



CITY COMMUNITY SERVICES AND CULTURE COMMITTEE

Agenda and Reports

for the meeting on

Tuesday, 6 May 2025

at 5.30 pm

in the Colonel Light Room, Adelaide Town Hall

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Our Adelaide.
Bold.
Aspirational.
Innovative.

CITY COMMUNITY SERVICES AND CULTURE COMMITTEE
Meeting Agenda, Tuesday, 6 May 2025, at 5.30 pm

Members – The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith
Councillor Snape (Chair)
Councillor Giles (Deputy Chair)
Councillors Abrahamzadeh, Couros, Davis, Martin and Dr Siebentritt

Agenda

Item		Pages
1.	Acknowledgement of Country At the opening of the City Community Services and Culture Committee meeting, the Chair will state: ‘Council acknowledges that we are meeting on traditional Country of the Kaurna people of the Adelaide Plains and pays respect to Elders past and present. We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kaurna people living today. And we also extend that respect to other Aboriginal Language Groups and other First Nations who are present today.’	
2.	Apologies and Leave of Absence Nil	
3.	Confirmation of Minutes - 1/4/2025 That the Minutes of the meeting of the City Community Services and Culture Committee held on 1 April 2025, be taken as read and be confirmed as an accurate record of proceedings. View public 1 April 2025 Minutes .	
4.	Declaration of Conflict of Interest	
5.	Deputations	
6.	Workshops Nil	
7.	Reports for Recommendation to Council	
7.1	Park Lands Leasing – Expressions of Interest: King Rodney Park / Ityamai- itpina (Park 15) and Carriageway Park / Tuthangga (Park 17)	3 - 44
7.2	Christmas in the City Action Plan 2025-2028	45 - 75
8.	Reports for Noting Nil	
9.	Closure	

Park Lands Leasing – Expressions of Interest: King Rodney Park / Ityamai-itpina (Park 15) and Carriageway Park / Tuthangga (Park 17)

Strategic Alignment - Our Community
Public

Tuesday, 6 May 2025
City Community Services and Culture Committee

Program Contact:
Jennifer Kalionis, Associate
Director City Culture

Approving Officer:
Jo Podoliak, Director City
Community

EXECUTIVE SUMMARY

This report seeks Council approval for Administration to negotiate a five-year Park Lands Community Lease Agreement with Christian Brothers College for two Adelaide Park Lands community facilities in King Rodney Park / Ityamai-itpina (Park 15) and Carriageway Park / Tuthangga (Park 17).

These two sites were the subject of an Expression of Interest (EOI) process undertaken between 25 November 2024 and 13 January 2025.

An EOI is required by Section 13 of the City of Adelaide's Adelaide Park Lands Leasing and Licensing Policy (Policy).

The leasing of these Park Lands facilities to community organisations and educational institutions supports the City of Adelaide Strategic Plan (2024-2028) and the key action to 'enable community-led services which increase wellbeing, social connections and participation in active lifestyles, leisure, recreation and sport' and the Adelaide Park Lands Management Strategy objective to 'strengthen the role of the Park Lands as a regional destination for competitive sport and a variety of active and passive forms of recreation'.

Christian Brothers College currently leases these facilities and has demonstrated the capacity to maintain them to a standard that supports year-round use by their participants and the broader community.

This matter was considered by Kadaltilla / Adelaide Park Lands Authority on 30 April 2025.

RECOMMENDATION

The following recommendation will be presented to Council on 13 May 2025 for consideration

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

1. Notes the Expression of Interest submissions received for the two Park Lands facilities as contained in Attachment A to Item 7.1 on the Agenda for the meeting of the City Community Services and Culture Committee held on 6 May 2025.
2. Authorises the Chief Executive Officer or delegate to enter into lease negotiations with Christian Brothers College for a five-year Park Lands Community Lease Agreement for the sports buildings, playing fields and sports courts located in King Rodney Park / Ityamai-itpina (Park 15) and Carriageway Park / Tuthangga (Park 17), as shown in Attachment B.

IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	Strategic Alignment – Our Community Enable community-led services which increase wellbeing, social connections and participation in active lifestyles, leisure, recreation and sport.
Policy	<u>Adelaide Park Lands Community Land Management Plan (CLMP)</u> The CLMP supports the leasing and licensing of various community sports facilities located within King Rodney Park / Ityamai-itpina (Park 15) and Carriageway Park / Tuthangga (Park 17). <u>Adelaide Park Lands Leasing and Licensing Policy (Policy)</u> The Expression of Interest (EOI) process was undertaken in accordance with section 13 of the Policy and the new lease agreements will be issued in accordance with the Policy.
Consultation	Not as a result of this report
Resource	The execution of the Park Lands Community Lease Agreement will be undertaken within current resources.
Risk / Legal / Legislative	The current Park Lands Community Lease Agreements for Parks 15 and 17 are due to expire on 31 August 2025. This report recommends entering into a new combined Park Lands Community Lease Agreement with the successful applicant.
Opportunities	Partnering with educational institutions and community organisations to provide formal recreation and sport opportunities in the Park Lands.
24/25 Budget Allocation	Not as a result of this report
Proposed 25/26 Budget Allocation	The combined Park Lands Community Lease Agreement will generate approximately \$9,684 in annual revenue in the 2025/26 financial year, indexed annually for the next five years.
Life of Project, Service, Initiative or (Expectancy of) Asset	Five-year Park Lands Community Lease Agreement.
24/25 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	The Lessee will maintain the leased assets. Park Lands Community Lease and License Agreements require Lessees to meet all maintenance responsibilities and costs associated with leased and licensed assets.
Other Funding Sources	The Lessee will fund the ongoing maintenance and upkeep of these Park Lands community facilities over the next five years, which is estimated at \$350,000 annually.

DISCUSSION

Background

1. The Adelaide Park Lands Leasing and Licensing Policy (Policy) requires an Expression of Interest (EOI) process to be undertaken before granting any new lease for a period of greater than 12 months (including the renewal of a lease or licence).
2. The results of this EOI process are being referred to the City Community Services and Culture Committee for approval, as the Policy requires that the outcome of all EOI submissions received be considered by Council.
3. The following Park Lands Community Leases were subject to an EOI process:

Table 1 – Current status of Park Lands Community Leases subject to this EOI process

Park	Facilities	Current Lessee
King Rodney Park / Ityamai-itpina (Park 15)	2 x sports ovals, cricket nets, community building and storage facility	Christian Brothers College
Carriageway Park / Tuthangga (Park 17)	Synthetic sports field / sports courts	Christian Brothers College

Expression of Interest Process

4. In accordance with the Policy, an EOI process was undertaken over a six-week period commencing Monday, 25 November 2024, and concluding Monday, 13 January 2025.
5. The EOI was promoted through Our Adelaide, social media posts and direct e-mails to known community recreation and sports organisations and educational institutions, including organisations that had previously indicated an interest in leasing sporting facilities in the Adelaide Park Lands.
6. The EOI undertaken for Park 15 (see Image 1) was for:
 - 6.1. A single storey community building with basic change room amenities
 - 6.2. A single storey storage facility
 - 6.3. Two sports fields of approximately 2.84ha in total with lighting.



Image 1: Location Plan - King Rodney Park / Ityamai-itpina (Park 15)

Red = Licenced playing fields / Blue = Leased buildings

7. The EOI undertaken for Park 17 was for an existing rectangular synthetic turf sports field with markings to support five tennis courts (see Image 2). The facility is not serviced by a building or other structure.



Image 2: Location Plan - Carriageway Park / Tuthangga (Park 17)

Red = Licenced synthetic turf sports field

Expression of Interest Assessment

8. At the closure of the EOI period, submissions as shown in **Attachment A**, were received from the following organisations:
- 8.1. Volleyball SA (submitted for Park 15 and 17)
 - 8.2. Christian Brothers College (submitted for Parks 15 and 17).
9. An assessment of the submissions was undertaken in accordance with the Evaluation Criteria developed for this EOI process by a panel consisting of the following members of Council Administration:
- 9.1. Project Lead, Community Lifestyle
 - 9.2. Coordinator, Recreation and Sporting Programs
 - 9.3. Community Leasing Coordinator
 - 9.4. Community Facilities Coordinator.
10. The EOI panel reviewed the submissions from Volleyball SA and the Christian Brothers College against the selection criteria and determined that:
- Volleyball SA (VSA)
- 10.1. VSA were seeking a location to establish a beach volleyball facility.
 - 10.2. VSA did not indicate how the site would be programmed or managed outside of its six months of use.
 - 10.3. Establishing a beach volleyball facility would restrict existing multi-use activities occurring on the playing field/sports courts during the beach volleyball season, while the volleyball courts would only be programmed from 6:00pm.
 - 10.4. Sports lighting would need to be installed to support volleyball competitions.
 - 10.5. There would be a significant financial commitment required to install and remove the beach volleyball courts each season, which may become an unreasonable impost on the Lessee.

Christian Brothers College (CBC)

10.6. CBC's proposed usage would result in year-round programming through:

10.6.1. daytime physical activity, weeknight training and weekend competitions of community soccer, cricket and Australian Rules Football in Park 15.

10.6.2. daytime programming of tennis, soccer, and hockey in Park 17.

10.7. CBC's submission successfully illustrated their ability to align with the Adelaide Park Lands Management Strategy and strengthen the role of the Park Lands as a regional destination for competitive sport and a variety of active and passive forms of recreation.

10.8. CBC demonstrated the capacity (within their submission) to maintain the facilities to a standard that supports year-round use by their participants and the broader community.

11. It is recommended that Christian Brothers College be granted a five-year lease agreement for the community facilities in Park 15 and Park 17.

Lease Agreement – Terms and Conditions

12. It is recommended that the following high-level terms and conditions be negotiated as part of a new Park Lands Community Lease Agreement, as shown in Attachment B:

12.1. Term: Five years

12.2. Lease Fees (Building Rent): \$55 per square metre, discounted by 70% (educational institutions) and reviewed annually by 4%.

12.3. Licence Fees: As per the City of Adelaide's annually endorsed Fees and Charges, applied from 1 July each year.

12.4. Permitted Use: Community sport, physical education and associated community development (not-for-profit) activities.

Kadaltilla / Adelaide Park Lands Authority

13. This matter was considered by Kadaltilla / Adelaide Park Lands Authority on 30 April 2025.

Next Steps

14. Subject to Council's approval, Administration will notify all EOI applicants of the outcome and commence negotiations for a five-year Park Lands Community Lease Agreement with Christian Brothers College.

15. Christian Brothers College will have until 31 August 2025 to sign and return the new Park Lands Community Lease Agreement for execution by Administration.

16. Council is to note that the Policy was last reviewed in 2016 and will be discussed at a Council workshop in Q1 2025/26.

ATTACHMENTS

Attachment A – Expression of Interest submissions for King Rodney Park / Ityamai-itpina (Park 15) and Carriageway Park / Tuthangga (Park 17)

Attachment B – Draft Park Lands Community Lease Agreement

- END OF REPORT -

Park 15/17 Sports Facilities - EOI

Submitted on	13 January 2025, 10:14am
Receipt number	4
Related form version	3

Section 1: Organisation Details

Organisation/Club Name	Volleyball SA
Organisation website	https://www.volleyballsa.com.au/
Organisation ABN	36231003195
Type of organisation (Tick multiple boxes if required)	Not for Profit Organisation
Where is your organisation?	Based in the city
Is your organisation registered, actively involved in or affiliated with any of the following? (Tick multiple boxes if required)	
Public Liability Insurance	Yes
Copy of Public Liability Insurance Certificate	VOLLEYBALL SA INC - COC 2024.pdf

Postal address

Unit	
Street number	Level 1, 296
Street name	Rundle St
Suburb	Adelaide
Postcode	5000

Section 2: Activity and Participant Details

Sport or Activity	Volleyball SA
Level of competition	We would run a competition that has varying divisions, all grassroots.
What competition/league do you participate in?	VSA host competitions, we would create a new competition for this location.

What demand is there for your sport/activity within Adelaide?	When the beach volleyball courts closed in Adelaide, 1000 participants were no longer able to compete there. We anticipate many of those participants would return if a suitable location in the city was available.
Team type (Tick multiple boxes as required)	Junior Senior
Junior teams - number of male participants	250
Junior teams - number of female participants	250
Senior teams - number of male participants	250
Senior teams - number of female participants	250
Total number of participants	1000
Number of male teams	This would be determined once a competition was established.
Number of female teams	This would be determined once a competition was established.
Total number of teams	100
Will your activity cater for city residents or people from underrepresented population groups?	Yes
As you ticked 'yes' to the above, please provide details	Volleyball is typically a gender equal participation sport, equal men and women participate, so our women and girls participation rates are high.

