



CITY COMMUNITY SERVICES AND CULTURE COMMITTEE

Agenda and Reports

for the meeting on

Tuesday, 7 July 2026

at 6.30 pm

in the Colonel Light Room, Adelaide Town Hall

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Our Adelaide.
Bold.
Aspirational.
Innovative.

CITY COMMUNITY SERVICES AND CULTURE COMMITTEE
Meeting Agenda, Tuesday, 7 July 2026, at 6.30 pm

Members – The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith

Councillor Snape (Chair)

Councillor Giles (Deputy Chair)

Deputy Lord Mayor, Councillor Noon and Councillors Abrahamzadeh, Cabada, Couros, Davis,
Freeman, Maher, Martin and Dr Siebentritt

Agenda

Item		Pages
1.	Acknowledgement of Country At the opening of the City Community Services and Culture Committee meeting, the Chair will state: 'The City of Adelaide acknowledges the Kaurna People of the Adelaide Plains as the Traditional Custodians of the land on which we meet today. We acknowledge and honour their spiritual and cultural stewardship of this Country and recognise their deep and enduring relationship with its lands, waters, the sky, and all living things. We pay our respects to Kaurna Elders past and present and recognise the important role of emerging leaders in sustaining and strengthening culture.'	
2.	Apologies and Leave of Absence Leave of Absence - The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith	
3.	Confirmation of Minutes - 2/6/2026 That the Minutes of the meeting of the City Community Services and Culture Committee held on 2 June 2026, be taken as read and be confirmed as an accurate record of proceedings. View public 2 June 2026 Minutes here .	
4.	Declaration of Conflict of Interest	
5.	Deputations	
6.	Workshops Nil	
7.	Reports for Recommendation to Council	
7.1	Park Lands Expressions of Interest (Multiple Sites)	3 - 12
7.2	Mary Lee Park (Park 27B) – Community Building Detailed Design	13 - 33
8.	Reports for Noting Nil	
9.	Closure	

Park Lands Expressions of Interest (Multiple Sites)

Strategic Alignment - Our Community

Public

Tuesday, 7 July 2026

City Community Services and
Culture Committee

Program Contact:

Jennifer Kalionis, Associate
Director City Culture

Approving Officer:

Jo Podoliak, Director City
Community

EXECUTIVE SUMMARY

This report presents the outcomes of an Expression of Interest (EOI) process undertaken for eight Adelaide Park Lands community sporting facilities distributed across multiple sites.

Undertaking an EOI is required by Section 13 of the City of Adelaide's (CoA) Adelaide Park Lands Leasing and Licensing Policy (Policy).

The leasing of these Park Lands facilities to community organisations and educational institutions supports the City of Adelaide Strategic Plan (2024-2028) and the key action to 'enable community-led services which increase wellbeing, social connections and participation in active lifestyles, leisure, recreation and sport'.

Five year agreements for 7 sites are recommended at this point in time, with further subsequent advice to be provided on Park 19.

This matter was considered by the Kadaltilla / Adelaide Park Lands Authority on 24 June 2026.

RECOMMENDATION

The following recommendation will be presented to Council on 14 July 2025 for consideration

THAT THE CITY COMMUNITY SERVICES AND CULTURE COMMITTEE RECOMMENDS TO COUNCIL
THAT COUNCIL

1. Notes the Expression of Interest submissions received for the eight Adelaide Park Lands community sporting facilities.
2. Authorises the Chief Executive Officer or delegate to grant the following applicants Park Lands Lease Agreements:
 - 2.1. Christian Brothers College (Edmund Rice Colleges Ltd T/A Christian Brothers College Adelaide) – Portion of Red Gum Park / Karrawirra (Park 12) – five years
 - 2.2. St Peter's College (The Anglican Church of Australia Collegiate School of Saint Peter) – Portion of Red Gum Park / Karrawirra (Park 12) – five years
 - 2.3. Torrens Rowing Club Inc – Portion of Red Gum Park / Karrawirra (Park 12) – five years
 - 2.4. Pembroke School Inc – Portion of Carriageway Park / Tuthangga (Park 17) – five years
 - 2.5. South Terrace Croquet Club Inc – Portion of Carriageway Park / Tuthangga (Park 17) – five years
 - 2.6. Adelaide Harriers Athletics Club Inc – Portion of Blue Gum Park / Kurangga (Park 20) – five years
 - 2.7. Club De Petanque d'Adelaide Inc – Portion of Blue Gum Park / Kurangga (Park 20) – five years.

IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	Strategic Alignment – Our Community Enable community-led services which increase wellbeing, social connections and participation in active lifestyles, leisure, recreation and sport.
Policy	Consistent with the Adelaide Park Lands Community Land Management Plans and the Adelaide Park Lands Leasing and Licensing Policy (2016).
Consultation	Not as a result of this report
Resource	The granting of Park Lands Lease Agreements will be undertaken within current operational resources.
Risk / Legal / Legislative	Not as a result of this report
Opportunities	By maintaining each Lessee's presence in their respective parks, the granting of these Park Lands Lease Agreements would ensure the continued delivery of sport and recreational benefits, consistent with the objectives of the Adelaide Park Lands Management Strategy and the Adelaide Park Lands Community Land Management Plan.
26/27 Budget Allocation	The seven lessees will generate up to \$50,000 in annual revenue in the 2026/27 financial year, indexed annually for the remainder of each lease term.
Proposed 26/27 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	Up to 5-year lease arrangements.
26/27 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Each Lease Agreement will detail the maintenance responsibilities of the respective Lessee and the City of Adelaide.
Other Funding Sources	Not as a result of this report

DISCUSSION

Background

1. An Expression of Interest (EOI) process was undertaken over a four-week period commencing 2 February 2026 and concluding on 28 February 2026, in accordance with Section 13 of the City of Adelaide's Adelaide Park Lands Leasing and Licensing Policy (Policy).
2. The results of this EOI process are being referred to City Community Services and Culture Committee for advice prior to consideration by Council, as required by the Policy.
3. The following Park Lands sites were subject to an EOI process:

Park	Facilities	Current Lessee
Red Gum Park / Karrawirra (Park 12)	Building – Rowing Building – Rowing Building – Rowing	Christian Brothers College St Peter's College Torrens Rowing Club
Carriageway Park / Tuthangga (Park 17)	Buildings and playing fields Building and courts	Pembroke School South Terrace Croquet Club
Pelzer Park / Pityarilla (Park 19)	Building and playing fields	Adelaide Comets Football Club
Blue Gum Park / Kurangga (Park 20)	Buildings and playing field Building and pistes	Adelaide Harriers Athletics Club Club De Petanque d'Adelaide

Expression of Interest Process and Assessment

4. The EOI was promoted through Council's website, social media posts and direct e-mails to community recreation and sport organisations and educational institutions, including organisations that had previously indicated an interest in leasing sporting facilities in the Adelaide Park Lands.
5. Applicants were requested to address the following assessment criteria:
 - 5.1. Community Benefit (50%)
 - 5.1.1. The applicant supports inclusive community sport by meeting strong participation demand and providing accessible opportunities for diverse user groups, including city residents and underrepresented communities.
 - 5.2. Activation (40%)
 - 5.2.1. The applicant supports year-round, high-frequency use of the facilities, maximises shared community access and field capacity, caters to diverse participant groups and activities, and is designed to operate without negatively impacting nearby residents or other park users.
 - 5.3. Management/Governance/Risk (10%)
 - 5.3.1. The applicant is financially reliable, affiliated with a recognised governing body, and has demonstrated experience and strong governance in managing community sporting facilities.
6. At the closure of the EOI period, 13 submissions were received from the following organisations, which can be viewed at [Link 1](#).
7. The submissions were ranked by a panel based on the assessment criteria to form Administration's recommendation.

Red Gum Park / Karrawirra (Park 12 – Sites A, B and C)

8. The EOI undertaken for Park 12 (see Image 1) was for three buildings associated with rowing on the River Torrens/Karrawirra Pari and comprising of:
 - 8.1. Site A: Rowing club building – two storey building with basic amenities
 - 8.2. Site B: Rowing club building – two storey building with basic amenities
 - 8.3. Site C: Rowing club building – two storey building with basic amenities.

