



Adelaide Park Lands Authority

Adelaide Park Lands Community Land Management Plan - Adelaide Oval Precinct - Consultation Findings

Thursday, 22 October 2026

Board Meeting

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Public

Purpose

The purpose of this report is to provide the findings of the community and stakeholder consultation, undertaken from 11 September to 11 October 2026, and seek approval of the Adelaide Park Lands Community Land Management Plan – Adelaide Oval Precinct (CLMP) with amendments.

At its meeting on 30 October 2025, Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) endorsed the revised CLMP which contemporised the current version and included greater flexibility in event provisions for Adelaide Oval No.2, subject to approval by the Council and the Minister for Planning ([Link 1](#)).

Council endorsed the revised CLMP for the purposes of undertaking community consultation at its 8 September 2026 meeting ([Link 2](#)) after receiving advice from the Minister for Planning on 18 August 2026 ([Link 3](#)). The Minister's advice confirmed his support for the Adelaide Oval Stadium Management Authority's request for greater flexibility for events and encouraged Council to consider this position in finalising the CLMP for public consultation.

The changes consulted on relate to amended event provisions for Adelaide Oval No.2, which provides greater flexibility for events. The changes proposed do not result in an increase in event days.

A total of 36 submissions were made to the consultation process. A summary of feedback received during community and stakeholder consultation along with an administrative comment is provided in **Attachment A**.

The consultation results are mixed. They highlight concern by some respondents about increasing flexibility for events at Adelaide Oval No.2 due to the potential impacts for local noise and general disruption. This feedback has been balanced with feedback from other respondents seeking greater flexibility for events at Adelaide Oval No.2, and the expectations of the broader community.

This report recommends a revised CLMP (**Attachment B**) that provides greater flexibility to accommodate events at Adelaide Oval No.2 across consecutive days and up to a maximum of three days, while retaining appropriate provisions and policy measures to minimise disruption to surrounding residential areas. The amendments include:

- Adelaide Oval No.2 boundary has been added to page 8 (Figure 3) in the CLMP to clarify that events held at Adelaide Oval No.2 will be contained within this boundary.
- Amended provision on page 17 of the CLMP to allow consecutive-day events at Adelaide Oval No.2, while retaining the existing capacity for community, cultural and music events at 6 days in total per calendar year.

These changes provide greater flexibility for events without increasing the total number of event days permitted under the current CLMP.

Further amendments are proposed to the CLMP based on community consultation regarding event provisions as detailed in the discussion Section of this report and **Attachment A**.

The amended CLMP also provides greater consistency with the approach to event spaces and management across the Adelaide Park Lands, noting that Adelaide Oval No.2 has historically been the only event space subject to specific restrictions on multi-day events.

Section 7 (11) of the *Adelaide Oval Redevelopment and Management Act 2011* (SA) requires that upon Council approval of an amended management plan for the Adelaide Oval Precinct, Council must seek agreement from the Minister for Transport and Infrastructure.

If the Minister for Infrastructure and Transport and Council cannot agree on the CLMP, either party may refer the CLMP to the State Planning Commission to review the matter.

Pending adoption by Council and the Minister for Infrastructure the amended CLMP will supersede the existing Adelaide Oval Precinct CLMP dated April 2021 and be available for public viewing on Council's Community Land Register.

Recommendation

THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Kadaltilla / Adelaide Park Lands Authority:

1. Notes the Adelaide Park Lands Community Land Management Plan – Adelaide Oval Precinct Community Consultation Summary Report as contained in Attachment A to Item 5.2 on the Agenda for the Kadaltilla / Adelaide Park Lands Authority held on 22 October 2026.
 2. Endorses the revised Adelaide Park Lands Community Land Management Plan – Adelaide Oval Precinct as contained in Attachment B to Item 5.2 on the Agenda for the Kadaltilla / Adelaide Park Lands Authority held on 22 October 2026.
 3. Notes that final editing to the revised Adelaide Park Lands Community Land Management Plan - Adelaide Oval Precinct as contained in Attachment B to Item 5.2 on the Agenda for the Kadaltilla / Adelaide Park Lands Authority meeting held on 22 October 2026, may occur to achieve the agreement of the Council and the Minister for Infrastructure and Transport to finalise the Community Land Management Plan.
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Implications

