

Adelaide Oval Precinct Community Land Management Plan for Public Consultation

Strategic Alignment - Our Environment

Public

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

Program Contact:
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Approving Officer:
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EXECUTIVE SUMMARY

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

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

The revised CLMP for community consultation was presented to the Kadalilla/Adelaide Park Lands Authority at its meeting on 30 October 2025; and is consistent with the Adelaide Park Lands Management Strategy – Towards 2036.

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

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

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

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

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

Subject to agreement between the Council and the Minister for Planning, the revised CLMP will be released for public consultation.

RECOMMENDATION

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

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

THAT COUNCIL

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

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| City of Adelaide 2024-2028 Strategic Plan | <p>Strategic Alignment – Our Environment</p> <p>The status, attributes and character of our green spaces and the Park Lands are protected and strengthened.</p> <p>The provisions of the revised CLMP are consistent with the Adelaide Park Lands Management Strategy – Towards 2036. Under the <i>Adelaide Oval Redevelopment and Management Act 2011</i> (SA), the Adelaide Oval Core Area is exempt from the provisions of both the APLMS and the CLMP.</p> |
| Policy | The current CLMP is dated April 2021 (Link 1). The City of Adelaide Event Guidelines (Link 6) guide the event use of the areas within the Adelaide Oval Precinct under the care and control of Council. |
| Consultation | <p>The revised CLMP for community consultation was presented to the Kadaltilla/Adelaide Park Lands Authority at its meeting on 30 October 2025 (Link 7).</p> <p>Subject to Council approval and agreement with the Minister for Planning, a revised draft Community Land Management Plan (CLMP) for the Adelaide Oval Precinct / part of Tarntanya Wama (Park 26) will be released for community and stakeholder engagement for a minimum period of 21 days in accordance with the <i>Local Government Act 1999</i> (SA).</p> <p>Public consultation on a CLMP for the Adelaide Park Lands must be undertaken in accordance with the statutory requirements of the <i>Local Government Act 1999</i> (SA) and <i>Adelaide Park Lands Act 2005</i> (SA) (Section 19) and the consultation steps in Table 1 of the CoA Community Consultation Policy adopted by Council on 16 July 2019.</p> |
| Resource | Not as a result of this report |
| Risk / Legal / Legislative | <p>A CLMP for the Adelaide Park Lands must meet the statutory requirements of the <i>Local Government Act 1999</i> (SA) and <i>Adelaide Park Lands Act 2005</i> (SA).</p> <p>The CLMPs for the Adelaide Park Lands are legislatively required to be reviewed five-yearly in accordance with section 19(3) of the <i>Adelaide Park Lands Act 2005</i> (SA).</p> |
| Opportunities | Increased opportunities for the activation of the area around Adelaide Oval for other activities and events will serve the City of Adelaide and the Stadium Management Authority. Single and multi-day events assist CBD based businesses particularly in the hospitality and tourism sectors. |
| 25/26 Budget Allocation | Not as a result of this report |
| Proposed 26/27 Budget Allocation | Not as a result of this report |
| Life of Project, Service, Initiative or (Expectancy of) Asset | Not as a result of this report |
| 25/26 Budget Reconsideration (if applicable) | Not as a result of this report |
| Ongoing Costs (eg maintenance cost) | Not as a result of this report |
| Other Funding Sources | Not as a result of this report |