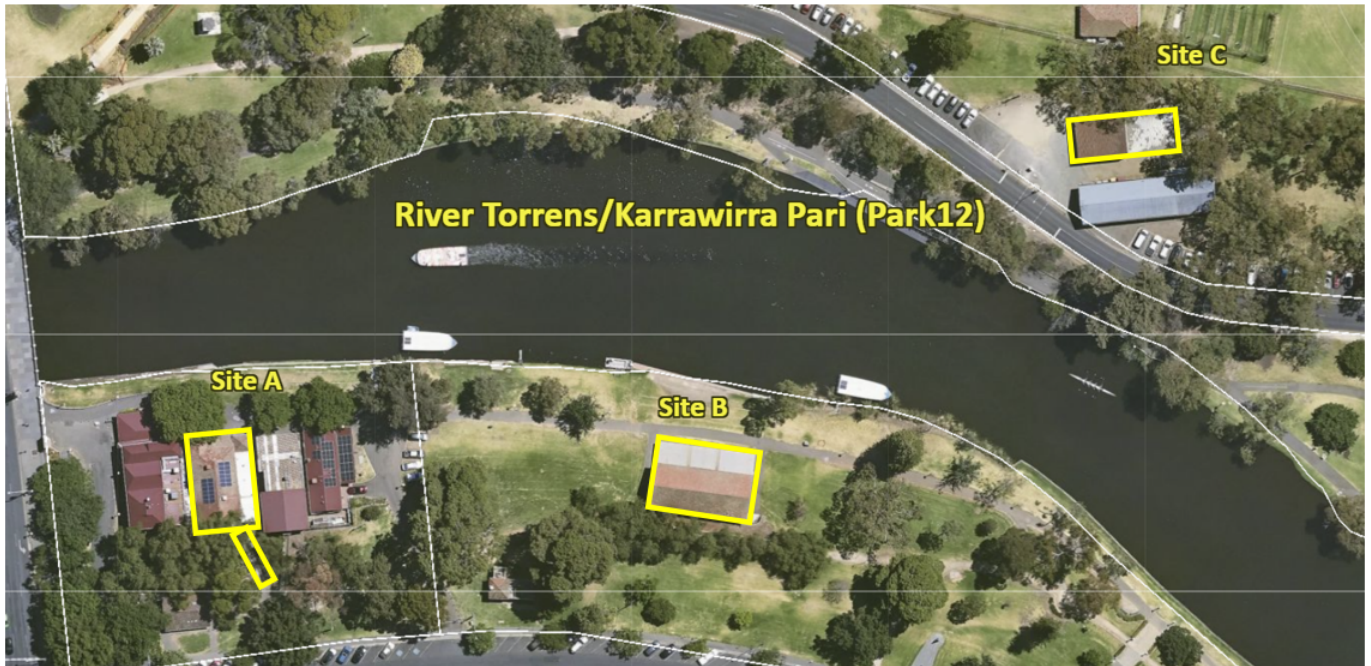


Image 1: Location Plan – Red Gum Park / Karrawirra (Park 12)

9. At the closure of the EOI period, three submissions were received.
10. The EOI panel reviewed the submissions from Christian Brothers College, St Peter's College and Torrens Rowing Club against the selection criteria and determined that all three applicants:
 - 10.1. demonstrated capacity to program rowing through club or school operations, with all year-round use and juniors and seniors
 - 10.2. demonstrated capacity to maintain facilities to a standard acceptable to the City of Adelaide and the community with all being stewards of these facilities for 95+ years each.
 - 10.3. supported the purpose for which the land is held as stated in the Adelaide Park Lands Community Land Management Plan (CLMP).
11. It is recommended that:
 - 11.1. Torrens Rowing Club be granted a five-year lease agreement for the facilities in Park 12 (Site A). The lease agreement can be viewed by clicking at [Link 2](#).
 - 11.2. St Peter's College be granted a five-year lease agreement for the facilities in Park 12 (Site B). The lease agreement can be viewed by clicking at [Link 3](#).
 - 11.3. Christian Brothers College be granted a five-year lease agreement for the facilities in Park 12 (Site C). The lease agreement can be viewed by clicking at [Link 4](#).

Carriageway Park / Tuthangga (Park 17 – Site A)

12. The EOI undertaken for Park 17 – Site A (see Image 2) was for:
 - 12.1. two community buildings with basic change room amenities
 - 12.2. 5.81ha of open playing fields that are suitable for community sports with lights.



Image 2: Location Plan – Carraigeway Park / Tuthangga (Park 17 – Site A)

13. At the closure of the EOI period, three submissions were received.
14. The EOI panel reviewed the submissions from Burnside Lacrosse Club, Keswick Cricket Club and Pembroke College against the selection criteria and determined that:
 - 14.1. Burnside Lacrosse Club
 - 14.1.1. demonstrated use for the winter period
 - 14.1.2. demonstrated use for club members.
 - 14.2. Keswick Cricket Club
 - 14.2.1. demonstrated use for the summer period
 - 14.2.2. female participation was identified.
 - 14.3. Pembroke College
 - 14.3.1. demonstrated capacity to program all-year round use with junior and senior, male and female participation
 - 14.3.2. proposed multiple sub-letting arrangements in place throughout the year.
 - 14.3.3. has been based in the Adelaide Park Lands as a steward for 37 years.
15. It is recommended that Pembroke College be granted a five-year lease agreement for the facilities in Park 17 (Site A). The lease agreement can be viewed by clicking at [Link 5](#).

Carriageway Park / Tuthangga (Park 17 – Site B)

16. The EOI undertaken for Park 17 – Site B (see Image 3) was for:
 - 16.1. a community building with basic amenities
 - 16.2. two croquet greens with lights.



Image 3: Location Plan – Carriageway Park / Tuthangga (Park 17 – Site B)

17. At the closure of the EOI period, one submission was received.
18. The EOI panel reviewed the submission from the South Terrace Croquet Club against the selection criteria and determined that they:
 - 18.1. have shown capabilities to maintain the facilities to a standard acceptable to the City of Adelaide and the community
 - 18.2. demonstrated capacity to program all-year round use for male and female participation.
 - 18.3. has been based in the Adelaide Park Lands as a steward for over 100 years.
19. It is recommended that the South Terrace Croquet Club be granted a five-year lease agreement for the facilities in Park 17 (Site B). The lease agreement can be viewed by clicking at [Link 6](#).

Blue Gum Park / Kurangga (Park 20 – Site A)

20. The EOI undertaken for Park 20 – Site A (see Image 4) was for:
- 20.1. community building with basic changeroom amenities
 - 20.2. 1.38 ha of open playing fields that are suitable for junior and senior level sports with lights.



Image 4: Location Plan – Blue Gum Park / Kurangga (Park 20 – Site A)

21. At the closure of the EOI period, two submissions were received.
22. The EOI panel reviewed the submissions from Adelaide Harriers Athletics Club and Keswick Cricket Club against the selection criteria and determined that:
- 22.1. Adelaide Harriers Athletics Club
 - 22.1.1. demonstrated strong community benefits with free come and try days for CoA residents and underrepresented population groups
 - 22.1.2. all year-round use with a range of programs and activities aimed at both juniors and seniors, males and females.
 - 22.1.3. has been based in the Adelaide Park Lands as stewards for over 100 years.
 - 22.2. Keswick Cricket Club
 - 22.2.1. demonstrated use for the summer period
 - 22.2.2. female participation was identified.
23. It is recommended that the Adelaide Harriers Athletics Club be granted a five-year lease agreement for the facilities in Park 20 (Site A). The lease agreement can be viewed by clicking at [Link 7](#).

Blue Gum Park / Kurangga (Park 20 – Site B)

24. The EOI undertaken for Park 20 – Site B (see Image 5) was for:
- 24.1. community building with basic amenities
 - 24.2. 0.5ha of open pistes that are suitable for juniors and seniors with lights.



Image 5: Location Plan – Blue Gum Park / Kurangga (Park 20 – Site B)

25. At the closure of the EOI period, one submission was received.
26. The EOI panel reviewed the submission from Club De Petanque d'Adelaide against the selection criteria and determined that they:
- 26.1. demonstrated strong community benefits along with activities catered for those with a disability
 - 26.2. had shown capabilities to maintain the facility and provided multiple opportunities for external community groups to utilise the facilities.
 - 26.3. has been based in the Adelaide Park Lands as stewards for 49 years.
27. It is recommended that the Club De Petanque d'Adelaide be granted a five-year lease agreement for the facilities in Park 20 (Site B). The lease agreement can be viewed by clicking at [Link 8](#).

Pelzer Park / Pityarilla (Park 19)

28. The EOI undertaken for Park 19 (see Image 6) was for:
- 28.1. one community building with basic changeroom amenities
 - 28.2. 2.05ha of open playing fields that are suitable for junior and senior level sports with lights.