Section 3: Facility Requirements (Matches/Training/Races)

Day of the week	TBC
Season – (Winter, Summer, or full year) and please provide provisional start and end dates	Summer, October - March
Start time (AM/PM)	Likely 6pm onward, with three time slots
Finish time (AM/PM)	9pm
Which teams will be using the facility for each session and how will you be using it?	This would be for all match play

Section 4: Contact Details - Primary Contact Person

First name	Ashleigh
Surname	Stratford
Position title	Special Projects Manager

Mobile number	0419847848
Email	projects@volleyballsa.com.au

Comments

Any additional information you would like to share?	Per a discussion with Ben, Volleyball SA are looking for a new home for "City Beach". VSA would need to activate the space by putting sand on the space to create our "court". This would need to remain in place for the duration of the season. no other infrastructure would remain as it would be set up and packed down for each use. VSA are very keen to discuss more and use this EOI as a starting point, we understand that this particular situation might not suit both ours and the COA's needs, but we're very keen to discuss any other possible options.
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Section 5: Declaration

First Name	Ashleigh
Surname	Stratford
Signature	

[Link to signature](#)

Park 15/17 Sports Facilities - EOI



Submitted on	27 November 2024, 12:12pm
Receipt number	2
Related form version	3

Section 1: Organisation Details

Organisation/Club Name	EREA Colleges LTD (t/a Christian Brothers College Adelaide)
Organisation website	https://www.cbc.sa.edu.au/
Organisation ABN	11857307720
Type of organisation (Tick multiple boxes if required)	Not for Profit Organisation Educational Institution (Private)
Where is your organisation?	Based in the city Activity in the city Currently holding a head lease/licence in the Adelaide Park Lands
Is your organisation registered, actively involved in or affiliated with any of the following? (Tick multiple boxes if required)	Other: Diverse training across multiple sports
Public Liability Insurance	Yes
Copy of Public Liability Insurance Certificate	Christian Brothers College Adelaide CoP-PPL-2024-25 \$50M.pdf

Postal address

Unit	
Street number	214
Street name	Wakefield Street
Suburb	Adelaide
Postcode	5000

Section 2: Activity and Participant Details

Sport or Activity	Football Soccer Cricket Tennis Athletics (track) Cross Country Physical Education Major Events (Adelaide 500, Harvest Rock and Tour Down Under)
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Level of competition	Cricket - First XI, Second XI, Middle A2, Middle B2, Year 6 South, Year 5 South, Year 4, Year 3 Kanga, Year 2 Kanga Football (School) - First XVIII, Second XVIII, Middle A3, Year 5/6, Year 4 - Girls teams from City based schools Soccer (School) - First XI (Division 1), Second XI (Division 2), Third XI (Division 2), Open B, Open C, Middle A1, Middle B1, Middle C1, Middle D, Year 7A1, Year 7B Purple, Year 6 Year, Year 5/6, Year 5, Year 4 Tennis - Drive, Open B, Middle A, Middle B, Year 7, Year 5/6A, Year 5/6B Athletics - Achilles Cup (Year 7 - 12), SACPSSA Cross Country (Year 2 - 6), Cross Country (Year 2 - 12) Physical Education - Reception to Year 12 Football (CBCOC) - A Grade, B Grade and C Grade Soccer (CBCOC) - 1st and 2nd Team (Div 3A and Div 3B)
What competition/league do you participate in?	Soccer (CBCOC) - Collegiate Soccer League Football (CBCOC) - Adelaide Footy League Soccer School - SAAS, Schoolsport SA Football School - SAAS Cricket School - SAAS Tennis - SAAS Athletics School - SAPSASA, SACPSSA, Ediken Relay, SAAS
What demand is there for your sport/activity within Adelaide?	Football is the highest demand activity in Australia, with other sports such as cricket and soccer having a high and increasing demand. Tennis and athletics, whilst having lower participation still see large numbers for participants and spectators. See AusPlay for SA Statistics for Adult and Child participation rates https://www.clearinghouseforsport.gov.au/__data/assets/excel_doc/0003/1165269/AU-SA-Data-Tables-31-October-2024.xlsx .
Team type (Tick multiple boxes as required)	Junior Senior
Junior teams - number of male participants	280
Junior teams - number of female participants	5
Senior teams - number of male participants	1,000
Senior teams - number of female participants	100
Total number of participants	1385
Number of male teams	45
Number of female teams	3
Total number of teams	48
Will your activity cater for city residents or people from underrepresented population groups?	Yes
As you ticked 'yes' to the above, please provide details	Women and girls from city-based schools and clubs. School is highly diversified and represents people of all abilities, cultures and low socio-economic backgrounds

Section 3: Facility Requirements (Matches/Training/Races)

Day of the week	Mon, Tues, Wed, Thurs, Fri, Sat
Season – (Winter, Summer, or full year) and please provide provisional start and end dates	Full Year - 1 January to 31 December

Start time (AM/PM)	6am
Finish time (AM/PM)	9pm
Which teams will be using the facility for each session and how will you be using it?	Mon to Fri school teams for training including city-based girls' schools (various sports) - Tues and Thurs CBCOC football training - Mon and Wed CBCOC soccer training - Wed afternoon female football matches on occasion - Fri afternoon T20 cricket, tennis matches and female football matches, Sat morning school matches, Sat afternoon CBCOC soccer and football matches, Mon - Fri school PE and play, Mon - Thurs use by other outside groups such as umpires, Sturt etc, Mon to Fri school athletics

Section 4: Contact Details - Primary Contact Person

First name	Graham
Surname	Brink
Position title	Property Manager
Mobile number	0403588457
Email	gbrink@cbc.sa.edu.au

Comments

Any additional information you would like to share?	The ovals (Park 15) have been used by the College since the 1890's and we have documentation in our archives of cricket being played on the bottom oval in 1909 and was known as the CBC cow paddocks up until 1958. In 1958 the College commenced with a rejuvenation project of the ovals commencing with weekend works, during which irrigation and new fencing was installed. Through the invaluable work and assistance of the Parents and Friends Association at the time, the College was able to raise enough funds to install a proper cricket wicket and to build new change rooms. After two hard years the new facilities were opened by the Minister for Education, Mr Baden Pattinson. The College has continually made improvements to the facility including flood lighting and many that are hidden from sight such as GAP water connections, irrigations systems, drainage systems and many other improvements. The Hutt Street facility (Park 17) was built in the South Parklands in 1949 by the Parents and Friends of CBC at a time when both resources and manpower were in short supply. Approximately 22 years ago, the facility was upgraded with essentially the first generation of artificial turf surfaces. The result was a six-court tennis facility that could also be utilised for junior hockey. After many years of continuous use, the courts were in desperate need of an upgrade so as to maintain safety standards and to best utilise the facility. In 2012 the College undertook a capital project to rejuvenate this facility utilising improved technology in artificial turf surfaces. The result is a modern facility that not only retains tennis courts but also provides opportunities for lacrosse, hockey and soccer, in addition to general PE lessons. The Park 15 facility is located within a regional sports precinct accommodating a range of sports including AFL, soccer, cricket, physical education, cycling, athletics and premier state events, like the Adelaide 500, Harvest Rock, Tour Down Under Classic and the Adelaide 3 Day Event (Horse Trials). The Adelaide Park Lands Management Strategy recognises these facilities and their regional sporting significance. The College is an inner-city school and relies heavily on facilities like these to meet the educational and sporting needs of this Reception – Year 12 student cohort with an enrolment of around 1000 students in 2024. The College has a long history of sharing our facilities with community groups and associations in line with our four core values of Faith, Excellence, Community and Compassion.
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For over one hundred and forty years we have maintained ovals and facilities in the parklands, which are available to be used by the general community.

Occupancy of the facilities is high with College use during the day for sport and physical education activities, with floodlit ovals being used by CBCOC in the evenings. The weekends see a rotation of activities between the College, CBCOC and casual users where applicable. Like many other facilities in the Parklands there is opportunities for non-formal recreational activities and many a family from the community would be able to kick a footy on the pristine grass surface when not in use or a game of tennis. The facilities are open to the public during the day, and it is reasonably common to see casual joggers around the ovals in the morning or afternoon or seeing someone having a game of tennis in Park 17 on the weekends.

We are of the opinion that the College redevelopment of this area of the Parklands into a true sporting hub facility within the Adelaide City Parklands has not only benefited our students, but also the broader community. This is enhanced by the location of the facilities and their excellent proximity to the City and the College. The facilities not only contribute to additional recreation space but has added to the social inclusiveness of the area.

The College currently employs three grounds/maintenance staff and has the financial capabilities to maintain an upgraded facility for the foreseeable future. The College also regularly engages contractors to assist with maintenance and remediation of the facilities. The heaviest use of contractors would be at season change and after major events like the Adelaide 500 and Harvest Rock.

The College is proactive in seeking options to enhance and partner with any group to improve these facilities and is currently examining via the College Masterplan a way to enhance the existing clubrooms. Any future development would be in partnership with CBCOC to ensure the facility not only meets the needs of the College and delivers a true multi-use facility that can service the CBCOC and the broader community.

Section 5: Declaration

First Name

Graham

Surname

Brink

Signature



[Link to signature](#)



CITY OF ADELAIDE

PARK LANDS LEASE AGREEMENT

THE CORPORATION OF THE CITY OF ADELAIDE

(Council)

AND

TRUSTEES OF EDMUND RICE EDUCATION AUSTRALIA (CBC ADELAIDE)

(Lessee)

**[Portion of King Rodney Park / Ityamai-itypina (Park 15) and Carriageway Park /
Tuthangga (Park 17)]**

IMPORTANT NOTICE

Retail and Commercial Leases Act 1995 ("Act")

This Lease is exempt from the application of the Act pursuant to an exemption granted under section 77(1) of the Act by the Minister for Business Services and Consumers on 28 December 2011.

Schedule

Item 1 Premises	That portion of the Park Lands being the area outlined in yellow as marked on the plan attached as Annexure A and known as Portion of King Rodney Park / Ityamai-itpina (Park 15).	
Item 1A Licence Area	That portion of the Park Lands being the area outlined in red as marked on the plan attached as Annexure A and known as Portion of King Rodney Park / Ityamai-itpina (Park 15) and Carriageway Park / Tuthangga (Park 17).	
Item 2 Initial Term	Five (5) years commencing on 1 September 2025 (Commencement Date) and expiring at midnight on 31 August 2030	
Item 3 Renewal(s) (if applicable)	Not Applicable	
Item 4 Lease Fee	Four thousand seven hundred and nineteen dollars and no cents (\$4,719.00) per annum (exclusive of GST) (subject to annual review*) <i>*Calculated at 286sqm x \$55 per sqm less 70% as per Park Lands Leasing and Licensing Policy (2016)</i>	
Item 4A Lease Fee Review Dates and Review Methods	Lease Fee Review Dates 1 July annually during the Term	Lease Fee Review Method In accordance with Council's Adopted Fees and Charges
Item 5 Licence Fee (if applicable)	Four thousand, nine hundred and sixty five dollars and forty cents (\$4,965.40) per annum (exclusive of GST) (subject to annual review*) <i>*Calculated on 3.05ha of open playing fields and maintained by the Lessee. These fees are re-set annually on 1 July.</i>	
Item 5A Licence Fee Review Dates and Review Methods	Licence Fee Review Dates 1 July annually during the Term	Licence Fee Review Method In accordance with Council's Adopted Fees and Charges
Item 6 Premises Permitted Use	Club rooms in association with community sports and related community development activities	
Item 7 Times of Use	Monday to Sunday (inclusive)	

	7.00am to 11.00pm
Item 8 Refurbishment Dates	Three months prior to the expiry of the lease or upon such earlier termination
Item 9 Licence Area Permitted Use	Playing of community sports and related community development activities
Item 10 Special Conditions	1. Adjacent Areas 1.1 In addition to any other terms of this Lease, the Lessee acknowledges and agrees the Lessee is responsible at the Lessee's cost to keep and maintain the landscape elements and features (including all plantings and vegetation) in the Licence Area in good repair and in a clean and tidy state and condition. 2. Motor Vehicle Access for Maintenance and Repairs 3.1 The Lessee is permitted to drive a motor vehicle onto the Park Lands for the purpose of conducting maintenance or repairs on the Premises or Licence Area. 3.2 The Lessee must remove the motor vehicle from the Park Lands when it is not being directly used for maintenance or repairs on the Premises or Licence Area.

PARTIES

THE CORPORATION OF THE CITY OF ADELAIDE of Town Hall, King William Street, Adelaide SA 5000 (**Council**)

and

TRUSTEES OF EDMUND RICE EDUCATION AUSTRALIA (CBC Adelaide) of 214 Wakefield Street, Adelaide SA 5000 (**Lessee**)

BACKGROUND

- A. The Council has the care, control and management of the Park Lands.
- B. The Lessee has requested a lease to occupy the Premises for the Premises Permitted Use.
- C. The Council has resolved to grant the Lessee a lease of the Premises and (if necessary) undertaken public consultation and/or been granted Parliamentary approval in accordance with the *Local Government Act 1999* (SA) and the *Adelaide Park Lands Act 2005*.
- D. The Council and Lessee wish to record the terms of their agreement in this lease.

AGREED TERMS

1. DEFINITIONS AND INTERPRETATION

1.1 Definitions

In this lease:

Agreed Consideration means the Lease and Licence Fee, Outgoings and all other consideration (whether in money or otherwise) to be paid or provided by the Lessee for any supply or use of the Premises and any goods, services or other things provided by the Council under this lease (other than tax payable under clause 20).

