

# Kadaltilla

Adelaide Park Lands Authority



BOARD MEETING MINUTES  
Thursday 22 February 2024  
Colonel Light Room, Adelaide Town Hall

## Kadaltilla / Adelaide Park Lands Authority

Board Meeting Minutes, Thursday 22 February 2024, at 4.30 pm  
Colonel Light Room, Adelaide Town Hall

### Present:

<b>Presiding Member</b>	The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith
<b>Deputy Presiding Member</b>	Elinor Walker
<b>Board Members</b>	Tim Agius Allison Bretones Stephanie Johnston Deputy Lord Mayor, Councillor Keiran Snape Craig Wilkins Ben Willsmore Justyna Jochym

### 1 Welcome and Opening

- 1.1 **Acknowledgement of Country** Kadaltilla / Adelaide Park Lands Authority acknowledges that we are meeting on traditional Country of the Kaurna people of the Adelaide Plains and pays respect to Elders past and present. We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kaurna people living today.
- And we also extend that respect to other Aboriginal Language Groups and other First Nations who are present today.

Tim Agius entered the Colonel Light room at 4:32pm.

The Lord Mayor welcomed Board Member Justyna Jochym.

- 1.2 **Apologies** Board Member – Ashley Halliday

- 1.3 **Confirmation of Minutes** Board Decision
- Moved by Deputy Lord Mayor, Councillor Keiran Snape,  
Seconded by Stephanie Johnston –
- That the Minutes of the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 23 November 2023 be taken as read and be confirmed as an accurate record of proceedings.

Carried

### 2 Conflict of Interest

- Disclosure of Conflict of Interest** Nil

- 3 **Presiding Member Report** The Presiding Member provided an update.

### 4 Representations (verbal)

- 4.1 **Ms Jordan Dodd** Representing the Goodwood Saints Football Club and Goodwood Cricket Club regarding: Item 6.5 Park Lands Leasing - Expressions of Interest.

Leave of the meeting was granted to bring forward the related Item 6.5 Park Lands Leasing Expressions of Interest to be heard.

6.5 **Park Lands Leasing – Expressions of Interest**

Board Decision to Advise City of Adelaide

Moved by Craig Wilkins,  
Seconded by Alison Bretones -

THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Kadaltilla / Adelaide Park Lands Authority:

1. Notes the Expression of Interest submissions received for the eight Park Lands facilities as shown in **Attachment A** to item 6.5 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 22 February 2024.
2. Notes the advice on Park Lands Leasing – Expressions of Interest received at item 6.5 and seeks further discussion with proponents seeking a lease in Park 15.
3. Endorses the Council through the Acting Chief Executive Officer to enter into lease negotiations with the applicants below for five-year (1 July 2024 to 30 June 2029) Park Lands Lease Agreements for the sports buildings, playing fields and courts located in Parks 6, 15, 17, 20, 22 and 26.
  - 3.1. Wilderness School Ltd - Lefevre Park/Nantu Wama (Park 6), excluding the two southern sports courts that have been identified for removal due to their poor condition.
  - 3.2. South Australian Dog Obedience Club - Carriageway Park/Tuthangga (Park 17)
  - 3.3. South Park Lands Hockey and Tennis Consortium - Blue Gum Park/Kurangga (Park 20)
  - 3.4. South Australian United Church Netball Association - Josie Agius Park/Wikaparntu (Park 22)
  - 3.5. Pembroke School Incorporated (Pembroke School Rowing Club) – Tarntanya Wama (Park 26) (Site A)
  - 3.6. Scotch College Adelaide (Scotch Rowing Club) – Tarntanya Wama (Park 26) (Site B)
  - 3.7. Minister for Department of Education (Norwood/Unley High Rowing Club) – Tarntanya Wama (Park 26) (Site C)

Carried

Leave of the meeting was granted to bring forward confidential Item 10.1 to be heard.

Moved by Ben Willsmore  
 Seconded by Allison Bretones -

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) (j) (i) (ii) and 90(2) & (7) of the Local Government Act 1999 (SA), this meeting of the Board of Kadaltilla / Park Lands Authority dated 22 February 2024 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 10.1 [Draft Adelaide Park Lands Management Strategy (APLMS)] listed on the Agenda in a meeting open to the public would on balance be contrary to the public interest.

Grounds and Basis

This Item contains material provided on a confidential basis which the State Government has requested be considered in confidence on the grounds that the details of the request are sensitive in nature and the release of this information prematurely may be misleading. The disclosure of information in this report could reasonably be expected to prejudice the position and any negotiations between the City of Adelaide and the State Government.

