

Kadaltilla

Adelaide Park Lands Authority



BOARD MEETING MINUTES

Thursday, 18 September 2025

Goodman Building, Adelaide Botanic Gardens

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Kadaltilla / Adelaide Park Lands Authority

Board Meeting Minutes, Thursday, 18 September 2025, at 4.36 pm
Goodman Building, Adelaide Botanic Gardens

Present:

Presiding Member	The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith
Deputy Presiding Member	Elinor Walker
Board Members	Kirsty Bevan
	Allison Bretones
	Ashley Halliday
	Stephanie Johnston

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.'

1.2 Apologies

Board Members:

Warwick Keates
Councillor Snape
Justyna Jochym

Absent

Board Member:

Mitzi Nam

1.3 Confirmation of Minutes

Board Decision

Moved by Kirsty Bevan,
Seconded by Alison Bretones -

That the Minutes of the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority adjourned on 17 July 2025 and reconvened on 28 August 2025 and the ordinary meeting of the Board also held on 28 August 2025 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 indicating that:

- The Right Honourable the Lord Mayor, Dr Jane Lomax- Smith thanked the Adelaide Botanic Gardens staff, in particular Michael Harvey, Director of the Botanic Gardens and State Herbarium of South Australia, for their invaluable assistance in coordinating and facilitating the guided tour, providing the venue and the arrangements for this meeting, and for so warmly hosting the Kadaltilla Board.

- E-News shared with the Board relating to the North Adelaide Golf Course Correspondence from the Hon. Peter Malinauskas, Premier of South Australia.

4 Deputations

Nil

5 Items for Board Discussion and Decision

5.1 Presentation - Adelaide Botanic Gardens

Presenter:

- Michael Harvey, Director of the Botanic Gardens and State Herbarium of South Australia.

Precis of Item:

A presentation was given to provide an overview to the Board of the key strategic and master planning priorities of Adelaide Botanic Gardens, as well as upcoming initiatives.

5.2 Presentation - Beach Volleyball Facility – Bonython Park / Tulya Wardli (Park 27)

Presenter:

- Karla Della Pietra (Volleyball SA, Chief Executive Officer)

Precis of Item:

A presentation was given to provide an update and seek feedback relating to the proposal to establish a beach volleyball facility in Bonython Park / Tulya Wardli (Park 27).

5.3 Beach Volleyball Facility – Bonython Park / Tulya Wardli (Park 27)

Discussion ensued

It was then –

Moved by Ashley Halliday,
Seconded by Elinor Walker –

THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Kadaltilla / Adelaide Park Lands Authority:

1. Notes the previous decision of Council approving the repurposing of a section of the former netball courts in Bonython Park / Tulya Wardli (Park 27) into a beach volleyball facility
2. Notes the significant change in impacts to Bonython Park / Tulya Wardli (Park 27) since that decision, including the New Women's and Children's Hospital, Southwark Development and the North Adelaide Public Golf Course projects and the impact they will have on Park 27 including the former netball courts.
3. Endorses continued support for a beach volleyball facility on Bonython Park / Tulya Wardli (Park 27).
4. Notes the City Beach Concept Plan for Bonython Park / Tulya Wardli (Park 27) shown in Attachment A as contained in Item 5.3 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 18 September 2025.
5. Requests that the Administration undertake work with Volleyball SA for a siting and contextual analysis on the most appropriate location for City Beach and further reports on the management and detailed design of City Beach as the project progresses, for presentation to the first meeting of Kadaltilla in 2026.
6. Requests a Master Plan of Bonython Park / Tulya Wardli (Park 27) be prepared in alignment and context with the Adelaide Park Lands Management Strategy and the relevant Community Land Management Plan subject to the City of Adelaide quarterly budget review processes and/or annual budget process.

Carried

5.4 Workshop - 2025 Biodiversity Survey - Exploring Aquatic Fauna of Karrawirra Pari / River Torrens

Presenters:

- Matthew Field, Manager, Park Lands & Sustainability
- Jared Wilson, Team Leader, Park Lands Planning

Precis of Item:

A presentation was given to share the results of the 2025 biodiversity monitoring, evaluation and reporting program (2025 biodiversity survey) which focused on aquatic fauna found along Karrawirra Pari / River Torrens.