DISCUSSION

Purpose

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

Background

2. The Adelaide Oval Precinct Community Land Management Plan (CLMP) ([Link 1](#)) provides the statutory and strategic framework for the use, management, and development of the portion of Tarntanya Wama (Park 26) that includes Adelaide Oval, the surrounding plaza, and associated facilities.
3. The CLMP ensures that activities within the precinct are consistent with the objectives of the *Local Government Act 1999* (SA) and the Adelaide Park Lands Management Strategy – Towards 2036 (APLMS).
4. In 2020, the City of Adelaide (CoA) undertook a review of the Adelaide Oval Precinct CLMP to ensure the document remained current and aligned with contemporary management practices, stakeholder agreements, and legislative requirements.
5. The review considered operational changes arising from the redevelopment of the Adelaide Oval Precinct and evolving stakeholder arrangements with the Adelaide Oval Stadium Management Authority, the South Australian Cricket Association (SACA), and Tennis SA.
6. The 2020 review identified areas requiring clarification and amendment, including event management provisions, sound and attendance restrictions, and the delineation of lease boundaries.
7. These findings have informed the current five-year review process and the proposed amendments presented to Committee for consideration and recommendation to Council.
8. On 13 April 2021, the Council adopted the current Community Land Management Plan for the Adelaide Oval Precinct / part of Tarntanya Wama (Park 26) (Agenda [Link 3](#); Minutes [Link 4](#)).

Legislative Requirements for the CLMP

9. Under section 196(1)(a) of the *Local Government Act 1999* (SA), the Adelaide Park Lands are classified as community land, requiring the City of Adelaide to prepare and adopt a Community Land Management Plan (CLMP).
10. A CLMP must outline the purpose for which the land is held, objectives for its management, performance targets, and how these targets will be measured, ensuring the land is managed consistently with its community and environmental values.
11. The *Adelaide Park Lands Act 2005* (SA) further stipulates that the CLMP must be consistent with the APLMS and that it should be reviewed at least once every five years.
12. Section 8 of the *Local Government Act 1999* (SA) provides a list of mandatory considerations of Council when making a statutory decision under the *Local Government Act 1999* (SA). In preparing a CLMP, Council must have regard to the following principles:

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

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

Adelaide Oval Precinct CLMP

13. The current CLMP for the Adelaide Oval Precinct was endorsed by Council on 13 April 2021 ([Link 1](#)).
14. The CLMP sets out objectives, policies and proposals for management of the Adelaide Park Lands, states performance targets and measures, provides information on any restrictions to public use or movement through the Adelaide Park Lands, as well as specific information on relevant policies for the granting of leases and licences.
15. Adelaide Oval Precinct / part of Tarntanya Wama (Park 26) is comprised of:
 - 15.1. Adelaide Oval Core Area (exempt from this CLMP and APLMS)