Building means the interior and exterior of all present and future improvements on the Premises and includes all Services and all other conveniences, services, amenities and appurtenances of in or to the Building.

Commencement Date means the commencement date described in Item 2 of the Schedule.

Contamination means the presence in, on or under land, air or water of a substance (solid, liquid or gel) or matter at a concentration or level above the concentration or level at which the substance or matter is normally present in, on or under land, air or water in the same locality being a presence that presents a risk of harm to human health or the Environment, or results in a non-compliance with or breach of any Environmental Law (and **contaminant**, **contaminated** and **contaminate** have a corresponding meaning).

Council means the party described as 'Council' in this lease and where the context permits includes the employees, contractors, agents and other invitees of the Council.

Council's Equipment means all fixtures and fittings, plant, equipment, services, chattels and other goods installed or situated in or on the Premises and available for use by the Lessee.

Default Rate means 2% per annum above the Local Government Finance Authority Cash Advance Debenture Rate.

Dispute means a dispute between the Council and the Lessee in relation to this Lease.

Environment includes:

- (a) land, air and water;
- (b) any organic or inorganic matter and any living organism; and
- (c) human made or modified structures and areas.

Environmental Law means any Statutory Requirement that deals with an aspect of the Environment or health whether made before or after the Commencement Date.

GST has the meaning given to that term in the GST Legislation.

GST Legislation means the *A New Tax System (Goods and Services Tax) Act 1999* (Cth) and any ancillary or similar legislation.

GST Rate means 10% or the rate of GST imposed from time to time under the GST Legislation.

Institute means the South Australian Division of the Australian Property Institute.

Initial Term means the initial term of this lease commencing on the Commencement Date and described in Item 2 of the Schedule.

Kadaltilla means the Kadaltilla / Adelaide Park Lands Authority established under the *Adelaide Park Lands Act 2005 (SA)*, and any other relevant body from time to time.

Lease Fee means the lease fee described in Item 4 of the Schedule.

Lease Fee Review Date means each date described in Item 4A of the Schedule.

Lease Fee Review Method means the relevant method of reviewing the Lease Fee in Item 4 A of the Schedule for any Review Date.

Legislation includes any relevant Act of Parliament (whether State or Federal) and any regulation or by-law including by-laws issued by any local government body or authority.

Lessee means the party described as 'Lessee' in this lease and where the context permits includes the employees, contractors, agents, customers and other invitees of the Lessee.

Lessee's Equipment means any and all fixtures and fittings and other equipment installed in or brought on to or kept in the Premises by the Lessee.

Licence means the licence granted under clause 25.

Licence Area means the area described in Item 1A of the Schedule.

Licence Area Permitted Use means the permitted use of the Licence Area described in Item 9 of the Schedule.

Licence Fee means the licence fee described in Item 5 of the Schedule.

Licence Fee Review Dates each date described in Item 5A of the Schedule.

Licence Fee Review Methods each date described in Item 5A of the Schedule.

Maintenance Schedule means the Maintenance Schedule at Annexure BC.

Outgoings means the total of all amounts paid or payable by the Council in connection with the ownership, management, administration and operation of the Premises and/or Building.

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*.

Payment Date means the Commencement Date and the first day of each month during the Term.

Premises Permitted Use means the use described in Item 6 of the Schedule.

Premises means the premises described in Item 1 of the Schedule including all present and future improvements thereon and the Council's Equipment.

Rates and Taxes means all present and future rates, charges, levies, assessments, duty and charges of any Statutory Authority, department or authority having the power to raise or levy any such amounts in respect of the use, ownership or occupation of the Park Lands or Premises and includes water and sewer charges, council rates, emergency services levy.

Renewal Term/s means the term/s (if any) of renewal or extension in Item 3 of the Schedule.

Services means all services (including gas, electricity, water, sewerage, fire control systems, air-conditioning, plumbing and telephone and all plant, equipment, pipes, wires and cables in connection with them as applicable) to or of the Premises or Building supplied by any authority, the Council or any other person the Council authorises.

Statutory Authorities means any government or authorities created by or under any relevant Legislation.

Statutory Requirements means all relevant Legislation and all lawful conditions, requirements, notices and directives issued or applicable under any such Legislation or by any Statutory Authorities.

Term means the Initial Term, the Renewal Term/s and any period during which the Lessee holds over or remains in occupation of the Premises.

Times of Use means the periods/times that the Lessee may use the Premises and Licence Area set out in Item 7 of the Schedule:

1.2 Interpretation

In this lease, unless the context otherwise requires:

- 1.2.1 a reference to a party includes its executors, administrators, successors and permitted assigns;
- 1.2.2 a reference to a person includes a partnership, corporation, association, government body and any other entity;
- 1.2.3 a reference to this lease includes any schedules and annexures to this lease;
- 1.2.4 a reference to any document (including this lease) is to that document as varied, novated, ratified or replaced from time to time;
- 1.2.5 a reference to legislation includes any amendment to it, any legislation substituted for it, and any subordinate legislation made under it;
- 1.2.6 an unenforceable provision or part of a provision may be severed, and the remainder of this lease continues in force; and
- 1.2.7 the special conditions in **Error! Reference source not found.**prevail over the terms in the body of this lease to the extent of any inconsistency.

1.3 Background

The Background forms part of this lease and is correct.

2. GRANT OF LEASE

The Council grants and the Lessee accepts a lease of the Premises for the Term as set out in this lease.

3. LEASE FEE

3.1 Payment of Lease Fee

The Lessee must pay the Lease Fee by equal monthly instalments in advance, the first payment to be made on or before the Commencement Date and subsequent payments must be made on the same day of each calendar month during the Term without any abatement, deduction or demand.

3.2 Instalment

If a Lease Fee instalment period is less than a month, the instalment for that period is calculated at a daily rate based on the number of days in the month in which that period begins and the monthly instalment which would have been payable for a full month.

4. REVIEW OF LEASE FEE

4.1 Reviewed via Fees and Charges

The Lease Fee on and from each Lease Fee Review Date is calculated by increasing the Lease Fee in accordance with Council's Adopted Fees and Charges at the time of the relevant Lease Fee Review Date.

5. RATES AND TAXES AND OUTGOINGS

5.1 Liability for Rates and Taxes

5.1.1 The Lessee must pay or reimburse the Council all Rates and Taxes levied, assessed or charged in respect of the Premises or relating to the Lessee's use or occupation of the Premises.

5.1.2 The applicable Rates and Taxes must be adjusted between the Council and the Lessee as at the Commencement Date and the end or termination date of this lease.

5.2 Payment of Outgoings

5.2.1 The Lessee must pay or reimburse the Council all Outgoings levied, assessed or charged in respect of the Premises or upon the owner or occupier of the Premises.

5.2.2 The Outgoings must be adjusted between the Council and the Lessee as at the Commencement Date and the end or termination date of this lease.

5.3 Power and other utilities

5.3.1 The Lessee must pay, when due, all costs for the use of telephone, light and other facilities and the consumption of electricity, gas, water and any and all other services and utilities supplied to or used from the Premises.

5.3.2 If there is no separate meter for a service or utility used on or from the Premises and if the Council so requires, the Lessee must install the meter at its own cost.

5.3.3 Without limiting this subclause, the Lessee must comply with the *Electricity (General) Regulations 2012* (SA) and any other applicable electricity laws.

6. USE OF PREMISES

6.1 Premises Permitted Use

The Lessee may use the Premises only for the Premises Permitted Use and must not use or allow the Premises to be used for any other use without the Council's consent.

6.2 Park Lands

Subject to the terms of this lease, the Lessee must comply with the approved management plans, guidelines and strategies (from time to time) of the Council and Kadaltilla with respect to the use and occupation of the Premises (being part of the Park Lands).

6.3 Offensive activities

The Lessee must not carry on any offensive or dangerous activities on or from the Premises or create a nuisance or disturbance on the Premises at any time, and must ensure at all times that activities conducted on or from the Premises do not discredit the Council.

6.4 Use of facilities

6.4.1 The Lessee must ensure that the Services are used carefully and responsibly and in accordance with any directions given by the Council from time to time.

6.4.2 The Lessee must repair or correct any damage or malfunction which results from any misuse or abuse of the Services by the Lessee.

6.5 Statutory Requirements

The Lessee must comply with all Statutory Requirements (including the *Work Health and Safety Act 2012* (SA) and the *Food Act 2001*) relating to the Lessee's use and occupation of the Premises, as well as the Premises Permitted Use.

6.6 No alcohol

6.6.1 The Lessee must not:

6.6.1.1 serve, sell or provide to persons; or

6.6.1.2 consume or allow persons to consume;

alcoholic beverages on the Premises without the Council's consent.

- 6.6.2 The Lessee must not allow any activities to be carried out on the Premises that would require a liquor licence under the *Liquor Licensing Act 1997 (SA)* without the Council's consent.

6.7 Gaming Machines and gambling

The Lessee must not install or operate gaming machines on the Premises nor promote or allow any gambling related activities on the Premises.

6.8 Signs

The Lessee must not place any sign or advertisement on the outside or inside (if they can be seen from outside) of the Premises, except a sign or advertisement which is approved by the Council and complies with any relevant Statutory Requirements and policies of the Council.

6.9 Dangerous equipment and installations

The Lessee may only install or use within the Premises equipment and facilities which are reasonably necessary for and normally used in connection with the Premises Permitted Use and must not install or bring onto the Premises:

- 6.9.1 any electrical, gas powered or other machinery or equipment that may pose a danger, risk or hazard;
- 6.9.2 any chemicals or other dangerous substances that may pose a danger, risk or hazard; or
- 6.9.3 any heavy equipment or items that may damage the Premises or Building.

6.10 Fire precautions

The Lessee must, at its cost, comply with all Statutory Requirements relating to fire safety and procedures including carrying out any structural works or modifications or other building works which are required as a consequence of the Lessee's use of the Premises.

6.11 Security

The Lessee must keep the Building(s) securely locked at all times when the Building(s) are not occupied and must provide a key, alarm codes and fobs and any other items required for access to the Premises to the Council.

6.12 No vehicles

The Lessee must not or allow any other person to drive, ride or park any vehicle on or over any part of the Park Lands without the consent of Council.

6.13 No warranty

The Council makes no warranty or representation regarding the suitability of the Premises (structural or otherwise) for the Premises Permitted Use or any other purpose.

7. INSURANCE

7.1 Lessee must insure

The Lessee must keep current during the Term:

- 7.1.1 public risk insurance for at least \$20,000,000.00 (or any other amount the Council reasonably requires) for each claim;
- 7.1.2 all insurance in respect of the Lessee's Equipment for its full replacement value; and
- 7.1.3 other insurances required by any Statutory Requirement or which the Council reasonably requires.

7.2 Requirements for policies

Each policy must:

- 7.2.1 be with an insurer and on terms reasonably approved by the Council;
- 7.2.2 be in the name of the Lessee and note the interest of the Council and any other person the Council requires; and
- 7.2.3 cover events occurring during the policy's currency regardless of when claims are made.

7.3 Evidence of insurance

The Lessee must give the Council certificates evidencing the currency of each policy. During the Term the Lessee must:

- 7.3.1 pay each premium before it is due for payment;
- 7.3.2 give the Council certificates of currency each year when the policies are renewed and at other times the Council requests;
- 7.3.3 not vary, allow to lapse or cancel any insurance policy without the Council's consent;
- 7.3.4 notify the Council immediately if a policy is cancelled or if an event occurs which could prejudice or give rise to a claim under a policy.

7.4 Insurance affected

- 7.4.1 The Lessee must not do anything which may:
 - 7.4.1.1 prejudice any insurance of the Premises or the Building; or
 - 7.4.1.2 increase the premium for that insurance.
- 7.4.2 If the Lessee does anything (with or without the Council's consent) that increases the premium of any insurance the Council has in connection with the Premises or the Building, the Lessee must on demand pay the amount of that increase to the Council.

7.5 Council to insure

- 7.5.1 The Council will insure the Building during the Term and the Lessee must reimburse the Council on demand the cost of such insurance.
- 7.5.2 If the Council maintains an insurance policy that covers the Premises and other buildings and improvements, the Lessee must reimburse a share of the Council's cost of such insurance which will be calculated as the proportion the current value of the Premises (as determined by Council) bears from time to time to the value of all other buildings and improvements covered by and included in that insurance.
- 7.5.3 The Council will provide the Lessee with evidence of the currency of such insurance (if requested by the Lessee) provided that if any insurance of Council is maintained under any discretionary self-insured fund then no certificate of currency or copy of any insurance policy will be available to the Lessee.

8. REPAIR AND MAINTENANCE

8.1 Repair and Maintenance

- 8.1.1 The Lessee must, at its cost, keep, maintain, repair and replace the Premises, the Lessee's Equipment and any Services situated within the Premises in accordance with the Maintenance Schedule.
- 8.1.2 Any repairs of a structural nature will be the responsibility of the Council, except if specified otherwise in the Maintenance Schedule or if relating to any alterations to the Premises made by the Lessee in accordance with clause 8.2.
- 8.1.3 The Council may update or amend the Maintenance Schedule at its discretion, acting reasonably, and must provide the Lessee with a copy of the updated or amended Maintenance Schedule.
- 8.1.4 For the avoidance of doubt, the Lessee will be responsible for the repair and maintenance of Council's Equipment during the Term and must replace any damaged (through misuse) or missing Council's Equipment during the Term, to the same standard and value as the original.
- 8.1.5 If the Council so requires, the Lessee must promptly repair any damage to the Premises or Building caused or contributed to by the act, omission, negligence or default of the Lessee.

