

Comparison of *Northern Parklands Act 2025 (SA)* and *Adelaide Park Lands Act 2005 (SA)*

Item	<i>Northern Parklands Act 2025</i>	<i>Adelaide Park Lands Act 2005</i>	Material Difference / Implication
Area/Location	Northern Parklands, south of Gawler, near the Kudla growth area	Adelaide Park Lands, encircling the City of Adelaide and North Adelaide.	Adelaide Park Lands are centrally located to the CBD, Northern Parklands are located in the Gawler region to support a residential growth area at Kudla
Management structure / governance	<p>Establishes a <i>Northern Parklands Trust</i> — a statutory authority with direct management and control powers</p> <p>Membership includes:</p> <p>Ministerial appointees, Council representatives, First Nations, and ecological experts</p>	<p>Establishes the <i>Adelaide Park Lands Authority</i> (Kadaltilla) as a subsidiary under the <i>Local Government Act 1999 (SA)</i>— advisory in nature, reporting to the City of Adelaide and the Minister</p> <p>Membership includes:</p> <p>Council appointed members and State Government appointed members according to skills and expertise set by the legislation</p> <p>Lord Mayor presides</p> <p>Council remains the primary land manager</p>	<i>Establishment of Trust</i> - Kadaltilla is advisory in nature compared with operational control by the Trust
Area Size (Approx.)	Approximately 1,000 hectares	<p>Approximately 932 hectares</p> <p>Of which 691 hectares is classified as community land under the <i>Local Government Act 1999 (SA)</i> and managed under the care and control of the City of Adelaide</p>	<p><i>Transfer of Land</i> - It is unclear how much of the Northern Parklands will be publicly accessible</p> <p>It is unclear if any of the land in the Northern Parklands will be classified as community land under the <i>Local Government Act 1999 (SA)</i> and require Community Land Management Plans</p>

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Funding sources / financial provisions	<p>Enables a levy on rateable land within the Trust area;</p> <p>Allows commercial revenue (events, tourism, hospitality) to be reinvested;</p> <p>May also recoup land acquisition costs from uplift due to rezoning</p>	<p>Primarily funded through the City of Adelaide and State Government for research and specific projects aligned with the Adelaide Park lands Management Strategy – Towards 2036</p> <p>The <i>Adelaide Park Lands Act 2005</i> established the <i>Adelaide Park Lands Fund</i> to receive and manage money dedicated to the protection, maintenance, improvement, and enhancement of the Adelaide Park Lands</p> <p>No direct levy powers</p>	<p><i>Mandatory Contributions</i> — Northern Parklands Trust can raise revenue and levy rates independently, unlike Kadaltilla which relies on the City of Adelaide or State Government to fund projects</p> <p>Kadaltilla has an established <i>Adelaide Park Lands Fund</i> for donations, grants, or contributions to support the care, maintenance, and improvement of the Adelaide Park Lands, however this has not historically been utilised</p>
Financial oversight	<p>Requires annual business plans and long-term financial plans</p> <p>Trust has statutory independence but must report to Parliament</p>	<p>Funds managed by the City of Adelaide and subject to annual reporting and audit</p>	<p><i>Cost Passed to Ratepayers</i> - the Northern Parklands have financial oversight by the State/Parliament with costs for the Trust passed to ratepayers via a levy</p>

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Strategic and business planning	<p>The <i>Northern Parklands Act 2025</i> requires the Northern Parklands Trust to develop the land in accordance with its long-term strategic and annual business plans</p>	<p>Kadaltilla is required to prepare a strategic plan and annual business plan and budget</p> <p>Adelaide Park Lands Zone applies under the Planning and Development Code</p> <p>Community Land Management Plans are required under the <i>Adelaide Park Lands Act 2005</i> (SA) and <i>Local Government Act 1999</i> (SA) for the Adelaide Park Lands classified as 'Community Land'</p> <p>Requires Kadaltilla to maintain and undertake a 5-year review of the Adelaide Park Lands Management Strategy – Towards 2036</p>	<p>Planning Obligations - Different legislative requirements for management and future planning</p> <p>The <i>Adelaide Park Lands Act 2005</i> (SA) requires strategic plan, annual business plan and budget, and a detailed management strategy, developed in partnership between Council and the State Government and detailed community land management plans under the <i>Local Government Act 1999</i> (SA)</p> <p>The <i>Northern Parklands Act 2025</i> (SA) requires a long-term strategic and annual business plan.</p> <p>The plan is developed annually by the Trust and sets out strategies to achieve the Trust's performance targets, and a statement of the financial and other resources that will be required to achieve those targets</p> <p>The Trust is required to have a long-term strategic and annual business plan but the Act is silent on the preparation of management plans akin to the Adelaide Park Lands Management Strategy and Community Land Management Plans. This limits the ability for local government and communities to meaningfully influence the Trust's annual plans or to appeal its decisions, limiting local oversight over Parklands management</p>

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Purpose and scope	<p>Applies only to the Northern Parklands</p> <p>Emphasises governance, maintenance, and sustainable use</p>	<p>Applies to all Adelaide Park Lands within the City of Adelaide boundaries. Emphasises community benefit, heritage, and public enjoyment</p>	<p><i>Purpose of Open Space</i> - Creates inconsistencies in management, funding, and policy alignment for open space across metropolitan Adelaide</p>
Relationship to Council and other agencies	<p>The Trust operates independently of Councils but may enter agreements for maintenance or service delivery</p>	<p>Kadaltilla is established as a subsidiary of the City of Adelaide</p> <p>Kadaltilla includes Councillors and provides advice to Council and the State Government</p> <p>The Minister for Planning retains reserve powers</p> <p>The City of Adelaide is responsible for maintenance of land under its care and control</p> <p>The State Government is responsible for maintenance of land under its care and control</p>	<p><i>Service Agreements</i> – there is unclear delineation of responsibility for maintenance, community engagement, and permit approvals causing potential duplication or tension in roles</p>

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Use, development and disposal	Land under the Trust can be developed but cannot be sold except by resolution of both Houses of Parliament; the Act identifies land for acquisition and inclusion in the Trust	<p>Kadaltilla's primarily role is advisory and it does not have legislative power to develop land</p> <p>The Adelaide Park Lands are protected from sale or alienation without Ministerial and Parliamentary approval</p> <p>Community Land Management Plans for the Adelaide Park Lands are required under the <i>Local Government Act 1999</i> (SA) and <i>Adelaide Park Lands Act 2005</i> (SA)</p>	<p>Development Powers – The Trust is granted authority to undertake development on Parklands land, including roads, stormwater infrastructure, sporting, tourism, accommodation, and other facilities. Councils remain liable for associated costs arising from such developments</p> <p>Both Acts safeguard land from disposal, however, the Trust's acquisition powers represent a new operational mechanism</p> <p>It is unclear if any of the land in the Northern Parklands will be classified as community land under the <i>Local Government Act 1999</i> (SA) and require Community Land Management Plans</p>