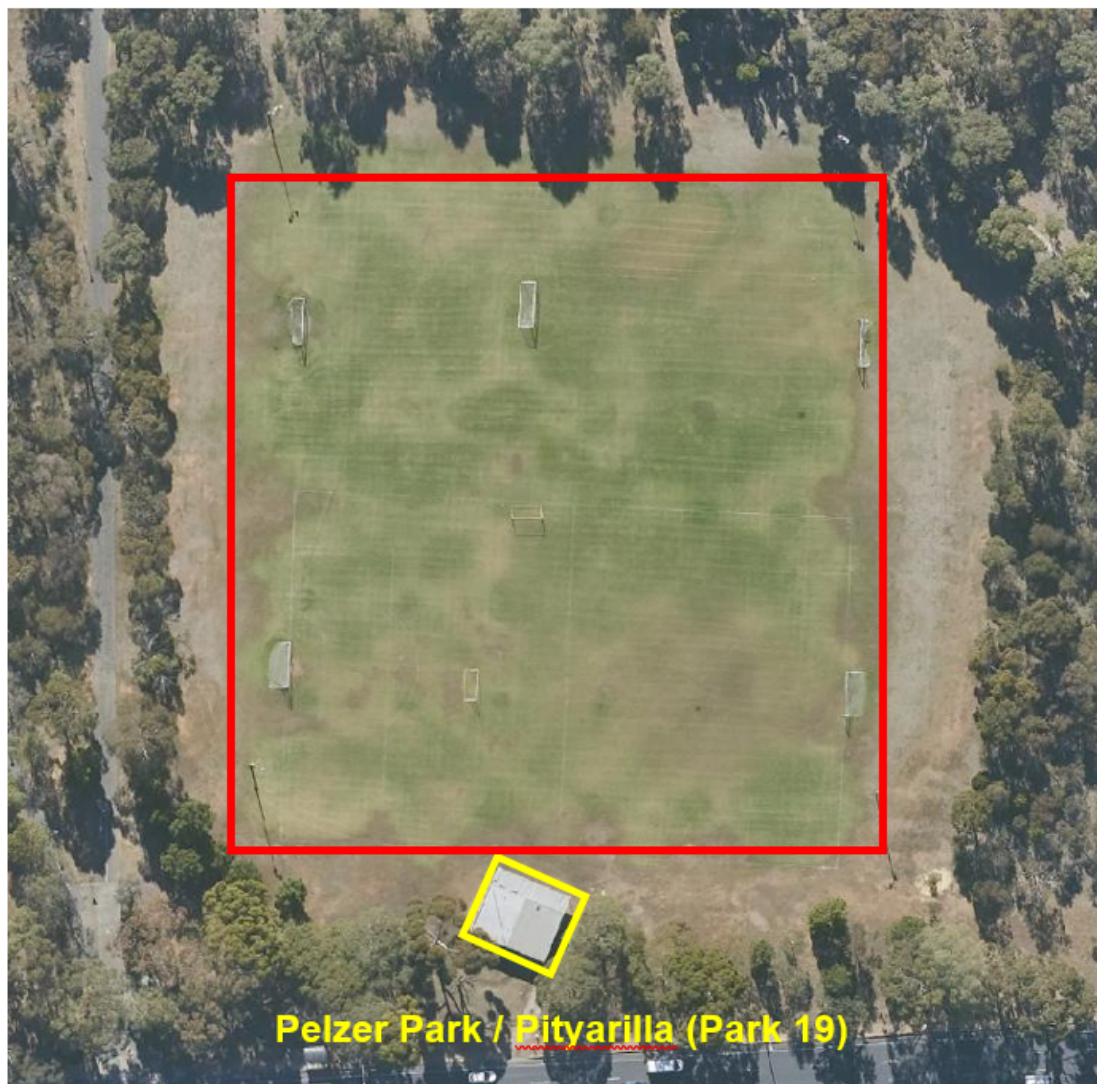


Image 6: Location Plan – Pelzer Park / Pityarilla (Park 19)

29. At the closure of the EOI period, three submissions were received and further work needs to be undertaken at this point in time, with subsequent advice to be provided.

New Park Lands Lease Agreements - Lease Terms

30. In accordance with the existing Adelaide Park Lands Lease and Licencing Policy (2026), the proposed seven Park Lands Lease Agreements will incorporate the following key terms and conditions:
- 30.1. A maximum lease term of five years.
 - 30.2. Lease and licence fees to be reviewed annually in accordance with the City of Adelaide's (CoA) Fees and Charges.
 - 30.3. Permitted use relating to community sport and associated community development (not-for-profit) activities.
 - 30.4. Requirement to enter into an electricity contract with an all-renewable retailer and use reasonable endeavours to minimise waste to landfill through the use of green organics and recycling services.

- 30.5. Requirement to use reasonable endeavours to make the leased premises and licenced area (where applicable) available for use by not-for-profit groups and organisations when not in use by the lessee, including by subletting and casual hiring.
- 30.6. Maintenance schedule detailing lessee and CoA responsibilities and expectations.
- 30.7. Requirement to undertake a refurbishment of the leased premises and licenced area (where applicable) prior to the expiry of the lease.

Existing Park Lands Lease Agreements

- 31. This report recommends granting new lease agreements to existing Park Lands lessees. Prior to the expiry of the existing lease agreements, Administration will undertake an inspection of each leased premises and licensed area (where applicable) to ensure that all obligations under existing agreements have been met, including that:
 - 31.1. any repairs and maintenance required to be undertaken by the lessee have been carried out and completed
 - 31.2. the leased premises and licensed areas are clean, tidy and free from dirt, rubbish and graffiti
 - 31.3. all lease and licence fees have been paid in full.

Kadaltilla / Adelaide Park Lands Authority

- 32. This matter was considered by the Kadaltilla / Adelaide Park Lands Authority on 24 June 2026 and the Board supported the recommendations.

Next Steps

- 33. Subject to Council's approval, Administration will notify all EOI applicants of the outcome and finalise the seven Park Lands Lease Agreements with the successful applicants.
- 34. New lease or licence agreements will only be executed once Administration is satisfied that all obligations under the existing agreements have been fully performed and discharged.

DATA AND SUPPORTING INFORMATION

Link 1 – Expression of Interest Submissions

Link 2 - Torrens Rowing Club five-year lease agreement for the facilities in Park 12

Link 3 - St Peter's College five-year lease agreement for the facilities in Park 12

Link 4 - Christian Brothers College five-year lease agreement for the facilities in Park 12

Link 5 - Pembroke College five-year lease agreement for the facilities in Park 17

Link 6 - South Terrace Croquet Club five-year lease agreement for the facilities in Park 17

Link 7 - Adelaide Harriers Athletics Club five-year lease agreement for the facilities in Park 20

Link 8 - Club De Petanque d'Adelaide a five-year lease agreement for the facilities in Park 20

ATTACHMENTS

Nil

- END OF REPORT -

Mary Lee Park (Park 27B) – Community Building Detailed Design

Strategic Alignment - Our Community

Public

Tuesday, 7 July 2026

City Community Services and
Culture Committee

Program Contact:

Jennifer Kalionis, Associate
Director City Culture

Approving Officer:

Jo Podoliak, Director City
Community

EXECUTIVE SUMMARY

The purpose of this report is to seek Council's approval of the Detailed Design for the Park Lands Community Building at Mary Lee Park (Park 27B).

On 9 December 2025, Council resolved (in part):

'That Council;

1. *Approves the draft concept design for the new Community Building at Mary Lee Park (Park 27B), as contained in Attachment A to Item 5.1 on the Agenda for the Special meeting of City Community Services and Culture Committee held on 2 December 2025, subject to the following considerations:*
 - 1.1. *More specific design solutions responding to the Design Drivers presented.*
 - 1.2. *Presentation of the building to the public realm and within the natural landscape setting.*
2. *Reinforces the importance of inclusion of renewable energy initiatives for Park Lands buildings and financial sustainability for lease holders as identified in City of Adelaide Integrated Climate Strategy and building design guidelines.*
5. *Notes that a public consultation report and a Detailed Design of the Community Building will be presented to Kadaltilla and Council in 2026.*

Park 27B is a key open space within the western Park Lands supporting both organised sport and informal recreation. The West Adelaide Soccer Club (WASC) has been based at the site for over 49 years and operates its junior program from this location, with 302 registered players across 28 teams, comprising male and female participants aged 4 to 17 years.

