Public Document Pack

Kadaltilla

Adelaide Park Lands Authority

BOARD MEETING AGENDA

Thursday, 24 September 2026 at 4.00 pm
Colonel Light Room, Adelaide Town Hall

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Kadaltilla / Adelaide Park Lands Authority

Board Meeting Agenda, Thursday, 24 September 2026 at 4.00 pm
Colonel Light Room, Adelaide Town Hall

Membership	The Lord Mayor 4 other members appointed by the Council 5 members appointed by the Minister for Planning
Quorum	6
Presiding Member	The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith
Deputy Presiding Member	Elinor Walker
Board Members	Tim Agius
	Daniel Bennett
	Kirsty Bevan
	Ashley Halliday
	Stephanie Johnston
	Warwick Keates
	Councillor Keiran Snape
	Sally Underdown
Proxy Board Members	Councillor Eleanor Freeman, for Councillor Keiran Snape
	Sarah Russo, for Stephanie Johnston
	Allan Sumner, for Tim Agius

Agenda

1. Welcome and Opening

1.1 Acknowledgement of Country

At the opening of the Board Meeting, the Board member presiding 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.'

1.2 Apologies

Board Member -

Sally Underdown

Ashley Halliday

1.3 Confirmation of Minutes 5 - 9

That the Minutes of the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 27 August 2026 be taken as read and be confirmed as an accurate record of proceedings.

1.4 Out-of-Session Resolution

On 31 August 2026, the Kadaltilla / Adelaide Park Lands Authority Board was presented with the following recommendation to consider out of session, in accordance with clause 4.8.4 of the Kadaltilla Charter:

That the Kadaltilla / Adelaide Park Lands Authority:

1. Approves the date, time, and location of the 2026 Kadaltilla Annual Community Forum to be:
    1. Date: Friday, 2 October 2026
    2. Time: 9:00am to 12:30pm
    3. Location: Nature Festival 2026 event “Nature Day in North Adelaide” in Bundey’s Paddock (Park 9)
4. Approves the theme for the 2026 Annual Community Forum as “Future of the Park Lands”.
5. Authorises the Chief Executive Officer, or delegate, in consultation with the Kadaltilla / Adelaide Park Lands Authority Presiding Member to alter the date and/or time of any of the above community forum events, if required.

2. Conflict of Interest

3. Presiding Member Report (verbal)

4. Deputations

5. Items for Board Discussion and Decision

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5.3	Park Lands Leasing and Licencing Policy	20 - 52

6. Items for Noting

6.1	Tree Management Policy	53 - 75

7. Other Business

8. Exclusion of the Public for Items requested to be considered in confidence 76 - 78

In accordance with Clause 4.8.21 of the *Adelaide Park Lands Authority Charter* and s 90(3) and 90(4) & (7) of the *Local Government Act 1999* (SA), this meeting of Kadaltilla will consider whether it is necessary and appropriate to act in a meeting closed to the public to discuss in confidence the report contained within section 10 of this Agenda

9. Items for the Board in confidence

9.1 Victoria Park Grandstand Expression of Interest Outcomes [s 90(3) (b), (d)] 79 - 116

10. Meeting Close

Kadaltilla
Adelaide Park Lands Authority

BOARD MEETING MINUTES

Thursday, 27 August 2026

Colonel Light Room, Adelaide Town Hall

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Kadaltilla / Adelaide Park Lands Authority

Board Meeting Minutes, Thursday, 27 August 2026, at 4.30 pm
Colonel Light Room, Adelaide Town Hall

Present:

Presiding Member	The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith
Deputy Presiding Member	Elinor Walker
Board Members	Tim Agius
	Daniel Bennett
	Kirsty Bevan
	Stephanie Johnston
	Councillor Keiran Snape
	Sally Underdown

1 Welcome and Opening

1.1 Acknowledgement of Country

At the opening of the Board Meeting, the Presiding Member, the Lord Mayor stated:

'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.'

1.2 Apologies

Board Members –

Warwick Keates

Ashley Halliday

1.3 Confirmation of Minutes

Board Decision

Moved by Daniel Bennett,
Seconded by Elinor Walker -

That the Minutes of the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 30 July 2026 be taken as read and be confirmed as an accurate record of proceedings.

Carried

2 Conflict of Interest

Nil

3 Presiding Member Report (verbal)

The Presiding Member provided a verbal report on various matters:

- The Lord Mayor wrote to Andrew Daniels, Chair of the South Australian Motorsport Board on 17 August seeking a briefing at the earliest opportunity possible in relation to the plans and designs for the Moto GP 2027, and their impacts on the Adlaide Park Lands, as per the decision of the Board in the July meeting.
- During the Special Council Meeting, held on 18 August 2026, the City of Adelaide passed a

resolution on the MotoGP project, which included the following elements:

- Administration do not have and has not been provided with full illustrations of the proposed track design.
- The Lord Mayor has also requested that Council be provided with a briefing on the final track design at the earliest opportunity.
- The content of a letter received from the Chair of the SA Motor Sport Board in response to a letter the Lord Mayor sent to Mr Andrew Daniels regarding consultation on the declaration of the Declared Area, Declared Period and Prescribed Works Period for the 2026 Adelaide Grand Final and Associated Motorsport Event. The letter has been published in the Minutes of the Special Council Meeting
- Noting there were some changes to the Butterfly Zone

- Kadaltilla Community Forum looking to be held in October as part of "The Future of the Park Lands" – out of session decision to confirm date.
- The Kadaltilla Strategic Planning and Governance Workshop is proposed to be held as an afternoon session on Thursday, 19 November 2026. Members are encouraged to provide feedback regarding the proposed day or time.
- A number of Committee reports will be presented to the Board, including Light Square and Moto GP.

Councillor Keiren Snape entered the Colonel Light Room at 4.36pm

Moved by Sally Underdown,
Seconded by Stephanie Johnston –

That the Kadalitlla / Adelaide Park Lands Authority noted the Presiding Members Report

Carried

4 Deputations

Nil

5 Items for Board Discussion and Decision

5.1 Cor Infinitus Returned and Services League of Australia SA Branch - Memorial Proposal

Discussion ensued

It was then –

Moved by Daniel Bennett,
Seconded by Stephanie Johnston

THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Kadaltilla / Adelaide Park Lands Authority:

1. Endorses the proposal from the Returned and Services League of Australia for the establishment of a Veteran's support and reflection space within Red Gum Park / Karrawirra (Park 12), as contained in Attachment A to Item 5.1 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 27 August 2026, subject to the final design being presented to Kadaltilla.
2. Notes the Returned and Services League of Australia has committed to fully fund and project manage the project, with the City of Adelaide providing in-kind design input, oversight, site coordination and necessary approvals.

Carried

5.2 Kadaltilla Advisory Committee Terms of Reference

Discussion ensued

It was then –

Moved by Councillor Keiran Snape,
Seconded by Sally Underdown -

That the Kadaltilla / Adelaide Park Lands Authority:

1. Approves the draft Terms of References for the Advisory Committee on Population Growth Impacts on the Adelaide Park Lands as contained in **Attachment A** to Item 5.2 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 27 August 2026.
2. Approves the progress of the Population Growth Impacts Advisory Committee as the first Advisory Committee to be trialled to assess the resourcing requirements and effectiveness of the Committee structure.
3. Authorises the Administration to:
   - 3.1. Write to nominated member organisations outlining the purpose of the Committee and seeking nominations for membership.
   - 3.2. Convene the inaugural meeting of the Population Growth Impacts Advisory Committee.
   - 3.3. Report back on the resourcing and effectiveness of the Population Growth Impacts Advisory Committee before progressing with the Funding and Investment Advisory Committee and the Return Areas Advisory Committee.
4. Notes that a consolidated update on the establishment and initial activity of the Population Growth Impacts Advisory Committee will be brought to Kadaltilla within twelve months.
5. Notes that the Presiding Member will write to the Minister for Planning outlining Kadaltilla's intention to establish the advisory committees.
6. Authorises the Presiding Member, or delegate, to amend the draft Terms of Reference as contained in **Attachment A** to Item 5.2 on the Agenda for Kadaltilla / Adelaide Park Lands Authority meeting held on 27 August 2026, for the purposes of finalising the document.

Carried

5.3 Kadaltilla / Adelaide Park Lands Authority 2025/2026 Annual Report

Discussion ensued

It was then –

Moved by Daniel Bennett,
Seconded by Kirsty Bevan -

THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES THE STATE GOVERNMENT AND COUNCIL:

That the Kadaltilla / Adelaide Park Lands Authority:

1. Approves the Kadaltilla / Adelaide Park Lands Authority Annual Report 2025/26 as contained in **Attachment A** to Item 5.3 on the Agenda for the meeting of the Board of the Kadaltilla / Adelaide Park Lands Authority held on 27 August 2026.
2. Approves the Chief Executive Officer, or delegate, incorporating the Audited Financial Statements of Kadaltilla from 1 July 2025 through 30 June 2026 into the Kadaltilla / Adelaide Park Lands Authority Annual Report 2025/26 as contained in **Attachment A** to Item 5.3 on the Agenda for the meeting of the Board of the Kadaltilla / Adelaide Park Lands Authority held on 27 August 2026, to be considered by the Audit and Risk Committee on 23 September 2026.
3. Notes the requirement, under Clause 6.4.1(c) of the Kadaltilla Charter, to undertake an annual review of the Kadaltilla Strategic Plan in consultation with Council.
4. Approves that no amendments are required to be made to the Kadaltilla 2023–2028 Strategic Plan.
5. Authorises the Chief Executive Officer, or delegate, to provide a copy to Council and the Minister of Planning as the Minister responsible for the *Adelaide Park Lands Act 2005* (SA).
6. Authorises the Chief Executive Officer, or delegate, to make minor, technical or typographical changes to the Kadaltilla / Adelaide Park Lands Authority Annual Report for the 2025/26 financial

year as contained in **Attachment A** to Item 5.3 on the Agenda for the meeting of the Board of the Kadaltilla / Adelaide Park Lands Authority held on 27 August 2026.

Carried

5.4 Progress of the Tentative List Submission for Adelaide and its Rural Settlement Landscapes World Heritage Bid

Discussion ensued

It was then –

Moved by Councillor Keiran Snape,
Seconded by Stephanie Johnston -

That the Kadaltilla / Adelaide Park Lands Authority:

1. Receives the report as contained in Item 5.4 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 27 August 2026.

Carried

6 Items for Noting

Nil

7 Other Business

Discussion ensued in relation to the following topics –

- The possibility of inviting a Senior Member of State Government to attend the Advisory Committee meetings.
- Inviting the Minister for Planning to attend a future Kadaltilla meeting.
- Councillor Keiran Snape confirmed there is no update from the State Government in relation to the Petition to 'Stop The Chop'.

Closure

The meeting closed at 5.22 pm

The Lord Mayor, Dr Jane Lomax-Smith
Presiding Member
Kadaltilla / Adelaide Park Lands Authority

Documents Attached:

Nil

Kadaltilla
Adelaide Park Lands Authority

External Presentation: Adelaide Parklands Nature Positive Package

Thursday, 24 September 2026
Board Meeting

Author:
Ilia Houridis, Director City Shaping

Public

Purpose of Presentation

The purpose of this presentation is for the Hon Emily Bourke MLC, Minister for Climate, Environment and Water, to provide information on the Government of South Australia's Greener. Cooler. Wilder. Adelaide Park Lands Nature Positive Package, which accompanied the announcement of the Adelaide Circuit Redevelopment Project for the purposes of the 2027 Adelaide MotoGP, on 30 August 2026.

Key Questions

Does the Adelaide Park Lands Authority / Kadaltilla have any questions for the Minister for Climate, Environment and Water relating to the Government of South Australia's Greener. Cooler. Wilder. Adelaide Park Lands Nature Positive Package?

- END OF REPORT –

Kadaltilla
Adelaide Park Lands Authority

Consultation - Adelaide Parklands Nature Positive Package

Thursday, 24 September 2026
Board Meeting
Author:
Ilia Houridis, Director City Shaping

Public

Purpose

This report provides the Adelaide Park Lands Authority / Kadaltilla with preliminary analysis of the Government of South Australia's Greener. Cooler. Wilder Adelaide Park Lands Nature Positive Package, which accompanied the announcement of the Adelaide Circuit Redevelopment Project for the purposes of the 2027 Adelaide MotoGP, on 30 August 2026.