Public Interest

The Kadaltilla / Adelaide Park Lands Authority is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the disclosure of information may result in release of information prior to the finalisation of the matter by the State Government and the City of Adelaide. The disclosure of this information may materially and adversely affect the viability of the matter and prejudice the ability of the parties to discuss/participate or influence a proposal for the benefit of the State Government, the City of Adelaide and the community in this matter which on balance would be contrary to the public interest.

2. Pursuant to section 90(2) of the Local Government Act 1999 (SA) (the Act), this meeting of Kadaltilla dated 22 February 2024 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 10.1 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.

Carried

Members of the public and Corporation staff present not directly involved with Item 10.1, left Colonel Light Room at 4:57pm

10.1 **Draft Adelaide Park Lands  
Management Strategy (APLMS)**  
[S90(3) (j)(i)(ii)]

Leave of the meeting was granted to bring forward confidential Item 10.2 to be heard.

### **Exclusion of the Public**

Moved by Deputy Lord Mayor, Councillor Snape,  
Seconded by Allison Bretones -

#### 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) (i) and 90(2) & (7) of the Local Government Act 1999 (SA), this meeting of the Board of Kadaltilla / Park Lands Authority dated 22 February 2024 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 10.2 [Carriageway Park / Tuthangga (Park 17) Earthen Levee Stormwater Management] listed on the Agenda in a meeting open to the public would on balance be contrary to the public interest.

#### Grounds and Basis

This Item contains information of a confidential nature, relating to actual litigation, or litigation that the council or council committee believes on reasonable grounds will take place, involving the council or an employee of the council and that the details, budget and timing of the project are still being resolved and the release of this information prematurely may be considered misleading.

#### Public Interest

The Kadaltilla / Park Lands Authority is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the disclosure of this information could reasonably be expected to prejudice the legal position and negotiation of Council with external parties.

2. Pursuant to section 90(2) of the Local Government Act 1999 (SA) (the Act), this meeting of Kadaltilla dated 22 February 2024 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 10.2 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.

Carried

There were no members of the public and Corporation staff present not directly involved with Item 10.2 in the Colonel Light Room at 5:26pm.

10.2 **Carriageway Park / Tuthangga  
(Park 17) Earthen Levee  
Stormwater Management  
[S90(3) (i)]**

The meeting re-opened to the public at 5:39pm.

**Confidentiality Order**

**10.1 - Draft Adelaide Park Lands Management Strategy (APLMS)**

In accordance with Section 91(7) and (9) of the *Local Government Act 1999 (SA)* and because Item 10.1 listed on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 22 February 2024 was received, discussed and considered in confidence pursuant to Section 90(3) (j) (i) and (ii) of the *Local Government Act 1999 (SA)*, this meeting of the Kadaltilla / Adelaide Park Lands Authority do order that:

1. The resolution, the report and the discussion submitted to this meeting and the Minutes of this meeting in relation to the matter remain confidential and not available for public inspection until activities in accordance with Part 4, Division 1, Section 18(4) (b) of the *Adelaide Park Lands Act 2005 (SA)* are completed.
2. The Acting Chief Executive Officer or delegate be delegated the authority to review and revoke all or parts of this order herein and directed to present a report containing the Item for which the confidentiality order has been revoked

**Confidentiality Order**

**10.2 - Carriageway Park / Tuthangga (Park 17) Earthen Levee Stormwater Management**

In accordance with Section 90(3)(i) of the *Local Government Act 1999 (SA)* and because Item 10.2 listed on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 22 February 2024 was received, discussed and considered in confidence pursuant to Section 90(3)(i) of the *Local Government Act 1999 (SA)*, this meeting of the Board of Kadaltilla / Adelaide Park Lands Authority do order that:

1. The report, the discussion and any other associated information submitted to this meeting and the Minutes of this meeting in relation to the matter remain confidential and not available for public inspection until 31 December 2025; or
2. The Acting Chief Executive Officer, or delegate be delegated the authority to review and revoke all or part of the order herein and directed to present a report containing the Item for which the confidentiality order has been revoked.