This report presents the Detailed Design and assesses its alignment with Council's strategic directions, relevant policies, and the design drivers endorsed at the concept stage. It outlines how the design:

- meets the functional and operational needs of current and future users;
- integrates with and enhances the Park Lands landscape;
- supports universal access and inclusion; and
- incorporates environmentally sustainable design principles, including renewable energy initiatives.

The design has been informed by stakeholder engagement and technical advice and reflects a balanced approach to meeting community needs while respecting the environmental and cultural values of the Adelaide Park Lands.

The proposed development will establish Park 27B as a high-quality sport and recreation hub while also creating a welcoming and inclusive destination for broader community use.

The detailed design was supported by Kadaltilla / Adelaide Park Lands Authority on 24 June 2026.

RECOMMENDATION

The following recommendation will be presented to Council on 14 July 2026 for consideration

THAT THE CITY COMMUNITY SERVICES AND CULTURE COMMITTEE RECOMMENDS TO COUNCIL
THAT COUNCIL

1. Approves the Detailed Design of the Park Lands Community Building at Mary Lee Park (Park 27B), as contained in Attachment A to Item 7.2 on the Agenda for the meeting of the City Community Service and Cultural Committee held on 7 July 2026.
-

IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	Strategic Alignment – Our Community Enable community-led services which increase wellbeing, social connections and participation in active lifestyles, leisure, recreation and sport.
Policy	Consistent with the Adelaide Park Lands Community Land Management Plan (2023), the Adelaide Park Lands Leasing and Licensing Policy (2016), and the Adelaide Park Lands Community Buildings (Sport and Recreation) Policy (2024).
Consultation	The Community Building at Mary Lee Park (Park 27B) has been developed through ongoing consultation with the West Adelaide Soccer Club (WASC), project design consultants and relevant stakeholders. Workshops and meetings were undertaken with WASC to inform the operational requirements, building functionality, accessibility outcomes and broader community use of the facility. Aboriginal Urban Design (AUD) were engaged to work in partnership with Kaurna Yerta Aboriginal Corporation (KYAC) to identify opportunities for integration of Aboriginal cultural heritage within the building and landscape design.
Resource	Project delivery and ongoing project management will be supported through existing Council resources and the approved project budget.
Risk / Legal / Legislative	Due to the site's proximity to Karrawirra Pari (River Torrens), Level 1 and Level 2 Aboriginal Heritage Searches were undertaken in consultation with Kaurna Yerta Aboriginal Corporation (KYAC). Administration have engaged Integrated Heritage Services to prepare a Cultural Heritage Management Plan, including Kaurna Aboriginal cultural heritage surveys and reporting, and to facilitate any <i>Aboriginal Heritage Act 1988</i> (SA) permit requirements associated with the project. The Detailed Design has also been informed by arborist, accessibility and stormwater investigations, with no removal of existing trees proposed as part of the project.
Opportunities	The project will deliver a contemporary, multi-purpose facility that supports organised sport, informal recreation and broader community use, while enhancing biodiversity, cultural heritage outcomes and accessibility for all visitors to the Adelaide Park Lands.
26/27 Budget Allocation	The Community Building redevelopment project budget is \$6.561 million and comprises: • Prior year budget allocation – \$1.403 million • 2026/27 New and Upgrade funding – \$3.400 million • 2026/27 Renewal funding – \$1.117 million (including \$317,000 for bridge and service road renewal works) • Delivery costs and overheads – \$641,000 State Government funding of \$1.275 million is included in the New and Upgrade funding figures making the State Governments contribution to the project approximately 20%.
Proposed 27/28 Budget Allocation	No budget allocation is currently proposed for 2027/28. Budget allocations will continue to be reviewed and re-timed as required to align with project delivery timeframes and construction program requirements.
Life of Project, Service, Initiative or (Expectancy of) Asset	Construction of the new Community Building is anticipated to be completed in late 2027 or early 2028.

26/27 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	The Lessee will undertake maintenance of the leased and licensed assets in accordance with the Lease and relevant legislation.
Other Funding Sources	The WASC has contributed \$2 million towards the project through a State Government grant which included upgrades to lighting (approximately \$725,000) with the balance of funding allocated to the upgrade of building works. An external open space grant allocation equivalent to \$184,000 could potentially be reallocated from the Victoria Park / Pakapakanthi (Park 16) Master Plan project, currently on hold, to deliver a rest stop in Mary Lee Park/ Tulya Wardli (Park 27B) in line with the Adelaide Park Lands Rest Stop Design Guidelines under the Adelaide Park Lands Management Strategy - Towards 2036. This would need to meet the conditions of the open space grant requirements.

DISCUSSION

Background

1. The West Adelaide Soccer Club (WASC) holds a Park Lands Community Lease Agreement for 2.51 hectares of sports grounds and a Community Building at Mary Lee Park (Park 27B).
2. The existing Community Building, constructed in the 1960s with an approximate footprint of 150 sqm, has supported the Club's operations at the site for 49 years. WASC uses the site as its primary junior base, supporting 302 registered players across 28 teams, including 51 female and 251 male participants.
3. The existing Community Building no longer meets the functional, accessibility and operational requirements of the Club or broader community use, creating the need for a contemporary, fit-for-purpose facility that supports current and future participation.
4. On 9 December 2025, Council resolved:

'That Council

1. *Approves the draft concept design for the new Community Building at Mary Lee Park (Park 27B), as contained in Attachment A to Item 5.1 on the Agenda for the Special meeting of City Community Services and Culture Committee held on 2 December 2025, subject to the following considerations:*
 - 1.1. *More specific design solutions responding to the Design Drivers presented.*
 - 1.2. *Presentation of the building to the public realm and within the natural landscape setting.*
2. *Reinforces the importance of inclusion of renewable energy initiatives for Park Lands buildings and financial sustainability for lease holders as identified in City of Adelaide Integrated Climate Strategy and building design guidelines.*
3. *Approves the exemption of the West Adelaide Soccer Club from the requirement to undertake an Expression of Interest process in accordance with section 13.1 of the Adelaide Park Lands Leasing and Licensing Policy 2016.*
4. *Authorises a draft 21-year Park Lands Community Lease Agreement between the City of Adelaide (Lessor) and the West Adelaide Soccer Club (Lessee) for community sports facilities at Mary Lee Park (Park 27B) as contained in Attachment B to Item 5.1 on the Agenda for the Special meeting of City Community Services and Culture Committee held on 2 December 2025, for the purpose of public consultation.*
5. *Notes that a public consultation report and a Detailed Design of the Community Building will be presented to Kadaltilla and Council in 2026.'*

Community Building Detailed Design

5. The Concept Design approved by Council in December 2025 identified that the existing building does not:
 - 5.1. adequately service the needs of existing users.
 - 5.2. provide accessible and inclusive amenities for players, officials and spectators.
 - 5.3. align with relevant community sports facility guidelines.
 - 5.4. provide broader benefit to Park Lands visitors not associated with WASC.
6. To address these matters and inform the development of Detailed Design, a series of workshops and meetings were undertaken involving WASC, Council Administration and the project design consultants. The design development process was informed by a range of investigations and stakeholder engagement activities, including:
 - 6.1. Arborist assessment
 - 6.2. Landscape planning and site analysis
 - 6.3. Traffic and access considerations
 - 6.4. Environmentally Sustainable Design (ESD) considerations
 - 6.5. Review of relevant community sport facility guidelines
 - 6.6. Level 2 Aboriginal Heritage Search
 - 6.7. Cultural heritage workshops.

7. The Detailed Design package for the Community Building at Mary Lee Park (Park 27B) is contained in **Attachment A** to this report.
8. The Detailed Design has been developed in response to the identified design drivers, operational requirements and relevant policies and guidelines, including:
 - 8.1. Adelaide Park Lands Community Buildings (Sport and Recreation) Policy
 - 8.2. Adelaide Park Lands Building Design Guidelines.
9. The Detailed Design reduces the 378m² building footprint endorsed by Council in December 2025 by 8m².
 - 9.1. The design proposes a 370m² footprint which is an increase of 220m² from the current 150m² building footprint. Of this increase, 171m² is an increase in existing spaces (e.g. a larger community room, expanded kitchen, and proper equipment storage). A further 49m² provides spaces that are not available in the existing building (e.g. umpire change room, first aid room and public toilets). A table detailing the change in footprint (based on the concept design) was provided via e-news on 8 December 2025.
10. An assessment of how the Detailed Design responds to the relevant policies, guidelines and design drivers is summarised below.