Recommendation

THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES THE STATE GOVERNMENT AND COUNCIL:

That the Kadaltilla / Adelaide Park Lands Authority:

1. Recommends that the Department for Environment and Water (DEW) and Green Adelaide work in partnership with the City of Adelaide to deliver the Adelaide Park Lands Nature Positive Package.
2. Requests that the State Government provide a report on the alignment of the Adelaide Park Lands Nature Positive Package with the Adelaide Park Lands Management Strategy – Towards 2036.
3. Requests that the Minister for Climate, Environment and Water provide the methodology used and the outcomes of any nature positive assessments relating to the Adelaide Park Lands Nature Positive Package.
4. Seeks an update on the monitoring of the impacts on nature positive outcomes in the Adelaide Park Lands, as result of this investment, as an annual report to the Adelaide Park Lands Authority / Kadaltilla, the State Government, and the City of Adelaide.

Implications

Adelaide Park Lands Management Strategy – Towards 2036	Adelaide Park Lands Management Strategy - Towards 2036 Some of the elements of The Adelaide Park Lands Nature Positive Package would contribute to objectives of the Adelaide Park Lands Management Strategy.
2023-2028 Strategic Plan	Kadaltilla / Adelaide Park Lands Authority 2023-2028 Strategic Plan Strategic Plan Alignment – Cultural Value Strategic Plan Alignment – Environmental Performance Strategic Plan Alignment – Management and Protection Strategic Plan Alignment – Expert Advice Whilst further details are required the initiatives proposed within Package have alignment to the Kadaltilla Strategic Plan.
City of Adelaide Strategies	Integrated Climate Strategy
Policy	Not as a result of this report
Consultation	It is understood that the State Government is progressing a series of engagements as part of the promotion of the strategy. The Adelaide Park Lands Authority / Kadaltilla were not consulted in the planning of the Adelaide Park Lands Nature Positive Package.
Resource	Not as a result of this report
Risk / Legal / Legislative	Investments outlined in the report and relating protected species and habitats should ensure compliance with the *Environment Protection and Biodiversity Conservation (EPBC) Act 1999* and other relevant legislation and instruments. Should any significant earth works be undertaken, alignment with the *Aboriginal Heritage Act 1988* (SA) should be considered.
Design	Tree removal and replacement plans are yet to be determined.
Opportunities	The opportunity to engage at key points with the Adelaide Park Lands Authority/Kadaltilla and provide updates at appropriate levels on progress and nature positive impacts should be considered.
City of Adelaide Budget Allocation	Not as a result of this report

Capital Infrastructure Projects	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	Details of the timescale of the investment are to be confirmed
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report

Discussion

1. As part of the Government of South Australia's Adelaide Circuit Redevelopment Project announcement, made on 30 August 2026, it released the Greener.Cooler.Wilder. Adelaide Park Lands Nature Positive Package, a $15.0M package to deliver a series of initiatives focussed on the Adelaide Park Lands.
2. The Package is under four key themes:
   - 2.1. Greening the City
   - 2.2. Rewilding the Park Lands
   - 2.3. Revitalising the River Torrens and its Creeks
   - 2.4. Activating the Community.
3. Whilst the package was outlined as Adelaide Park Lands specific, a number of the initiatives clearly have implications beyond the Adelaide Park Lands, CBD and North Adelaide. These include:
   - 3.1. $1.35 million in the SA Seed Conservation Centre at the Botanic Gardens and State Herbarium.
   - 3.2. $250,000 donation to Nature Foundation's Climate and Nature Fund.
   - 3.3. $4.06 million investment in water infrastructure into the River Torrens / Karrawirra Parri is integral to the entire Adelaide Park Lands ecosystem and beyond.
4. Administration is advised that the details and timeframes of the individual items, which make up the package, are yet to be determined.
   - 4.1. Additionally, based on preliminary advice received, that some of the elements in the package may be intended for delivery post the first MotoGP event in November 2027.
5. On Friday 4 September 2026, a high-level briefing session on the package was provided by the Hon Emily Bourke MLC, Minister for Climate, Environment and Water, where it was indicated that a working group would be established to monitor the delivery of initiatives and invitations sent to relevant stakeholders.

Nature Positive Assessment

6. No definition or information has been provided by the State Government regarding how they have determined that the Nature Positive Package would result in a nature positive outcome, triggered because of the MotoGP, nor any indication of how they will measure and monitor these outcomes.
7. Nature Positive is a global goal to halt and reverse nature loss by 2030 on a 2020 base line and achieve full recovery by 2050.
   - 7.1. There is no indication provided to date as to how the Adelaide Park Lands Nature Positive Package aligns with the Australian Government's *Strategy for Nature 2024-2030*, nor its Nature Positive Plan.
   - 7.2. The Nature Repair Market is part of the reform and is a voluntary scheme to improve biodiversity outcomes. It is unclear whether the Nature Positive Package used such a framework to measure biodiversity outcomes.

Nature Positive Package

8. The table below provides some preliminary commentary of how the Nature Positive Package aligns with the Adelaide Park Lands Management Strategy – Towards 2036 (APLMS).

Announcement	APLMS Alignments and Opportunities
GREENING THE CITY	
Increasing tree canopy cover and habitat in the Park Lands » An investment of **$5.5 million** to provide an overall increase in canopy cover and understorey in the Adelaide Park Lands that is balanced with the open space	• Plantings will focus on canopy cover and understorey in the Adelaide Park Lands with a focus on benefits to biodiversity areas and active transport corridors (see map of plantable spaces for canopy trees)

Announcement	APLMS Alignments and Opportunities

and recreational requirements of the community.
» The aim of this work is to not only increase canopy cover but also bring back to the Park Lands proper functioning ecosystems with structure that drives increased biodiversity.
» A partnership worth over $1.1 million with Trees for Life to deliver native plants (trees, shrubs, grasses) to achieve stronger biodiversity outcomes and greater community participation in nature restoration.
	• The mapping within the Package is consistent with City of Adelaide material.
	• Locations are not predetermined and therefore opportunity exists to inform and influence the planning locations for trees for canopy cover and understorey in the Adelaide Park Lands to meet with aims in the APLMS.
	• There are no specific references to Green Adelaide or City of Adelaide greening/canopy targets.
	• The CoA Victoria Park Master Plan Implementation proposed increased greening and tree canopy (biodiversity), particularly over existing and new paths, to complement the wetlands and strategic open space areas.
	  ○ It includes understorey planting to support biodiversity values.
	• A tree planting plan was prepared, approx. 500 trees to be progressively planted in Victoria Park.
	  ○ species to be planted include River Red Gum, South Blue Gum, Norfolk Island Pine, Grey Box, Kurrajong, Dragon Tree, Bottle Tree, Claret Ash, and London Plane.
	• Offset tree planting locations are already required for LIV Golf and nWCH.
	• Neither of those major State Government projects have designated plans.
	• Trees for Life supply native plants for some Park Lands projects including some SECRA projects, noting this work is currently coordinated with CoA.
	• CoA has previously advised of a need to ensure that replacement plantings are in areas where they are needed, not just randomly within Parks and particularly in locations that already meet canopy targets, set by both CoA, Kadaltilla and Green Adelaide.
	• The timescale for immediate canopy loss and when that canopy would be regained, ie 15-20 years needs to be clearly communicated.
	• Mature trees referenced by State Government, does not equate to trees with sufficient height and canopy to provide comparable immediate amenity to those that are being removed.
	• Canopy replacement will not be realised for some time as a result of nWCH, NAPGC, MotoGP and the recently completed AAC redevelopment.

Rare Plants & Biodiversity Improvement » An investment of **$350,000** to enhance the biodiversity, ecological resilience and cultural value of the southeast corner of the Adelaide Park Lands through sourcing selected rare and threatened plants and undertaking an augmented planting program.	• No detail on this element. • The CoA has undertaken work of this nature in the South East corner (assuming Victoria Park/Wetlands area). • The CoA Biodiversity Program includes species recovery (mostly flora) in partnership with Green Adelaide and native seed suppliers. • Plants with conservation status are listed for each Key Biodiversity Area. Key Biodiversity Areas.

Announcement	APLMS Alignments and Opportunities

» By introducing regionally appropriate native plant species, including threatened, historically recorded and culturally significant species, some now absent from the Park Lands, the project will strengthen biodiversity, ecological functions while creating long-term conservation outcomes.	• 13 species of conservation significance were identified in KBA#1 (Park16/17)
	• The identified tree species do not include various native Eucalyptus.
	• CoA has undertaken a number of biodiversity surveys that could be used to inform this work.
	• Whilst further detail is required, the project should be consistent with:
	  ○ The CLMP for Victoria Park / Pakapakanthi (Park 16) which seeks to create a vibrant, flexible and sustainable recreational open space, supporting a variety of community activities whilst preserving the unique landscape and heritage qualities of the Park.
	  ○ The Victoria Park Master Plan key targets of:
	  ▪ Increase tree canopy by 8% to reach the minimum 30% canopy cover for the park.
	  ▪ Measured through the Biodiversity Monitoring Framework, achieve a net increase in biodiversity, habitats, and ecosystems health
	  ▪ Through landscape changes increase Key Biodiversity Area 1 by 30% (11,735 sqm)
	  ▪ Through the consolidation of path networks achieve an overall reduction of hard stand / impervious surfaces.

REWILDING THE PARK LANDS	

Butterfly habitat restoration
» By investing **$200,000** this project will improve habitat for butterflies in the Adelaide Park Lands area including for the Satin Azure, Golden-haired Sedge Skipper and the Chequered Copper butterfly. Species such as these have specific food plant requirements and this project aims to increase these resources across the Park Lands.
	• This initiative is across the Adelaide Park Lands.
	• Supports habitat improvements to consequently support the identified butterfly species.
	• No detail on the specifics within the Package.
	• There is opportunity to look at listing the Butterfly species, not just the native grasses.
	• The initiative aligns with the CoA Biodiversity Survey work and outcomes sought through Park Masterplan documents and the relevant CLMPs across the Adelaide Park Lands.
	• Specifically with regard to the grassland area in Park 16, it will be replaced and expanded by an additional 180m^2.
	• It should be noted that two of the species referred to are located in other parts of the Adelaide Park Lands, not within Parks 13 to 16:
	  ○ Satin Azure – In 2026 3 types of native mistletoe were reintroduced in Park 23 by the Biodiversity Team to increase food plant for caterpillars. Instagram
	  ○ Golden Haired Sedge Skipper - Current host plant planting (of Cutting Grass (*Gahnia trifida*)) by the Biodiversity Team is happening in Park 17
	• The Chequered Copper is within Park 16 and its current management is for the preservation of Oxalis host plants and obligate ant populations.

Announcement	APLMS Alignments and Opportunities
	• Clarity will be required on the approach that will be taken to replace and expand the grassland and how this is proposed to be managed in relation to legislative requirements and protections under EPBC Act and other relevant legislation and what obligations will fall back to Council.
Support the Grey-headed Flying Fox camp in Botanic Park » An investment of **$90,000** for cooling infrastructure to support the Grey-headed Flying Fox camp in Botanic Park will assist in building the resilience of this nationally threatened species to the impacts of a warming climate.	• This investment is likely outside of the Circuit area • Rymill Lake in Park 14 has had improvements to aid wildlife (fauna) to climb out of the Lake in circumstances of extreme heat, where the Flying Fox may enter the Lake for relief • The Botanic Gardens/Adelaide Zoo is where habitat needs to be 'regenerated' – however this is not clear from the announcement • There was no indication that this investment will be extended to other locations across the APL where the Flying Fox may stop to access water (for example Rymill Lake) • CoA (Park Lands Planning) are represented on the Grey Headed Flying Fox Stakeholder Working Group along with State Government agencies DEW, Green Adelaide, ZoosSA, and SAPN, Adelaide University
REVITALISING THE REIVER TORRENS AND ITS CREEKS	
Revitalising the River Torrens » The River Torrens is integral to the entire Adelaide Park Lands ecosystem and beyond. A **$4.06 million** investment in water infrastructure aids in the rewilding and revitalisation of the River Torrens, including the reintroduction of many native species (plants, animals, insects, invertebrates) that previously inhabited the system prior to European settlement, including but not limited to Platypus. » By investing in aquatic and riverbank revegetation, this can play an important role in freshwater streams by reducing erosion and improving water quality, contributing to the food web, and providing shelter and breeding habitat for aquatic fauna.	• No specific details on this element within the Package. • $4.06 million Revitalising and Rewilding the River Torrens including the reintroduction of many native species including the Platypus • The CoA utilises the Green Adelaide - River Torrens Recovery Grant to support removal of invasive weeds (Madeira Vine) along the River Torrens / Karrawirra Pari. • Green Adelaide has previously indicated the Platypus is likely to be reintroduced to parts of the River Torrens that sit outside of the CoA boundary. • CoA would seek that the Torrens Lake is one of the priority sites for revegetating riverbank to stabilise soils and improve biodiversity and amenity and new water infrastructure. • Confirmation that some of this investment would support flows into the Torrens is sought.
Stormwater Infrastructure » By investing **$1.1 million** in stormwater management asset infrastructure throughout the urban catchment flow attenuation and pollutant removal before discharge to the River Torrens, this will help increase overall	• $1.1 million for stormwater management asset infrastructure to reduce flow and remove pollutants before they reach the River Torrens • No significant detail available at this point in time.

