

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

Strategic Alignment - Our Environment

Public

Tuesday, 3 November 2026

City Planning, Development and Business Affairs Committee

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Approving Officer: Ilia Houridis, Director City Shaping

EXECUTIVE SUMMARY

The purpose of this report is to provide the outcomes 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. This report also recommends an amended CLMP (**Attachment B**) that provides 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 disruption to surrounding residential areas. Post consultation changes to the CLMP are detailed in the discussion Section of this report and **Attachment A**.

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](#)).

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 the number of events able to be held annually.

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, but not 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.

Kadaltilla received a report on the consultation findings and proposed changes to the CLMP on 22 October 2026 ([Link 3](#)). Kadaltilla supported the proposed changes and is recommending that Council considers a review of its Event Amplified Sound Management Guidelines and the Adelaide Event Guidelines, with a focus on Noise Sensitive Receivers, for the purposes of minimising impact and ensuring alignment between the Guidelines.

A section on Event Noise Management and Sound Equipment Orientation is provided in this report, outlining the legislative and policy framework and how events within the Adelaide Oval Precinct would be managed under the CLMP.

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

The following recommendation will be presented to Council on Tuesday, 10 November,2026 for consideration

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

THAT COUNCIL

1. Receives Adelaide Park Lands Community Land Management Plan – Adelaide Oval Precinct Community Consultation Summary Report as contained in Attachment A to Item 7.1 on the Agenda for the City Planning, Development and Business Affairs Committee held on 3 November 2026.
 2. Endorses the revised Adelaide Park Lands Community Land Management Plan – Adelaide Oval Precinct as contained in Attachment B to Item 7.1 on the Agenda for the City Planning, Development and Business Affairs Committee held on 3 November 2026.
 3. Authorises the Chief Executive Officer, or delegate, to make minor edits to the Adelaide Park Lands Community Land Management Plan – Adelaide Oval Precinct as contained in Attachment A to Item 7.1 on the Agenda for the City Planning, Development and Business Affairs Committee held on 3 November 2026.
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IMPLICATIONS AND FINANCIALS

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>
Policy	<p>The current CLMP is dated April 2021 (Link 6).</p> <p>The City of Adelaide Event Guidelines (Link 7) 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 8) 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.</p>
Consultation	<p>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.</p> <p>The Minister for Planning provided advice on 18 August 2026 (Link 3).</p> <p>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.</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). 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> <p>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.</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.
26/27 Budget Allocation	Costs of \$3,412 for advertising and promotion of the community consultation process.
Proposed 27/28 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	The CLMP is reviewed 5 yearly.
26/27 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 provide the outcomes 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.

Background

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 5](#)) 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.
9. Respondents were asked how people use the precinct (multiple answers were allowed hence a greater than 100% response rate):
 - 9.1. 56% attend events
 - 9.2. 56% use it for recreation
 - 9.3. 53% are regular park users
 - 9.4. 63% are nearby residents
 - 9.5. 19% work in the area
 - 9.6. 59% are City of Adelaide ratepayers and 41% are not.
10. Respondents were asked how they participate in city life (multiple answers allowed):
 - 10.1. 89% work, play (leisure, recreation, entertainment, dining) and shop in the city.
 - 10.2. 33% live in the city.
 - 10.3. 22% study.
 - 10.4. 11% own or operate a business.

Consultation Feedback

11. A summary of feedback received during community and stakeholder consultation along with an administrative comment is provided in **Attachment A**.
12. Community feedback on the Adelaide Oval Precinct CLMP amendments was mixed.

13. 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.
14. 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).
15. The most common concerns related to:
 - 15.1. Noise, particularly relating to proposals for flexible speaker positioning, discretionary noise assessments and any speakers facing North Adelaide.
 - 15.2. Cumulative noise and traffic of consecutive day events.
 - 15.3. Any increase above 15,000 event attendees.
 - 15.4. Existing parking and Adelaide Park Land access problems.
16. 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.
17. Overall, community respondents sought assurance that resident protections would not be weakened and that the reasons for the changes be explained transparently.
18. In contrast, feedback provided by 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 subject to the CLMP.

