

Share your feedback

Review of the Adelaide

Park Lands Community Land

Management Plan

Adelaide Oval Precinct



Consultation closes 11:59 PM, Sunday, 11 October 2026



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Customer Centre
25 Pirie Street, Adelaide
(08) 8203 7203
ouradelaide.sa.gov.au

Community Land Management Plan Adelaide Oval Precinct

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Share your feedback on the Adelaide Park Lands Community Land Management Plan (CLMP) – Adelaide Oval Precinct. The CLMP guides the ongoing management of the Adelaide Oval Precinct.

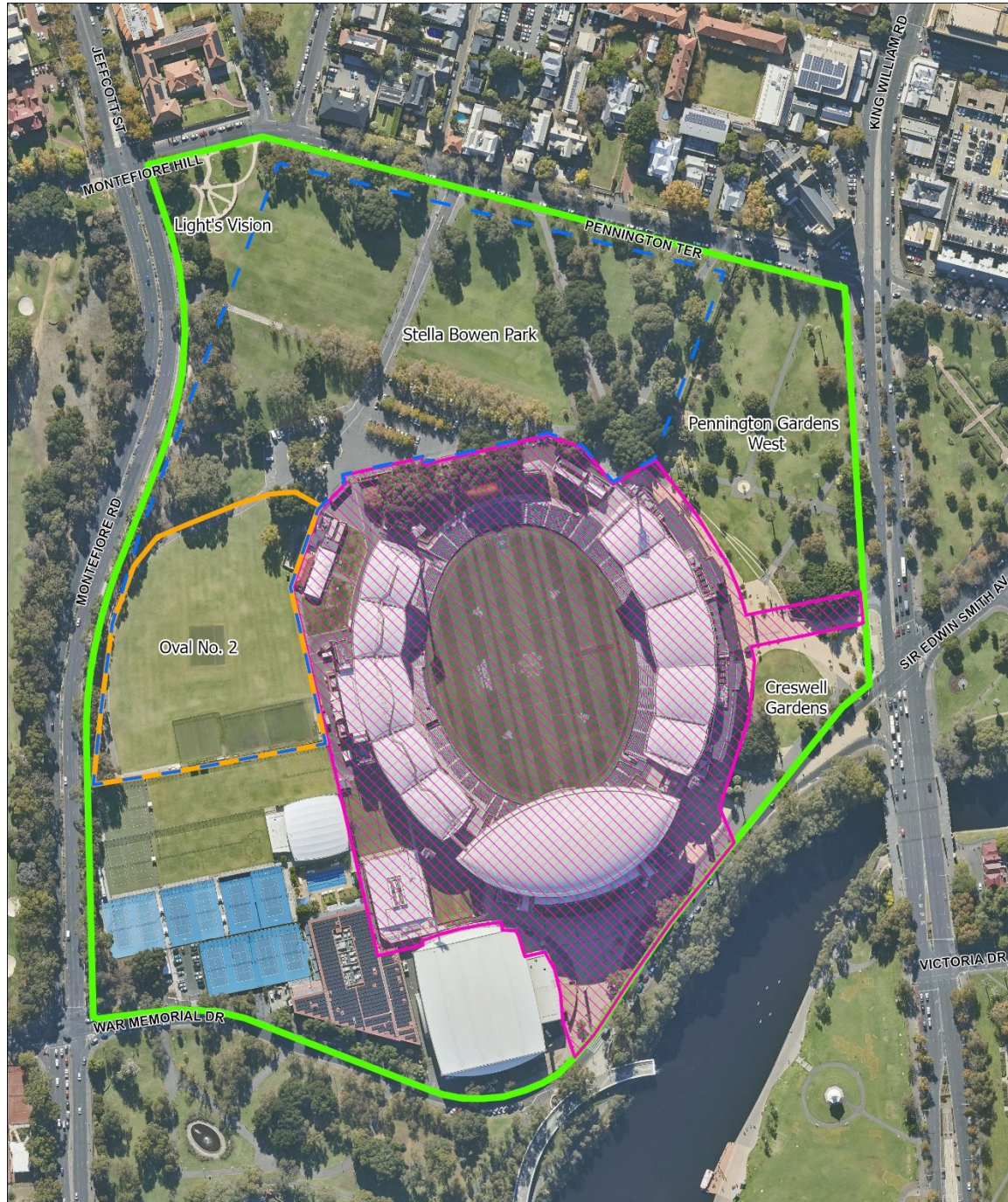
The Adelaide Oval Precinct CLMP applies to community land in and around the Adelaide Oval precinct within Tarntanya Wama (Park 26). This includes Stella Bowen Park, Light's Vision, Pennington Gardens West and Creswell Gardens, as well as licensed and leased areas including Memorial Drive Tennis Centre, Next Generation Gym and Adelaide Oval No. 2. This is shown on the map over page. It does not include Adelaide Oval itself.