15.2. Adelaide Oval Licence Area, in turn comprising:

15.2.1 Stella Bowen Park

15.2.2 Adelaide Oval No. 2

15.3. Light's Vision

15.4. Pennington Gardens West

15.5. Creswell Gardens

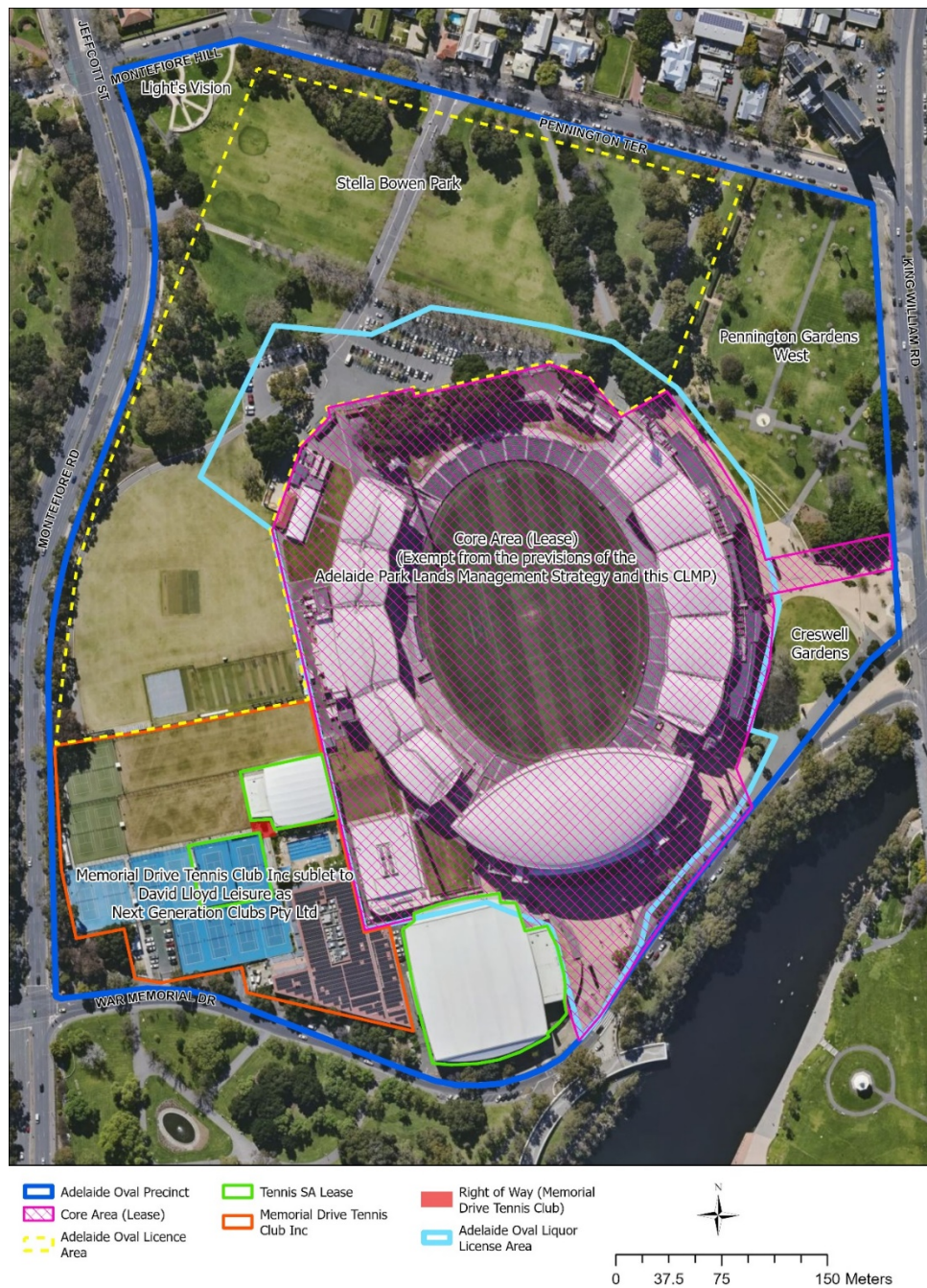
15.6. Memorial Drive Tennis Centre (leased to Tennis SA Inc.)

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

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

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

16. These areas are shown on Map 1 below.



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

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

Governance Arrangements

18. The AORM Act provides for the current CLMP to remain in place until changes are agreed upon between Council and the Minister for Planning.
19. The CoA is the custodian of the Adelaide Oval Precinct. However, the AORM Act sets out provisions and conditions relating to the governance of this area.
20. As required under Part 2 of the AORM Act, the CoA granted the Minister for Transport and Infrastructure a lease over the Core Area. The Minister has in turn granted a sublease to the Adelaide Oval Stadium Management Authority.
21. As required under Part 3 of the AORM Act, the CoA has granted a licence to the Minister for the Adelaide Oval Licence Area incorporating Stella Bowen Park and Oval No. 2. The Minister in turn granted sub-licences to the:
 - 21.1. Adelaide Oval Stadium Management Authority
 - 21.2. South Australian National Football League (SANFL)
 - 21.3. South Australian Cricket Association (SACA).
22. Under section 7(6) of the AORM Act, the Adelaide Oval Licence Area authorises use of the land for the purposes of:
 - 22.1. Providing car parking in association with events at Adelaide Oval or Adelaide Oval No 2.
 - 22.2. Providing reasonable access (including vehicular access) to any part of the Adelaide Oval Core Area.
 - 22.3. Activities that are ancillary to the redevelopment of Adelaide Oval or Adelaide Oval No 2.
 - 22.4. Activities that are ancillary to the use of Adelaide Oval or Adelaide Oval No 2 and take place on a temporary basis for a period not exceeding one month; or on a temporary basis for the purposes of a special event or activity.
 - 22.5. Providing facilities for the playing and watching of sport at Adelaide Oval No 2.
 - 22.6. Any other activity prescribed by the regulations for the purposes of this paragraph (no such regulations currently exist).
23. The use of the land under the licence (and any associated works on land the subject of these licence arrangements) are subject to the CLMP.
24. Under the Licence Agreement, the Adelaide Oval Stadium Management Authority is responsible for maintaining all gardens and open grassed areas within the Adelaide Oval Licence Area to a high standard, consistent with the other areas within the Adelaide Oval Precinct.