8.2 Alterations by Lessee

- 8.2.1 The Lessee must not carry out any alterations or additions to the Premises without the Council's consent.
- 8.2.2 The Lessee must provide full details of the proposed alterations and additions to the Council.

- 8.2.3 The Council may impose any conditions it considers necessary, acting reasonably, if it gives its approval, including requiring the Lessee to obtain the Council's consent to any agreements that the Lessee enters into in relation to the alterations or additions.
- 8.2.4 Unless otherwise agreed in writing between the parties, all alterations and additions to the Premises made pursuant to this clause become the property of the Council.
- 8.2.5 The Lessee must pay all of the Council's costs (including consultant's costs and legal costs) as a result of the Lessee's alterations and additions.

8.3 Refurbishment

The Lessee must refurbish the Premises on or before each date specified in Item 8 of the Schedule and in accordance with the following requirements:

- 8.3.1 clean and repair all surfaces to be redecorated;
- 8.3.2 paint or wallpaper, stain, varnish or polish each surface to be redecorated according to the previous treatment of that surface; and
- 8.3.3 comply with all Lessee responsibilities listed in the Maintenance Schedule.

8.4 Cleaning

The Lessee must:

- 8.4.1 keep the Premises clean and tidy;
- 8.4.2 keep the Premises free of weeds and keep any vegetation, lawns or garden on the Premises maintained in an attractive state;
- 8.4.3 arrange the removal of any graffiti from any surface within the Premises; and
- 8.4.4 at its cost, arrange for an annual pest inspection to be carried out with respect to the Premises by a licensed pest control company, and must provide the Council with a copy of the annual pest inspection report within 14 days of receiving the report from the relevant company.

9. ENVIRONMENT

9.1 Environmental obligations

- 9.1.1 The Lessee must not do anything that causes Contamination or is likely to cause Contamination to the Premises or the Environment in contravention of any Environmental Law.
- 9.1.2 The Lessee must perform at its cost any environmental remediation works required as a result of a breach by the Lessee of this clause.

9.2 Indemnity

Without limiting clause 19, the Lessee indemnifies the Council against any claims for any loss as a result of or contributed to by any breach of an Environmental Law by the Lessee.

9.3 Termination

This clause 9 survives termination or the expiration of this lease.

10. ASSIGNMENT, SUBLETTING AND HIRING OUT

10.1 Subletting, hiring out and parting with possession

10.1.1 The Lessee acknowledges and agrees that the Lessee must (to the extent applicable and where practicable to do so) use reasonable endeavours to make the Premises and the Licence Area available (including by sub-leasing or casual hiring) for use during the Term by non-for-profit community groups and organisations when not in use by the Lessee.

10.1.2 The Lessee further acknowledges and agrees:

10.1.2.1 Council will direct any enquires from any non-for-profit community organisations and groups to the Lessee to manage these requests.

10.1.2.2 The Lessee must provide a contact person for managing enquiries for use of the improvements and maintain a register of the requests including details of available use (including names, dates and times).

10.1.2.3 That the fees charged for any sublease or hiring out of the Premises or Licence Area under this clause must be consistent with the Council's relevant leasing and licensing policies, and must be proportionate to the times of use granted and the Lessee's own fees and costs, and not for the purpose of making a profit.

10.1.2.4 If requested by Council the Lessee must meet with Council (but not more frequently than once a year) to review the register of the requests (including sub-leasing and hiring arrangement) and evaluate the details of available use.

10.1.2.5 If Council (acting reasonably) is of the view that the Lessee has not made the Premises or Licence Area sufficiently available as required by this clause, the Council may require

the Lessee to submit a plan to increase the level of community access.

- 10.1.2.6 It will be a breach of this Lease (after notice) if the Lessee fails to submit a plan or, after submitting the plan, fails to comply with the plan required to give effect to this condition.

10.2 Assignment

- 10.2.1 The Lessee may only assign or sublease or otherwise part possession with the Premises with the consent of the Council, which consent may be granted at the Council's discretion and subject to any conditions that the Council sees fit.
- 10.2.2 If the Lessee requests that the Council consent to any assignment, transfer or other dealing the Lessee must comply with Council's procedural requirements for dealing with the request.

10.3 Costs

The Lessee and the Council will bear its own costs incurred (including the costs of any consultant or any legal fees) in relation to any dealing with the Premises, including in considering whether or not to grant consent under this clause.

11. LESSEE GOVERNANCE

Annually, on each anniversary of the Commencement Date during the Term, the Lessee must provide to the Council a copy of the Lessee's annual reports (including minutes and financial reports), maintenance reports and subletting agreements, if requested by the Council.

12. COUNCIL'S OBLIGATIONS AND RIGHTS

12.1 Quiet enjoyment

Subject to the Council's rights and to the Lessee complying with the Lessee's obligations under this lease, the Lessee may occupy the Premises during the Term without interference from the Council.

12.2 Right to enter

The Council may (except in an emergency when no notice is required) enter the Premises after giving the Lessee 14 days' notice:

- 12.2.1 to see the state of repair of the Premises;
- 12.2.2 to do repairs to the Premises or the Building or other works which cannot reasonably be done unless the Council enters the Premises;
- 12.2.3 to do anything the Council must or may do under this lease or must do under any Legislation or to satisfy the requirements of any Statutory Authority; and
- 12.2.4 to show prospective lessees through the Premises.

12.3 Emergencies

In an emergency the Council may:

- 12.3.1 close the Premises or Building; and
- 12.3.2 prevent the Lessee from entering the Premises or Building.

12.4 Works and restrictions

12.4.1 The Council may:

- 12.4.1.1 install, use, maintain, repair, alter, and interrupt Services;
- 12.4.1.2 carry out works on the Park Lands or Building (including extensions, renovations and refurbishment); and
- 12.4.1.3 close (temporarily or permanently) and restrict access to any part of the Park Lands.

12.4.2 The Council must (except in an emergency) take reasonable steps to minimise interference with the Lessee's use and occupation of the Premises and Licence Area, and where practical provide reasonable notice to the Lessee of any proposed activities contemplated by clause 12.4.1.

12.5 Right to rectify

The Council may at the Lessee's cost do anything which the Lessee should have done under this lease but which the Lessee has not done or which the Council reasonably considers the Lessee has not done properly.

12.6 Park Lands Events

- 12.6.1 The Lessee acknowledges and agrees that (subject to its location in the Park Lands) the Premises may not be available for use and occupation as a result of public or special events to be held in the Park Lands.
- 12.6.2 The Lessee may not make any claim against the Council arising from or in connection with any public or special events or the Premises not being available for the Lessee's use and occupation.
- 12.6.3 The Lessee will not be required to make any payments on account of instalments of the Lease Fee for the period the Premises is not

available for use by the Lessee as a consequence of any public or special event.

13. TERMINATION FOR DAMAGE OR DESTRUCTION

- 13.1 If the Premises is destroyed or is damaged so that the Premises is unfit for the Lessee's use then within three (3) months after the damage or destruction occurs, the Council must give the Lessee a notice either:
- 13.1.1 Terminating this Lease (on a date at least one (1) month after the Council gives notice); or
 - 13.1.2 Advising the Lessee that the Council intends to repair any building forming part of the Premises so that the Lessee can occupy and use the Premises.
- 13.2 If the Council gives a notice under clause 13.1.2 but does not carry out the intention within a reasonable time, the Lessee may give notice to the Council that the Lessee intends to end the Lease if the Council does not make the Premises accessible and fit for use and occupation by the Lessee within a reasonable time (having regard to the nature of the required work).
- 13.3 If the Council does not comply with the Lessee's notice under clause 13.2 the Lessee may terminate this Lease by giving the Council not less than one (1) months' notice without any Claim by the Lessee against the Council.

14. REDEVELOPMENT, ASSET RATIONALISATION AND DEMOLITION

- 14.1 If as part of any redevelopment, asset rationalisation or other project conducted by the Council or a Statutory Authority that includes the Park Lands, or for any other reason, the Council or a Statutory Authority wishes to demolish or acquire vacant possession of the Premises or any part of the Premises, then the Council may terminate this lease with six (6) months' notice to the Lessee.

15. DISPUTES RESOLUTION

15.1 Dispute

- 15.1.1 A party to a Dispute must comply with this clause before starting arbitration or court proceedings (except proceedings for interlocutory relief).

15.2 Notice of Dispute

- 15.2.1 A party raising a Dispute must give the other parties to the Dispute notice setting out details of the Dispute.

15.3 Effort to resolve

- 15.3.1 For twenty (20) Business Days after the notice in clause 15.2, each party to the Dispute must use reasonable efforts to resolve the Dispute.

15.4 Mediator

- 15.4.1 If the parties cannot resolve the Dispute under clause 15.3 within that period, they must refer the Dispute to a mediator.
- 15.4.2 If, within a further twenty (20) Business Days, the parties to the Dispute do not agree on a mediator, a party to the Dispute may ask the chairman of the Resolving Body to appoint a mediator.
- 15.4.3 The mediator assists in negotiating a resolution of the Dispute. A mediator may not bind a party unless the party agrees in writing.
- 15.4.4 The mediation ends if the Dispute is not resolved within twenty (20) Business Days after the mediator's appointment.

15.5 Confidentiality

- 15.5.1 Each party:
 - 15.5.1.1 must keep confidential any information or documents disclosed in the dispute resolution process; and
 - 15.5.1.2 may use that information or those documents only to try to resolve the Dispute.

15.6 Cost of dispute

- 15.6.1 Each party to a Dispute must pay its own costs of complying with this clause.

15.7 Breach of dispute clause

- 15.7.1 If a party to a Dispute breaches this clause, the other parties to the Dispute do not have to comply with this clause in relation to the Dispute.

16. RENEWAL

- 16.1 If a right of renewal or first right of renewal is specified in Item 3 of the Schedule and the Lessee wishes to exercise that right of renewal, then the Lessee must give a written notice to the Council not less than 6 months and not more than 12 months before the expiry of the Initial Term stating it wishes to renew this lease for the period specified in Item 3 of the Schedule. If such notice is given the Council must renew this lease for the first Renewal Term on the terms in this lease (except this subclause) commencing immediately after the Initial Term expires.
- 16.2 If a second right of renewal is specified in Item 3 of the Schedule and the Lessee wishes to exercise that right of renewal, then the Lessee must give a written notice to the Council not less than 6 months and not more than 12 months before the expiry of the first Renewal Term stating it wishes to renew this lease for the period specified in Item 3 of the Schedule. If such notice is given the Council must renew this lease for the second Renewal Term on the terms in this lease (except this subclause and the previous subclause) commencing immediately after the first Renewal Term expires.
- 16.3 The Lessee is not entitled to renew this lease if:
- 16.3.1 the Lessee is in breach of this lease at the time of giving that notice; or
 - 16.3.2 the Lessee is in breach or commits a breach of this lease after giving that notice but before the commencement of the first or second Renewal Term (as applicable).

17. RIGHTS AND OBLIGATIONS ON EXPIRY

17.1 Expiry

This lease comes to an end at midnight on the last day of the Term unless it is terminated earlier by the Council or the Lessee under this lease.

17.2 Handover of possession

Before this lease comes to an end, the Lessee must (if required to do so by the Council):

- 17.2.1 remove all of the Lessee's Equipment and repair any damage caused by such removal;
- 17.2.2 no later than one (1) month before this lease comes to an end, provide the Council with a written summary of all alterations and additions the Lessee made to the Premises, whether those alterations and additions were authorised by the Council or not;
- 17.2.3 remove and reinstate any alterations or additions made to the Premises by the Lessee unless otherwise specified by the Council;
- 17.2.4 refurbish the Premises as required under clause 8.3; and

- 17.2.5 complete any repairs which the Lessee is obliged to carry out under this lease.

17.3 Abandoned goods

If, when this lease comes to an end, the Lessee leaves any goods or equipment at the Premises, then the Council may deal with and dispose of those goods at its discretion.

17.4 Holding over

If, with the Council's consent, the Lessee continues to occupy the Premises after the end of this lease, the Lessee does so under a monthly tenancy which:

- 17.4.1 either party may terminate on one month's notice given at any time; and
- 17.4.2 is on the same terms as this lease.

18. BREACH

18.1 Council's rights on breach

- 18.1.1 The Council may come onto the Premises and remedy a breach of this lease without notice:
 - 18.1.1.1 in an emergency; or
 - 18.1.1.2 if the Lessee breaches any provision of this lease and fails to remedy the breach within 14 days after receiving notice requiring it to do so.
- 18.1.2 The Lessee must pay or reimburse the Council on demand for all costs of remedying the breach.