Announcement	APLMS Alignments and Opportunities

water quality, ecological condition and control water flows.
» This could include the use of TreeNet inlets, which are designed to direct stormwater from roads into what is often the driest zone in the urban environment, the 'nature strip' – guiding root growth, and less root damage to kerbs and footpaths.
	CoA Background
	• As part of the Botanic Creek Restoration (Cooler, Greener, Wilder Grant receipt of $198,000) project a range of improvements were proposed to reduce excess nutrients along the Botanic Creek system which extends from Victoria Park / Pakapakanthi to Rundle Park / Kadlitpina. These included:
	  ○ Detention basin / rain garden(s) – fed by an east west low flow offtake from the trunk drain from the proposed Fullarton Rd GPT to improve water quality entering the Botanic Creek system from City of Burnside.
	  ▪ GPT designed but not installed yet – removed from scope due to budget constraints.
	  ○ Kerb tree inlets along East Terrace
	  ○ Planting within the creek bed to stabilise, improve visual amenity and reduce flow velocity once planting is established
	  ○ Providing natural rock work to formalise the creek waterline *edge*
	• Works have commenced in King Rodney Park / Ityamai-itpina.
	
	Park 14 GPT North of O'Bahn alignment not yet installed.

ACTIVATING THE COMMUNITY	
Grassroots Grants Program » **$1 million** boost for the Grassroots Grants Program for individuals, volunteers, community groups, recreation clubs, and other bodies to deliver local projects for a Greener, Cooler, Wilder community and Adelaide Park Lands. » With grants available between $2,000 and $200,000 per application for projects that produce good biodiversity outcomes.	• No detail on this element within the Package. • Details still being finalised for the Grant Guideline by Green Adelaide, who will continue to administer the grant program. **Background** • Round 7 was open 30 March 2026 to 25 May 2026 • Green Adelaide's Grass Roots program for 2026 is closed with applicants to be notified in October 2026. • Budget for 2026 was $1.0 Million. • Grass Roots is in addition to the Cooler, Greener Wilder grants.
SA Seed Conservation Centre » An investment of **$1.35 million** in the SA Seed Conservation Centre at the Botanic Gardens	• A focussed investment specific to the SA Seed Conservation Centre.

Announcement	APLMS Alignments and Opportunities
and State Herbarium for an uplift in key infrastructure, collection of more seed stock, and engagement in a shared plant conservation effort.	• Seed Conservation Centre, Green Adelaide and CoA Biodiversity Team already work in partnerships for seed collection and seed propagation.
Nature Foundation's Climate and Nature Fund » A $250,000 donation to Nature Foundation's Climate and Nature Fund, to match their $250,000 seed funding. This will have the opportunity to grow through the organisation's attraction of philanthropic money.	• $250k donation to nature Foundation's Climate and Nature Fund • No specific details on how it will be used, other than a boost to the existing funding held by the Foundation.

9. It should be noted that as part of the MotoGP project there will be a 10:1 replacement for every removed tree, resulting in a net increase of 3,393 trees in the Adelaide Park Lands. All replacement trees will be mature stock, ranging from 45L to 200L.

Attachments

Nil

- END OF REPORT –

Kadaltilla
Adelaide Park Lands Authority

Park Lands Leasing and Licencing Policy

Thursday, 24 September 2026
Board Meeting

Author:
Jennifer Kalionis, Associate Director City Culture

Public

Purpose

The purpose of this report is to seek the endorsement of the Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) to update the Adelaide Park Lands Leasing and Licensing Policy (Policy), which incorporates feedback from stakeholders and the community.

The draft Policy outlines the City of Adelaide's approach to managing lease and licence agreements on Community Land under its care and control within the Adelaide Park Lands for the benefit of the community.

The current Policy was adopted in 2016. On 9 June 2026, following consideration by Kadaltilla on 27 May 2026, Council approved a draft Policy for public consultation, open for three weeks from 12 June to 2 July 2026.

During the consultation period, a total of 32 submissions were received, of which 72% were from current Park Lands lessees or licensees. Overall, respondents sought greater clarity across several policy areas and requested stronger recognition of the responsibilities, historical investment, performance, and associated expenditure of existing lessees and licensees. A summary of the public consultation is provided in **Attachment A**.

The draft Policy (**Attachment B**) has been updated to incorporate feedback from public consultation and Administration's amendments, improving the Policy's clarity and accuracy and ensuring its provisions are expressed appropriately. A version of the draft Policy showing the proposed amendments through tracked changes is contained here.

The draft Policy is being presented to Kadaltilla for endorsement prior to being presented to Council for adoption.

Recommendation

THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Kadaltilla / Adelaide Park Lands Authority:

1. Notes the draft Adelaide Park Lands Leasing and Licensing Policy public consultation summary report as contained in Attachment A to Item 5.3 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 24 September 2026.
2. Endorses the Adelaide Park Lands Leasing and Licensing Policy as contained in Attachment B to Item 5.3 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 24 September 2026.

Implications

Adelaide Park Lands Management Strategy – Towards 2036	Adelaide Park Lands Management Strategy - Towards 2036 The Strategy recognises that the Adelaide Park Lands Purposes align with the Statutory Principles outlined under section 4(1) of the *Adelaide Park Lands Act 2005*, including: 'The Adelaide Park Lands should be held for the public benefit of the people of South Australia, and should be generally available to them for their use and enjoyment (recognising that certain uses of the Adelaide Park Lands may restrict or prevent access to particular parts of the Adelaide Park Lands)'.
2023-2028 Strategic Plan	Kadaltilla / Adelaide Park Lands Authority 2023-2028 Strategic Plan Strategic Plan Alignment – Expert Advice Objective 4.3: 'Review leasing and licensing and event management policies together with other relevant Park Lands use policies'
City of Adelaide Strategies	The Adelaide Park Lands Leasing and Licensing Policy (Policy) supports multiple City of Adelaide strategies, including its Strategic Plan, Stretch Reconciliation Action Plan, and Integrated Climate Strategy.
Policy	If adopted, the Policy will supersede the 2016 Adelaide Park Lands Leasing and Licensing Policy.
Consultation	Consultation was undertaken from 12 June to 2 July 2026. A summary of the public consultation is provided in **Attachment A**.
Resource	Not as a result of this report
Risk / Legal / Legislative	The Policy aligns with relevant legislation and notes that the *Retail and Commercial Leases Act 1995* (SA) does not apply to the Adelaide Park Lands.
Design	Not as a result of this report
Opportunities	The Policy identifies opportunities for external organisations to act as Park Lands stewards, contributing to environmental initiatives and fostering community connections in return for being granted rights to Park Lands assets.
City of Adelaide Budget Allocation	Excluding the impact of fee indexation, lease and licence fees for non-commercial organisations are estimated to increase by $44,751 in 2027/28, subject to Council adopting the 2027/28 Fees and Charges Schedule based on the example fee categories.
Capital Infrastructure Projects	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	Once adopted, the Policy will be reviewed every four years.
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	The Policy proposes that lease and licence fees for non-commercial organisations will be set annually through Council's Fees and Charges Schedule, with different fee categories and fee levels, including higher fees for Category 2 organisations.

Discussion

Context

1. The updated Adelaide Park Lands Leasing and Licensing Policy (Policy) (**Attachment B**) outlines the City of Adelaide's (CoA) approach to managing lease and licence agreements on Community Land under its care and control within the Adelaide Park Lands for the benefit of the community.

2. Council currently manages 62 Park Lands agreements held by:

   2.1. Community organisations (eg sport and recreation clubs and associations) – 25 agreements

   2.2. Educational institutions (eg schools and universities) – 17 agreements

   2.3. Commercial businesses (eg kiosks and restaurants) – 14 agreements

   2.4. Government agencies (eg SAPOL and Bureau of Meteorology) – 6 agreements.

3. Most of these agreements are for five years, though some are granted for up to 42 years due to significant capital investment.

4. In 2024/25, Council received approximately $988,000 through lease and licence fees. Nearly two-thirds ($629,000) was paid by commercial businesses.

Background

5. The current Policy was adopted in 2016 and can be found here. Since then, Council Administration has engaged with Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) and Council Members on multiple occasions, including public consultation on a draft in 2022.

6. On 9 June 2026, following support from Kadaltilla on 27 May 2026, Council approved a draft Policy for public consultation. The draft Policy was developed through workshops with Kadaltilla Members and Council Members, as well as through industry benchmarking and best practices.

Public consultation summary

7. Public consultation on the draft Policy was open for three weeks from 12 June to 2 July 2026. During the consultation period, a total of 32 submissions were received, comprising:

   7.1. 16 community sport organisations (two were from the same organisation)

   7.2. 8 educational institutions

   7.3. 6 individuals and 1 community organisation

   7.4. 1 commercial entity.

8. 72% of the submissions were from current Park Lands lessees or licensees. It is worth noting that community organisations are generally managed by volunteer committees, with committee membership and office bearers changing over time. Current committee members may therefore have varying levels of familiarity with the terms of their organisation's lease or licence agreement and with the distinction between the current Policy and the proposed changes. This is particularly relevant given that the current Policy has not been updated since its adoption in 2016, and may mean that some respondents considered the proposed changes in the context of their understanding of existing arrangements.

9. 77% of respondents agreed or strongly agreed that the responsibilities of Council and lessees and licensees were clearly outlined. Waste collection services provided to Park Lands lessees are currently capped at four bins per site, with no green organics or recycling collections offered. In response, some respondents requested access to green organics and recycling services, as well as consideration of waste collection levels that reflect the scale of each facility.

10. 52% of respondents agreed or strongly agreed with organisations with greater financial capacity paying higher lease or licence fees. Seven respondents were neutral, and six disagreed or strongly disagreed, noting that organisations with higher revenue may also have greater participation, operating, maintenance and utility costs, and that surplus income is often reinvested into facilities and community activities.

11. 44% of respondents agreed or strongly agreed with the proposed exemptions from the requirement for Council to undertake an Expression of Interest (EOI) process when selecting a new lessee or licensee. Eight respondents were neutral, while seven disagreed or strongly disagreed. Some respondents were concerned that requiring established organisations to participate in an EOI process could fail to recognise their past performance, long-term investment and reliance on the facility. Those who disagreed or strongly disagreed raised concerns that the proposed exemptions could reduce transparency or result in lease or licence agreements being awarded without an EOI process.

12. It is Administration's view that these concerns reflect a misunderstanding of the intent of the proposed exemptions. In particular, some respondents appeared to understand the exemptions as permitting a third party to remove an existing lessee or licensee where that third party has been awarded a lease or licence through direct negotiations with Council.

13. This is not the intent of the proposed exemptions. Rather, the exemptions are intended to increase the efficiency of decision-making in appropriate circumstances, while recognising that Council is under no obligation to grant a lease or licence in those circumstances. A formal decision of Council is ultimately required to exempt an organisation from an EOI process, and any subsequent decision to grant a lease or licence remains subject to Council's final determination. The only exception is where a lease is proposed to be granted for a maximum term of two years.

14. Respondents suggested a range of ways in which lessees and licensees could increase community use of their leased and licensed areas, including:

    14.1. Shared access

    14.2. Casual hire opportunities

    14.3. Delivery of community programs

    14.4. Improved promotion of available facilities and clearer booking information

    14.5. Partnerships with schools.

15. Respondents identified the following barriers to increasing community use of leased and licensed areas, including:

    15.1. Facility capacity and condition, including buildings and playing surfaces

    15.2. Operating and maintenance costs

    15.3. Volunteer and administrative capacity.

16. A public consultation summary report is provided in **Attachment A**.

How feedback has shaped the draft Policy

17. The table below outlines what we heard through the public consultation process and proposed changes to the draft Policy.