6 Items for Noting

6.1 Victoria Park / Pakapakanthi (Park 16) Master Plan Implementation Projects

Discussion ensued

It was then –

Moved by Ashley Halliday,
Seconded by Stephanie Johnston –

THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL

That the Kadaltilla / Adelaide Park Lands Authority:

1. Receives the report and presentation (Attachment A) as contained in Item 6.1 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 18 September 2025
2. Requests administration to provide an update on progress of investment partnering opportunities with the South Australian Motorsport Board to deliver on the master plan elements.
3. Notes that implementation of the priority projects will be staged, with procurement and delivery of the community playing field to be undertaken in third and fourth quarter of 2025/26 and tree planting scheduled to commence for the planting season between April–May 2026.
4. Notes that delivery of the pathway adjacent to Wakefield Road is subject to budget becoming available in 2025/26 or future consideration through the City of Adelaide's annual business plan and budget processes.

Carried

6.2 Tentative List Submission for World Heritage Bid for Adelaide and its Rural Settlement Landscapes - Progress Report

Discussion ensued

It was then –

Moved by Elinor Walker,
Seconded by Stephanie Johnston –

THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL

That the Kadaltilla / Adelaide Park Lands Authority:

1. Receives the report contained in Item 6.2 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 18 September 2025.

Carried

Undertaking - Tentative List Submission for World Heritage Bid for Adelaide and its Rural Settlement Landscapes

In response to queries from Members, an undertaking was given that following the announcement of the new Minister for Climate, Environment and Water of South Australia, Administration will proactively engage with the Minister in relation to the Tentative List Submission for World Heritage Bid for Adelaide and its Rural Settlement Landscapes.

7 Other Business

Nil

Moved by Ashley Halliday,
Seconded by Elinor Walker –

Order to Exclude for Item 9.1

THAT THE 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 18 September 2025 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 9.1 [Results of Park Lands Commercial Expressions of Interest – Victoria Park/ Pakapakanthi (Park 16)] 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 is commercial information of a confidential nature (not being a trade secret), the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the Council is conducting business, prejudice the commercial position of the Council and prejudice the commercial position of the person who supplied the information and confer a commercial advantage on a third party.

The disclosure of information in this report could reasonably prejudice the commercial position and identity of the proponent who supplied 'commercial in confidence' information containing a business case and capability to undertake a promotional opportunity for evaluation by Council at the request of the Council for which 'commercial in confidence' discussions have been undertaken and remain current. Disclosure of this information may adversely impact project viability, prejudice the ability to undertake/participate in future negotiations on the proposal and prejudice the Council's commercial position and opportunity for Council to participate in future like considerations or discussions.

Public Interest

The Board 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 may result in the release of information prior to the finalisation of commercial Lease negotiations with the preferred proponents and competitors receiving the information to the detriment of the proponents who supplied information at this point in time, may materially and adversely affect the financial viability of the proponent for any future projects and severely prejudice Council's ability to discuss/participate or influence a proposal for the benefit of the Council and the community in this matter and in relation to other commercial Lease negotiations.

2. Pursuant to section 90(2) of the *Local Government Act 1999* (SA) (the Act), this meeting of Kadaltilla dated 18 September 2025 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 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 present. Members of Corporation staff not directly involved in Item 9.1 left the Goodman Building at 6:24 pm.

9 Items for the Board in confidence

9.1 Results of Park Lands Commercial Expressions of Interest – Victoria Park / Pakapakanthi (Park 16) [s 90(3) (b), (d)]

The meeting reopened to the public at 6.28 pm.

Item 9.1 - Results of Park Lands Commercial Expressions of Interest – Victoria Park / Pakapakanthi (Park 16) [s 90(3) (b), (d)]

Confidentiality Order

1. Having considered Item 9.1 [Results of Park Lands Commercial Expressions of Interest – Victoria Park / Pakapakanthi (Park 16).] listed on the Agenda for the meeting of the Board of Kadaltilla/Adelaide Park Lands Authority held on 18 September 2025 in confidence pursuant to Section 4.8.21 of the Kadaltilla Charter and s 90 (3) (b) & (d) of the Local Government Act 1999 (SA), orders that the resolution, the report, the discussion and any other associated information submitted to this meeting of the Board and the Minutes of this meeting in relation to the matter remain confidential and not available for public inspection until 31 March 2026 or until the matter is released by the City of Adelaide Chief Executive Officer.

Closure

The meeting closed at 6.30 pm

The Lord Mayor, Dr Jane Lomax-Smith

Presiding Member

Kadaltilla / Adelaide Park Lands Authority

Documents Attached:

Nil