18.2 Breach and re-entry

If:

- 18.2.1 the Lessee fails to pay a sum of money when due and fails to remedy that failure within 14 days after receiving notice requiring it to do so; or
- 18.2.2 the Lessee breaches any other provision of this lease and fails to remedy the breach within 14 days after receiving notice requiring it to do so;

then despite any other clause of this lease, the Council:

- 18.2.3 may terminate this lease and re-enter and repossess the Premises, without prejudice to its other rights; and
- 18.2.4 is discharged from any claim by or obligation to the Lessee under this lease.

18.3 Rights of Council not limited

A power or right of the Council under this lease or at law resulting from a breach or repudiation of this lease by the Lessee, or the exercise of such power or right, does not limit the Council's powers or rights.

18.4 Interest on overdue amounts

If the Lessee does not pay an amount when it is due, the Lessee must pay interest on that amount on demand from when the amount becomes due until it is paid in full. Interest is calculated on outstanding daily balances at the Default Rate.

19. INDEMNITY AND RELEASE

19.1 Risk

The Lessee occupies and uses the Premises at the Lessee's risk.

19.2 Indemnity

The Lessee is liable for and must indemnify the Council against all actions, liabilities, penalties, claims or demands for any loss, damage, injury or death incurred or suffered directly or indirectly including in connection with:

19.2.1 any act or omission of the Lessee;

19.2.2 the use of the Premises by the Lessee or otherwise relating to the Premises; or

19.2.3 a breach of this lease by the Lessee.

19.3 Release

The Lessee releases the Council from all actions, liabilities, penalties, claims or demands for any damage, loss, injury or death occurring in the Premises or the Building except to the extent that they are caused by the Council's negligence.

19.4 Indemnities are independent

Each indemnity is independent from the Lessee's other obligations and continues during this lease and after this lease ends.

20. GOODS AND SERVICES TAX

20.1 If the Council is liable to pay GST in connection with a supply under this lease then:

20.1.1 the Agreed Consideration for that supply is exclusive of GST;

20.1.2 the Council may increase the Agreed Consideration or the relevant part of the Agreed Consideration by the GST Rate; and

20.1.3 the Lessee must pay the increased Agreed Consideration on the due date for payment by the Lessee of the Agreed Consideration.

- 20.2 Where the Agreed Consideration is increased under this clause, the Council must, on or before the date on which the Agreed Consideration is payable, issue a tax invoice to the Lessee.
- 20.3 If the Lessee breaches this clause and as a result the Council becomes liable for penalties or interest for late payment of GST, then the Lessee must pay the Council on demand an amount equal to the penalties and interest.

21. RESUMPTION

The Council may terminate this lease by giving at least six (6) months' written notice to the Lessee if the Council receives notice of resumption or acquisition of the Premises or the Building or the Park Lands (or any part of the Building or the Park Lands affecting the Premises) from or by any Statutory Authority governmental or semi-governmental body.

22. MISCELLANEOUS

22.1 Entire agreement

This lease constitutes the entire agreement between the parties about the Premises and supersedes any prior understanding, agreement, condition, warranty, indemnity or representation about the Premises.

22.2 Waiver

If the Council accepts or waives any breach by the Lessee, that acceptance or waiver cannot be taken as an acceptance or waiver of any future breach of the same obligation or of any other obligation under this lease.

22.3 Exercise of power

- 22.3.1 The failure, delay, relaxation or indulgence by a party in exercising a power or right under this lease is not a waiver of that power or right.
- 22.3.2 An exercise of a power or right under this lease does not preclude a further exercise of it or the exercise of another right or power.

23. NOTICE

A notice, demand, consent, approval or communication under this lease (**Notice**) must be in writing and will be sufficiently given if sent via email to either parties' nominated email address or if posted by pre-paid post to the last known address of either party.

24. COSTS

On request, the Lessee must pay or reimburse to the Council all legal and other costs incurred by the Council in consequence of any actual or threatened breach by the Lessee under this lease or in exercising or enforcing (or attempting to do so) any rights or remedies of the Council under this lease or at law or otherwise arising in consequence of any actual or threatened breach by the Lessee.

25. LICENCE

For the purpose of this clause:

'buildings, fixtures, fittings or structures' includes all drains, pipes, fencing, goal posts, manholes, reticulation equipment, all electrical equipment (including floodlights) and similar services (and in cases where tennis courts form the whole or part of the Licence Area will also include all court surfaces, perimeter fencing, net posts and perimeter access gates).

25.1 Grant of Licence

The Council grants to the Lessee a licence during the Term to use the Licence Area for the Licence Area Permitted Use during the Times of Use.

25.2 Term of Licence

The Licence will (while the Lessee named in this lease is the lessee in occupation of the Premises) continue (subject to this clause) until the end of the Term or the sooner surrender or determination of this lease.

25.3 Licence Fee

25.3.1 The Lessee must pay the Licence Fee by equal annual instalments in advance on the Commencement Date and then on 1 July during each year of the Term.

25.3.2 If the Commencement Date is not 1 July, then the first and last payment will be adjusted based on the number of days from the Commencement Date to 30 June next and the number of days in the relevant year.

25.3.3 The Licence Fee is reviewed annually in accordance with Item 5A of the Schedule by the Council as part of the review of Council's schedule of fees and charges for the Park Lands.

25.4 Licence Area Permitted Use

The Lessee must not use or permit the Licence Area to be used other than for the Licence Area Permitted Use and only during the Times of Use.

25.5 Rates and utilities

25.5.1 The Lessee must pay or reimburse the Council for all rates, taxes, levies or other charges (including Council rates assessed by the Council as a Statutory Authority) arising from the grant of this licence or in respect of the Licence Area.

25.5.2 The Lessee must pay or reimburse the Council as and when due for payment or if required by the Council then within seven (7) days of demand all costs, fees and charges for the provision of:

25.5.2.1 electricity, water, gas, oil and other energy or fuels supplied to and consumed in the Licence Area; and

25.5.2.2 telephone, facsimile and other communication services, waste disposal in respect of the Licence Area and all other utility services supplied to or consumed in or on in respect of the Licence Area;

whether supplied by the Council or any other person.

25.6 Insurance

The Lessee must ensure that any insurance policies required to be effected and maintained by the Lessee under clause 7 of this lease extend (to the extent applicable) to cover the Licence Area, the use of the Licence Area and any buildings, fixtures, fittings or structures erected or placed on the Licence Area.

25.7 No assignment or subletting

The Lessee must not assign, transfer, sublicense or otherwise deal with the Lessee's rights under this Licence without the consent of the Council.

25.8 Improvements

25.8.1 The Lessee must not erect, fix or place any buildings, fixtures, fittings or structures in, on or under any part of the Licence Area without the consent of the Council.

25.8.2 Any buildings, fixtures, fittings or structures erected, fixed or placed (by whatever means) upon the Licence Area will unless otherwise agreed remain until the end of the term of this licence the property of the Lessee but may not be removed from the Licence Area without the consent of the Council.

25.9 Maintenance of improvements

The Lessee must maintain and repair any buildings, fixtures, fittings or structures erected fixed or placed in, on or under the Licence Area in good and safe repair and condition as determined by Council.

25.10 Events on Park Lands within Licence Area

25.10.1 Council may (in accordance with its events management policies (as amended from time to time)) grant approval to others to hold events within the Licence Area on terms determined by the Council.

25.10.2 Subject to clause 25.10.3, the Lessee may not make any claim for any loss or interruption arising from any such approval or being required to relocate to an alternate licence area for the duration of the event.

25.10.3 Where the event to be held in the Park Lands is proposed by Council (Council Event) and that Council Event will restrict or

prevent the Lessee's occupation and use of the Licence Area, the Council must:

25.10.3.1 occasion to the Lessee as little disturbance and damage as is practicable and provide 6 months' notice of any Council Event;

25.10.3.2 keep and maintain the Licence Area in good condition and repair and promptly rectify any damage to the Licence Area during the Council Event; and

25.10.3.3 repair any damage to the Licence Area to restore and make good any damage to the condition existing prior to the Council Event.

25.10.4 The Lessee will not be required to make any payments on account of instalments of Lease and Licence Fees for the period the Licence Area is not available for use by the Lessee as a consequence of any Council Event.

25.10.5 The Lessee acknowledges and agrees that this clause does not apply to impose any obligations on the Council or confer any rights upon the Lessee if any public, major or special event in or affecting the Park Lands and the Licence Area is not a Council Event.

25.11 To obey policies and direction

The Lessee must comply with and cause to be complied with all Council policies, directions, rules and by-laws from time to time regarding the Licence Area or the Licence Area Permitted Use including Council's "Adelaide Park Lands Leasing and Licensing" policy (or any update or replacement policy (from time to time)).

25.12 Public access and membership

The Lessee must allow unrestricted public access to those playing fields and surfaces within the Licence Area at all times when the Lessee is not using them.

25.13 Relocation

The Council will have the right where in the opinion of the Council there exists a valid commercial reason so to do at any time during the duration of this Licence to relocate the Lessee to another location on the Park Lands provided that the Council will have given not less than six (6) months' notice of its intention to the Lessee.

25.14 Nature of licence

The rights granted by the licence conditions in this clause do not create in or confer upon the Lessee any tenancy or any estate or interest in the Licence Area. The rights granted do not confer upon the Lessee any right of exclusive use or occupation and the Council may from time to time exercise all rights

which may include the use and enjoyment of the whole or any part of the Licence Area.

25.15 No warranty

The Council makes no warranty or representation regarding the suitability of the Licence Area including any buildings, fixtures, fittings or structures in, on or under any part of the Licence Area (whether erected fixed or placed by the Council, any previous licence holder or any other person) for the Licence Area Permitted Use or any other purpose.

25.16 Interpretation

Unless the contrary intention appears:

25.16.1 a breach of the terms of this Licence will be an event of default under this lease; and

25.16.2 all of the "Lessee's covenants" and the Council's rights in this lease are deemed to be incorporated into this Licence as if they were specifically set out in this Licence (including any terms or requirements for Council's consent) so that "Premises" in the lease terms will mean "Licence Area" (as defined in this clause) and the Lessee agrees to observe and perform all of the "Lessee's" covenants and be subject to the Council's rights in relation to the Licence Area.

EXECUTED as an agreement on this day (date)

EXECUTED by an authorised representative of **THE CORPORATION OF THE CITY OF ADELAIDE** under delegation pursuant to section 44 of the Local Government Act 1999:

.....
Signature of Authorised Representative

.....
Signature of Witness

.....
Name of Authorised Representative (print)

.....
Name of Witness (print)

.....
Position of Authorised Representative (print)

Signed for TRUSTEES OF EDMUND RICE EDUCATION AUSTRALIA (CBC Adelaide) by its authorised delegates:)
)
)

.....
Signature of Authorised Representative

.....
Signature of Authorised Representative

.....
Name

.....
Name

Annexure A Lease and Licence Plans



Portion of King Rodney Park / Ityamai-itpina (Park 15)



Portion of Carriageway Park / Tuthangga (Park 17)

Annexure B Maintenance Schedule

To be included

Christmas in the City Action Plan 2025-2028

Strategic Alignment - Our Community

Public

Tuesday, 6 May 2025

City Community Services and
Culture Committee

Program Contact:

Jennifer Kalionis, Associate
Director City Culture

Approving Officer:

Jo Podoliak, Director City
Community

EXECUTIVE SUMMARY

The purpose of this report is present the final Christmas in the City Action Plan 2025-2028 (Attachment A) for approval. This document, once approved, will replace the Christmas Festival Action Plan 2021-2024.

The draft Christmas in the City Action Plan (draft Plan) responds to combined Council and community feedback seeking a traditional Christmas, a desire to celebrate Adelaide's cultural heritage and icons Rundle Mall and the Adelaide Central Market, and to embrace bold new lighting and decorations. The draft Plan is shaped by what we heard from the community, and incorporates inclusive events, markets and city-wide experiences during the festive season.

The process of developing the draft Plan included two rounds of consultation, firstly in September 2024 to seek input, and again in March 2025 to seek feedback on the draft Plan. The overwhelming majority of public survey respondents and internal and external stakeholders support the draft Plan.

The annual scope of delivery for the Christmas in the City Action Plan, commencing this Christmas 2025, will be dependent upon funding allocation in the Council's annual Business Plan and Budget.

RECOMMENDATION

The following recommendation will be presented to Council on 13 May 2025 for consideration

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

1. Receives the outcomes of the Christmas in the City Action Plan Consultation Summary Report as contained in Attachment B to Item 7.2 on the Agenda for the meeting of the City Community Services and Culture Committee held on Tuesday 6 May 2025
2. Approves the Christmas in the City Action Plan 2025-2028 as contained in Attachment A to Item 7.2 on the Agenda for the meeting of the City Community Services and Culture Committee held on Tuesday 6 May 2025.
3. Notes that the Christmas in the City Action Plan 2025-2028 as contained in Attachment A to Item 7.2 on the Agenda for the meeting of the City Community Services and Culture Committee held on Tuesday 6 May 2025, if approved, will replace the Christmas Festival Action Plan 2021-2024.
4. Authorises the Chief Executive Officer, or delegate, to make minor, syntactical, graphical and technical amendments to the document contained in Attachment A to Item 7.2 on the Agenda for the meeting of the City Community Services and Culture Committee held on Tuesday 6 May 2025 for the purpose of finalising the document for publication.

IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	Strategic Alignment – Our Community Will be vibrant, connected and inclusive by supporting our communities to thrive; create fun, lively and interesting experiences and celebrate and honour community and cultures; and drive social change and strengthen communities through locally-led arts, cultural and recreational activities; and Elevate the City's reputation for exceptional and unique arts and cultural experiences by encouraging and providing arts, culture and events partnerships, grants and sponsorship opportunities. Outcomes: An interesting and engaging place to live, learn and visit; and an inclusive, equitable and welcoming community where people feel a sense of belonging.
Policy	If approved, the Christmas in the City Action Plan 2025-2028 (the draft Plan) will replace the Christmas Festival Action Plan 2021-2024. The Christmas in the City Action Plan contributes to the delivery of a number of Council strategies and plans, most notably the Economic Development Strategy 2024-2028 and the draft Cultural Policy.
Consultation	Public consultation was conducted in September 2024, resulting in 282 community responses through the Our Adelaide portal to develop the draft Plan, which was presented for final consultation in March 2025. There were 259 visits to the consultation page on Our Adelaide, 18 survey respondents, and 149 downloads of the document. Consultation with key stakeholders and partners, including the State Government and cultural institutions, has occurred in addition to the Our Adelaide consultation. Key internal partners AEDA and ACMA have provided significant input into the development of the directions and deliverables of the new draft Plan.
Resource	Not as a result of this report
Risk / Legal / Legislative	Not as a result of this report
Opportunities	The draft Plan identifies several opportunities to grow the Christmas experience in the City over the next four years, subject to the annual the Business Plan and Budget. Opportunities exist to seek external financial and/or in-kind support to deliver elements of the draft Plan.
24/25 Budget Allocation	Not as a result of this report
Proposed 25/26 Budget Allocation	The total proposed 2025/2026 City of Adelaide budget for city-wide operational spend including all labour resources, events and activations is \$532,000, along with the proposed capital spend City of Adelaide (City-wide Decorations) (\$200k), Rundle Mall Decorations (\$200k) and Adelaide Central Market Decorations (\$175k). City Operations allocate funding annually for the Giant Christmas Tree installation, maintenance and removal. AEDA may allocate additional funds to support events with Christmas in the City through sponsorship support, subject to application and assessment.
Life of Project, Service, Initiative or (Expectancy of) Asset	The delivery years of the Christmas in the City Action Plan 2025-2028 will be 2025, 2026, 2027 and 2028.
24/25 Budget Reconsideration (if applicable)	Not as a result of this report

Ongoing Costs (eg maintenance cost)	The Christmas in the City Action Plan 2025- 2028 will be delivered in line with the annual business plan and budget allocation. There will be ongoing labour (installation and removal) and maintenance costs associated with all new decorations which are subject to assessment and maintenance as need arises. The renewal project for the Giant Christmas Tree aims to reduce the annual maintenance cost that has arisen from the existing asset. Procurement of high quality, more sustainable decorations minimises maintenance spend.
Other Funding Sources	A major asset renewal project is being undertaken to replace the current Giant Christmas Tree in Victoria Square/Tarntanyangga which is at end of life.

DISCUSSION

1. The development of the draft Christmas in the City Action Plan 2025-2028 was informed by community ideas and input from 282 respondents, gathered in September 2024.
2. Community input, partner input and key stakeholder feedback provided strong direction which has informed the themes for Christmas over the next four years. This included:
 - 2.1. Traditional Christmas
 - 2.2. Lights and Light Trails
 - 2.3. Bold Decorations
 - 2.4. Community Events
 - 2.5. Markets.
3. On 11 March 2025, Council approved the Draft Christmas in the City Action Plan 2025-2028 (the draft Plan) for public consultation.
4. The draft Plan was shared and promoted through Council's Our Adelaide platform from 12 March to 31 March 2025.
5. A summary of the public consultation conducted in March can be found in **Attachment B**. The page received 259 visits and received 18 unique survey contributions. The draft Plan was downloaded 149 times.
6. Internal partners including the Adelaide Economic Development Agency (AEDA) and Adelaide Central Market Authority (ACMA) have been instrumental in building the draft Plan and both support the final document to be approved by Council.
7. Adelaide's iconic Rundle Mall and Adelaide Central Market remain our principal locations for Christmas shopping and traditions along with the central location of the Giant Christmas Tree in Victoria Square/Tarntanyangga.
8. Feedback to note includes the following:
 - 8.1. Lighting displays along city streets were strongly supported.
 - 8.2. In response to the question 'Do you support the Draft Plan?' 89% of contributors responded 'yes' and there were no contributors who responded 'no'.
 - 8.3. Key stakeholder Brian Gilbertson AM, Director of the Adelaide Christmas Pageant at the South Australian Tourism Commission, provided a detailed submission that strongly supported the draft Plan's approval by the Council.
9. There were no new actions or significant changes to deliverables included as a result of the March consultation on the draft Plan.
10. The following minor changes have been made to the previously approved draft Plan, which do not result in any change to Council approved direction or intent:
 - 10.1. Addition of City Lifestyle Program as also responsible for the delivery of 4.1 'The City of Adelaide to explore formal philanthropic partnerships to encourage community to support charitable causes'
 - 10.2. Update in the Strategic Links to include the draft Cultural Policy principles in development as endorsed by Council.

- 10.3. Update to add the State Government Strategic Links including the new State Cultural Policy released on 31 March 2025.
 - 10.4. Minor change to the introduction to read 'a strong, cohesive and complementary marketing campaign across the City of Adelaide, Rundle Mall and the Adelaide Central Market sharing themes and highlighting daily things to see and do'.
 - 10.5. Addition of naming South Australian Tourism Commission in the Introduction.
 - 10.6. Addition of a Lord Mayor Foreword.
 - 11. [Link 1](#) provides a track changes version of the draft Plan that highlights these minor changes.
 - 12. If approved, implementing the adopted Plan will include ongoing engagement with community members and partners.
-

DATA AND SUPPORTING INFORMATION

Link 1 – Christmas in the City Action Plan 2025-2028 – with track changes following consultation

ATTACHMENTS

Attachment A – Christmas in the City Action Plan 2025-2028

Attachment B – Consultation Summary Report on Draft Christmas in the City Action Plan 2025- 2028

- END OF REPORT -

OUR ADELAIDE.
BOLD.
ASPIRATIONAL.
INNOVATIVE.

Christmas in the City

Action Plan 2025–2028



CITY OF
ADELAIDE

Acknowledgement of Country

City of Adelaide tampendi, ngadlu Kurna yertangga banbabanbalyarnendi (inbarendi). Kurna meyunna yaitya mattanya Womma Tarndanyako. Parnako yailtya, parnuko tappa purruna, parnuko yerta ngadlu tampendi. Yellaka Kurna meyunna itto yailtya, tappa purruna, yerta kuma burro martendi, burro warriappendi, burro tangka martulyaiendi. Kumarta yaitya miyurna iyangka yalaka ngadlu tampinithi.

City of Adelaide acknowledges the traditional Country of the Kurna people of the Adelaide Plains and pays respect to Elders past and present. We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kurna people living today. And we also extend that respect to other Aboriginal Language Groups and other First Nations.

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Cover image: supplied by Dec the Malls.
Photographer: Andrew Beverage/asbCreative Photography

Lord Mayor's Message

Sparkling city streets adorned with decorations, a towering tree in Victoria Square/Tarntanyangga festooned with LED lights and hearty tunes resonating along Rundle Mall. For Adelaideans, there's nothing quite like the holiday hoopla of Christmastime in the city.

These Yuletide traditions not only bring out the inner child in all of us but also attract almost 500,000 visitors to the CBD in the lead-up to Christmas Day.

The Christmas in the City Action Plan 2025–2028 gift wraps some of our perennial favourite seasonal pastimes, while also leaving a few surprises under the tree.

The revised plan isn't just a bit of re-gifting – it's an audacious new vision for the Christmas season informed by a lengthy period of community engagement where more than 300 people told us their vision for an Adelaide Christmas.

Atop the wish list is a new giant Christmas tree to be installed in 2026, replacing the 25m-tall much-loved (and well-used) model that's served the city well for more than a decade.

New lighting and decorative motifs from the city to North Adelaide are a centrepiece of the plan, including new designs for the cultural boulevard of North Terrace.

We'll also be encouraging local landmarks to get involved by lighting up their buildings and embracing the spirit of Christmas.

Free community events such as our annual tree lighting celebration and community markets ensure we have affordable experiences available to everybody.

We will continue to support our most beloved events that attract people from across South Australia including the National Pharmacies Christmas Pageant and the Carols by Candlelight in Elder Park.

This action plan isn't just about a strategy for the next three years, but a plan to keep the magic of Christmas alive in everyone, from the young to the young at heart.



A handwritten signature in blue ink, reading "Jane Lomax-Smith".

Dr Jane Lomax-Smith AM
Lord Mayor

Introduction

Christmas in the City is one of Adelaide's most anticipated and treasured annual cultural celebrations. Christmas 2024 saw the highest spending on record for Rundle Mall and the average city-wide visitor count for the 12 days of Christmas (13–24 December) was 431,894 daily visitors to Adelaide. The Christmas in the City Action Plan 2025–2028 reflects Council and community pride in Adelaide's unique Christmas icons and traditions and seeks to maximise the benefits of leveraging our unique heritage for the following four years. We have a bold ambition to highlight the unique history, traditions and experiences of Christmas in Adelaide, telling our stories which set us apart from other cities. Built on community engagement conducted in September 2024, this Plan delivers on clear themes and directions identified, including keeping and celebrating Adelaide's Christmas traditions, more markets, more lights, community and shopping events.

A key feature of this Plan is a new Giant Christmas Tree. New street light motifs will be rolled out in the city and North Adelaide creating a high impact trail of lighting. Council remains committed to supporting South Australia's premier festive events such as the highly anticipated annual Christmas Pageant and continuing to work closely with the South Australian Tourism Commission.

Iconic destinations Rundle Mall, Adelaide Central Market and Victoria Square/Tarntanyangga remain a focus for investment and activity to continue to deliver record visitation to high-quality events and markets. We will continue to invest in daily activation and campaigns, immersive experiences and decorations. In addition, the Plan enables local precincts to enhance their visitor experience during the season and supports local community-led celebrations. The Plan contributes to our designation as a UNESCO City of Music and global creative city through supporting artists, makers, event producers and the community during the festive season.

The City of Adelaide will acknowledge, leverage, support and embrace the strength of our multicultural city and the depth of cultural celebration during the festive season. We will focus on building relationships with key cultural organisations such as the State Library of South Australia, to continue to promote Christmas destinations across the city. Each year there

will be a strong, cohesive and complementary marketing campaign across the City of Adelaide, Rundle Mall and the Adelaide Central Market sharing themes and highlighting daily things to see and do. The new Plan has five Focus Areas:

- Focus Area 1 – Bold, impactful and traditional Christmas
- Focus Area 2 – Major Draw-card events to promote attraction and ensure the city is the heart of Christmas in South Australia
- Focus Area 3 – Showcase Adelaide's unique Christmas heritage and cultural icons
- Focus Area 4 – A global Christmas through welcoming and supporting community-led celebrations
- Focus Area 5 – Thriving local precincts through festive business and sustainability initiatives.

This ambitious Plan builds year on year from Christmas 2025 up to and including Christmas 2028. We will not achieve everything in year one as the infrastructure projects need to be delivered across the four years. A new evaluation framework will ensure we track the community sentiment towards Christmas in the city, and address community feedback through a range of measures including annual surveying of city visitors. Funding will be sought annually to deliver on the Plan, through Council's annual Business Plan and Budget and integrated planning across the City of Adelaide and subsidiaries, for each year of the Plan.

The Christmas in the City Action Plan has a bold ambition to ensure that our community feel that the city of Adelaide is truly magical at Christmas time.



Roles of Council and the Subsidiaries

Council plays a number of roles in delivering Christmas, which reflect its responsibilities to local communities and leadership role as the Capital City Council for all South Australians, and as a globally recognised UNESCO Creative City.

Lead

As the Capital City Council of South Australia, the City of Adelaide has a responsibility to aim for a nationally recognised visitor destination during the Christmas season that has a positive reputation for driving attraction to city places, and for experiences that create social, cultural and economic benefit.

Safeguard

Protect our tangible and intangible cultural heritage through investing in and maintaining Adelaide's Christmas history including assets of significance, stories and traditions.

Engage

Empower our communities to lead and express diverse global and cultural traditions as part of the festive season supporting social, economic, environmental and cultural wellbeing and to enhance the vibrancy of the city offering.

Enable

Enable all people to contribute to and participate in Christmas in the City by funding and facilitating inclusive events, activities and decorations.

Facilitate

Facilitate investment in new high-quality sustainable assets, outstanding events and experiences, performances and music.

Partner

Partner with government, non-government organisations, the private sector and the community to leverage expertise, attract new resources and sustain the delivery of Christmas into the future.

Champion

Champion and showcase local businesses and precincts to ensure local economies benefit from the Christmas season.

Asset Manager

Utilise Council-owned assets to enhance Christmas in the City and renew assets to ensure they are of high quality and presentation.