Policy Topic/Theme *Park Lands Stewardship – the draft Policy proposed that non-commercial lessees and licensees may be eligible for lease and licence fee rebates by delivering measurable community benefits.*	
What We Heard	**Proposed Response**
Respondents prioritised the following actions regarding Park Lands stewardship: • shared use • community participation and wellbeing • inclusive and affordable access • continued public access • environmental sustainability	The draft Policy has been amended to refer to fee reductions rather than rebates, consistent with the terminology used in section 188 of the *Local Government Act 1999* (SA) This feedback will be incorporated into the development of a Fee Reduction Guideline in accordance with draft Policy sections 2.1 and 3.1.2.4.

Policy Topic/Theme *Lessee and licensee, and Council responsibilities – the draft Policy listed the proposed responsibilities of lessees, licensees and Council.*	
What We Heard	**Proposed Response**
Most respondents considered the responsibilities clear. Some noted that the type of agreement, level of control, facility condition and organisational capacity were relevant to how the responsibilities may apply. Respondents also sought that obligations be proportionate to non-exclusive licences and that there be clearer recognition of the financial and volunteer contributions made by community organisations.	The draft Policy has been amended to include that Council will: • assist with facilitating the use of leased and licensed areas by third parties (section 2.2), noting the barriers to increasing community use identified by respondents • consider a lessee's or licensee's resources and facility capacity when determining their ability to sublet and hire (3.3) • assist with the remediation of third-party damage where not covered by insurance (2.2), recognising that damage caused by graffiti, theft, vandalism and other unlawful acts by third parties is beyond the control of a lessee or licensee • continue to maintain externally accessible public toilets within or adjoining leased premises (2.2), consistent with the Adelaide Park Lands Community Buildings (Sport and Recreation) Policy
Policy Topic/Theme *Selection of a Lessee/Licensee and Expression of Interest (EOI) Process – the draft Policy listed a range of circumstances where Council could enter into direct negotiations without undertaking an EOI.*	
What We Heard	**Proposed Response**
Respondents generally accepted that direct negotiation may be appropriate where an EOI would add limited value, particularly for an existing organisation with a strong record of compliance, community benefit and investment. Respondents sought clearer criteria and safeguards to ensure transparency and a fair process where exemptions apply. Others noted that established organisations' past performance, long-term investment and reliance on the facility should also be considered.	See paragraphs 12 and 13 of this report. The draft Policy has been amended to include: • that the assessment weighting and methodology will be provided to all EOI applicants (section 4.2) • a reference to existing lessees and licensees (4.2) • clarification that applying the proposed exemption to EOI circumstances does not constitute a decision to grant, or an undertaking to grant, a lease or licence, and any decision remains subject to a Council decision, with the exception of agreements proposed to be granted for a maximum term of two years (4.2)

Policy Topic/Theme *Policy Clarity – the draft Policy included a range of terms and definitions.*	
What We Heard	**Proposed Response**
Respondents sought clarification across several policy areas, including permitted use, particularly whether fundraising, club functions, casual hire and other revenue-generating activities would be permitted. Further guidance was requested on holding-over arrangements.	The draft Policy has been amended to include more detail on: • permitted use by non-commercial organisations (section 1.2 and glossary) • defining a government agency, significant capital contribution, and total annual revenue (glossary) • responsibility for debris created by lessees and licensees or others using the area with their permission (2.2) • the requirement for lessees and licensees to complete all make good responsibilities prior to the expiry of their lease or licence (2.2) • under what circumstances a 'holding over' provision would be utilised (4.3)
Policy Topic/Theme *Lease and Licence Fees – the draft Policy included three non-commercial lease and licence fee categories:* • *Category A for organisations with annual revenue of up to $500,000* • *Category B for organisations with annual revenue between $500,000 and $3 million* • *Category C for organisations with annual revenue exceeding $3 million.*	
What We Heard	**Proposed Response**
Respondents considered a tiered approach to lease and licence fees to be fairer and important for ensuring that smaller community organisations are not priced out. Some respondents noted that higher revenue does not necessarily indicate greater capacity to pay, as organisations with higher revenue may also have higher participation, operating, maintenance and utility costs, with income generally reinvested into facilities, programs and community activities. Respondents also highlighted the significant governance responsibilities associated with being a Park Lands lessee. These combined factors create a challenging operating environment for community clubs, particularly those that rely heavily on volunteers and face increasing demands on their financial and volunteer capacity to sustain their operations and continue providing community benefits.	During the public consultation process, Administration identified that at least seven community sporting clubs and associations would fall within the middle category (B), resulting in higher lease and licence fees. Administration considered that applying the proposed revenue thresholds would result in unintended financial impacts for a number of community sporting organisations. The draft Policy has been amended by combining the original Categories A and B into a single category (now Category 1), covering not-for-profit clubs, associations and community groups with annual revenue up to $3 million. This change better reflects the operating environment of community sporting organisations in the Adelaide Park Lands. The original Category C was retained and renamed Category 2. The effect of this change is shown here. Further details on lease and licence fees are provided in paragraphs 18 to 21 of this report.

Lease and Licence Fees

18. Commercial lease fees will continue to be based on market rent valuations, with periodic reviews. This approach is consistent across the local government sector.

19. Lease and licence fees for non-commercial organisations will be set annually through Council's Fees and Charges Schedule. Non-commercial organisations will be categorised as per the table below, with the annual revenue threshold for Category 2 informed by the Australian Charities and Not-for-profits Commission:

Category 1	Category 2
Not-for-profit clubs, associations and community groups with a total annual revenue up to $3 million. All government schools (primary and secondary).	Not-for-profit clubs, associations and community groups with a total annual revenue of more than $3 million. All universities, non-government schools (primary and secondary), and associated alumni organisations. Government agencies (excluding government schools)

20. The amended draft Policy provides a more targeted approach to the application of fees to community sports clubs and associations. Clubs and associations with annual revenue of up to $3 million would be placed in Category 1. The proposed increases would continue to apply to larger community sports clubs and associations with annual revenue over $3 million, as well as non-government educational institutions.

21. Noting that lease and licence fees will be adopted annually by Council, the table below provides an example of the existing fee categories, the proposed fee categories before and after consultation, and the potential fees that may apply under each category:

<table>
<tr><th>Organisation / Annual Revenue</th><th>Existing Fee Categories</th><th>Proposed - Before Consultation Fee Categories</th><th>Proposed - After Consultation Fee Categories</th></tr>
<tr><td>Community sports club or association — up to $500,000</td><td>Community
Lease: $11.40/m²
Licence: $842.50/ha</td><td>Category A
Lease: $11.40/m²
Licence: $842.50/ha</td><td rowspan="3">Category 1
Lease: $11.40/m²
Licence: $842.50/ha</td></tr>
<tr><td>Community sports club or association — $500,000 to $3 million</td><td>Community
Lease: $11.40/m²
Licence: $842.50/ha</td><td rowspan="2">Category B
Lease: $17.10/m²
Licence: $1,685/ha</td></tr>
<tr><td>Government educational institution</td><td>Education
Lease: $17.10/m²
Licence: $1,685/ha</td></tr>
<tr><td>Community sports club or association — over $3 million</td><td>Community
Lease: $11.40/m²
Licence: $842.50/ha</td><td rowspan="2">Category C
Lease: $22.80/m²
Licence: $2,527.50/ha</td><td rowspan="2">Category 2
Lease: $22.80/m²
Licence: $2,527.50/ha</td></tr>
<tr><td>Non-government educational institution / university</td><td>Education
Lease: $17.10/m²
Licence: $1,685/ha</td></tr>
</table>

Draft Policy

22. The draft Policy (**Attachment B**) presented in this report incorporates a series of amendments informed by public consultation. Administration has also made amendments to improve the Policy's clarity and accuracy and to ensure its provisions are expressed appropriately. A version of the draft Policy showing the proposed amendments in tracked changes is provided here.

Next Steps

23. The draft Policy will be presented to Council for adoption in October 2026. Subject to adoption, Administration will:

    23.1. Finalise and publish the Policy on the City of Adelaide website.

    23.2. Update the Adelaide Park Lands Leasing and Licensing Operating Guideline to reflect the updated Policy.

23.3. Inform lessees and licensees about the updated Policy, including hosting a Lease and Licence Holder Forum in late October 2026.

23.4. Update lease and licence fee categories for adoption in the 2027/28 Fees and Charges Schedule.

24. Some aspects of the Policy will take effect immediately, while other aspects will apply as existing lease and licence agreements expire and are considered for renewal.

Attachments

Attachment A – Draft Adelaide Park Lands Leasing and Licensing Policy Public Consultation Summary Report

Attachment B – Adelaide Park Lands Leasing and Licensing Policy

- END OF REPORT –

City of Adelaide

Draft Adelaide Park Lands Leasing and Licensing Policy

Consultation Summary

August 2026

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

Purpose

This document is a summary of feedback received during public consultation on the draft Adelaide Park Lands Leasing and Licensing Policy ('draft Policy') between 12 June and 2 July 2026.

Outreach and Engagement

Consultation Period – 12 June to 2 July 2026

1,568	152	32	23 (72%)
OURADELAIDE VISITS	DRAFT POLICY DOWNLOADS	TOTAL SUBMISSIONS	CURRENT LESSEE OR LICENSEE SUBMISSIONS

Outreach included the OurAdelaide project page and online form, email and written submission channels, opportunities to request a staff meeting, and two advertised drop-in sessions on 23 and 25 June. Two direct email campaigns were sent to current lessee and sublessee contacts during the consultation.

The 32 submissions comprised 27 OurAdelaide forms and five email or written submissions. 16 were received from community organisations, eight from educational institutions, seven from the broader community and one from a commercial entity.

This provided feedback from organisations directly affected by the draft Policy, as well as broader community perspectives.

How the findings are presented

Each completed feedback form and written submission was counted separately. Where more than one submission was received from an organisation, each was counted as a separate submission.

Each consultation question is reported separately so its result can be read alongside the comments received. Percentages for the structured questions use the online responses to that question. Written submissions are summarised under the relevant topic and do not change those percentages.

OurAdelaide visits and downloads are activity counts and may include repeat users.

Consultation context

The submission form asked respondents to rate three specific areas of the draft Policy. The results should be read as responses to the area tested in each question, rather than as an overall measure of support for the draft Policy.

Some respondents selected Agree while requesting changes to how a policy provision would operate. Others selected Neutral or Disagree while supporting part of the proposed policy approach.

Structured results

Consultation question	1 Strongly disagree	2 Disagree	3 Neutral	4 Agree	5 Strongly agree
Responsibilities and maintenance: responsibilities are clear (n=26)	7.7%	11.5%	3.8%	69.2%	7.7%
Fees and financial capacity: greater capacity should attract higher fees (n=27)	11.1%	11.1%	25.9%	33.3%	18.5%
Expression of Interest exemptions: listed circumstances are appropriate (n=27)	11.1%	14.8%	29.6%	25.9%	18.5%

Question wording is shortened for display. Percentages are rounded to one decimal and may not total 100%. One online respondent did not answer the question about responsibilities.

What We Heard

Community benefit and fee rebate eligibility

Question focus. *Respondents were asked which community benefit actions should support fee rebate eligibility and whether other actions should be included.*

Feedback identified the following priority areas of community benefit:

- **Shared use and access.** Making facilities available to schools, clubs and community groups where practical.
- **Participation and wellbeing.** Sport, recreation, social connection, youth development and community activity.
- **Inclusive and affordable participation.** Opportunities for diverse groups and people facing barriers to participation.
- **Public access and Park Lands protection.** Continued public use and limits on unnecessary exclusion.
- **Environmental and asset stewardship.** Sustainable practices, facility care and improvements to the Park Lands.

Respondents also asked that volunteer effort, facility maintenance, capital investment, partnerships and emergency support be recognised. Written submissions reinforced the principles of stewardship, access and community benefit.

Responsibilities and maintenance

Question focus. *Respondents were asked whether the responsibilities of Council, lessees and licensees were clearly outlined.*

77% of respondents agreed or strongly agreed that the responsibilities were clear.

The result indicates that the allocation of responsibilities was generally understood, but not that every proposed responsibility was supported; some respondents who selected "Agree" still raised concerns about specific obligations.

Comments focused on proportionality across agreement and facility types, including differences in exclusivity, control, facility condition and ownership, organisational capacity and existing investment.

Some respondents requested a clearer distinction between day-to-day maintenance, structural work, asset renewal and compliance-related upgrades. Respondents also asked how mandatory inspection costs and existing investment would be treated.

On waste, respondents asked about access to green organics and recycling services and whether the level of waste collection should reflect the scale of each facility. Other matters included graffiti removal, renewable electricity requirements, maintenance records, emergency access, event disruption and the allocation of costs.