Detailed Design Element	Community Building Policy Alignment	Building Design Guideline Response	Design Driver
Low-scale, single-level building form integrated within the Park Lands setting.	Deliver a building footprint and scale that minimises impact on the Park Lands.	Buildings must demonstrate high-quality design that responds appropriately to the Park Lands setting through form, scale and material selection.	Celebrating Community and Park Lands Identity.
Integration of Kaurna cultural heritage through landscape and design elements.	Recognise and celebrate cultural heritage and strengthen connection to place.	Buildings and landscapes should acknowledge and celebrate Kaurna and cultural heritage through integrated design and artistic expression.	
Natural materials and integrated landscape design response.	Ensure a consistent approach to designing and redeveloping Community Buildings in the Park Lands.	A cohesive palette of durable and sustainable materials and finishes should reinforce the character and sense of place of the Park Lands.	
Flexible community spaces and covered outdoor areas supporting formal and informal Park Lands use.	Maximise investment and community benefit through shared-use facilities.	Buildings must provide fit-for-purpose facilities that support community gathering and broader enjoyment of the Park Lands.	Fostering Community Connection.
Accessible public toilets, handwashing facilities, drinking fountain, shelter, seating and ground-level access.	Create quality, welcoming and inclusive facilities to maximise community benefit.	Buildings must be welcoming to a diverse community and be accessible to all through universal design.	
Improved pedestrian connectivity between the building, Park Lands trail network and surrounding recreation facilities.	Maximise community benefit and accessibility.	Buildings must connect with existing pedestrian and cycling networks, including the Adelaide Park Lands Trail.	

Detailed Design Element	Community Building Policy Alignment	Building Design Guideline Response	Design Driver
Flexible unisex changerooms and adaptable internal layouts.	Foster diverse participation in sport and recreation.	Buildings must support inclusive participation in sport and recreation through unisex facilities.	Efficient and Flexible.
Passive design initiatives including natural ventilation and natural lighting.	Improve the efficient use and environmental performance of Community Buildings.	Building designs must consider siting, orientation, natural ventilation, daylight and opportunities for integrated greening.	
All-electric building with rooftop solar panels.	Optimise the sustainable development, efficient use and environmental performance of Community Buildings.	Buildings must incorporate sustainable design initiatives, including integration of solar energy technology.	
Integrated service and maintenance access designed to minimise impacts on the Park Lands setting.	Support efficient operation and servicing of shared-use Community Buildings.	Service access must be smartly located to minimise disruption to the park and surrounding landscape.	
Swale rehabilitation and Water Sensitive Urban Design initiatives.	Optimise sustainable development and environmental performance.	Integrate natural stormwater management within the Park Lands setting.	Sensitivity to Nature.
Native and drought-tolerant planting integrated with the surrounding landscape to enhance biodiversity.	Optimise the sustainable development, efficient use and environmental performance of Community Buildings.	Buildings must respond to and integrate with the landscape character, vegetation and natural features of the Park Lands setting.	
Retention and integration of existing vegetation and tree canopy with no removal of existing trees.	Minimise impact on the Adelaide Park Lands.	Buildings should respond to existing vegetation and natural landscape features.	

Cultural Heritage Management

11. Due to the site's close proximity to Karrawirra Pari (River Torrens), the project team identified the potential for both tangible and non-tangible Aboriginal Cultural Heritage significance through internal discussions.
12. A Level 1 Aboriginal Heritage Search undertaken by Council identified the project area within Area ID41 – Karrawirra Pari zone, containing detailed and sensitive cultural heritage information.
13. Although not mandated, the project team elected to undertake a Level 2 Aboriginal Heritage Search through Kurna Yerta Aboriginal Corporation (KYAC) to better understand the cultural significance of the site, identify any areas of cultural sensitivity requiring avoidance, and explore opportunities to integrate cultural heritage outcomes within the project.
14. To support ongoing project planning and compliance requirements, the project team engaged Integrated Heritage Services to:
 - 14.1. Undertake an Aboriginal cultural heritage survey of the project area.
 - 14.2. Prepare a Cultural Heritage Management Plan (CHMP) in consultation with Kurna traditional owners through KYAC and in accordance with Aboriginal Affairs and Reconciliation requirements.
 - 14.3. Provide advice, input and support for permit application and cultural monitoring in line with the *Aboriginal Heritage Act 1998* (SA).
15. The project team also engaged Aboriginal Urban Design (AUD) to assist in interpreting heritage information, facilitate engagement with KYAC and explore opportunities for integration of cultural heritage, artwork and storytelling within the project.

16. An introductory meeting was held with the KYAC Board, facilitated by AUD, to present the project, discuss the site context and seek guidance on appropriate integration of Aboriginal cultural heritage within the Community Building and surrounding landscape.
17. KYAC representatives participated in a workshop with AUD, Studio Nine Architects and the project team to discuss the cultural history and significance of the area and identify elements that could be meaningfully reflected within the project design.
18. AUD subsequently prepared a Design Report to inform the ongoing Detailed Design process and future integration of cultural heritage outcomes within the project (pages 5-6 of **Attachment A**).

Additional Project Works

19. The project team has worked with the Park Lands and Sustainability team to scope the delivery of a rest stop in conjunction with the project in accordance with the Adelaide Park Lands Rest Stop Design Guidelines.
20. An external open space grant allocation of \$184,000 could potentially be reallocated from the Victoria Park / Pakapakanthi (Park 16) Master Plan project to deliver a rest stop in Mary Lee Park/ Tulya Wardli (Park 27B).
21. In addition to the Community Building redevelopment, the Project Team is assisting with the Asset Management Renewal program to deliver renewal of the existing bridge (\$200,000) and service road (\$117,000) within the project area.
22. Delivering these works concurrently with the Community Building redevelopment will provide efficiencies through a coordinated design and construction approach, reducing project management, design and construction costs, and delivering a more integrated outcome across the site.

Kadaltilla / Adelaide Park Lands Authority

23. This matter was considered and supported by Kadaltilla / Adelaide Park Lands Authority on Wednesday 24 June 2026.

Next Steps

24. Subject to Council's approval, the planning of the detailed design will be finalised and tender documentation submitted for construction.

ATTACHMENTS

Attachment A – Adelaide Park Lands Community Building Detailed Design Pack – Mary Lee Park (Park 27B)

- END OF REPORT -



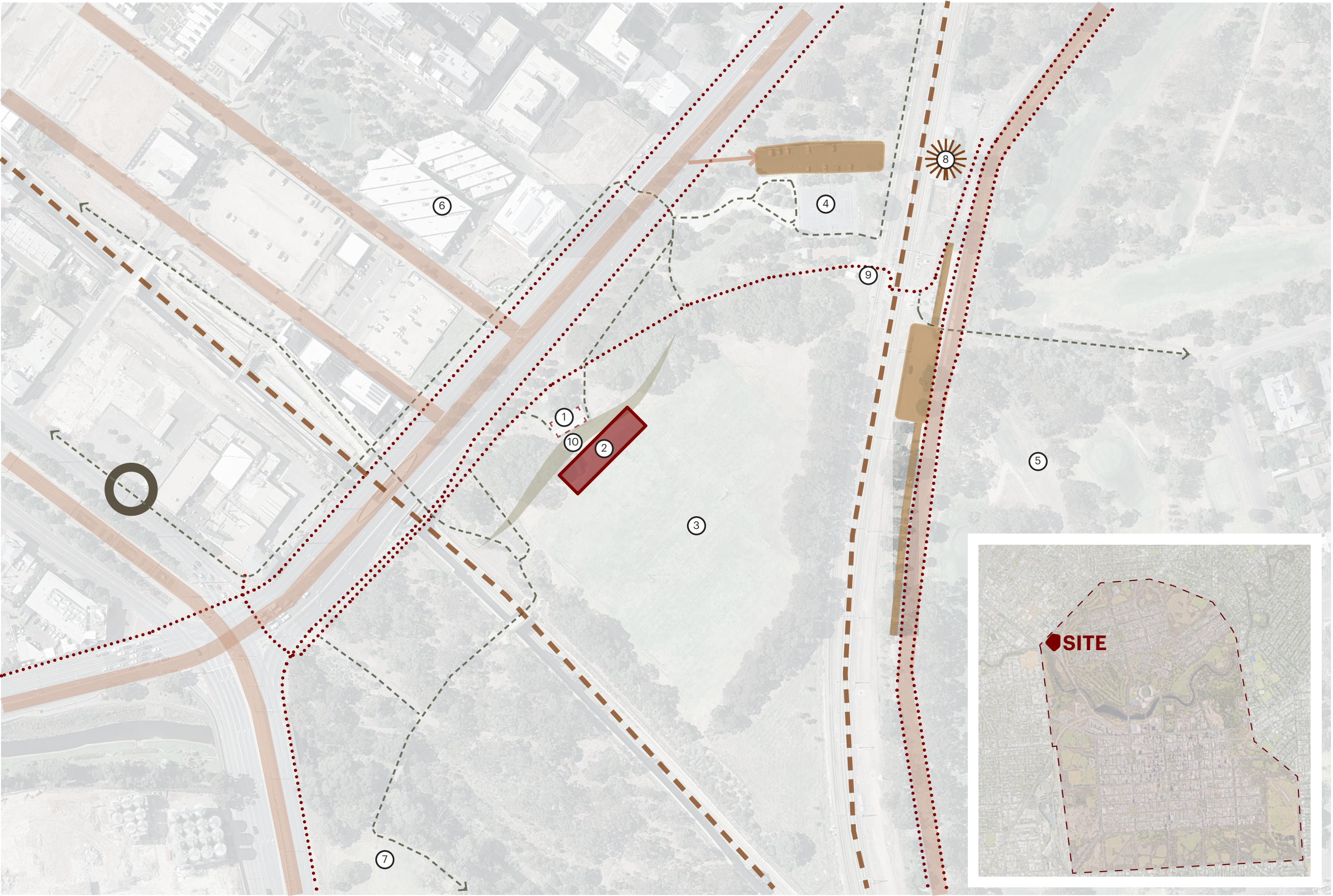
Park 27B Community Building Upgrade — Detailed Design