Strategic Context

Strategic Links to South Australian Plans, Policies and Strategies

South Australian Arts and Culture Tourism Strategy 2025

To support the Arts and Cultural sector to create, promote and deliver authentic, sustainable and accessible visitor experiences that reflect and celebrate the State's cultural identity.

A Place to Create – A 10-year cultural policy for all South Australians

- Arts, culture and creativity for everyone
- Thriving artists and creatives
- Robust arts organisations, creative businesses and cultural institutions

South Australian Economic Statement

Smart, sustainable, inclusive

Principles

The Christmas in the City Action Plan will be developed in accordance with the principles of the City of Adelaide Strategic Plan 2024–2028, specifically:

Unique Experiences – Create interesting experiences for our residents, workers and visitors.

Community Connection – Strengthen connection, accessibility, diversity and inclusivity by putting people first.

Economic Growth – Adelaide's unique experiences and opportunities attract visitors to our city

City of Adelaide Strategic Plan 2024–2028

Christmas in the city delivers on aspirations of the Strategic Plan through:

Our Community: Will be vibrant, connected and inclusive by supporting our communities to thrive; create fun, lively and interesting experiences and celebrate and honour community and cultures; and drive social change and strengthen communities through locally-led arts, cultural and recreational activities and elevate the city's reputation for exceptional and unique arts and cultural experiences by encouraging and providing arts, culture and events partnerships, grants and sponsorship opportunities.

Outcomes: An interesting and engaging place to live, learn and visit; and an inclusive, equitable and welcoming community where people feel a sense of belonging.

Our Economy: will be growing, innovative and responsive by continuing to grow our economy in alignment with the community and support existing businesses to be agile and responsive to change.

Outcome: Adelaide's unique experiences and opportunities attract visitors to our city.



Strategic Links to City of Adelaide Plans, Policies and Strategies

Adelaide Central Market Authority Strategic Plan 2023–2028	Deliver extraordinary customer experience Promote trader connection with event customers Work with street frontage traders and the City of Adelaide to extend offering onto the street We will make a valuable contribution to the economic, social and cultural wellbeing of our precinct and community
Adelaide Economic Development Agency (AEDA) Strategic Plan FY2024/25 to 2028/29	Rundle Mall strengthens its reputation as the state's premier shopping precinct and evolving entertainment and dining destination to increase visitation and spending Adelaide's destination and liveability status are enhanced through activated laneways, arcades, precincts and neighbourhoods across the city
Cultural Policy 2025–2036 (*draft)	Amplifying our creative capital Culturally inclusive and socially connected Reconciliation and truth telling Preserving cultural heritage, embracing progress Creating space for cultural expression
Disability Access and Inclusion Plan 2024–2028	Events and festivals for everyone to attend
Economic Development Strategy 2024–2028	We will promote our enviable position as a capital near our international airport and embrace our role as a gateway to South Australia Invest in well-planned neighbourhoods and key destination precincts We will enable the visitor experience by identifying new opportunities to use the Adelaide Town Hall for economic activities
Integrated Climate Strategy 2030	Procurement decisions that localise supply, prioritise reuse and drive green industries Climate change and sustainability are integrated into how we do business
UNESCO City of Music Designation (10th Anniversary in 2025)	Programming musicians in the public realm, showcasing musical talent, venues and history
Wellbeing Plan 2020–2025	Thriving communities

Action Plan Deliverables

Focus Area 1 – Bold, Impactful and Traditional Christmas Decorations

Objective: The city and North Adelaide are transformed during the festive season with high impact decorations on the entrances to the city and on main streets.

Action	Deliverables	Timeline	Responsibility
1.1 Deliver new light-based entry statements, light and projection experiences in key locations across the city and North Adelaide	Deliver new impactful decorative installations Seek new companies and providers that can provide new and unique key light-based decorations and experiences Seek potential partners including North Terrace cultural institutions Identify substantial and highly visible assets in the city and North Adelaide (including state and private assets) that can be lit and utilised as event and activity destinations	One new each fin/year	City Experience Assets and Infrastructure City Operations
1.2 Build on the 2024/2025 trial of new light motif trails in impactful streets, creating visitor experience around light decorations	Investigate capacity for light motifs on new streets Explore State Government and other partnerships for the North Terrace Cultural Boulevard and other key locations	Annual target of one to three new street locations	City Experience City Operations
1.3 Rundle Mall is a destination for immersive Christmas activations and experiences	Rundle Mall Christmas Strategy will include creative/design elements to drive visitation and create vibrant experiences in the key shopping destination Works in a complementary way with city-wide decorations and activity for the benefit of the entire city	New creative in place for Christmas 2025	AEDA/Rundle Mall
1.4 Giant Tree in Victoria Square/Tarntanyangga	Deliver a new Giant Christmas Tree in Victoria Square/Tarntanyangga	New Tree by Christmas 2026	Assets and Infrastructure with support from City Experience

Action	Deliverables	Timeline	Responsibility
1.5 A new shared, impactful, fun and exciting city-wide and integrated Christmas creative suite	Rundle Mall leads the development of the city-wide creative suite that recognises the distinct brand identities and strategic goals of the city and Rundle Mall, and that remains cohesive and complementary Adelaide Central Market continues its own brand with connection to the city-wide suite Update the flags and banner suite for city-wide refresh commencing 2025/26	New creative will be in place commencing 2025/2026	Rundle Mall City Experience
1.6 Continue to deliver the renewal program when decorations reach end of asset life	Monitor and assess annually the condition of decorations	Inventory conducted in January each year	City Experience with support from Assets and Infrastructure
1.7 Create city-wide destinations	Store, manage and deliver the suite of city-wide decorations to create magical destinations in precincts and main streets Engage with stakeholders to assess best placement to maximise visitor experience and impact	Decorations suite in place in November and December annually	City Experience with support from City Operations
1.8 Encourage major iconic city places and locations to utilise lighting and digital signage opportunities to 'light up the city' in November and December annually	Identify and encourage participation at iconic and highly visible sites such as the Riverbank Footbridge, Universities (digital displays), major buildings with light or digital signage at height ie RAA, North Terrace cultural boulevard and Adelaide Zoo	Ongoing	City Experience

Focus Area 2 – Major draw-card events to promote attraction and ensure the city is the heart of Christmas in South Australia

Objective: Visitors choose the city to celebrate South Australian traditional Christmas events

Action	Deliverables	Timeline	Responsibility
2.1 Support, promote and deliver Christmas Markets in the city	Rundle Mall is a host for markets Fund and facilitate markets city-wide including North Adelaide Meander Market 'Christmas Edition' Curate the Christmas calendar to ensure markets are spread geographically and temporally Ensure offering is high quality, local traders benefit and that free and low-cost experiences are included	November and December annually	City Experience
2.2 Deliver the Annual Tree Lighting Free Community Event	Create an annual free family-friendly event with high-quality performances to celebrate the Giant Christmas Tree and commence nightly 'light up' and experiences at the Tree	Annually, early to mid-November following the Christmas Pageant	City Experience
2.3 Support major Christmas events of State and National significance	Continue to provide funding opportunities for major Christmas events in the city Facilitate Park Lands use and road closures to support these events including Carols by Candlelight	November and December annually	AEDA and City Experience
2.4 Cohesive Christmas Attraction Marketing and Promotional Campaigns for the City of Adelaide broadly, Adelaide Central Market and Rundle Mall	A user-friendly web and digital experience is developed to ensure all members of our community can readily access information on our Christmas offerings A cohesive content plan developed between the City of Adelaide and AEDA with a focus on producing content that reflects the authentic stories of our community during the festive season Visitors and residents know what is on, where and when, and this information is easily accessible	Campaign to open in October annually until December	City of Adelaide Marketing and AEDA/Rundle Mall Marketing
2.5 Partner with key media and Adelaide personalities to showcase Christmas in the city	Develop the offer for key personalities and brands to be involved to widely promote Christmas in the city	By October each year	City Experience Customer and Marketing

Action	Deliverables	Timeline	Responsibility
2.6 Work with existing and new festive events to draw new activities to the city and North Adelaide	Identify potential events, markets and Christmas attractions that could operate in the city, and direct them to potential funding sources, event sites and partnership opportunities	Ongoing	City Experience AEDA



Focus Area 3 – Showcase Adelaide’s unique Christmas heritage and cultural icons

Objective: The City of Adelaide has a proud heritage of unique Christmas icons, traditions and heritage locations that can be showcased and celebrated.

Action	Deliverables	Timeline	Responsibility
3.1 Celebrate and promote the iconic Adelaide Central Market	Support new internal decorations suite for existing Market and Market Expansion	Ongoing	Adelaide Central Market Authority
3.2 Showcase the iconic Adelaide Town Hall and support Christmas events and experiences	Christmas and Festive Concerts will include a range of festive experiences in the annual calendar of events Decorations internally and externally on the Adelaide Town Hall as part of the city-wide decorations, including façade and potential lighting and projection displays Exhibitions that showcase Christmas and festive heritage archival and unique works.	Annual	Creative City
3.3 Facilitate, showcase and support the Christmas Pageant as an iconic and unique tradition in Australia	Facilitate the Christmas Pageant including planning, street closures, and city presentation Support storytelling through exhibitions, digital engagement and content creation in partnership with the South Australian Tourism Commission	Annual, early November	City Experience City Operations AEDA Customer and Marketing
3.4 Display Giant Santa on Federal Hall at the Central Market	Continue to display Giant Santa in line with Agreement for 2025 and 2026 and explore an extension with the owner to display Giant Santa up to and including Christmas 2028	November 2025 and annually	City Experience
3.5 Highlight and showcase Rundle Mall as Adelaide’s premier retail precinct during Christmas time, the traditional home of Christmas	Celebrate Rundle Mall as an iconic Christmas destination Showcase the icons of Rundle Mall through activations and partnerships Support businesses to enhance profitability through the Christmas period Tell heritage stories	Ongoing	AEDA Marketing and Tourism Rundle Mall Marketing
3.6 Partner with State Library and North Terrace Christmas activities and decorations	Promote Christmas at the Mortlock Library Identify opportunities to expand work with North Terrace partners to showcase the cultural boulevard	From October 2025 annually	City Experience Customer and Marketing



Focus Area 4 – A global Christmas through welcoming and supporting community-led celebrations

Objective: Christmas in Adelaide is welcoming, diverse, and localised, embracing and showcasing the global and multicultural nature of Christmas celebrations and traditions

Action	Deliverables	Timeline	Responsibility
4.1 The City of Adelaide to explore formal philanthropic partnerships to encourage community to support charitable causes	ACMA Community Giving Partnerships Explore City of Adelaide Giving Partnerships or Charity Christmas Partners	Annually from October – December	Adelaide Central Market Authority City Experience AEDA City Lifestyle
4.2 Support community choirs and organisations to deliver celebratory events and performances	Encourage and support Christmas community events Connect with places of worship, choirs and community groups	Ongoing	City Experience Creative City
4.3 Engage community in places across the city to encourage connection	Community connections and services during the Christmas season will celebrate and engage communities in unique and relevant ways which may include Libraries Out and About and a Neighbour Day 'Christmas Edition' Provide opportunities for welcoming and inclusive opportunities for local residents and vulnerable people to engage with one another during the festive season	Annually November and December	Creative City
4.4 Support artists, musicians and makers to engage in performance, programming and events	Smaller scale events and activations across the city and North Adelaide during November and December	Annually November and December	City Experience
4.5 Expand the Music at the Christmas Tree Event	Continue to build on the visitation to the Giant Tree in the lead up to Christmas through free high-quality music and performance, with focus on the 12 days to Christmas	Annually in December	City Experience



Focus Area 5 – Thriving local precincts through festive business and sustainability initiatives

Objective: The City of Adelaide supports local business to benefit from the festive season, local places will be bustling as destinations for celebration and businesses will be encouraged to promote sustainable consumption.

