

Adelaide Oval Precinct Community Land Management Plan for Public Consultation

Tuesday, 8 September 2026
Council

Strategic Alignment - Our Environment

Public

Program Contact:

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EXECUTIVE SUMMARY

The purpose of this report is to present feedback provided by the Minister for Planning on the Community Land Management Plan (CLMP) for the Adelaide Oval Precinct part of Tarntanya Wama (Park 26) (**Attachment A**) and determines which draft option Council will endorse for the purposes of public consultation.

At its meeting on 30 October 2025, Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) endorsed the release of a revised CLMP which contemporised the current version and included some changes for statutory consultation (**Attachment B – Revision 1**), subject to approval by the Council and the Minister for Planning. The changes to the CLMP (Revision 1) included proposals by stakeholders in the Precinct, to enhance event provisions relating to Adelaide Oval No.2, to support event management, but not an increase in event days.

At its meeting on 11 November 2025, Council requested that Administration re-present to the City Planning, Development and Business Affairs (CPDBA) Committee, a revision of the CLMP that retained existing restrictions including, the hosting of events to non-consecutive days, capping attendance at 15,000 people and the requirement for sound delivery equipment to face southwards towards the city, for the purpose of public consultation. The only changes to this revision were contemporised references in the CLMP. This version (**Attachment C – Revision 2**) was approved by Council on 10 March 2026, subject to approval by the Minister for Planning.

Correspondence was sent to the Minister for Planning on 26 March 2026 and responded to on 18 August 2026 confirming the Minister's support for the Adelaide Oval Stadium Management Authority's request for greater flexibility for events and encouraging Council to consider this position in finalising the draft CLMP for public consultation.

RECOMMENDATION

THAT COUNCIL

1. Receives the correspondence dated 18 August 2026 from the Minister for Planning as contained in Attachment A to Item 14.1 on the Agenda for the Council meeting held on 8 September 2026, that confirms his support for the Adelaide Oval Stadium Management Authority's request for greater flexibility in how events at Adelaide Oval 2 are configured and managed, including greater flexibility for events occurring over consecutive days, and encourages Council to consider this position in finalising the draft Community Land Management Plan for the Adelaide Oval Precinct part of Tarntanya Wama (Park 26), for public consultation.
2. Approves the draft Community Land Management Plan for the Adelaide Oval Precinct part of Tarntanya Wama (Park 26) as contained in Attachment B – referred to in paragraph 15 as Option 1, which retains existing event restrictions **OR** Attachment C - referred to in paragraph 16 as Option 2, with amendments to event provisions, to Item 14.1 on the Agenda for the Council meeting held on 8 September 2026, being released for statutory consultation for a period of 28 days.
3. Authorises the Chief Executive Officer, or delegate, to authorise minor edits to the draft Community Land Management Plan for the Adelaide Oval Precinct part of Tarntanya Wama (Park 26) as contained in Attachment B – referred to in paragraph 15 as Option 1, which retains existing event restrictions **OR** Attachment C - referred to in paragraph 16 as Option 2, with amendments to event provisions, to Item

14.1 on the Agenda for the Council meeting held on 8 September 2026, for the purpose of undertaking public consultation.

4. Notes that the results of statutory public consultation will be presented to Kadaltilla and Council prior to approval of the CLMP.

IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	Strategic Alignment – Our Environment The status, attributes and character of our green spaces and the Park Lands are protected and strengthened. The provisions of the revised CLMP are consistent with the Adelaide Park Lands Management Strategy – Towards 2036.
Policy	The current CLMP is dated April 2021 (Link 1). The City of Adelaide Event Guidelines and the Event Amplified Sound Management Guidelines guide the event use of the areas within the Adelaide Oval Precinct under the care and control of Council. 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).
Consultation	At the Council meeting on 11 November 2025, Council resolved to consult with relevant State Government Agencies before re-presenting a revised CLMP to the Council for consideration. Administration consulted with the Department for Infrastructure and Transport (DIT) and the Office for Design and Architecture South Australia (ODASA). These Agencies indicated formal feedback will be provided through the public consultation process. At its meeting on 10 March 2026 the Council approved the revised CLMP with retained event restrictions being released for statutory consultation, subject to approval from the Minister for Planning. The Minister responded on 18 August 2026, confirming support for the Adelaide Oval Stadium Management Authority's request for greater flexibility for events, and encouraging Council to consider this position in finalising the draft CLMP for public consultation. Should this be approved, consultation will commence for a period of no less than 21 days.
Resource	Not as a result of this report
Risk / Legal / Legislative	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). 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).
Opportunities	Not as a result of this report
26/27 Budget Allocation	Not as a result of this report
Proposed 27/28 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
26/27 Budget Reconsideration	Not as a result of this report
Ongoing Costs	Not as a result of this report