Preliminary Feedback and Considerations

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

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

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

28. While the *North Adelaide Public Golf Course Act 2025* (SA) (NAPGC Act) does not explicitly designate areas within the draft CLMP for event purposes, section 14 establishes "approved event support zones" as areas identified by the Minister for such use. Section 23 further provides that regulations may modify the application of the *Major Events Act 2013* (SA) concerning any specified approved event.
29. The practical application of these provisions remains unclear; however, it is foreseeable that portions of land within the CLMP may be of interest to the Minister of the NAPGC, once designated, when determining whether to release the revised CLMP for consultation.
30. The revised CLMP was presented to Kadaltilla on 30 October 2025 ([Link 7](#)); and is consistent with the APLMS.

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

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

General updates

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

Tennis SA and Memorial Drive Tennis Club

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

Oval No. 2

38. The Adelaide Oval Stadium Management Authority highlighted that the current provisions in the CLMP that restrict non-consecutive day events significantly impact its ability to attract events to the space.
39. They highlighted that Oval 2 is the only location within the Adelaide Park Lands that has restrictions on consecutive day events.
40. As a result, the Adelaide Oval Stadium Management Authority has requested the removal of the existing restrictions within the CLMP that limit the hosting events to non-consecutive days, capping attendance at 15,000 people, and requirement for sound delivery equipment to face southwards toward the city, to enable greater flexibility and event attraction within the precinct.
 - 40.1. In practice, this change would not increase the total number of event days permitted but would allow more consecutive event days, providing greater scheduling flexibility for major concerts and events. While this may result in short-term increases in activity and noise during event periods, overall event frequency and community access to the Adelaide Park Lands would remain consistent.
 - 40.2. Noise management would continue to be governed by the City of Adelaide's Event Guidelines and Event Amplified Sound Management Guidelines and relevant Environmental Protection Authority (EPA) regulations, ensuring sound levels, orientation, and monitoring meet statutory requirements and minimise impacts on nearby residents.
41. Administration has reviewed the request and supports the removal of these restrictions for the following reasons:
 - 41.1. The restriction limiting events to six non-consecutive single-day community, cultural or music events per calendar year does not align with the CoA's Event Guidelines for other event spaces within the Adelaide Park Lands and its removal addresses this inconsistency.

- 41.2. Use of Oval No. 2 is consistent with the APLMS objectives for event activity in the Adelaide Park Lands.
- 41.3. The existing requirement for all sound delivery equipment to face south (toward the city) is recommended for review. It is suggested that each event be assessed on a case-by-case basis, with an acoustic consultant engaged to evaluate alternative stage orientations and ensure that noise impacts for nearby residents are appropriately managed in accordance with the City of Adelaide Event Amplified Sound Management Guidelines.
- 41.4. The current attendance cap of 15,000 people per event is also recommended for reconsideration, with event capacity to be determined through individual risk assessments and planning processes.

Peripheral Areas

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

Next Steps

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

DATA AND SUPPORTING INFORMATION

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

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

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

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

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

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

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

ATTACHMENTS

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

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

- END OF REPORT -