Maintenance Responsibilities. Feedback emphasised clear maintenance schedules and definitions so the responsibilities set by the Policy and each agreement can be understood and applied consistently.

Fees and financial capacity

Question focus. *Respondents were asked whether organisations with greater financial capacity should pay higher lease or licence fees.*

52% of respondents agreed or strongly agreed, 26% were neutral and 22% disagreed or strongly disagreed.

The result showed greater support than opposition to differentiated fees. Comments focused on how financial capacity would be measured and applied, with respondents seeking a clear and transparent approach.

Participants who supported differentiated fees generally viewed them as a means of protecting access for smaller community organisations.

Across the ratings, the main issue was how financial capacity would be measured. Respondents noted that higher annual revenue can accompany higher participation and program delivery, as well as greater utility, maintenance and reinvestment costs, rather than indicating available surplus.

Respondents asked that an assessment consider the financial position of the entity holding the agreement, operating and utility costs, community benefit, existing investment, the value and exclusivity of the rights granted and the ability to generate commercial income. They also cautioned against penalising organisations where greater participation or shared use increases operating costs.

Written submissions sought transparent fee rates and practical examples, including how categories translate into charges, how existing agreements and rebates would be treated and how historic and continuing investment would be recognised

Financial Capacity. Feedback emphasised equitable fees and transparent application, with respondents seeking consideration of revenue alongside operating costs, community benefit and existing investment.

Exemptions from an Expression of Interest

Question focus. *Respondents were asked whether the listed circumstances for an exemption from an Expression of Interest were appropriate.*

44% of respondents agreed or strongly agreed, 30% were neutral and 26% disagreed or strongly disagreed.

Feedback indicated that respondents interpreted the question in two ways: direct negotiation with an established occupant and selection of a different occupant without an open process. This distinction helped explain why some respondents selected Neutral or Disagree while still supporting direct negotiation in defined circumstances. Concerns related mainly to transparency, certainty and the opportunity for an existing occupant to be heard.

Respondents expected any exemption to have clear criteria and formal oversight. Direct negotiation was considered appropriate where an Expression of Interest would add limited value, particularly for an established organisation with demonstrated compliance, community benefit and investment. Respondents also sought a fair process for reallocating an area.

Respondents also raised concerns about the time taken to complete the Expression of Interest process relative to the agreement terms, tenure uncertainty that can discourage investment, and reliance on specialised facilities with few alternatives. Several sought a clearer explanation of how Council would treat existing lessees and licensees compared with 'new' ones, and of holding-over arrangements.

EOI Exemptions. Feedback emphasised clear criteria and formal Council oversight, with direct negotiation recognised as appropriate in defined circumstances.

Increasing community use

Question focus. *Respondents were asked what lessees and licensees could do to increase community use and what barriers may prevent this.*

Actions identified

- **Shared access and casual hire.** Make facilities available for use outside core hours when capacity allows.
- **Clear information.** Publish availability, booking contacts and conditions through simple channels.
- **Programs and partnerships.** Offer open days and introductory activities and work with schools and community groups.
- **Council coordination.** Help connect organisations, users and nearby facilities where shared arrangements are practical.

Barriers identified

- **Facility limits.** Some sites are at capacity, purpose-built or require time for playing-surface recovery.
- **Operating costs.** Additional use can increase cleaning, utilities, maintenance, security and compliance costs.
- **Organisational capacity.** Volunteer groups may have limited time to promote facilities, manage bookings and supervise users.
- **Operational and access needs.** Safety, child protection, seasonal use, parking, events and tenure can restrict availability.

Community Access. Feedback identified opportunities for broader community use where facility capacity and operating requirements allow.

Policy clarity and additional detail

Question focus. *Respondents were asked where further explanation or detail would be helpful.*

Some respondents considered the existing level of detail sufficient, while others requested further detail in the following areas:

- **Lessee renewal and selection.** Existing agreements, holding over, past performance, investment and the Expression of Interest process.
- **Responsibilities.** Maintenance boundaries, structural elements, Council support and long-term asset planning.
- **Permitted use.** School sport, club functions, fundraising, casual hire and related revenue-generating activity.
- **Fees and access.** Fee calculations, rebates, subletting, cost recovery and expectations for community use.

- **Administration.** Reporting, events, access, parking, plain language and measurable criteria.

Written submissions reinforced the need for consistent terms and clear treatment of permitted use, tenure, fees, structural responsibilities and subletting.

Other feedback

Question focus. *Respondents were invited to provide any other feedback on the draft Policy.*

Additional feedback reinforced matters raised through the earlier questions and placed particular emphasis on tenure and the practical operation of the Policy.

- **Tenure and investment.** Greater tenure certainty where organisations have made, or plan to make, significant investment.
- **Proportionate administration.** Reporting and obligations that recognise volunteer capacity and the rights provided by each agreement.
- **Permitted use and income.** Clear treatment of legitimate fundraising, approved hire and cost recovery.
- **Park Lands outcomes.** Continued public access, community benefit, amenity and protection of the Park Lands.

A compilation of verbatim consultation responses is provided separately (ACC2026/97747).

Conclusion

Public consultation on the draft Policy resulted in 32 submissions. It identified areas of broad agreement and matters where respondents sought further detail on the practical application of the Policy. Most respondents to the structured question considered responsibilities clear, while comments across the responsibilities, fee categories and EOI exemption questions emphasised the need for clarity, transparency and practical implementation.

Views differed on how financial capacity should be assessed and when direct negotiation may be appropriate. These differences reflected varied operating models, agreement types, facilities, levels of control and existing investment across the Park Lands.

Appendix A – Respondents by category

Community organisations	Educational institutions	Commercial entities	Broader community
Torrens Rowing Club Inc	Wilderness School Ltd	Earth Adventure	The North Adelaide Society
SAUCNA	Department for Education		Individual
Adelaide Community Sports and Recreation Association	Prince Alfred College		Individual
Adelaide Comets FC (2x)	Blackfriars Priory School		Individual
Touch Football South Australia	Pulteney Grammar School		Individual
Club De Petanque D'Adelaide	Pembroke School		Individual
Adelaide Harriers Athletic Club	Adelaide University		Individual
Adelaide Bowling Club Inc	Sports Association for Adelaide Schools		
South Park Lands Hockey and Tennis Centre Inc			
Football SA			
West Adelaide Soccer Club			
South Terrace Croquet Club			
Adelaide Archery Club			
Croquet SA			
Old Ignatians Football Club			

☐ = Current lessee/licensee/sublessee

ADELAIDE PARK LANDS LEASING AND LICENSING POLICY

Date this document was adopted *non-legislative*

PURPOSE

This Policy outlines the City of Adelaide's approach to managing lease and licence agreements on Community Land under its care and control within the Adelaide Park Lands for the benefit of the community.

STATEMENT

Guiding Principles

Strategic Alignment

Lease and licence arrangements will support Council's strategic objectives and deliver positive community outcomes by:

- Aligning with relevant policies, plans and strategies.
- Prioritising uses that deliver community benefit and enhance the Park Lands experience.
- Matching tenure with investment and commitment.

Sustainability and Stewardship

Leases and licences will support the long-term sustainability and responsible stewardship of Park Lands assets by:

- Supporting climate adaptation, greening and environmental sustainability.
- Encouraging efficient and optimised use of facilities.
- Recognising shared responsibilities for asset maintenance and care.
- Being consistent with the statutory principles outlined under section 4 of the *Adelaide Park Lands Act 2005* (SA).

Inclusive and Equitable Access

The Park Lands are a shared community asset and will remain welcoming and accessible to a diverse range of users by:

- Supporting safe, inclusive and accessible environments.
- Applying equitable fee structures that reflect asset value, exclusivity, maintenance responsibilities and connection to the city, while supporting participation.

Good Governance

Leases and licences will be managed in a transparent, consistent and accountable manner by:

- Complying with relevant legislation.
- Applying a fair and transparent selection process.
- Supporting timely and consistent decision-making.
- Requiring appropriate reporting to demonstrate community benefit.
- Supporting organisational capacity building.

DRAFT

1. Strategic Alignment

1.1 Eligibility

Council may enter into lease or licence agreements with commercial entities, educational institutions, community organisations and government agencies where the proposed use supports the activation and enjoyment of the Park Lands, delivers a demonstrable community benefit, maintains public access, and is consistent with relevant legislation and Council policies as well as the Adelaide Park Lands Community Land Management Plan and the Adelaide Park Lands Management Strategy.

1.2 Permitted Use

Lease and licence areas may only be used for the approved permitted use and must not be used in a manner inconsistent with the Adelaide Park Lands Community Land Management Plan, unless approved separately by Council and in accordance with any applicable legislation.

Non-commercial organisations may only use lease or licence areas for community sport, recreation, physical activity, community development, and activities or events directly related to these core purposes. These areas must not be used, or permitted to be used, for any other purpose, including private or commercial activities or events that are not directly related to the organisation's core purpose, without Council (Administration) approval.

Requests to host these activities or events will be considered on a case-by-case basis.

1.3 Tenure

The term of lease and licence agreements will generally not exceed five years.

Where a significant capital contribution is proposed, an agreement may be granted for a period of 10 to 21 years, including any renewal rights.

Renewal rights will be incorporated into agreements granted for more than five years to enable periodic reviews of conditions and performance (e.g. four + four).

Agreements with State or Federal Ministers (or their agencies) may be granted for a period up to 42 years, including any renewal rights.

2. Sustainability and Stewardship

2.1 Park Lands Stewards

Non-commercial organisations may be eligible for lease and licence fee reductions by delivering measurable community benefits. Eligible actions may include:

- Opening facilities as safe refuges for vulnerable community members during extreme weather events.
- Participating in Park Lands initiatives, such as tree planting, weed management, and community clean-up activities.
- Delivering environmental sustainability initiatives, including the use of solar power and recycled water, and actions to reduce waste sent to landfill.
- Supporting shared use arrangements, including educational institutions co-locating with community organisations.

- Enabling access for non-sporting community groups to use facilities for meetings, programs, and events that are open and accessible to the public (excluding private or commercial functions).
- Implementing inclusive practices that promote diverse and affordable access and participation.

Reductions will be assessed and applied retrospectively in the following year, based on demonstrated delivery of eligible community benefit actions (see Section 3.1.2.5 Incentive-Based Reductions).

2.2 Responsibilities

Unless agreed otherwise, all **Park Lands lessees and licensees** will be responsible for:

	Commercial Entity	Community Organisation	Educational Institution	Government Agency
Day-to-day maintenance and upkeep of leased and licensed areas, including buildings and associated outdoor infrastructure, where applicable.	✓	✓	✓	✓
Maintenance and renewal of lessee/licensee improvements.	✓	✓	✓	✓
Costs associated with operating and maintaining leased and licensed areas, including all outgoings and mandatory inspections.	✓	✓	✓	✓
Maintaining appropriate levels of insurance.	✓	✓	✓	✓
Maintaining leased and licensed areas in a clean and tidy condition, including the prompt clean-up of any debris created by the lessee/licensee or by any person using or accessing the leased or licensed area with the lessee's/licensee's permission or authority.	✓	✓	✓	✓
Waste management, including green organics and recycling services.	✓	✓	✓	✓

	Commercial Entity	Community Organisation	Educational Institution	Government Agency
Entering into an electricity contract with an all-renewable electricity retailer.	✓	✓	✓	✓
Complying with all relevant legislation and codes relating to health and safety.	✓	✓	✓	✓
Completing the make good requirements prior to and/or at the expiry of the lease or licence.	✓	✓	✓	✓
Providing a safe and welcoming environment for their staff, volunteers, members and the community.	✓	✓	✓	✓
Ensuring sporting surfaces are fit for their intended purpose.	If applicable	✓	✓	✓
Reporting safety or risk concerns to Council immediately.	✓	✓	✓	✓
Retaining records of maintenance for the duration of the lease or licence.	✓	✓	✓	✓
Providing Council with the necessary means to access leased areas in emergencies (e.g., keys, fobs, codes, etc).	✓	✓	✓	✓

Unless agreed otherwise, **Council** will be responsible for:

	Commercial Entity	Community Organisation	Educational Institution	Government Agency
Providing capacity-building and volunteer recognition opportunities.	–	✓	✓	–
Conducting an annual leasing and licensing forum.	–	✓	✓	✓
Conducting annual facility inspections.	✓	✓	✓	✓
Supporting community lessees in identifying and applying for grant funding.	–	✓	–	–
Insuring Council buildings and recovering the premium from lessees.	✓	✓	✓	✓
Providing online forms for consistency and efficiency.	✓	✓	✓	✓
Issuing maintenance schedules detailing responsibilities and expectations.	✓	✓	✓	✓
Renewing key structural building elements of Council-owned buildings.	–	✓	✓	–
Providing a lawn mowing service as per Council's service standards (where applicable).	–	✓	–	–
Tree care/maintenance.	✓	✓	✓	✓
Collecting general waste as per Council's guidelines.	–	✓	✓	–
Supporting lessees to undertake community stewardship and sustainability initiatives.	–	✓	✓	✓
Assisting with the facilitation of subletting and casual use of leased and licensed facilities.	–	✓	✓	✓
	Commercial Entity	Community Organisation	Educational Institution	Government Agency

Maintaining public toilets within leased premises.	✓	✓	✓	✓
Assisting with the remediation of third-party damage.	-	✓*	-	-

* Council recognises that damage caused by graffiti, theft, vandalism and other unlawful acts by third parties is generally beyond the control of a lessee or licensee. Where such damage is not covered by insurance, Council and the lessee or licensee, where the lessee or licensee is a community organisation, will work together to determine an appropriate remediation response, including the allocation of costs and responsibilities, having regard to the nature of the damage, the public benefit of the facility, and the resources available to each party.