Adelaide Oval Stadium Management Authority (AOSMA)

19. 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.
20. 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.
21. 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:
 - 21.1. 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.
 - 21.2. 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.
 - 21.3. 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.
 - 21.4. 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.
 - 21.5. 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.
22. 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

23. 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.
24. The proposed amendments contained in the consultation version of the CLMP were:
 - 24.1. 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.
 - 24.2. 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 six 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.
25. 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:
 - 25.1. 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.
26. 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.
27. 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).
28. 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.
29. The City of Adelaide has a robust framework in place to manage event capacity and noise, guided by Council-endorsed guidelines, summarised as follows:
 - 29.1. Event capacity is capped at 15,000 people. Where an organiser seeks a higher capacity, the City of Adelaide will undertake a rigorous assessment, 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.
 - 29.2. Amplified sound will continue to be managed in line with the City of Adelaide's Event Amplified Sound Management Guidelines.. These set clear requirements for permitted sound levels and monitoring, so that conditions are met and impacts on nearby residents are minimised. As with capacity, each event is assessed on its merits, case by case.
30. Administration's complete assessment of the matters raised by AOSMA is provided in **Attachment A**. The following amendments are proposed:
 - 30.1. 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.
 - 30.2. 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-day event duration is the period the event is open to patrons and does not include bump-in or bump-out of temporary event infrastructure (such as construction, installation, testing, rehearsals, pack-down, remediation and reinstatement), which remain subject to relevant approvals and event-specific conditions.

- 30.3. 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.

- 30.4. 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.

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

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

- 31.2. *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.

Event Noise Management and Sound Equipment Orientation

32. Kadaltilla received a report on the consultation findings and proposed changes to the CLMP post-consultation at its meeting on the 22 October 2026 ([Link 3](#)).
33. The consultation version of the CLMP provides greater flexibility in considering the location of sound equipment but retains the baseline principle that main stages face away from Noise Sensitive Receivers.
34. Where an alternative layout is proposed, the event must submit a Noise Management Plan (NMP) that justifies the orientation and sets out mitigation measures, in accordance with the City of Adelaide Event Amplified Sound Management Guidelines ([Link 8](#)) and any relevant EPA requirements.
35. Kadaltilla supported the proposed changes and is recommending that Council considers a review of its Event Amplified Sound Management Guidelines and the Adelaide Event Guidelines, with a focus on Noise Sensitive Receivers, for the purposes of minimising impact and ensuring alignment between the Guidelines.
36. For large, amplified music events defined by CoA as ‘Multi-Stage Music Festivals’ or ‘Concerts’, the Event Amplified Sound Management Guidelines require the following:

- 36.1. A site plan showing stage position and orientation, submitted for approval 35 days before bump-in. Stages and speakers must face away from Noise Sensitive Receivers.
- 36.2. A Noise Management Plan (NMP) submitted 28 days before bump-in, including justification for stage and speaker orientation, a sound check and performance schedule, a complaints procedure, the technology used to monitor front-of-house (FOH) levels, a nominated Accountable Person and a public event hotline.
- 36.3. An Advance Notification Letter distributed to residents and businesses within the designated notification area at least 14 days before the event.
- 36.4. Amplified music only between 7:00am and 11:00pm (New Year's Eve excepted).
- 36.5. A maximum of 110 dB(C) Leq (15 min) at FOH, and receiver targets of 60 dB(A) Leq (5 min) or 75 dB(A) Lmax (1 min).
- 36.6. A Council-appointed Acoustic Engineer, at the organiser's cost, for all multi-stage festivals and for ticketed concerts with 5,000 or more expected attendees. The engineer monitors levels during sound checks and the event, and a Sound Monitoring Report is provided to Council.
- 36.7. Recording of all complaints, with the completed Complaint Recording Template provided to Council within seven days of the event.
- 36.8. Organisers of a concert or multi-stage festival may apply to increase FOH levels by up to 10 dB(C) for 90 minutes. The event must feature more than one artist and run for six hours or more. The increase must end by 11:00pm on a Friday, Saturday or Sunday preceding a Monday public holiday, or by 10:00pm on an ordinary Sunday. Requests must be made at least 28 days before the event and are approved by the CEO or delegate.
37. In assessing such a proposal, Council would consider the scale, category, date and time of the event and its anticipated environmental impact, including noise.

Next Steps

38. 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.
39. 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.
40. Pending decision by the Council and the Minister for Infrastructure and Transport, the amended CLMP will supersede the existing CLMP dated April 2021 ([Link 6](#)), and be available for public viewing on [Council's Community Land Register](#).

DATA AND SUPPORTING INFORMATION

Link 1 – [Report - Kadaltilla - Thursday, 30 October 2025](#)

Link 2 – [Report – Council - Tuesday, 8 September 2026](#)

Link 3 – [Report -Kadaltilla – Thursday, 22 October 2026](#)

Link 4 - [Advice from the Minister for Planning - 18 August 2026](#)

Link 5 – [Council - Recommendations of the City Planning, Development and Business Affairs Committee – 3 March 2026 – Tuesday, 10 March 2026](#)

Link 6 – [Community Land Management Plan - Adelaide Oval Precinct Part of Tarntanya Wama \(Park 26\) – April 2021](#)

Link 7 – [City of Adelaide Event Amplified Sound Management Guidelines](#)

Link 8 - [City of Adelaide Event Guidelines](#)

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 -