Portions of the precinct are subject to separate legislative arrangements, including the Adelaide Oval Core Area which is excluded from the CLMP under the *Adelaide Oval Redevelopment and Management Act 2011* (SA).

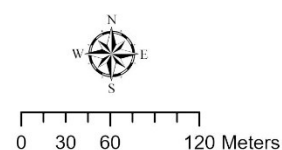
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- ▬ Adelaide Oval Precinct - subject to CLMP
- ▬ Core Area Lease - not subject to CLMP
- ▬ Adelaide Oval Licence Area
- ▬ Adelaide Oval No. 2



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Background

Community Land Management Plans (CLMP) for the Adelaide Park Lands are statutory documents required under the *Local Government Act 1999* (SA) and the *Adelaide Park Lands Act 2005* (SA) that explain how community land in the Adelaide Park Lands is managed and used for the benefit of the community. They set out the purposes for which the land is held, the objectives for its ongoing management, and the rules for activities, events, leases and other uses.

The CLMP for the Adelaide Oval Precinct is being reviewed as part of the five-year statutory review cycle under the *Adelaide Park Lands Act 2005* (SA) to ensure it remains up to date and reflective of current uses and community expectations.

As part of its review, the City of Adelaide (Council) is proposing updates to mapping, alignment with the recently approved Adelaide Park Lands Management Strategy - Towards 2036, and clarification of the purpose for which the land is held, while continuing to maintain the Adelaide Park Lands' environmental, cultural and public access values.

Timeline

- Council 8 September 2026 (for approval to consult)
- Consultation period from 14:00 PM on Friday, 11 September 2026 to 11:59 PM Sunday, 11 October 2026
- Consultation report and recommendation for CLMP adoption Kadaltilla - 22 October 2026
- Consultation report and recommendation for CLMP adoption City Planning, Development and Business Affairs Committee (CPDBA) - 3 November 2026
- Consultation report and recommendation for CLMP adoption Council – 10 November 2026

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Frequently Asked Questions

What is a Community Land Management Plan (CLMP)?

A Community Land Management Plan (CLMP) is a statutory document prepared under the *Local Government Act 1999* (SA). It sets out how community land is to be used, managed and protected, including the purpose for which the land is held, management objectives, performance targets, and how those targets will be measured.

For the Adelaide Park Lands, CLMPs are also a statutory requirement under the *Adelaide Park Lands Act 2005* (SA) and ensure land is managed for long term community benefit while allowing appropriate activities that are consistent with Adelaide Park Lands values and the Adelaide Park Lands Management Strategy – Towards 2036.

Why is the Adelaide Oval Precinct CLMP being reviewed?

The CLMP is being reviewed as part of the five-year statutory review cycle required under section 19(3) of the *Adelaide Park Lands Act 2005* (SA).