DISCUSSION

Purpose

1. The purpose of this report is to present feedback from the Minister for Planning on the revised Community Land Management Plan (revised CLMP) for the Adelaide Oval Precinct part of Tarntanya Wama (Park 26) (**Attachment A**), and selecting its preferred CLMP option, prior to undertaking public consultation.

Background

2. At its meeting on 30 October 2025 Kadaltilla endorsed a revised CLMP ([Link 2](#)) being released for statutory consultation subject to approval by Council and the Minister for Planning that included changes proposed by stakeholders including an easing of event provisions.
3. At its meeting on 4 November 2025 the CPBDA Committee considered a report ([Link 3](#)) seeking approval to undertake community consultation on a revised CLMP (**Attachment B**). The draft CLMP (Revision 1) was informed by preliminary feedback from stakeholders in the Adelaide Oval Precinct.
4. The revised CLMP proposed changes to the usage of Adelaide Oval No.2 for events by:
 - 4.1. Increasing flexibility by allowing events to be hosted over consecutive days (limit of three days)
 - 4.2. Increasing the capacity of events to above 15,000 people subject to individual risk assessments and planning processes for events
 - 4.3. Removing the requirement for sound delivery equipment to face southwards toward the city with each event to be assessed on a case-by-case basis, with an acoustic consultant engaged to evaluate alternative stage orientations and recommend noise mitigation for nearby residents in accordance with the City of Adelaide Event Amplified Sound Management Guidelines.
5. No change to the number of events was proposed.
6. At its meeting on 11 November 2025 Council resolved to:

Requests Administration re-present to the CPDBA Committee, a revised Community Land Management Plan for the Adelaide Oval Precinct, retaining the existing restrictions within the Community Land Management Plan, includes the hosting of events to non-consecutive days, capping attendance at 15,000 people and the requirement for sound delivery equipment to face southwards towards the city, for the purpose of public consultation.
7. At the Council meeting on 11 November 2025, Council's Chief Executive Officer agreed to consult with relevant State Government Agencies before re-presenting a revised CLMP to the Council for consideration.
8. Consistent with this, Administration consulted relevant State Government Agencies in January 2026, including:
 - 8.1. Department for Infrastructure and Transport (DIT) which administers the *Adelaide Oval Redevelopment and Management Act 2011* (SA) on behalf of the Minister for Infrastructure and Transport.
 - 8.2. Office for Design and Architecture SA (ODASA) which administers the *Adelaide Park Lands Act 2005* (SA) ([Link 4](#)) on behalf of the Minister for Planning with ODASA providing written advice.
9. Both DIT and ODASA advised that they support the introduction of greater operational flexibility in the CLMP subject to appropriate safeguards to manage amenity, safety and environmental impacts.
10. A draft CLMP (Revision 2) was presented to the CPDBA Committee ([Link 5](#)) at its meeting on 3 March 2026 (**Attachment C**) with existing event restrictions retained.
11. At its meeting on 10 March 2026 Council approved the revised CLMP with retained event restrictions being released for statutory consultation, subject to approval from the Minister for Planning.
12. Correspondence was sent to the Minister for Planning on 26 March 2026 consulting on the proposed amendments prior to public consultation.

13. The Minister for Planning responded to Council on 18 August 2026 confirming support for the Adelaide Oval Stadium Management Authority's request for greater flexibility for events and encouraged Council to consider its position in finalising the draft CLMP for public consultation (**Attachment A**).

