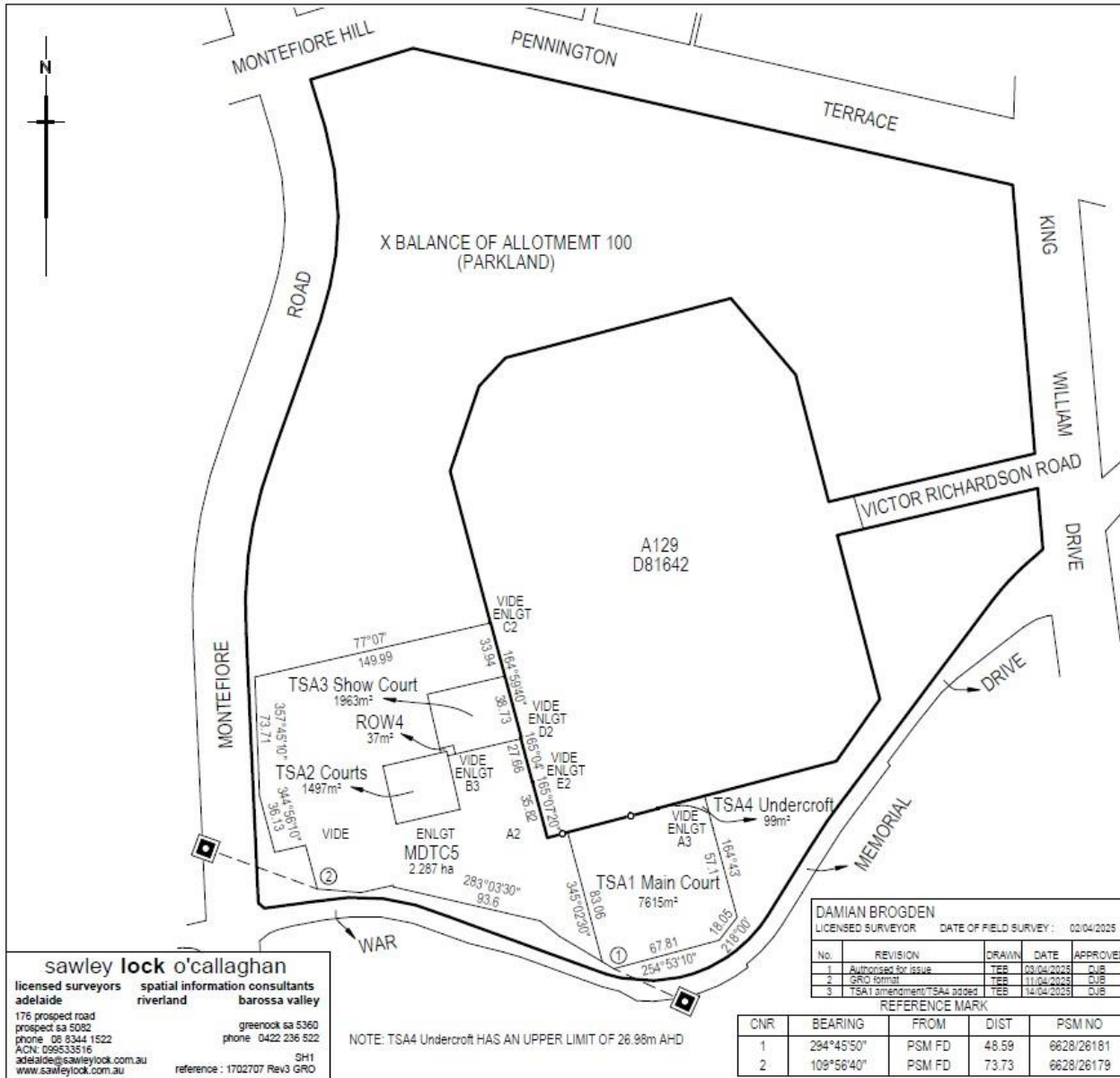


Annexure B

[Updated leased areas to TSA (shaded pink) and updated leased areas to MDTC and NG shaded yellow)]



Annexure C



| | | | |
|--|---------------|-------------------------|-----------------|
| PLAN NUMBER | | | |
| THIS IS SHEET 1 OF 3 SHEETS | | | |
| DEPOSITED / /25 PRO REGISTRAR GENERAL | | | |
| ACCEPTED FOR FILING | | DEV. No. | |
| MAP REF. 6628/41e | | TITLE SYSTEM CROWN LAND | |
| TITLE REFERENCE CR 6102/703 | | | |
| O.B. / LAST PLAN REF. | | TOTAL AREA | |
| DOCKET No. | | | |
| FIELD BOOK No. | | | |
| CLOSURE CHECKED | PLAN EXAMINED | PLAN APPROVED | P.M.S. APPROVED |
| IRRIGATION AREA DIVISION | | | |
| HUNDRED YATALA | | | |
| AREA NORTH ADELAIDE | | | |
| COUNCIL CITY OF ADELAIDE | | | |
| PLAN FOR LICENCE | | | |
| ALLOTMENT 100 IN D81642 | | | |
| SCALE 0 50 100 150 200 250 METRES | | | |
| STATEMENTS CONCERNING EASEMENTS ANNOTATIONS AND AMENDMENTS SEE CR FOR EASEMENT DETAILS. | | | |
| ALL DISTANCES ARE GROUND DISTANCES | | | |
| COMBINED SCALE FACTOR ZONE . 54 . MGA . 2020 . | | | |
| BEARING DATUM DISTANCE | | | |
| DERIVED FROM . . PSM 6628/26179 - 6628/26181 | | | |

sawley lock o'callaghan
 licensed surveyors spatial information consultants
 adelaide riverland barossa valley
 176 prospect road greenoak sa 5360
 prospect sa 5052 phone 08 8344 1522 phone 0422 236 522
 ACN: 099533516 SH1
 adelaide@sawleylock.com.au www.sawleylock.com.au reference: 1702707 Rev3 GRO

DAMIAN BROGDEN
 LICENSED SURVEYOR DATE OF FIELD SURVEY: 02/04/2025

| No. | REVISION | DRAWN | DATE | APPROVED |
|-----|---------------------------|-------|------------|----------|
| 1 | Authorised for issue | TBB | 03/04/2025 | DJB |
| 2 | GRO format | TBB | 11/04/2025 | DJB |
| 3 | TSA1 amendment/TSA4 added | TBB | 14/04/2025 | DJB |

REFERENCE MARK

| CNR | BEARING | FROM | DIST | PSM NO |
|-----|------------|--------|-------|------------|
| 1 | 294°45'50" | PSM FD | 48.59 | 6628/26181 |
| 2 | 108°56'40" | PSM FD | 73.73 | 6628/26179 |

NOTE: TSA4 Undercroft HAS AN UPPER LIMIT OF 26.98m AHD