We acknowledge the Traditional Custodians of the lands on which we live and work across Australia. We pay our respects to Aboriginal Elders, past and present, and honour their enduring connection to Country, culture, and community.

Client
City of Adelaide
Project Number
0909-163
Date
Friday 5th June 2026

Site Analysis

Pedestrian Access and Circulation



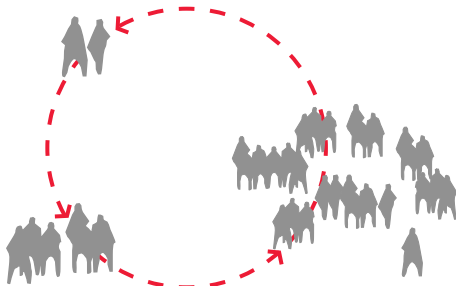
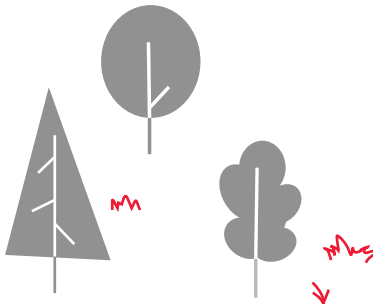
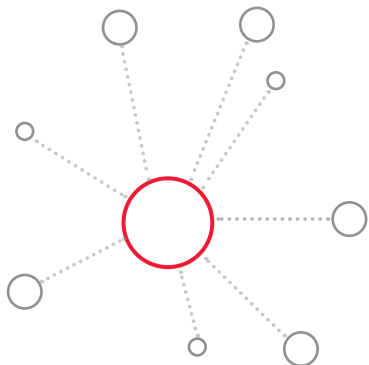
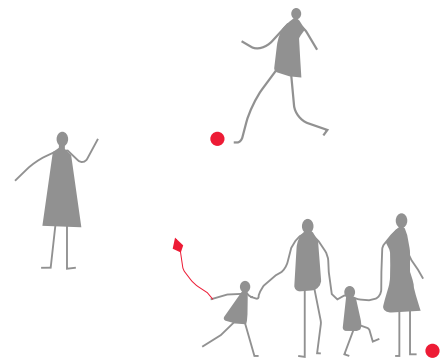
- 1. Existing Clubrooms
- 2. Subject Site
- 3. Multi Use Playing Fields (Mary Lee Park 27B)
- 4. Skate Park and Public Sports Courts (Bowden Park)
- 5. North Adelaide Golf Club
- 6. Plant 4 Bowden
- 7. Bonython Park / Tulya Wardli (Park 27)
- 8. North Adelaide Railway Station
- 9. Public Bathrooms
- 10. Swale

- Public Carpark
- Road
- Railway
- Cycle Path
- Shared Cycle/Pedestrian Path
- Bus Stop
- Train Station



Design Drivers

Four key design drivers were derived from the stakeholder vision workshop. The four identified below are intended to guide the design approach across all phases of the projects lifecycle.



Fostering Community Connection

The club should be more than a venue for sport—it will act as a flexible and vibrant community gathering point.

Enhancing the connection between community driven initiatives on site along with opportunities to foster a deeper sense of place and people through flexible design and rest stops and public amenities.

Celebrating Community and Parklands Identity

Create a community building that responds to its parklands setting and the needs of the growing and changing communities in the city and neighbouring suburbs, catering for organised sport and community use.

The low-scale, single-storey building acknowledges its setting on a culturally significant heritage site and responds sensitively to the site through landscaping and small-scale design.

Sensitivity to Nature

Paying homage to the site nestled within Mary Lee Park (Park 27B), opportunity to enhance and encourage connection to the parklands that foster connection with nature.

Celebrating outdoor sanctuaries to offer restorative swale regenerations, enhancing the overall sense of peace and balance within the community through native drought-tolerant landscaping.

Efficient and Flexible

The facility design will prioritise efficiency and flexibility, ensuring it can seamlessly accommodate both intimate gatherings and larger groups.

The focus will be on creating adaptable spaces that can be easily tailored to suit the specific needs of each group and occasion, offering versatility and functionality for a wide range of events.

Aboriginal Cultural Engagement



Council’s administration requested Level 1 and 2 Aboriginal Heritage searches with TaaWiki, due to the site’s proximity to Karrawirra Pari (River Torrens)

The information was gathered to inform the project team of any significant tangible and non-tangible cultural aspects associated with the site.

Australian Urban Design (AUD) were engaged by the project team to distil and interpret the information and provide cultural advice and discuss potential areas of the building and surrounding environs that could be influenced by and used for cultural expression.

AUD facilitated a ‘start-up’ meeting with the KYAC Board and acted as the conduit between KYAC and the project team.

The cultural significant information and design ideas were presented and discussed, highlighting the regrettable events of the past, but also celebrating the connection and stories between earth and sky of the indigenous people, who inhabited the riverbank.

Council’s administration presented a massing model for context in the natural landscape and described the design timeline, where KYAC collaboration would be required in developing cultural themes within the design.

AUD requested 2 x nominations from the KYAC board to participate in a ‘Co-Design’ workshop between all parties to understand how the cultural aspects could influence and be celebrated within the design.



AUD facilitated a 3.5 hour ‘Co-Design’ workshop at the Living Kurna Cultural Centre - Bedford Park. The session featured a presentation by AUD, who shared more detailed research findings and song lines associated within the area. Building on this foundation, the group then engaged in collaborative discussions on the presented information and began exploring culturally-responsive design opportunities for the project, through recalled childhood memories, and butter paper sketches.



Following the workshop, AUD presented 2 landscape design approaches - a heavy and light touch celebrating the cultural significance of the waterways to the Kurna people, including its role in teaching, protecting, providing nourishment and life for all living creatures, and nurturing Country.

The ‘light touch’ landscape design option was preferred by the project team and used as an underlay for Studio Nine Architects and LCS Landscape Architects to embed within their overall design.

The project team recently re-engaged with members of the KYAC board through Council’s quarterly ‘KYAC Pipeline Meeting’ on the 20th May, where council provided an update on the progress of the detailed design - which was well received and appreciated.

Studio Nine and LCS Landscape Architects have been and will keep refining the design to better align with the intent of the original butter paper sketch, in consultation with AUD.

Its hoped that the final design outcome will exhibit meaningful cultural connection for the Kurna people, but more importantly educate the wider community on the importance of nurturing Country and reconnecting with the land.