The review ensures the CLMP:

- Remains compliant with current legislation
- Reflects how the precinct is currently used and managed
- Responds to issues raised through community engagement
- Aligns with the recently approved Adelaide Park Lands Management Strategy – Towards 2036
- Provides clarity around governance, permitted uses and safeguards

Why is the Adelaide Oval Precinct CLMP a standalone document?

The Adelaide Oval Precinct CLMP is separate from the broader Adelaide Park Lands CLMP because much of the precinct is subject to specific governance and leasing arrangements under the *Adelaide Oval Redevelopment and Management Act 2011* (SA).

These arrangements create additional complexity that requires dedicated consideration, while still ensuring the land is managed consistently with Adelaide Park Lands legislation and policy.

What land does this CLMP apply to?

The CLMP applies to community land within **Tarntanya Wama (Park 26)** bounded by War Memorial Drive, King William Road, Pennington Terrace and Montefiore Road, including:

- Adelaide Oval No. 2
- Stella Bowen Park
- Light's Vision
- Pennington Gardens West

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- Creswell Gardens
- Memorial Drive Tennis Centre and associated areas
- Peripheral land along surrounding roads

The **Adelaide Oval Core Area (the stadium)** is excluded from the CLMP, as provided for under the *Adelaide Oval Redevelopment and Management Act 2011* (SA).

Who owns and manages the Adelaide Oval Precinct?

- **Owner:** The land is owned by the Crown in the right of the State of South Australia.
- **Custodian:** The City of Adelaide is the custodian of the land.

Leasing and licensing arrangements within the precinct are governed by legislation and agreements involving the Minister for Transport and Infrastructure, the Adelaide Oval Stadium Management Authority (AOSMA), and relevant sporting bodies. All uses of land subject to licences remain subject to the CLMP.

What prompted changes to be considered in this review?

As part of the five-year review, preliminary feedback was sought from key stakeholders including AOSMA, Tennis SA and the South Australian Cricket Association (SACA).

Issues raised included:

- Event management provisions at Adelaide Oval No. 2
- Requests for greater operational flexibility for events
- Updates to mapping and leasing information

These matters were considered alongside the outcomes of the 2020–2021 community consultation.

What were the outcomes of the 2020–2021 CLMP review?

During the 2020–2021 review:

- 31 community members made online submissions
- Consultation feedback indicated that increased event flexibility at Adelaide Oval No. 2 was not broadly supported
- Key concerns related to noise, disruption, event size, and commercialisation of the Adelaide Park Lands

In response, Council adopted the current CLMP in April 2021, which includes the following event provisions within Adelaide Oval No. 2:

- Caps events at **six single day events per year**
- Requires events to be held on **non-consecutive days**
- Limits attendance to **15,000 people**

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- Requires sound equipment to face southwards
- Requires CEO approval for each event

What changes are proposed?

- **Updated mapping**

Maps and references have been updated with current aerial imagery and to reflect current boundaries, uses and tenure arrangements within the precinct.

- **Refinement of objectives and performance measures**

Management objectives and performance measures have been reviewed to improve alignment with the Adelaide Park Lands Management Strategy – Towards 2036.

- **Updates to cultural and heritage references**

Cultural heritage content, including Kaurana recognition and historic references, has been reviewed and updated to ensure accuracy and consistency across Adelaide Park Lands documents.

- **Administrative and drafting improvements**

Redundant, outdated (i.e. references to the Adelaide Oval Masterplan) or duplicated content has been removed, and language has been clarified to improve readability.

Are changes to events at Adelaide Oval No. 2 being proposed?

At its meeting on Tuesday 8, September 2026 Council resolved to consult on the CLMP that amended some of the provisions related to events on Adelaide Oval No. 2. A summary of these changes and their effect is provided in the following section.