Adelaide Park Lands Management Strategy – Towards 2036	Adelaide Park Lands Management Strategy - Towards 2036 Within the Adelaide Oval Precinct / part of Tarntanya Wama (Park 26), Stella Bowen Park, Oval No.2, Pennington Gardens West, Creswell Gardens and Tennis SA and Memorial Drive Tennis Club/ Next Generation are subject to the provisions of the Adelaide Park Lands Management Strategy (APLMS) and the Community Land Management Plan (CLMP). The provisions of the revised CLMP regarding these areas are consistent with the APLMS. 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.
2023-2028 Strategic Plan	Kadaltilla / Adelaide Park Lands Authority 2023-2028 Strategic Plan Strategic Plan Alignment – Expert Advice Function as the peak advisory body for policy, development, heritage, and management of the Park Lands based on sound data and evidence.
City of Adelaide Strategies	The City of Adelaide's Economic Development Strategy positions events and cultural experiences as key drivers of growth and vibrancy, enhancing the city's reputation as Australia's festival capital. By activating public spaces and supporting the creative economy, events strengthen visitation, investment, and liveability while driving local business activity year-round.
Policy	The current CLMP is dated April 2021 (Link 5). 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. The City of Adelaide Event Amplified Sound Management Guidelines (Link 7) establish the City of Adelaide's requirements for managing noise from events in the public realm, including noise limits, monitoring, mitigation measures, complaint procedures and enforcement mechanisms to minimise impacts on surrounding residents and businesses.
Consultation	Administration sought preliminary feedback from key stakeholders, including the Adelaide Oval Stadium Management Authority, South Australian Cricket Association, and the Kaurna Yerta Aboriginal Corporation which was presented to Kadaltilla on 30 October 2025. The Minister for Planning provided advice on 18 August 2026 (Link 3). Consultation on the revised CLMP was open for 30-days from 11 September to 11 October 2026, using a mix of methods including a public notice, an Our Adelaide consultation page, hard copies at Council sites and libraries, corflute signage timed with the SANFL Grand Final, 500 postcards distributed via Council facilities, and promotion via social media.
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). Under section 7(11) of the <i>Adelaide Oval Redevelopment and Management Act 2011</i> (SA) the Council must obtain the Minister for Infrastructure and Transport's approval of the amended CLMP before it can replace the existing CLMP approved in April 2021.
Design	The National Heritage Management Plan (NHMP) and Office for Design and Architecture SA (ODASA) Good Design Principles have been considered but not deemed relevant to this proposal given that no upgrades or built form are being proposed as outcomes of the revised CLMP.

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.
City of Adelaide Budget Allocation	Costs of \$3,412 for advertising and promotion of the community consultation process.
Capital Infrastructure Projects	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	The CLMP is reviewed 5 yearly.
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report

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Discussion

Purpose

1. The purpose of this report is to provide the findings of the community and stakeholder consultation, undertaken from 11 September to 11 October 2026, and seek approval of the Adelaide Park Lands Community Land Management Plan – Adelaide Oval Precinct (CLMP) with amendments.

Planning Timeline

2. At its meeting on 30 October 2025 Kadaltilla endorsed amendments to the CLMP for the purposes of community consultation subject to approval by the Council and Minister for Planning ([Link 1](#)).
3. At its meeting on 10 March 2026 ([Link 4](#)) Council resolved that the CLMP for consultation retain existing provisions for Adelaide Oval No.2 relating to event restrictions.
4. On 18 August 2026, the Minister for Planning ([Link 3](#)) provided feedback confirming support for the Stadium Management Authority's request for greater flexibility for events occurring over consecutive days and encouraged Council to consider this position in finalising the draft CLMP for public consultation.
5. At its meeting on 8 September 2026 ([Link 2](#)) Council approved the CLMP for consultation including references to the proposed amendments to event restrictions which were placed prominently in the consultation material.
6. Consultation commenced on 11 September 2026 and concluded on 11 October 2026.