3. Inclusive and Equitable Access

3.1 Lease and Licence Fees

3.1.1 Commercial Entities

Lease and licence fees will be based on a market rent valuation, with Consumer Price Index (CPI) reviews, as shown below:

Lease Fee (Rent)	Licence Fee
Market Rent Valuation with CPI reviews	Market Rent Valuation with CPI reviews

Where a comparable market rental valuation is not available, the negotiated lease or licence fee will be no less than the applicable fee set by Council in its annual Fees and Charges Schedule.

3.1.2 Non-commercial Organisations

Lease and licence fees will be set annually through Council's Fees and Charges Schedule. Non-commercial organisations will be categorised as shown below, with Category 2 organisations paying higher lease and licence fees than Category 1 organisations.

Category 1	Category 2
Not-for-profit clubs, associations and community groups with a total annual revenue of up to $3 million. All government schools (primary and secondary).	Not-for-profit clubs, associations and community groups with a total annual revenue of more than $3 million. All universities, non-government schools (primary and secondary), and associated alumni organisations. Government agencies (excluding government schools).

Community organisations that hold agreements for community gardens in the Adelaide Park Lands will be charged a nominal fee.

3.1.2.1 Lease Fees - Buildings

Fees for leasing buildings will be based on floor area multiplied by the prescribed rate per square metre found in Council's Fees and Charges Schedule (as updated from time to time).

3.1.2.2 Lease Fees - Community Building Redevelopment

Where a community building is redeveloped entirely at the lessee's cost, resulting in a new asset owned by the lessee, a ground lease will be granted, with lease fees applied in accordance with the prescribed rate per square metre found in Council's Fees and Charges Schedule (as updated from time to time).

Where Council contributes to the redevelopment of a community building, the lease fee will be determined through negotiation and will be calculated by starting with the prescribed rate found in Council's Fees and Charges Schedule (as updated from time to time) applicable to a building of equivalent floor area, and then taking into account:

- the value of the redeveloped community building (independently determined)
- the lessee's financial contribution to the redevelopment (including external grant funding)
- the lessee's capacity to pay

The negotiated lease fee will be approved by a formal Council decision.

3.1.2.3 Licence Fees

Fees for licensing land will be based on the area multiplied by the prescribed rate per hectare found in Council's Fees and Charges Schedule (as updated from time to time).

Licence fees will be higher where access is restricted and controlled by the licensee, e.g., restricted access due to a fence / locked gate.

3.1.2.4 Example Lease/Licence Fee Calculations

Examples of lease and licence fee rates being applied to particular scenarios and categories of occupant are provided below:

Non-commercial Lessee/Licensee Category	**Lease Fee – Building floor area = 300sqm**	**Licence Fee – Area of sports ovals = 1.5 hectares**
Category 1	Fee = 300 x $11.40 per sqm	Fee = 1.5 x $842.50 per ha
Category 2	Fee = 300 x $22.80 per sqm	Fee = 1.5 x $2,527.50 per ha

3.1.2.5 Incentive-Based Reductions

Non-commercial organisations may be eligible for a reduction of up to 50% of their lease or licence fees. Any reduction will be determined at the discretion of Council (Administration) and applied retrospectively in the following financial year, based on the lease or licence fees paid in the preceding financial year.

To qualify for the maximum reduction, lessees and licensees must demonstrate the delivery of multiple measurable community benefit actions. Council will provide a Fee Reduction Guideline to assist non-commercial organisations in understanding the eligibility criteria and application process.

Council is under no obligation to approve or provide a fee reduction. All applications will be assessed on their individual merits.

3.2 Hardship

Council will consider requests for a reduction or deferment of lease and licence fees where the organisation is experiencing financial hardship. A reduction in this circumstance will require a formal Council decision.

3.3 Subletting and Casual Hire

All subletting agreements must be approved by Council (Administration). The tenure of a subletting agreement will not exceed the remaining tenure of the (head) lease or licence. A subletting agreement with a proposed tenure of more than ten years will require a formal Council decision.

Casual hire may occur without consent, provided it is consistent with the permitted use of the leased or licensed area.

3.3.1 Non-commercial Organisations

Non-commercial organisations must use reasonable endeavours, having regard to their resources and the capacity of their leased or licensed area, to make those areas available for use by other community groups and organisations when not in use by the lessee or licensee.

Non-commercial organisations:

- must nominate a contact person to manage subletting and casual hire enquiries.
- may charge sublessees and casual hirers fees within the range of fees determined by Council and made publicly available
- may, acting reasonably, recover any costs directly incurred as a result of the sublessee's or hirer's use of the area, such as additional cleaning or the provision of an item that would not otherwise have been required.
- must not impose fees, charges, terms, conditions or other obligations on sublessees or casual hirers that are more onerous than those imposed by Council, except for the recovery of reasonable, directly incurred costs as described above.

If Council is of the view that the lessee or licensee has not made their area sufficiently available, Council will work with the lessee or licensee to develop a plan to increase community access.

A non-commercial organisation cannot sublet to a commercial entity unless approved by a formal Council decision. Support of such arrangements will consider:

- the appropriateness of the proposed service/activity;
- the scale of the proposed service/activity in relation to the service/activity of the head lessee/licensee;
- the location of the proposed service/activity in relation to existing city businesses; and
- the proportion of revenue generated through the arrangement that will be reinvested into the ongoing improvement and enhancement of facilities within the Park Lands.

4. Good Governance

4.1 Lessee/Licensee Reporting

Community Organisations and Educational Institutions will:

- Attend an annual leasing and licensing forum conducted by Council.
- Submit an annual report to Council detailing:
    - key personnel contact details;
    - maintenance records;
    - income and expenditure (relating to the leased/licensed area);
    - evidence of compliance checks;
    - insurance certificates;
    - subletting arrangements;
    - casual hires; and
    - membership numbers.

Council may, from time to time, request additional documentation, including, but not limited to, a list of office bearers, audited financial statements, a business plan or strategy, and participation numbers and demographics.

Failure to attend the annual leasing and licensing forum or comply with reporting requirements may result in a Community Organisation and Educational Institution being ineligible for lease or licence fee reductions.

4.2 Selection of a Lessee/Licensee

The granting of a new lease or licence agreement may be undertaken through an Expression of Interest (EOI) process, open to the public for a minimum of four weeks (28 days). The assessment weighting and methodology will be provided in the EOI documentation.

EOI submissions will be assessed by Council (Administration), with the findings presented to Kadaltilla / Adelaide Park Lands Authority and Council.

Council may, at its discretion:

- decline to grant an agreement following the completion of an EOI process; or
- exempt an organisation from an EOI process, which will require a formal decision of Council, where the proposed agreement:
    - relates to an existing commercial lessee/licensee that has demonstrated ongoing compliance with lease/licence conditions and community benefit, and where undertaking an EOI would risk undermining a beneficial commercial arrangement; or
    - will be granted to a State or Federal Minister (or their agencies); or
    - is for a community garden; or
    - relates to improvements planned by Council in partnership with a third party(s), and the third party(s) is the existing tenant and the proposed tenant(s) of the improvements; or
    - involves the Kaurna Yerta Aboriginal Corporation (or equivalent organisation) being the proposed tenant.

Council (Administration) may exempt an organisation from an EOI process where the proposed agreement is for a period of two years or less, provided that such an agreement does not result in a total continuous occupation exceeding four years (e.g. 2 + 2).

The application of any of these circumstances only permits consideration of direct negotiations and does not constitute a decision to grant, or an undertaking to grant, a

lease or licence, which remains subject to all requirements of the *Local Government Act 1999* (SA), the *Adelaide Park Lands Act 2005* (SA) and the Adelaide Park Lands Community Land Management Plan.

4.3 Holding Over

Council may rely on the holding over provisions of a lease or licence to manage short-term occupation where appropriate.

Holding over is intended to be a short-term arrangement only and should not exceed six months. Where continued occupation is anticipated, Council will seek to grant a new lease or licence, including for a shorter fixed term (for example, 12 or 24 months), rather than allowing a holding over arrangement to continue for an extended period.

4.4 Public Consultation and Parliamentary Review

Public consultation will be undertaken on a draft lease or licence agreement in accordance with Council's Community Engagement Policy and the *Local Government Act 1999* (SA) where the proposed tenure period is greater than five years (including any right of renewal) and/or where an amendment to the Adelaide Park Lands Community Land Management Plan (CLMP) may be required (irrespective of the proposed tenure period).

Under the *Adelaide Park Lands Act 2005* (SA), before an agreement with a proposed tenure of ten years or more, including any renewal rights, can be executed, the draft agreement must be laid before both Houses of Parliament and follow the prescribed legislative process.

This process will only occur after the public consultation findings and draft agreement have been formally considered by Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) and Council.

The following table shows the required consultation processes depending on the nature and term of the lease or licence agreement:

	Advice from Kadaltilla / Adelaide Park Lands Authority	**Decision of Council**	**Public Consultation**	**Lease/Licence laid before both Houses of Parliament**
Agreement exceeds 2 years but is equal to or less than 5 years	✓		Not required	

and consistent with CLMP				
Agreement exceeds 5 years but less than 10 years	✓	✓	✓	Not required
Agreement equal to or greater than 10 years	✓	✓	✓	✓

4.5 Ownership of Improvements

All fixed improvements made to a leased or licensed area by a lessee or licensee will require Council's approval and be vested in Council at the expiry of the agreement, unless otherwise agreed in writing.

The removal of any fixed improvements by a lessee or licensee at the expiry or sooner determination of the lease or licence will require the approval of Council (Administration).

4.6 Compensation

Excluding commercial assignments or dealings directly between the parties, any new lessee or licensee will not be required by Council to compensate the previous lessee or licensee, nor will Council compensate a lessee or licensee at the end of its tenure term, despite an agreement not being renewed, or where an agreement is terminated early by the lessee, licensee or lessor.

4.7 Park Lands Events

The nature of the Park Lands is such that certain leased or licensed areas may at times be unavailable for use and occupation due to public or special events.

Council and event organisers will seek to foster cooperative business opportunities and aim to minimise disruption to lessees in the Park Lands wherever possible.

Where Council approves an event, events impacting leased or licensed areas should provide at least four months' notice and partner with Council to return the area to its pre-event condition following the bump-out. A lessee or licensee will not be required to pay lease or licence fees for any period during which the leased or licensed area is unavailable for their use, including any period required for remediation and reinstatement.

When entering into leases and licenses in the Park Lands, lessees and licensees will be required to acknowledge that they release Council from any claim arising from or in connection with any public or special events or the leased or licensed area not being available for the Lessee's or Licensee's use and occupation

4.8 Vehicle Access

Lessees will be permitted to access the Park Lands via designated access points to undertake maintenance and to load and unload equipment. Motor vehicles will not be

permitted to remain on the Park Lands unless they are in a designated parking area and display a Council-issued permit.

On-street parking adjacent to leased and licensed areas will be prioritised for accessible parking and loading and unloading, to improve accessibility to Park Lands facilities and minimise vehicle movements on the Park Lands.

4.9 Signage

All permanent and temporary signage will require the approval of Council (Administration).

Permanent signage must align with relevant Council guidelines and must not include or feature any third-party advertising. This includes, but is not limited to, business, company, or product names, acronyms, or logos, with the sole exception of those belonging to the lessee.