DESIGN INTENTIONS / PRECEDENTS



Creating opportunities for inlaid storytelling

CONCEPT NARRATIVE

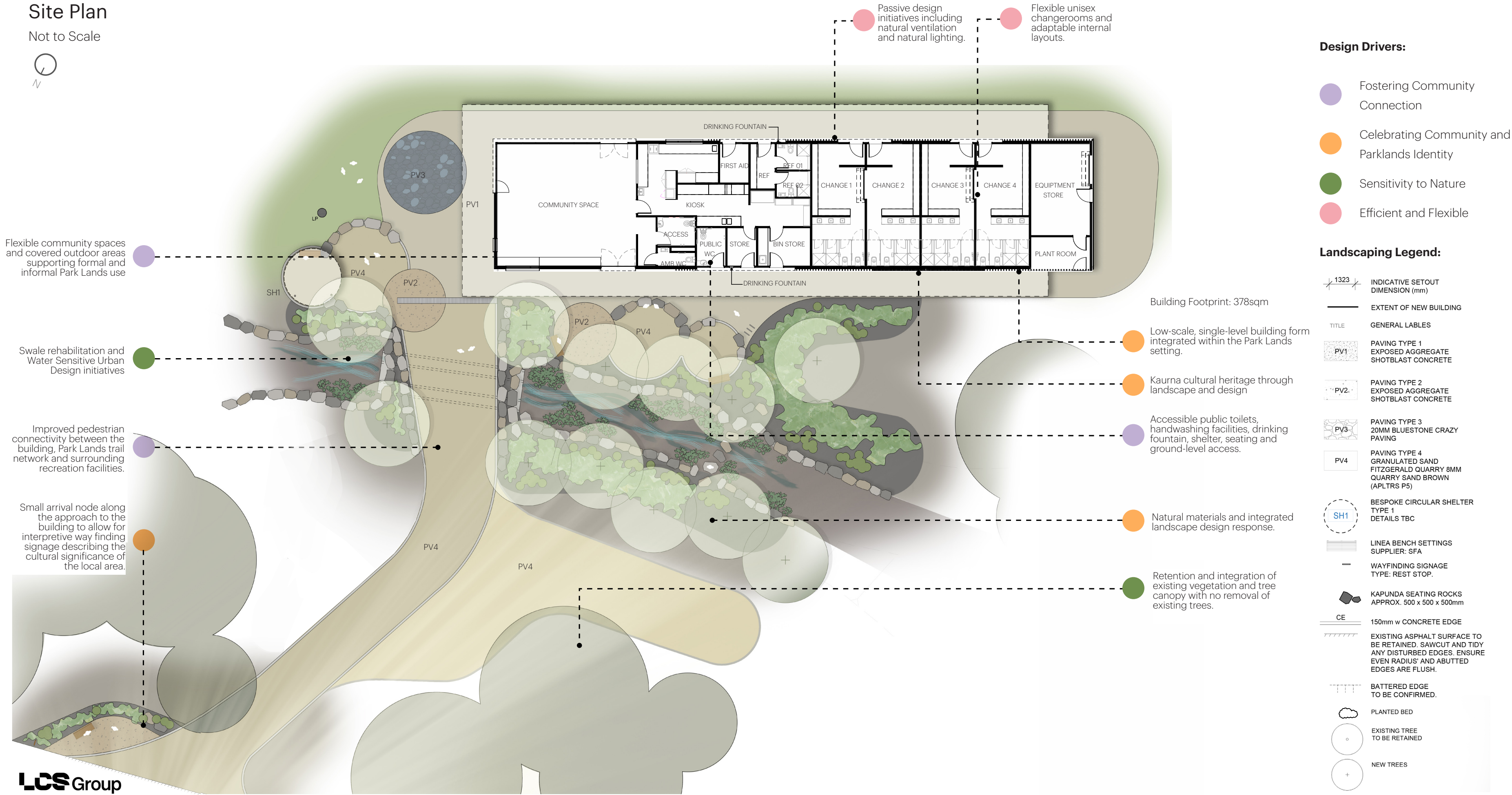
Inspired by Kurna families gathering along the Karrawirra Parri, the design uses circular gathering spaces to represent campsites across time — new, old, and passed. Variations in stone paving, gravel, and seating express layers of use and memory within the landscape. The form references a half Kurna shield, with the remaining half suggested through subtraction in the external wall cladding, guiding movement toward the clubrooms.

KEY

- 1** Symbolic Kurna Shield
The overall form is symbolic of a Kurna shield, with the intention that the remaining half is translated onto the building façade. The ground plane is expressed through stone paving, creating opportunities for inlaid storytelling and cultural interpretation.
- 2** Northern Interconnecting Spaces – New Campsite
The three interconnected northern spaces represent a new campsite, expressed through a more structured form with stone paving and a combination of precast and stone bench seating. Opportunities exist for carved symbols within the bench walls.
- 3** Eastern Interconnecting Spaces – Past Campsite
The three interconnected eastern circles represent a past campsite, defined by a mix of gravel and stone paving with stone bench seating. Planting is introduced sporadically within the gravel to suggest gradual reclamation by the landscape.
- 4** Southern Standalone Space – Old Campsite
The standalone circular space at the southern corner represents an old campsite, expressed through subtle traces only, using dark natural stone paving to convey memory and absence.
- 5** Arrival and Rest Nodes
Smaller rest nodes along the approach to the building provide moments for pause, storytelling, and potential future art installations, offering a preview of the spaces ahead.

Site Plan

Not to Scale



Landscape Design

Planting Palette

IMAGERY



01



02



03



04



05



06



07



08



09



10



11



12



13



14



15

SCHEDULE

NO.	SPECIES	COMMON NAME	POT SIZE	SIZE (H X W)
TREES				
01	Eucalyptus porosa	Mallee Box	45L	10m x 8m
02	Eucalyptus leucoxylon s. megalocarpa	SA Blue Gum	45L	10m x 10m
03	Eucalyptus socialis	Red Mallee	300mm	8m x 8m
SHRUBS				
04	Chrysocephalum apiculatum	Everlasting Daisy	140mm	300mm x 500mm
05	Correa glabra var. leucoclada	Native Fuchsia	140mm	700mm x 1m
	Correa glabra var. turnbullii	Rock correa	140mm	500mm x 1m
06	Enchylaena tomentosa	Ruby saltbush	140mm	1m x 1m
07	Hardenbergia violacea	Native lilac	140mm	5m x 3m
STRAPPYS/SEDGES/GRASSES				
08	Dianella revoluta var. revoluta	Blue Flax-lily	140mm	1m x 1m
09	Ficinia nodosa	Knobby club-rush	140mm	1m x 1m
10	Juncus pallidus	Pale rush	140mm	1.5m x 1m
11	Poa labillardieri	Tussock-grass	140mm	1m x 500mm
	Enneapogon nigricans	Bottlewashers	140mm	300mm x 400mm
	Themeda triandra	Kangaroo grass	140mm	900mmx 1m
	Austrodanthonia caespitosa	Wallaby grass	140mm	800mm x 200mm
GROUNDCOVERS				
12	Atriplex semibaccata	Berry saltbush	140mm	200mm x 1.5m
13	Goodenia varia	Sticky goodenia	140mm	500mm x 1m
	Goodenia albiflora	White goodenia	140mm	300mm x 1m
14	Kunzea pomifera	Muntries	140mm	500mm x 5m
	Kennedia prostrata	Running postman	140mm	100mm x 2m
15	Myoporum parvifolium	Creeping boobialla	140mm	300mm x 2m