Consultation Participation

7. A total of 36 submissions were made to the consultation process.
 - 7.1. 32 contributions between 11 and 30 September 2026 on the Our Adelaide webpage.
 - 7.2. Two written submissions via email or letter from the community.
 - 7.3. Two written submissions were provided by other stakeholders.
8. A snapshot of respondents to the consultation is provided below:
 - 8.1. Of the 23 respondents who gave a postcode (72% of contributors):
 - 8.1.1. 70% were in 5006 (North Adelaide),
 - 8.1.2. 9% in 5000 (Adelaide) and
 - 8.1.3. 21% in other postcodes.
 - 8.2. Respondents were asked how people use the precinct (multiple answers were allowed hence a greater than 100% response rate):
 - 8.2.1. 56% attend events
 - 8.2.2. 56% use it for recreation
 - 8.2.3. 53% are regular park users
 - 8.2.4. 63% are nearby residents
 - 8.2.5. 19% work in the area
 - 8.2.6. 59% are City of Adelaide ratepayers
 - 8.2.7. 41% are not City of Adelaide ratepayers.
 - 8.3. Respondents were asked how they participate in city life (multiple answers allowed):
 - 8.3.1. 89% work, play (leisure, recreation, entertainment, dining) and shop in the city.
 - 8.3.2. 33% live in the city.
 - 8.3.3. 22% study.
 - 8.3.4. 11% own or operate a business.

Consultation Feedback

9. A summary of feedback received during community and stakeholder consultation along with an administrative comment is provided in **Attachment A**.

10. Community feedback on the Adelaide Oval Precinct CLMP amendments was mixed.
 - 10.1. Some respondents supported greater activation of the precinct for its tourism and economic benefits and considered the changes, such as higher capacity and more events, reasonable if the three-day consecutive event limit was retained.
 - 10.2. Others preferred to keep current arrangements, which they saw as balanced and working since 2021, questioned the reasons for change, and raised whether there was a shift toward commercialisation (including for golf-related events).
11. The most common concerns related to:
 - 11.1. Noise, particularly relating to proposals for flexible speaker positioning, discretionary noise assessments and any speakers facing North Adelaide.
 - 11.2. Cumulative noise and traffic of consecutive day events.
 - 11.3. Any increase above 15,000 event attendees.
 - 11.4. Existing parking and Adelaide Park Land access problems.
12. The matters of general concern raised through the consultation process were known issues during the 2021 CLMP consultation and attenuation measures were included in the CLMP and have been operational since 2021.
13. Overall, community respondents sought assurance that resident protections would not be weakened and that the reasons for the changes be explained transparently.
14. In contrast, feedback provided by State Agencies and precinct stakeholders provided support for the revised event provisions and in cases sought additional relaxing of event restrictions and changes to the ongoing management of land that is currently subject to the CLMP.

Adelaide Oval Stadium Management Authority (AOSMA)