Temporary signage will comply with the South Australian Planning and Design Code (Adelaide Park Lands Zone). Temporary sponsorship signage must be oriented inward, facing the field of play.

Electronic scoreboards may only be activated during scheduled competition times.

4.10 Naming Rights

Proposals to name an area, facility or improvement that are contrary to the naming conventions of the Adelaide Park Lands will require a formal decision of Council.

4.11 Gaming Machines

Leased and licensed areas must not be used for any gambling activity, including the operation of gaming machines, or for the display, promotion or advertising of gambling.

4.12 Liquor Licence

A lessee or licensee (including sub-lessees and casual use hirers) must not sell, serve or supply to persons, or allow persons to consume alcohol on or from their facilities without first obtaining the consent of Council (Administration), subject to whatever conditions it sees fit, and all required consents from any relevant Statutory Authorities as per the *Liquor Licensing Act 1997* (SA).

4.13 Closed Circuit Television

Lessees and licensees may install CCTV systems to support community safety, provided that they can ensure any CCTV use complies with all applicable laws, regulations, and requirements, including those relating to privacy, data protection, and surveillance.

Application of this Policy

Council Administration will implement this Policy in accordance with Council decisions, relevant legislation, the Adelaide Park Lands and Leasing and Licensing Operating Guideline, and through a suite of lease and licence agreements, taking into consideration the purpose, scale, frequency of use, and levels of responsibility.

A Lease Agreement may be used for the exclusive use of facilities (e.g. buildings), with maintenance and services responsibilities detailed.

A Ground Lease may be used where the facilities (e.g. buildings) are owned by the lessee.

A Licence Agreement may be used for regular and ongoing non-exclusive use of facilities (e.g. playing fields), with maintenance and service responsibilities detailed.

Where there are exclusive and non-exclusive rights, Council will embed the licence conditions into an overarching lease agreement.

Limitations of this Policy

This Policy does not apply to:

- Activities or works on public roads through the Park Lands (pursuant to sections 221 and 222 of the *Local Government Act 1999* (SA))
- City Works Permits
- Park Lands Permits
- Hire Agreements
- Park Lands Event Licences
- Depasturing Licences granted to individuals to permit horses on Lefevre Park / Nantu Wama (Park 6)
- The lease and licence granted to the Minister for Transport and Infrastructure for Adelaide Oval – these are provided for in the *Adelaide Oval Redevelopment and Management Act 2011* (SA)
- Temporary works and compounds
- Agreements for areas of the Adelaide Park Lands that are not under the care and control of the City of Adelaide

OTHER USEFUL DOCUMENTS

Related documents

- Adelaide Park Lands Leasing and Licensing Operating Guideline (tbd)
- Adelaide Park Lands Community Buildings (Sport and Recreation) Policy (2024)
- Adelaide Park Lands Community Land Management Plan (2023)
- Adelaide Park Lands Management Strategy – Towards 2036 (2025)
- City of Adelaide Strategic Plan (2024 – 2028)

Relevant legislation

- *Adelaide Park Lands Act 2005* (SA)
- *Liquor Licensing Act 1997* (SA)
- *Local Government Act 1999* (SA)
- *Planning, Development and Infrastructure Act 2016* (SA)
- *South Australian Motor Sport Act 1984* (SA)

NOTE: The *Retail and Commercial Leases Act 1995* (SA) does not apply to the Adelaide Park Lands, pursuant to an exemption granted under section 77(1) of the Act by the Minister for Business Services and Consumers on 28 December 2011.

GLOSSARY

Throughout this document, the below terms have been used and are defined as:

Adelaide Park Lands: Those areas of the Park Lands defined by the *Adelaide Park Lands Act 2005* (SA), which have been Gazetted by Parliament and defined to be under care and control of the City of Adelaide.

Adelaide Park Lands Community Land Management Plan: A document required under the *Local Government Act 1999* (SA), that informs how community land under the care and control of the City of Adelaide will be managed in accordance with the Adelaide Park Lands Management Strategy, including the identification of leased and licensed areas.

Adelaide Park Lands Management Strategy: A document required under the *Adelaide Park Lands Act 2005* (SA), that sets the strategic framework for the overall planning and management of the Adelaide Park Lands.

Assignment of Lease: The process involving a lessee transferring their interest, rights and obligations under an existing lease agreement to a new party. An assignment requires Council's consent before execution.

Building Floor Area: The total floor area of a building across all levels.

Casual Hire: Relates to one-off or irregular use of leased or licensed areas.

Commercial Entity: An incorporated or registered business with its core activity involving the selling of goods or services for profit.

Community Garden: An area of community land cultivated collectively or in individual plots by members of the community for the purpose of growing plants, fostering community engagement, and supporting environmental sustainability.

Community Organisation: A recreation and sport club or association, or similar not-for-profit community organisation.

Council (Administration): For the purposes of this Policy, this term refers to approval or consent granted by the Council Administration under delegated authority. Where no applicable delegation exists, or where Administration otherwise considers that a matter should be determined by Council, approval or consent must be sought by a formal decision of Council.

Educational Institution: A government/non-government primary or secondary school, college or university.

Expression of Interest: A formal process where eligible organisations are invited to submit an interest in leasing or licensing an identified area of the Park Lands.

Government Agency: Any state or federal government department or its agencies, including, but not limited to, lease and licence agreements with Ministers on behalf of government schools.

Ground Lease: Involves the lessee owning the improvements during the lease term, while Council retains ownership (care and control) of the land. The improvements are usually removed by the lessee or transferred to the lessor upon lease expiration, unless agreed otherwise.

Holding Over: Involves a lessee or licensee continuing to occupy a leased or licensed area after their agreement expires, without executing a new one. It creates a short-

term, periodic tenancy (often month-to-month) under the terms of the original lease or licence.

Improvements: Any fixture, fitting or structure constructed or installed on a leased or licensed area by the lessee/licensee or lessor.

Key Structural Building Elements: This includes the building substructure, floor, load-bearing posts and walls, roof, including overhangs and verandas, cladding and doors and windows.

Lease: A lease confers an exclusive contractual right on a lessee to use the land, whereby the lessee facilitates access via appropriate means (e.g., membership, sublease, and casual booking). A lease is generally provided for buildings that require a level of security of tenure.

Lessee/Licensee: An organisation that has a direct legal relationship with Council via a lease or licence agreement.

Licence: A licence confers a non-exclusive contractual right on a licensee to the first right of use of the land, but allows public access when not in use by the licensee (and any sub-licensees). A licence is generally provided for open areas such as playing fields.

Maintenance and Upkeep: This relates to all direct and indirect costs and tasks associated with maintaining leased and licensed facilities to ensure they remain fit for purpose for their intended activity.

Market Rent Valuation: Where Council seeks the services of an independent valuer to ascertain the appropriate fees to be charged to a commercial lessee or licensee based on similar market circumstances.

Nominal Fee: A nominal rent is used to make a lease or licence agreement legally valid where no real lease or licence fee is intended.

Non-commercial Organisation: For the purpose of this Policy, an educational institution, not-for-profit community organisation or government agency.

Non-commercial Organisations – Permitted Use: Activities and events that directly support or advance the primary purpose of the lessee or licensee in delivering sport, recreation, physical activity or community development. Permitted use may include, but is not limited to:

- Training and competition
- Open days, sports carnivals, sports days and 'come and try' days
- Club, association or school sport presentations and awards events
- Registration and membership days
- Fundraising activities that directly support the lessee's or licensee's sport, recreation, physical activity or community development objectives

Incidental activities undertaken solely to support the lessee's or licensee's primary purpose, such as operating a canteen, selling merchandise or conducting raffles, do not themselves constitute a commercial use.

Parliamentary Process: A formal process contained within the *Adelaide Park Lands Act 2005* (SA), that requires Council to submit a draft lease or licence agreement, with a tenure period of ten years or more, to the South Australian Parliament.

Public Toilets: For the purposes of this Policy, public toilets are toilets located within or adjoining leased premises that are externally accessible to the public, with opening and closing hours determined by Council.

Renewal Rights: A clause in a lease or licence giving rights to the lessee or licensee to extend an agreement for a further specific period, subject to following the terms of the agreement at the time of the renewal.

Signage – Permanent: Signage that is fixed or installed on a long-term basis to identify a lessee, licensee, facility, wayfinding or approved activity.

Signage – Temporary: Signage that is installed for a limited period to promote or provide information about a specific event, activity, program, competition or other approved use of the leased or licensed area.

Significant Capital Contribution: Council will determine whether a capital contribution is significant, having regard to the organisation's financial capacity, the level of community benefit expected to result from the investment, and any other relevant considerations. External grant funding obtained by a community organisation will be recognised as a capital contribution.

Subletting: Where a lessee or licensee enters into an agreement with another organisation to utilise a leased or licensed facility and must be under the same conditions as the original agreement.

Total Annual Revenue: The gross income received over a 12-month period from all operating and non-operating sources, excluding any grant funding received and related interest earned, prior to the deduction of expenses, taxes, or other costs. For a State Sporting Association, gross income will be based on total annual revenue generated within the State and will exclude revenue from national operations.

ADMINISTRATIVE

As part of Council's commitment to deliver the City of Adelaide Strategic Plan, services to the community and the provision of transparent information, all policy documents are reviewed as per legislative requirements or when there is no such provision a risk assessment approach is taken to guide the review timeframe.

This Policy document will be reviewed every **four** years unless legislative or operational change occurs beforehand. The next review is required in **2030.**

Review history:

Trim Reference	Authorising Body	Date/ Decision ID	Description of Edits
ACC2016/ 19640	Council	January 2016	Adopted Adelaide Park Lands Leasing and Licensing Policy
ACC2026/65125	Council	9 June 2026	Draft approved for public consultation

Contact:
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Kadaltilla
Adelaide Park Lands Authority

Tree Management Policy

Guiding sustainable Park Lands tree management

Thursday, 24 September 2026
Board Meeting

Author:
Noni Williams, Associate Director City Operations

Purpose of Workshop

The workshop will provide Kadaltilla with an overview of the proposed Tree Management Policy and the strategic framework guiding the management of trees across the Adelaide Park Lands.

The policy seeks to establish a clear, consistent and transparent approach to tree management, balancing canopy outcomes, tree health and longevity, biodiversity, cultural values, community expectations, public safety and the character of the Park Lands.

The workshop will highlight policy principles, objectives and proposed approach, particularly where tree management decisions may involve competing environmental, cultural, recreational, operational and safety considerations.

Key Questions

- Does the proposed policy provide an appropriate strategic framework for managing trees across the Adelaide Park Lands?
- Do the proposed principles appropriately reflect the environmental, cultural, social and recreational values of the Park Lands?
- Are there any areas where Kadaltilla considers greater clarity, guidance or governance is required?

- END OF REPORT –

Kadaltilla

Adelaide Park Lands Authority

Purpose

Build a shared understanding of the Tree Management Policy, clarify Council's risk responsibilities and support informed, consistent decision-making that protects and grows Adelaide's urban forest.

City Operations
Matt Jorgensen

Kadaltilla
Adelaide Park Lands Authority

Key Messages

A clear, contemporary framework for managing Adelaide's urban forest

The policy provides a single, overarching framework for how Council manages trees across the city, aligned with the strategic objective of increasing canopy cover and improving tree outcomes.

A shift from managing individual trees to managing the tree population as a long-term asset

It reinforces a whole-of-life approach, balancing tree health, safety, biodiversity, amenity, climate resilience and the need to retain and increase canopy over time.

Better consistency and transparency in decision-making

The policy establishes clear principles and expectations for tree management, providing a consistent basis for decisions about planting, maintenance, protection, removal and replacement across Council.

Key Questions

KEY QUESTIONS

Does the proposed policy provide an appropriate strategic framework for managing trees across the Adelaide Park Lands?

KEY QUESTIONS

Do the proposed principles appropriately reflect the environmental, cultural, social and recreational values of the Park Lands?

KEY QUESTIONS

Are there any areas where Kadaltilla considers greater clarity, guidance or governance is required?