Exterior Elevations & Materiality

Not to Scale

- 

1. **TIMBER LOOK SCREENING**
- 

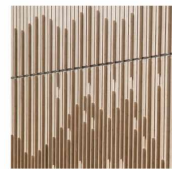
2. **MASONRY BLOCK**
- 

3. **CFC CLADDING - COLOUR 01**
- 

4. **ROOF SHEETING & ACCESSORIES**
- 

5. **LOUVERS**
- 

6. **CFC CLADDING - COLOUR 02**
- 

7. **GLAZING**
- 

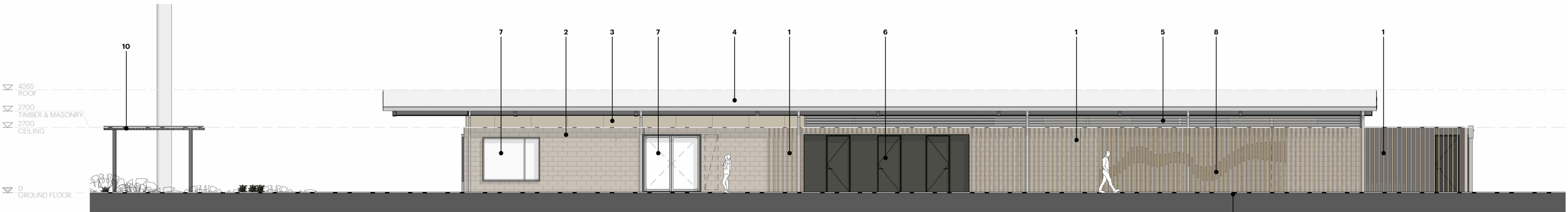
8. **FEATURE TIMBER**
- 

9. **ROLLER DOOR**
- 

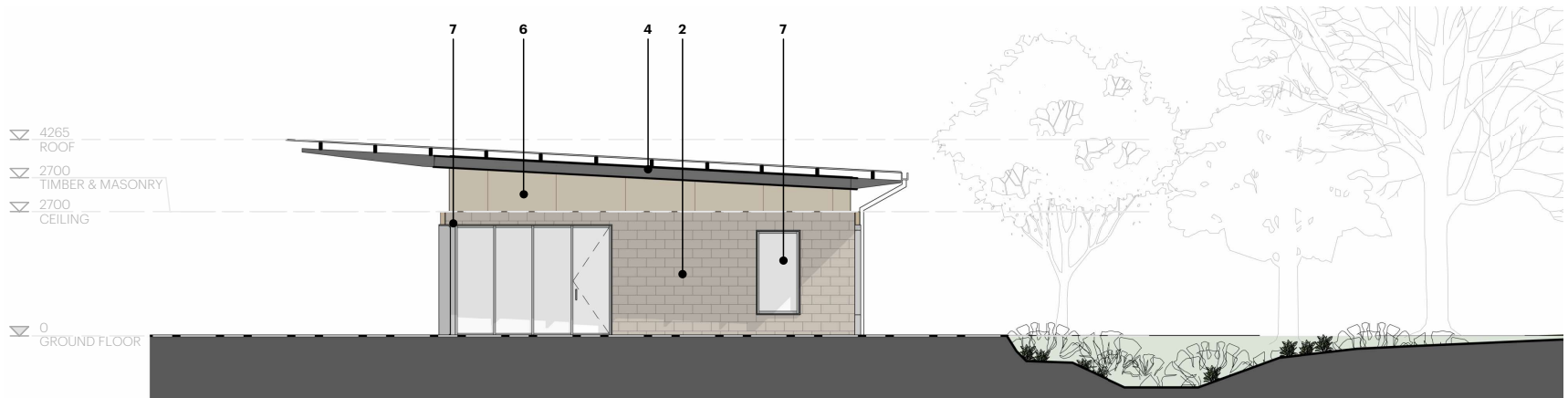
10. **SHELTER**



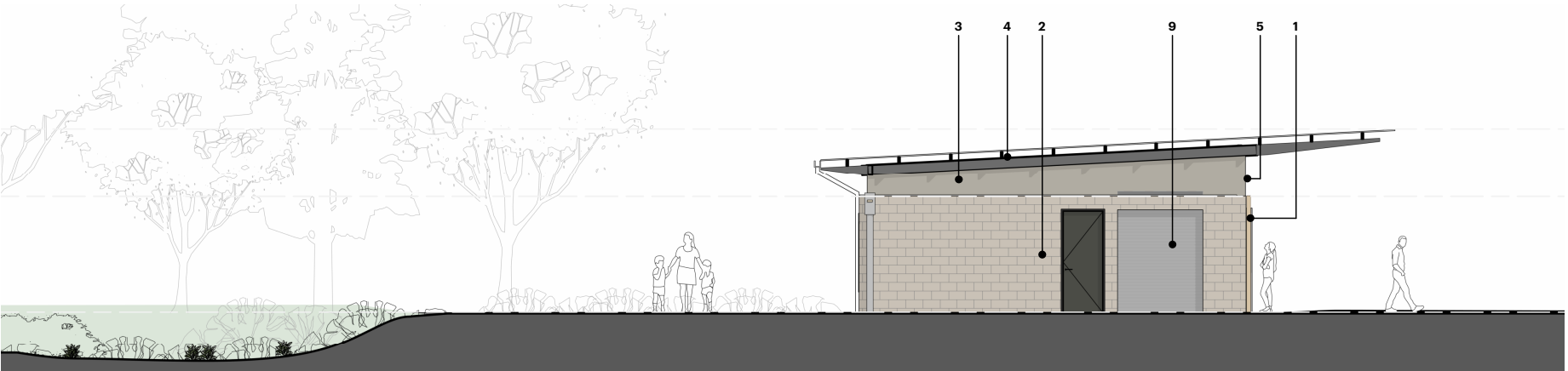
East- South Elevation



North - West Elevation

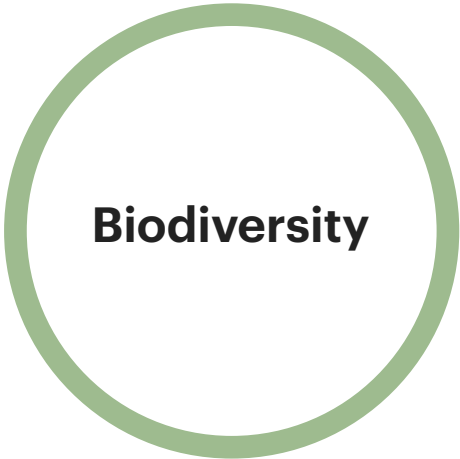
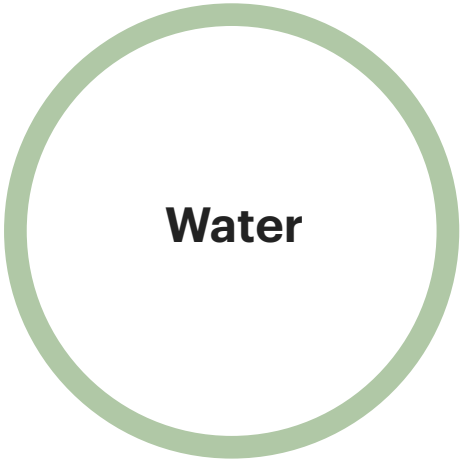
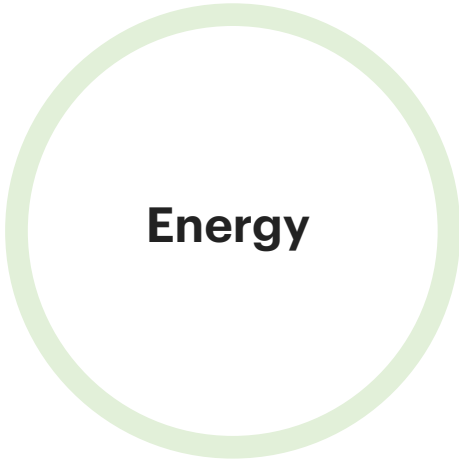


North - East Elevation



South - West Elevation

Environmentally Sustainable Design Initiatives



A fully electric, renewable energy ready, and fossil-fuel-free pavilion supported by high-efficiency building services.

- ✓ All-electric systems, no gas.
- ✓ High-efficiency LED lighting with sensors.
- ✓ Natural ventilation and ceiling fans to reduce cooling loads.
- ✓ Designed and built to incorporate rooftop solar panels, with the necessary space and infrastructure to support future battery storage.

Reduced water uses through high-efficiency WELS-rated fittings and use of Glenelg to Adelaide Pipeline (GAP) water for irrigation.

- ✓ Efficient Water Efficiency Labelling and Standards (WELS) scheme-rated fittings.
- ✓ GAP water for irrigation
- ✓ Permeable paving to reduce runoff and heat.

Natural light in community and change rooms and inclusive amenities. A design that reflects respect for Kaurna and other cultural backgrounds.

- ✓ Natural light to the community space and change rooms which reduces the reliance on artificial lighting.
- ✓ Natural ventilation to all rooms including change rooms.
- ✓ Inclusive amenities and gender-neutral facilities
- ✓ A facility that respects Kaurna culture and other cultural backgrounds.
- ✓ Drinking water Stations
- ✓ Seperated Bins

Use of durable, low carbon and responsible materials and waste reduction strategies to minimise the building’s impact on the Parklands.

- ✓ Low-carbon concrete, responsible steel or responsibly sourced timber.
- ✓ Durable finishes to extend life and reduce replacement.
- ✓ Materials to be sorted appropriately on-site to reduce waste sent to landfill
- ✓ Where possible local materials and suppliers will be specified
- ✓ Local trades and businesses to be involved

A site that enhances local biodiversity, strengthens connectivity, and provides habitat for endangered species.

- ✓ Native and drought resistant planting that supports pollinators, wildlife and bird habitat.
- ✓ Integrated habitat features

Stormwater is managed through a natural swale to reduce flood risk during heavy rain, with light-coloured finishes and vegetation to minimise heat island effect.

- ✓ Water Sensitive Urban Design (WSUD) including a natural swale to reduce local flood risk during intense rainfall events and shelter/play on hot days.
- ✓ Light-coloured, reflective roof to reduce heat island effect.





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