15. The Minister for Planning's advice on the CLMP for public consultation confirmed his support for the Adelaide Oval Stadium Management Authority's (AOSMA) request for greater flexibility for events and encouraged Council to consider this position in finalising the CLMP for public consultation.
16. The AOSMA made a submission dated 6 October 2026 in support of the revised event provisions describing them as a significant improvement on the 2021 CLMP.
17. Their submission proposes further amendments which, AOSMA states, are intended to operationalise flexibility already reflected in the revised CLMP rather than materially expand the level of event activity contemplated. These are:
 - 17.1. Item 1 - Integrated precinct events: AOSMA seeks a new provision within Section 5 of the CLMP recognising that community, cultural and music events may be conducted as integrated events across Adelaide Oval No.2, Stella Bowen Park, Pennington Gardens West and Creswell Gardens, subject to an event management plan and assessment under the City of Adelaide Event Guidelines. Applications spanning more than one precinct area would be considered through a coordinated assessment process involving the Administration, AOSMA and other authorities or landholders.
 - 17.2. Item 2 - Event duration and occupation: Clarification that the three-consecutive-day limit for Adelaide Oval No.2 applies to public-facing event days only, excluding reasonable set-up, testing, rehearsal, pack-down, remediation and reinstatement periods. AOSMA request Council be provided discretion to consider and decide on a longer public event period for significant cultural, culinary, community or tourism events.
 - 17.3. Item 3 - Attendance and capacity: Capacity for integrated events to be assessed against the event footprint, maximum simultaneous attendance and the safe capacity of each area, with attendance across multiple days not treated as cumulative for capacity threshold purposes.
 - 17.4. Item 4 - Future development wording: Replacement of the Section 4 statement that no further major redevelopments are "planned or envisaged" with wording that no proposal is identified for implementation through the CLMP, and that any future proposal would be assessed under the applicable statutory, planning, heritage, lease, licence and approval frameworks.
 - 17.5. Item 5 - Minor drafting correction: Rewording of the Section 5 scheduling condition for clarity, retaining the intent of minimising conflict with other city events and disruption to daily city life.

18. AOSMA states that these requests do not seek automatic approval of any event, but a clear mechanism for an integrated proposal to be lodged and assessed on its merits, with conditions addressing public access, safety, noise, traffic, crowd management, heritage, landscape protection and reinstatement.

Consultation Assessment and Proposed Amendments

19. The revised CLMP on consultation identified changes to event provisions providing greater flexibility to accommodate events at Adelaide Oval No.2 across consecutive days, up to a maximum of three days, while retaining appropriate provisions and policy measures to minimise significant disruption to surrounding residential areas.
20. The proposed amendments contained in the consultation version of the CLMP were:
- 20.1. Adelaide Oval No.2 boundary has been added to page 8 (Figure 3) in the CLMP to clarify that events held at Adelaide Oval No.2 will be contained within this boundary.
- 20.2. Amended provision on page 17 of the CLMP to allow consecutive-day events at Adelaide Oval No.2, while retaining the existing capping of community, cultural and music events at 6 days in total per calendar year. This provides greater flexibility for events without increasing the total number of event days permitted under the current CLMP.
21. Following feedback from community and stakeholder groups seeking clarification of the number of event days, the wording is proposed to be amended post-consultation from:
- 21.1. ~~No more than six community, cultural or music events per calendar year (not exceeding three consecutive days)~~
and replaced with
No more than six days of community, cultural or music events in total per calendar year, with no single event exceeding three consecutive days.
22. In practice, this change would not increase the total number of event days permitted at Adelaide Oval No.2, but would allow more consecutive event days, providing greater scheduling flexibility for major concerts and events.
23. 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 with the current CLMP (2021 version).
24. The amended CLMP provides greater consistency with the approach to event spaces across the Adelaide Park Lands, noting that Adelaide Oval No.2 has historically been the only event space subject to specific restrictions on multi-day events.
25. The City of Adelaide has a robust framework in place to manage event capacity and noise, guided by Council-endorsed guidelines, summarised as follows:
- 25.1. Event capacity is capped at 15,000 people. Where an organiser seeks a higher capacity, the City of Adelaide will undertake a rigorous assessment in accordance with the City of Adelaide's Event Guidelines, including individual risk assessments and planning processes. Approval requires clear evidence that the expected attendance can be accommodated safely, with no increased adverse impact on the community, and in full compliance with all legislative requirements. Every proposal is assessed on its merits, case by case.
- 25.2. Noise will continue to be managed in line with the City of Adelaide's Event Guidelines, its Event Amplified Sound Management Guidelines and the relevant Environmental Protection Authority (EPA) regulations. These set clear requirements for sound levels, speaker orientation and monitoring, so that statutory standards are met and impacts on nearby residents are minimised. As with capacity, each event is assessed on its merits, case by case.
26. Administration's complete assessment of the matters raised by AOSMA is provided in **Attachment A**. The following amendments are proposed:
- 26.1. Item 1 – the proposal is to enable an event to be held on Adelaide Oval No.2 at the same time as other events held at Adelaide Oval; and does not change other provisions relating to the number of event days, attendance capacity on Adelaide Oval No.2 or noise assessments. This is consistent with the management of other events in the Adelaide Park Lands. Where such a proposal is received, Administration recommends the CLMP be amended to explicitly state they are subject to a Council decision. New proposed insertion follows:

Any event proposal that is outside of the event provisions specified in the CLMP requires a decision of the Council elect.

- 26.2. Item 2 - the following amendment is proposed to Section 5 of the CLMP under the Adelaide Oval No.2 event provisions to exclude set-up, testing, rehearsal, pack-down, remediation and reinstatement periods from the three-consecutive-day limit as is consistent with the management of events across the Adelaide Park Lands which do not include these periods as 'event days':

The three-consecutive-day limit applies only to days on which an event is open to patrons. It excludes reasonable periods required for construction, installation, testing, rehearsals, pack-down, remediation and reinstatement, subject to relevant approvals and event-specific conditions.

- 26.3. Item 4 – the CLMP identifies redevelopment works already completed and it is considered appropriate to contemporise this statement as follows:

Replace the following text:

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

with

This CLMP does not identify any further major redevelopment proposal for implementation. Any future proposal would be assessed under the applicable statutory, planning, heritage, lease, licence and approval frameworks. Forecast population growth identified in the City of Adelaide - City Plan and in the Greater Adelaide Regional Plan (GARP) indicates the need for the Adelaide Park Lands to prioritise and maintain publicly accessible open space.

- 26.4. Item 5 – the CLMP seeks that there is 'no' conflict with other city events, whereas the proposed amendment seeks to 'minimise' conflicts. Additionally, The North Adelaide Society sought a wording change '...and to minimise disruption to the daily life of the city and the locality.' The following amendment is therefore proposed:

Replace the following text:

~~Effective scheduling to minimise there is no conflict with other city events, activities or projects and to minimise disruption to the daily life of the city.~~

with:

Effective scheduling to minimise conflict with other city events, activities or projects and to minimise disruption to the daily life of the city and the locality.

27. Other amendments post consultation arising from the consultation process include:

- 27.1. Section 8 – Circumstances not provided for (page 26 of the revised CLMP), replace the following text:

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

with

This CLMP recognises that not all proposals for the management and enhancement of the Adelaide Oval precinct, part of Tarntanya Wama Park 26, can be foreseen. Any significant change not provided for in this CLMP will be considered against the policy intent of this CLMP and the broader planning framework provided by the Adelaide Park Lands Management Strategy – Towards 2036.

Next Steps

28. Section 7 (11) of the *Adelaide Oval Redevelopment and Management Act 2011* (SA) requires that upon Council approval of an amended management plan for the Adelaide Oval Precinct, Council must seek agreement from the Minister for Transport and Infrastructure.
29. If the Minister for Infrastructure and Transport and Council cannot agree on a revised CLMP, either party may refer the CLMP to the State Planning Commission to review the matter.

30. Pending decision by the Council and the Minister for Infrastructure and Transport, the amended CLMP will supersede the existing CLMP dated April 2021 ([Link 5](#)), and be available for public viewing on [Council's Community Land Register](#).

Attachments

Attachment A – Adelaide Park Lands Community Land Management Plan – Adelaide Oval Precinct - Consultation Summary Report

Attachment B – Amended Adelaide Park Lands Community Land Management Plan – Adelaide Oval Precinct

- END OF REPORT -