Options

14. Council has two options available in relation to the version of the Community Land Management Plan (CLMP) for the Adelaide Oval Precinct that is released for statutory public consultation.
15. Option 1 — Consult on the draft CLMP (Revision 2) that retains existing event restrictions (**Attachment C**)
- 15.1. Under this option, Council would resolve to release the draft CLMP that retains the existing event provisions (**Attachment C**) for statutory consultation, consistent with Council's resolution of 11 November 2025 and the version subsequently approved by Council on 10 March 2026.
- 15.2. This option maintains Council's current stated position and allows the community to comment on the existing provisions as part of the statutory process.
- 15.3. It would not reflect the Minister for Planning's confirmed support for greater event flexibility, and, depending on the outcome of consultation and any subsequent approval process, may increase the likelihood that Council and the Minister for Transport and Infrastructure are unable to reach agreement on the final content of the CLMP.
- 15.4. This may result in a statutory dispute resolution mechanism (see below).
16. Option 2 — Consult on the draft CLMP (Revision 1) with amendments to event provisions (**Attachment B**)
- 16.1. Under this option, Council would resolve to release the draft CLMP (**Attachment B**) for statutory consultation.
- 16.2. This version responds to feedback from stakeholders in the Precinct, including the Adelaide Oval Stadium Management Authority, and reflects the greater flexibility for events occurring over consecutive days that the Minister for Planning has confirmed his support for.
- 16.3. Consultation would illustrate proposed changes, providing the community with the opportunity to comment against or in support of the proposals.
- 16.4. This option is consistent with the Minister's correspondence of 18 August 2026 and reduces the risk of an impasse between Council and the Minister under section 13 of the *Adelaide Oval Redevelopment and Management Act 2011* (SA) (see below), as the Minister's position is already reflected in the document proposed for consultation.
- 16.5. This option does, however, depart from Council's resolution of 11 November 2025 that the existing restrictions be retained, and would need to be tested through community consultation before any final position is adopted.

Statutory dispute resolution mechanism

17. Administration notes that sections 12 and 13 of the *Adelaide Oval Redevelopment and Management Act 2011* (SA) provide a statutory mechanism to resolve any disagreement between Council and the Minister for Infrastructure and Transport on the final form of the CLMP. Where Council and the Minister cannot agree, either party may refer the matter to the State Planning Commission, which may:
- a) *determine whether or not a provision of the relevant management plan, or an act or decision of the Council or the Minister (as the case may be), is reasonable; and*
 - b) *subject to that determination under paragraph (a) —*
 - (i) *direct-*
 - (A) *that a provision of the relevant management plan be varied or revoked; or*
 - (B) *that a decision of the Council be varied or revoked, or that a different decision be made; or*
 - (C) *that the Minister agree to an amendment of the relevant management plan or to a new management plan; or*
 - (D) *that any related action be taken,*

(and a direction under this subparagraph has effect according to its terms, despite the provisions of Chapter 11 of the Local Government Act 1999 (SA) or the Adelaide Park Lands Management Strategy under the Adelaide Park Lands Act 2005 (SA); or

(ii) confirm that any act or decision of the Council or the Minister was reasonable in the circumstances.

18. This mechanism provides a pathway for resolution should Council's final position on the CLMP, following consultation, differ from the Minister for Infrastructure and Transport's stated position.

Next Steps

19. Pending Council's decision, the Administration will proceed with required statutory public consultation for no less than 21 days.
20. Stakeholders in the Precinct, the community, and State Government Agencies will be invited to provide feedback through the 'Our Adelaide' engagement platform.

DATA AND SUPPORTING INFORMATION

Link 1 - [Adopted Community Land Management Plan for the Adelaide Park Lands \(Oct 2023\)](#)

Link 2 - [Agenda - Kadaltilla / Adelaide Park Lands Authority – 30 October 2025](#)

Link 3 - [Agenda – City Planning, Development and Business Affairs Committee – Tuesday, 4 November 2025](#)

Link 4 - [Adelaide Park Lands Act 2005 \(SA\)](#)

Link 5 - [Agenda - City Planning, Development and Business Affairs Committee – Tuesday, 3 March 2026](#)

ATTACHMENTS

Attachment A – Correspondence from the Hon Nick Champion MP, Minister for Planning, 18 August 2026

Attachment B – Community Land Management Plan (CLMP) for the Adelaide Oval Precinct part of Tarntanya Wama (Park 26) – October 2025 Revision 1.

Attachment C – Community Land Management Plan (CLMP) for the Adelaide Oval Precinct part of Tarntanya Wama (Park 26) – March 2026 Revision 2.