Proposed Key Changes to Oval No 2 (page 17)

- The Adelaide Oval Licence permits use of Oval No 2 on an ancillary basis in conjunction with use of the Adelaide Oval Core Area. In addition to this licensed ancillary use, Oval No 2 is permitted to be used for standalone or multi-day events subject to the following conditions:

	Current Restrictions	Proposed Changes	Effect
1	No more than six (non-consecutive) single-day community, cultural or music events per calendar year.	No more than six community, cultural or music events per calendar year (not exceeding three consecutive days).	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

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			community access to the Adelaide Park Lands would remain consistent.
2	No more than 15,000 people in attendance / event tickets.	Event attendance is limited to 15,000 people. Any increase requires a risk assessment and event planning review to ensure safety, traffic, and crowd management comply with City of Adelaide guidelines.	Event capacity remains capped at 15,000 people, though higher capacities may be approved where individual risk assessments and planning processes (as set out in the City of Adelaide Event Guidelines) demonstrate that a larger crowd can be safely accommodated, without adverse impacts on the community, and in compliance with all legislative requirements. This would be assessed on a case-by-case basis.
3	All sound delivery equipment facing southwards / towards the city.	Main stages face away from Noise Sensitive Receivers; If not, events must submit a Noise Management Plan that justifies the orientation and outlines mitigation measures, in accordance with the City of Adelaide Event Amplified Sound Management Guidelines and relevant EPA regulations.	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. This would be assessed on a case-by-case basis.
4	Demonstrated compliance with the COA's Event Amplified Sound Management Guidelines.	No Change	No Change
5	Provision of a copy of the proposed traffic management plan.	No Change	No Change
6	Effective scheduling to ensure there is no conflict with other	No Change	No Change

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	city events, activities or projects and to minimise disruption to the daily life of the city.		
7	Compliance with the Adelaide Park Lands Events Management Plan (APLEMP)	Updates to the document title as the APLEMP is now called the Adelaide Event Guidelines .	New document title.

Does the CLMP approve new development or buildings?

No. The CLMP does **not** approve new buildings, permanent structures or developments.

Any future proposal would still require:

- Separate planning and development approval
- Consideration of environmental, heritage and Adelaide Park Lands impacts
- Community consultation where required.

Does the CLMP allow commercial activities?

The review does not change current arrangements which allow commercial activities where they:

- Are consistent with the purpose of community land
- Support sporting, recreational, cultural or community outcomes
- Are appropriately scaled and temporary where required
- Do not unreasonably restrict public access or Adelaide Park Lands values.

How does the CLMP protect public access and amenity?

The CLMP:

- Reinforces public access as a core principle
- Requires that restrictions to access (such as during events) are temporary and managed
- Requires noise, traffic and environmental impacts to be assessed and managed
- Supports pedestrian and cycling movement through the precinct.

What's not changing?

The review of the Adelaide Oval Precinct CLMP does **not** change a number of key fundamentals, including:

- **Public ownership of the land:** The Adelaide Park Lands remain community land held by the Crown and under the care and control of the City of Adelaide.
- **Adelaide Park Lands status and protection:** The precinct remains part of the Adelaide Park Lands and is managed to protect landscape, cultural and environmental values.

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- **Core Area arrangements:** The stadium and its lease arrangements are unchanged.
- **Approval and safeguard requirements:** Events and activities remain subject to Council approvals, noise controls, traffic management and environmental safeguards.
- **Community involvement:** Statutory public consultation remains a requirement before any CLMP is adopted.

Who Approves the CLMP?

Once the public consultation period closes, all submissions will be reviewed and considered by the City of Adelaide.

Step 1: Consideration of feedback

Council officers will analyse community feedback and prepare a report summarising key issues raised and any recommended changes to the Community Land Management Plan (CLMP).