- 5 **Items for Board Discussion** Nil
- 6 **Items for Board Discussion and Decision**
- 6.1 **Adelaide Park Lands Management Strategy (APLMS) Phase Three Engagement Plan**
- Board Decision  
 Moved by Deputy Lord Mayor, Councillor Snape,  
 Seconded by Ben Willsmore -  
That the Kadaltilla / Adelaide Park Lands Authority:
1. Approves the Adelaide Park Lands Management Strategy (APLMS) Phase 3 Engagement Plan as included as Attachment A to Item 6.1 on the Agenda for the meeting of Kadaltilla held on 22 February 2024.
- Carried
- 6.2 **Draft Park Lands Community Buildings Policy**
- Board Decision to Advise City of Adelaide  
 Moved by Deputy Lord Mayor, Councillor Snape,  
 Seconded by Elinor Walker -  
THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:  
That the Kadaltilla / Adelaide Park Lands Authority:
1. Receives the findings of the community consultation undertaken on the Draft Park Lands Community Buildings (Sport and Recreation) Policy as shown in Attachments A, B and C to Item 6.2 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 22 February 2024.
  2. Request Administration incorporate consultation feedback from engagement through the APLMS, community forums and CLMPs as additional background information to support a workshop for the progress of the Park Lands Community Buildings (Sport and Recreation) Policy.
- Carried

The Lord Mayor sought leave to adjourn the meeting for a period of 5 minutes. The meeting was adjourned at 6:13pm and reopened at 6:18pm with the following members present:

The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith  
 Elinor Walker  
 Tim Agius  
 Allison Bretones  
 Stephanie Johnston  
 Deputy Lord Mayor, Councillor Keiran Snape  
 Craig Wilkins  
 Ben Willsmore  
 Justyna Jochym

- 6.3 **Kadaltilla Business Plan and Budget 24/25**
- Board Decision to Advise City of Adelaide
- Moved by Justyna Jochym,  
Seconded by Elinor Walker -
- THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:
- That Kadaltilla / Adelaide Park Lands Authority:
1. Approves the draft 2024/2025 Kadaltilla / Adelaide Park Lands Authority Business Plan and Budget, as included in Attachment A to Item 6.3 on the Agenda for the Board meeting of Kadaltilla / Adelaide Park Lands Authority held on 22 February 2024, to be provided to Council to inform Council's draft 2024/2025 budget deliberations.
  2. Notes that the final copy of the 2024/2025 Kadaltilla / Adelaide Park Lands Authority Business Plan and Budget will be presented back to Kadaltilla at a future Board Meeting.
- Carried
- 6.4 **Kadaltilla budget and governance – Acting Chief Operating Officer**
- Presenter
- Michael Sedgman, Acting Chief Executive Officer
- Precis of Item
- A brief summary outlining governance around the budget Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) has authority for, and the Council budgets which are directed to activity in the Park Lands.
- Undertaking – Park Land Open Space Management Budget Development
- The budget for 24/25 has been developed based on current trends and direction from Council.
- Park Land and Open Space Management includes (but is not limited to) garden maintenance, irrigation and weed control, all of which has increased during the 23/24 year.
- Administration closely monitor and manage the spend against budget, and any forecast variances to the budget are sought through quarterly reviews.
- 6.6 **Rymill Park Kiosk – Lease Consultation Results**
- Board Decision to Advise City of Adelaide
- Moved by Craig Wilkins,  
Seconded by Elinor Walker -
- THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:
- That the Kadaltilla / Adelaide Park Lands Authority:
1. Receives the findings of the community consultation summarised in Attachment A to Item 6.6 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 22 February 2024.
  2. Endorses the 21-Year Commercial Park Lands Lease Agreement as per Attachment B to Item 6.6 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 22 February 2024.
  3. Approves the final concept plans for the Rymill Park Kiosk, as per Attachment C to Item 6.6 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 22 February 2024.

4. Notes the engagement of Kaurna Yerta Aboriginal Corporation to seek advice on culturally appropriate acknowledgement of the Kaurna community's cultural and historical connections with Murlawirrapurka / Rymill Park.

Carried

6.7 **City Dirt Workshop - City Dirt Concept Options**

Presenters

Mark Goudge, Acting Director City Services  
Simon Keith, Acting Associate Director Infrastructure  
Chris Leidig, Team Leader, Project Delivery

Precis of Item

A presentation and workshop for the discussion, consideration, and feedback regarding Concept Options of the City Dirt project.

7 **Items for Noting**

7.1 **Update on the World Heritage Listing for the Adelaide Park Lands and Rural Settlement Landscapes**

Board Decision

Moved by Justyna Jochym,  
Seconded by Allison Bretones -

That the Kadaltilla / Adelaide Park Lands Authority:

1. Receives the report contained in Item 7.1 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 22 February 2024.

Carried

8 **Other Business**

Nil

9 **Closure**

The Board meeting closed at 7.23 pm

10 **Next Board Meeting**

Thursday, 28 March 2024 at 4.30 pm  
Colonel Light Room, Adelaide Town Hall

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