Implications

Implication	Comment
Adelaide Park Lands Management Strategy – Towards 2036	Adelaide Park Lands Management Strategy - Towards 2036 The Tree Management Policy supports the Natural Systems, Cultural Landscapes & Climate Resilience goal by protecting, managing, and expanding the urban tree canopy.
2023 –2028 Strategic Plan	Strategic Plan Alignment – Environmental Performance **Objectives** 2.2 Promote ecologically sustainable initiatives and monitor tree canopy cover, biodiversity, and environmental sustainability and design quality 2.3 Consider climate resilience in everything we do **Initiatives** 2.2 Regularly review tree canopy cover, biodiversity, and environmental sustainability in the Park Lands **Measures of Success** 2.2 Ecologically sustainable initiatives promoted, and tree canopy cover, biodiversity, and environmental sustainability and design quality have been regularly reviewed

Trees and Local Government in Australia

- Most Councils now view trees not as individual assets, but as a collective asset known as the Urban Forest.
- Councils are responsible for the planting, maintenance, and removal of trees on council land.
- Councils are highly focused on risk due to public liability and associated risk.
- In South Australia, tree indemnity for local government is not an automatic, blanket exemption from liability.
- Most Councils, including City of Adelaide, align their Tree Management Policies and Procedures with relevant Legislation and Australian Standards to manage risk.
- Strategy is where they differ, with canopy targets ranging from 25% to 40% and additional measures related to Biodiversity and Water Management are often integrated with tree planting programs.

History

- The current Tree Management Framework was last updated in November 2019
- The Framework is a mixture of Policy, Guideline and a Risk Assessment Tool.
- Under advice and direction from our Strategy, Planning & Engagement team, the document has been separated into three stand-alone documents.

Journey and Current Position

- We have consistently operated at required levels, with resourcing appropriately balanced between permanent employees and contractors in line with industry best practice.
- Like many organisations, we have experienced an industry-wide shortage of qualified applicants and contractors. While this created challenges, it did not reflect a lack of planning or resourcing.
- Our operational practices already align with, and in many respects exceed, the principles of the draft policy. We have proactively implemented these practices ahead of formal policy adoption.

Future Opportunities

- Implementing smart sensors to monitor soil moisture, irrigation needs and tree environments
- Applying artificial intelligence to predict tree decline, pest outbreaks and maintenance requirements
- Partnering with Education and Science based institutions to monitor trees and develop innovation
- Improving inspection methodologies through technology and data analytics
- Develop models to understand whole-of-life costs to support long-term investment decisions
- Engaging communities in tree planting, stewardship and citizen science programs.
- Addressing industry-wide shortages of qualified arborists by expanding training pathways and traineeships.

Strategy

Strategic Links

- **Livability & wellbeing**

  Urban trees provide shade, cooling, and improved air quality, supporting healthier, more comfortable public spaces.

- **Environmental sustainability**

  Increases canopy cover, supports biodiversity, and contributes to climate resilience targets (heat mitigation, carbon capture, water management).

- **Asset stewardship**

  Trees are managed as long-term living assets, balancing risk, cost, and benefit across their lifecycle.

- **Community value & place-making**

  Enhances streetscapes and parks, contributing to identity, amenity, and community pride.

- **Risk and safety management**

  Applies a structured, evidence-based approach to tree risk, aligning with organisational duty of care and safety objectives.

Strategic Overview

We have developed an approach to tree management which is built like a simple hierarchy.

- Draft Tree Management Policy (Why we do it) - Link 1
- Tree Operating Guideline (How we do it) - Link 2
- Tree Risk Assessment Protocol (How we assess risk and prioritise action) - Link 3

Each document has a distinct role, but they are designed to work together as one system.

Tree Management Policy

- This is the **strategic** document.

It explains:

- Why trees matter (economic, environmental, social benefits)
- The challenges (events, climate change, development, pests)
- The long-term goals (e.g. increasing canopy cover, resilience)

Tree Management Policy

Key message:

- This document defines what success looks like for our urban forest
- It balances benefits vs risk and sets the City's overall position.

In simple terms:

"This is our vision and commitment for our urban forest"

Tree Operating Guideline

Turning strategy into action

This is the operational part.

It sets out:

- How trees are planted, pruned, maintained, and removed
- How decisions are made about development impacts
- How community requests are handled and the associated timeframes
- Guidelines staff must follow

Tree Operating Guideline

Key message:

Ensures consistency and defensibility in day-to-day decisions.

It translates policy into practical actions on the ground.

In simple terms:

“This is how our teams manage trees every day”

Tree Risk Assessment Protocol

International Society of Arboriculture's (ISA) Tree Risk Assessment Qualification (TRAQ) methodology

This is the risk decision framework that explains:

- How tree risk is assessed using an industry-based method (TRAQ)
- How risk is defined (likelihood × consequence)
- How trees are prioritised based on location and usage (high vs low activity areas)
- What actions are required for different risk levels

It also reinforces key principles:

- Tree risk **cannot be eliminated**
- Overall risk is **low**
- Risk is managed to a **reasonable and acceptable level**

Tree Risk Assessment Protocol

Key message:

This provides a defensible, evidence-based method for risk decisions
It supports prioritisation of available resources

In simple terms:

“This is how we decide what is risky and what to do about it”

How They Work Together

1. Policy → Sets direction and priorities
2. Operating Guideline → Defines how work is done
3. Assessment Protocol → Informs risk-based decisions within that work

Scenario: A large tree within a playspace

Policy → Lets us know trees are valuable and safety must be managed

Protocol → Identifies this as a high-use area → higher inspection frequency → Assesses risk level (e.g. Moderate or High)

Operating Guideline → Defines what action is taken (nothing, pruning, exclusion zone, or removal) → Ensures it meets legislative and standards requirements

Tree Management Hierarchy

Our Tree Management Policy informs all Council decision making

Trees under full care and control	Trees in Event licensed areas	Trees in Community Lifestyle licensed areas	Trees in Commercial Property licensed areas	Trees within development sites
Managed through Tree Operating Guideline	Managed through Tree Operating Guideline	Managed through Tree Operating Guideline	Managed by Licensee through Commercial Property	Managed through Development Assessment team and TOG
Risk managed by TRAP	Risk managed by Event	Risk managed through TRAP	Risk managed by Licensee	Risk managed by Developer through DA team

Integrated Policy Approach for Olive Trees

The **Park Land Olive Management Plan**, endorsed by Council in March 2001, is a legacy document that is proposed to be rescinded.

The protection of heritage Olives, along with all other heritage trees is now managed through the **National Heritage Management Plan (September 2024)** and information provided in the **Adelaide Park Lands and City Layout Designed Landscapes and Historic Planting Report.**

- Heritage olive trees are both trees and heritage assets, so can be effectively managed through the existing **Tree Management Policy** and **Heritage Management Plan**.
- This provides a consistent, integrated approach to tree health, risk, maintenance, conservation and heritage significance.
- Updating a separate Olive Management Plan would largely duplicate existing policy requirements and create an additional layer of governance and documentation.

Key Questions

KEY QUESTIONS

Does the proposed policy provide an appropriate strategic framework for managing trees across the Adelaide Park Lands?

KEY QUESTIONS

Do the proposed principles appropriately reflect the environmental, cultural, social and recreational values of the Park Lands?

KEY QUESTIONS

Are there any areas where Kadaltilla considers greater clarity, guidance or governance is required?

Thank You

Kadaltilla
Adelaide Park Lands Authority

Kadaltilla
Adelaide Park Lands Authority

Thursday, 24 September 2026
Board Meeting

Exclusion of the Public for item requested to be considered in confidence

Requested by:
Michael Sedgman, Chief Executive Officer

Public

Purpose

Exclusion of the public from this meeting is sought for the consideration of the following Agenda Item:

9.1. Victoria Park Grandstand Expression of Interest Outcomes [section 90(3) (b) & (d) of the Act].

Meetings of Kadaltilla must be conducted in a place open to the public except in special circumstances. Special circumstances and associated considerations to exclude the public from a meeting are outlined in section 90 the *Local Government Act 1999 (SA)* (the Act).

Clause 4.8.21 of the Charter enables Kadaltilla, to order the exclusion of the public from attendance to consider in confidence any information or matter listed in section 90(3) of the Act. The exercise of this power does not exclude Board Members and/or any other person permitted by Kadaltilla to remain in the room.

The Order to Exclude for Item 9.1:

1. Identifies the information and matters (**grounds**) from section 90(3) of the Act utilised to request consideration in confidence.
2. Identifies the **basis** – how the information falls within the grounds identified and why it is necessary and appropriate to act in a meeting closed to the public; and
3. In addition, identifies for the following grounds – section 90(3) (b), (d) or (j) - how information open to the public would be contrary to the **public interest**.

All Board members must keep confidential all documents and any information presented to them for consideration on a confidential basis prior to the meeting.

Order to Exclude for Item 9.1

THAT THE KADALTILLA/ ADELAIDE PARK LANDS AUTHORITY

1. Having taken into account the relevant considerations contained in Clause 4.8.21 of the Adelaide Park Lands Authority Charter and section 90(3) (b) & (d) and 90(2) & (7) of the *Local Government Act 1999* (SA), this meeting of the Board of Kadaltilla / Park Lands Authority dated 24 September 2026 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 9.1 [Victoria Park Grandstand Expression of Interest Outcomes] listed on the Agenda in a meeting open to the public would on balance be contrary to the public interest.

   Grounds and Basis

   This report and its attachments contain commercial information submitted by proponents through a competitive EOI process, including proposed uses, commercial terms, financial information, operating models and business proposals.

   Administration is proposing to commence lease negotiations with a preferred proponent. Disclosure of the submissions, McGees Property's commercial assessment or Council's proposed negotiating position before the process is concluded could prejudice the commercial position of the proponents, confer a commercial advantage on another party and prejudice Council's ability to negotiate an appropriate commercial outcome.

Public Interest

The Board is satisfied that the principle that the meeting be conducted in a place open to the public is outweighed in the circumstances by the need to protect the integrity of the EOI process and prospective lease negotiations.

Disclosure before the commercial process is concluded could provide other parties with access to commercially sensitive information and adversely affect Council's negotiating position and the commercial position of the proponents. Public disclosure can be reconsidered following the conclusion of the commercial process and review of the confidentiality order.

2. Pursuant to section 90(2) of the *Local Government Act 1999 (SA)* (the Act), this meeting of Kadaltilla dated 24 September 2026 orders that the public (with the exception of members of Corporation staff and any person permitted to remain) be excluded from this meeting to enable this meeting to receive, discuss or consider in confidence Item 9.1 Victoria Park Grandstand Expression of Interest Outcomes] listed in the Agenda, on the grounds that such item of business, contains information and matters of a kind referred to in section 90(3) of the Act.

Discussion

1. The *Adelaide Park Lands Act 2005 (SA)* requires the Authority to operate utilising Chapter 6 Part 3 of the *Local Government Act 1999 (SA)* (the Act). Chapter 6 Part 3 relates to public access to meetings and outlines the conduct to be observed by the Authority.
2. It is a requirement of the *Adelaide Park Lands Act 2005 (SA)* [13 (c)] reflected in clause 4.8.19 of the *Adelaide Park Lands Charter* (Charter), that meetings of the Authority be conducted in a place open to the public except in special circumstances. These circumstances and associated considerations to exclude the public from a Board meeting are outlined in Chapter 6, Part 3 of the Act.
3. In considering whether an order should be made to exclude the public the order must specify
   - 3.1. the grounds on which the order was made; and
   - 3.2. the basis on which the information or matter to which the order relates falls within the ambit of each ground on which the order was made; and
   - 3.3. if relevant, the reasons that receipt, consideration or discussion of the information or matter in a meeting open to the public would be contrary to the public interest.
4. In considering whether an order should be made to exclude the public, it is irrelevant that discussion of a matter in public may:
   - 4.1. cause embarrassment to the council or council committee concerned, or to members or employees of the council; or
   - 4.2. cause a loss of confidence in the council or council committee.
   - 4.3. involve discussion of a matter that is controversial within the council area; or
   - 4.4. make the council susceptible to adverse criticism
5. When determining whether to exclude the public from the meeting the Authority is required to consider & resolve whether it is necessary and appropriate to act in a meeting closed to the public to consider the following information in confidence.
   - 5.1. Information contained in Item 9.1 [Victoria Park Grandstand Expression of Interest Outcomes]
     - 5.1.1. Is not subject to an existing Kadaltilla / Park Lands Authority Confidentiality Order
     - 5.1.2. Is subject to an existing City of Adelaide Reconciliation Committee Confidentiality Order
     - 5.1.3. The grounds utilised to request consideration in confidence is s 90(3) (b) & (d) of the *Local Government Act 1999 (SA)*

       (b) information the disclosure of which—

       (i) could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and

       (ii) would, on balance, be contrary to the public interest

(d) commercial information of a confidential nature (not being a trade secret) the disclosure of which—

(i) could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and

(ii) would, on balance, be contrary to the public interest

Attachments

Nil

- END OF REPORT –

Document is Restricted

Document is Restricted