Action	Deliverables	Timeline	Responsibility
5.1 Mainstreets and Precincts are enlivened with high quality decorations that generate impact and foot traffic	Activities and experiences are designed to draw people to unique areas Activate laneways and destinations Explore potential for funding schemes to enable increased deliverables and benefits including window displays	Annually in November and December	City Operations City Experience
5.2 Support local economies through activating precincts	Promotion of precinct experiences with a festive focus such as choirs in squares and streets and include hospitality and retail information Promote shopping and business experiences through the Christmas marketing campaign	Annually in November and December	AEDA Marketing and Tourism City Experience
5.3 Promote sustainable use of resources and waste recovery	Encourage the purchase of hard-wearing, reusable and quality products with longevity Actively discourage the purchase of single-use items for city-wide décor Procure low-energy and sustainable materials where possible	Ongoing	City Operations City Experience with support from Circular Economy and Procurement



Measures

The delivery of this Action Plan will contribute to the following the City of Adelaide Strategic Plan 2024–2028 Measures

Our Community	How Christmas in the City contributes
Develop a Cultural Policy by 2024 that promotes and supports the city's unique cultural identity and opportunities	Contribute to the data collection for Cultural Policy
Develop a target for increasing participation in arts, events and cultural experiences facilitated or supported by the City of Adelaide	Key stakeholder in tracking and measuring a major cultural experience annually
Amplify Adelaide's status as a UNESCO City of Music	Directly supports musicians and music performance opportunities

Our Economy	How Christmas in the City contributes
Support the delivery of key actions of ACMA Deliver marketing and promotion strategies to share Adelaide's unique attributes and emerging opportunities	Adelaide Central Market is a priority area for Christmas activity across the Plan
Increase the number of people who visit the city from 2.1 million to 2.5 million by 2028 through local, interstate and international visitation	Christmas in the city drives up visitation with a focus on Rundle Mall, Central Market and Victoria Square/ Tarntanyangga as Christmas hubs to assist in reaching this target
Increase in foot traffic in key and emerging precincts annually in line with the Council's Economic Development Strategy	Christmas Incentive Scheme will enable support for precincts with a focus on North Adelaide to engage in Christmas décor and activity
Increase spending across the city	Christmas is annually a peak time for expenditure, particularly Black Friday
Deliver marketing and promotion strategies to share Adelaide's unique attributes and emerging opportunities	Christmas campaigns across AEDA and the City of Adelaide platforms will share the uniquely Adelaide Christmas experience to local and national audiences

Christmas in the City Action Plan 2025–2028

Measures of Success

- Rundle Mall experiences economic growth and visitation
- Adelaide Central Market is recognised as an iconic Christmas shopping destination
- UPark use increases during November and December

Measure	Base Year/Activity	Method of Data Collection
Visitor Net Promoter Score (NPS)/Participant Satisfaction in activity	2025 (new measure)	Annual Surveys (TBD)
Participant Satisfaction of Events and Markets	2022 (for ongoing events)	Annual Surveys (TBD)
Public Sentiment broad 'Christmas in the City'	2025 (new measure)	Annual Surveys (TBD)
Visitor Spend and Attendance – Rundle Mall	2025	Spendmapp, Kepler and/or Pathzz and Commbank IQ
Visitor Spend and Attendance – Adelaide Central Market	2025	Spendmapp, Kepler and/or Pathzz
City-wide Visitor Spend and Attendance	2025	Spendmapp, Kepler and/or Pathzz
UPark Usage	2025	UPark Data
Visitation to city for Events/Satisfaction	2026	CUP Survey
Promotional engagement	2025	Social media reach





DRAFT CHRISTMAS IN THE CITY ACTION PLAN 2025-2028

Summary of Consultation

April 2025

ACKNOWLEDGEMENT OF COUNTRY

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

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

DOCUMENT PROPERTIES

Contact for enquiries and proposed changes

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

Contact Officer: Felicity Edwards
Title: Strategic Project Lead
Program: City Culture
Phone: (08) 8203 7435
Email: f.edwards@cityofadelaide.com.au

Record Details

Container: 2024/01239

Version History

Version	Revision Date	Revised By	Revision Description
1	3 April 2025	F Edwards	Review post Council meeting

1. ENGAGEMENT OVERVIEW

This engagement was the second for the development of the Christmas in the City Action Plan. The first consultation to develop the project ran in September and resulted in 282 individual responses. The input from the first consultation was used to develop the draft document. The second consultation was to inform the public of the content of the draft Plan, and to create an opportunity for the community to indicate support and/or propose amendments.

Draft Christmas in the City Action Plan was open for public consultation and feedback on Council's Our Adelaide platform from 12 -31 March 2025.

Direct emails were sent to the contributors from the September consultation encouraging them to review the Draft Plan. The opportunity to provide feedback was also provided on City of Adelaide social media resulting in a reach of 1,271 and 71 clicks on post or link.

Summary

- The page received 259 visits and received 18 unique survey contributions.
- The Draft Christmas in the City Action Plan was downloaded 149 times.
- 89% of contributors voted YES to '**Do you support the Draft Plan**'
- There were no contributors who voted NO to '**Do you support the Draft Plan**'
- 89% of contributors worked in the City
- 33% of contributors were city residents
- 22% of contributors were business owners.

2. SUBMISSIONS

The South Australian Tourism Commission (SATC) is a key partner for Christmas in the City. SATC, through Brian Gilbertson AM, Event Manager and Creative Director, National Pharmacies Christmas Pageant. The email by submission received on 25 March 2025 from Gilbertson, Brian (SATC) (Brian.Gilbertson@sa.gov.au) is as follows:

Hi Felicity

Sorry not to get back sooner.

I thought it best to take up your offer to receive this feedback by email.

The strategy looks to me the best I have seen on Christmas in the City so far. It is very detailed and covers a lot. I suppose the challenge is to now keep it simple in its implementation which will perhaps require a discussion about what comes first, second and third etc, to create the most cost effective first level impact which will create the opportunity for partnerships to want buy in.

The things that stood out for me were

High Impact

Trail of lighting

UNESCO City of Music

Global Creative (for me that implies high quality/world leading)

Culture inclusive

Bold

Impactful

Traditional

Major Event Draw Card (you mention Carols by Candlelight! The interstate Carols look tired and churned out. Is it time to partner with a TV station, bring in BIG names supported by National local entertainers, add Pageant floats as stage sets (ala Pageant stadium spectacular during Covid) to put Adelaide on the International map for best carols by Candlelight at Christmas? People pay to see it!)

Showcase

Global

Adelaide is “truly” magical at Christmas

These are the bullet point words that might keep the focus of planners simple.

Regarding the light trail, I would add the challenge that every installation also has to have a daytime “magical” component. You may recall in the presentation I provided, I referenced installations both light based and “shadow” or sound based. This means the “magical trail” can be experienced both day and night. If the designers get this right, the installations might just create a level of intrigue that people cross the border to experience. I say this based on feedback I have been given over some 20 years of promoting and urging Christmas light activations in the City. That feedback relates to daylight savings being a reason for not investing in lights. By doubling the creative output to allow for lights and daytime curiosities, we cover both bases. This should not be read as an acceptance on my part that daylight savings makes lighting less effective. The many families who stay up late to see lights at St Peters and Lobethal and other SA pockets is testament to the fact that “lights work” as an attractor to large numbers of the community, especially when done well. It is a global phenomena that the public will surge to light exhibitions.

There is a mention of lighting installation on light poles. I believe that if at all possible, they ought not to be on light poles but on central road poles (tram poles) or swung across major streets. Trees block some light poles and the impact of repetitive installations is seriously diminished, even if one goes missing. If they are to hang off light poles, I would recommend they be designed with a significant “L) shapes design to bring the installation out and above street level.

The plan also mentions new street banners. Some banners I have seen in the past are too busy. Big Bold images easily identified from a distance are more impactful than words.

The plan refers to markets. If the market tents or design is not Christmasified (© Brian Gilbertson ha ha!), then in my view the market has no impact whatsoever. White tents or allowing sellers to “bring their own” is not enough. The only Christmas market I have seen in Adelaide with a good feel was the one created by Stuart Duckworth at the Torrens Parade Ground some years ago with a purpose built gathering bar, an ice rink, and all white tents were consistent but all had a Christmas designed façade in the tradition of the winter Christmas markets in Europe. Without the dressing, it is just another market and the ambience is lost.

I hope my commentary is not presumptuous and I expect that most of what I have said has already been thought about. But these are my take outs and thoughts that are given with every good intention of your next iterations for Christmas in the City to go to that next level.

Lastly, once the strategy is settled and complete, can I suggest that a one or two pager summary dot pointing the core elements be drafted so that those looking in have a quick and impactful overview rather than having to sift through the detail.

Well done to the team that is bringing this together. Clearly a lot of work has gone into this strategy. Wishing you every success in your next steps.

Kind regards to you all.

BG

Hi Felicity

One other item for consideration. Pageant is planned usually for the 2nd Saturday of November each year. Your current practice is to put up your tree the week before so that it has presence on Pageant Day. The plan suggests the tree lighting ceremony will happen after the Pageant. Does that mean on Pageant night? Is it a better story to have it on the Friday eve the day before Pageant? This would certainly create a great start to a Pageant weekend festival should that be an intention into the future, creating a new tradition.

Cheers and again I hope my thoughts are helpful.

BG

3. ONLINE FEEDBACK

3.1 Question: Is there anything you think we should focus on more?

Responses:

1. Focus on high traditions such as the Christmas Pageant and Iconic destinations Rundle Mall, Adelaide Central Market and Victoria Square/Tarntanyangga is strongly supported. High impact lighting needs to be careful not to burden the budget away from family friendly free activities.
2. I think you should utilise the River Torrens more. Have large decorations that light up at night. It would be so nice and people could walk around or sit and look at.
3. Sustainability and not promoting over-consumerism.
4. Not more but with more clarity - how will community groups and choirs be encouraged and supported? What will be done on the 3 newly activated streets? Will it be patchy or will the red and white petunia ""trees"" be a consistent theme in those streets too?
5. Since the pageant is our real point of difference, using some of the popular or long lasting floats as inspiration might be worthwhile.
6. I encourage the plan to give more attention to the focus/themes of Christmas displays, activities and events.
7. The City is a highly multicultural location - the people who live, work, shop and transit through the city come from a wide diversity of cultures.
8. Displays, activities and events should connect to the diversity of what Christmas means to these people. This will allow for a richness far greater than a Santa and Christian focus. And an inclusion of what Christmas means to Indigenous Australians would be important as well.
9. Adelaide City has many Christian places of worship. They are best places to lead on Christian focused displays, activities and events.
10. Christmas in the city of Adelaide is so special. Thank you for your strategy to make it even more special.
11. The new light decorations in the city on light poles last year really provided a much larger and more festive feel in city streets than have been there for many years. A further extension of these throughout main city streets would be great. It would be fantastic if the CoA could help Bring back Adelaide icons such as the Magic Cave. This has been lost in recent years due to David Jones pulling out of sponsorship.

It would be great to see it brought back to life. it was a must for all children to see in the Christmas period for such a long time and would bring many families back into the city. I would love to see the CoA encourage building owners, especially in key retail

precincts decorate their buildings as they do in other cities. A good example of this is Singapore's Orchard Road. Not only is the street itself decorated but all of the buildings have must see light and decorative installations.

12. The idea of sustainable decoration is great, allowing the displays to build each year
13. The plan aligns very well with my vision of how Christmas Celebrations and the Christmas Holliday period should be celebrated.
14. I think a christmas trail along O'Connell leader up Tynte to Wellington Square would be fantastic to encourage community engagement and coming together with some christmas events held in the Square.
15. How does the plan account for managing the extra traffic into the city during the christmas season and managing pedestrian crowds and safety - e.g. could free public transport into the city be a thing for the festive season to reduce traffic burden for locals? How will we manage crowd safety so everyone has a good experience?
16. Hi, We are located at the end of O'Connell St, North Adelaide, where the majority of foot traffic tends to move toward the city, towards the other end of the street. This has made it challenging for us to attract customers, as evidenced by the fact that most of the restaurants near us close during the day and only open in the evenings. We believe that the council should consider developing and improving the area at this end of O'Connell Street as well. Holding events, such as festivals, could significantly increase foot traffic and attract customers to our end. We've raised this issue with the council in the past, particularly regarding the street lighting around the tree-lined area ends just before our restaurant. Unfortunately, it feels as though there's a lack of attention and investment at this end of the street. We urge the council to consider development and improvements not just for the city end of the street but for our end as well, to help boost the business. Thanks.
17. Less focus on retail and selling product more focus on creating atmosphere and sense of community.

3.2 Question: Do you have any thoughts or ideas for improving the draft Plan?

Responses:

1. Clever lighting plan would be amazing. Maybe robust in pavement or in light pole structures would be amazing.
2. Inclusion of other holidays occurring during the festive period, not everyone celebrates that time for Christmas.
3. See previous comment re pageant
4. Please see earlier comment
5. No
6. Improving activity for visitors, maybe several different trails between displays, perhaps with drop ins linked to businesses
7. None.
8. See previous - I think we need a better focus on crowd and traffic management and safety during the festive season, especially as christmas events and markets have often been a target for bad actors overseas, and extreme weather makes the city center hotter during the summer months.
9. Hold street events on O'Connell St like Rundle St City, Jetty Road Glenelg and The Parade Norwood
10. Not really
11. I love the idea of the markets in Rundle Mall, and around the city! I can picture carol singers in Adelaide Arcade and a carousel in Rymill Park (Canberra do a carousel at

Christmas time and families all come out!). Having accessible and inclusive Christmas activities for all is a fantastic way to foster connection.

3.3 Question: Do you have any other feedback for us?

Responses:

1. No. Looking forward to seeing great ideas come together. Congratulations.
2. The new light decorations in Pultney Street were attractive and tasteful. I know some people were disappointed with the deflated Santas on the trail, but I think it's a great idea. Just keep up the maintenance once bad weather has passed.
3. One of the more memorable City Christmases was when there was an outdoor cinema in Rundle Mall showing Christmas movies. I fondly recall taking my children to these. It would be great to have that again.
4. Thank you for consulting.
5. Thanks for consulting widely on the offering for Christmas.
6. Great job in capturing the community feedback.
7. Please help to improve O'Connell St end of foot traffic. Not just focus on Adelaide city by holding events just there.
8. No. Thank you.
9. Just that NPS is a terrible metric and shouldn't be used. Simple satisfaction and sentiment surveys are better.