Step 2: Council decision

The report and any proposed amendments to the CLMP will be presented to the Kadaltilla / Adelaide Park Lands Authority for advice before being presented to the City of Adelaide Council for consideration. Council may decide to:

- adopt the CLMP as presented
- adopt the CLMP with changes, or
- request further work before deciding

Step 3: Ministerial approval

If Council resolves to adopt the CLMP, it must then be submitted to the Minister for Infrastructure and Transport for approval, as required under section 7(11) the *Adelaide Oval Redevelopment and Management Act 2011* (SA). If the Council and the Minister do not agree on the proposed CLMP, the Minister or the Council may apply to the State Planning Commission for a review of the matter.

How can the community provide feedback?

The CLMP is on consultation from **14:00 PM on Friday, 11 September until 11:59 PM on Sunday, 11 October 2026**.

Community members can:

- Review the Current CLMP
- Review the draft CLMP
- Make written submissions
- Have their feedback considered by Council before any final decision is made.

This FAQ is intended to help explain the Adelaide Oval Precinct CLMP. It should be read alongside the draft CLMP and supporting documents for full detail.

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How do I provide my feedback?

There are a number of ways in which you can provide feedback:

Submission Form (attached to this information pack)

Online

Provide your feedback via the **Online Survey** - ouradelaide.sa.gov.au

Drop-in Sessions/ Site Visit

A drop-in session is not proposed.

Email your comments to ouradelaide@cityofadelaide.com.au

Written Submissions can be dropped off at the Customer Centre (25 Pirie Street, Adelaide) during business hours, or posted to:

Community Consultation

Community Lands Management Plan - Adelaide Oval Precinct

GPO Box 2252, Adelaide SA 5001

Speak to your submission

You are invited to speak to your submission at the council meeting held on 10 November 2026

If you would like to speak to your submission, please email: T.Rossini@cityofadelaide.com.au

What happens next?

We will acknowledge your feedback either by email or in writing.

Following review of all feedback, we will finalise the CLMP and submit reports to Kadaltilla / Adelaide Park Lands Authority and Council for consideration. Your feedback will be included in these reports. Final approval of the CLMP sits with the Minister for Infrastructure and Transport.

For enquires please contact:

Thomas Rossini

Senior Park Lands Planner

T: 08 8203 7229

E: T.Rossini@cityofadelaide.com.au

Or visit ouradelaide.sa.gov.au

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Submission Form

Submissions close **11:59 PM Sunday, 11 October 2026**.

This form can also be completed online at ouradelaide.sa.gov.au.

Please include your name and residential address to ensure your submission is considered by Council. Formal submissions including names and addresses of respondents may on occasions be made public through reports to Council. Required information is marked with an *asterisk.

First Name:		Last Name:	
Email Address:			
Postal Address:			
		Postcode:	
Business/Organisation Name (if applicable):			
Gender:	☐ Male ☐ Female ☐ Other Identity	Year of Birth:	
Are you a City of Adelaide Ratepayer?		☐ Yes ☐ No	
Please tell us how you participate in city life (tick all that apply):			
☐ Work	☐ Live	☐ Shop	☐ Business Owner/Operator
☐ Study	☐ Tourist	☐ Play (e.g. leisure, recreation, entertainment, dining)	
Please indicate your main areas of interest (tick all that apply):			
☐ Our Community	☐ Our Economy	☐ Our Environment	☐ Our Places
Please indicate the locations that are of interest to you (tick all that apply):			
☐ East End	☐ North Adelaide	☐ South East	
☐ South West		☐ West End	

OurAdelaide.sa.gov.au is Council's online consultation website. It is your chance to be kept up-to-date and provide feedback on areas of the city that interest you. Would you like to sign up to Our Adelaide to receive the monthly newsletter and be notified of new projects that match your interests?

☐ Yes* ☐ No

*Please provide your email address above

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Q1. How do you typically use the Adelaide Oval Precinct? (select all that apply)

- Q2. What are your views on the current policies contained within the CLMP? Please identify the relevant area or section and provide your comments.**

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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Q4. We value your feedback. Please share any further comments you may have to inform the review of the Community Land Management Plan – Adelaide Oval Precinct.

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