

Blackfriars Priory School – Denise Norton Park / Pardipardinyilla (Park 2) Lease Exemption

Strategic Alignment - Our Community

Public

Tuesday, 2 December 2025
City Community Services and Culture Committee

Program Contact:
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Approving Officer:
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Community

EXECUTIVE SUMMARY

The purpose of this report is to seek Council's approval for the City of Adelaide (CoA) to grant Blackfriars Priory School (Blackfriars) a five year Park Lands Community Lease Agreement for the community building, playing fields and courts situated in Denise Norton Park / Pardipardinyilla (Park 2).

Blackfriars has held occupation agreements with the City of Adelaide (CoA) for sporting use in Park 2 since the late 1950s and holds a current Park Lands Lease Agreement with the CoA for the community building, playing fields and courts located in Park 2. The current lease will expire on 30 June 2026. At the expiration of a Park Lands Lease Agreement, the land and building become vacant and per section 13.1 of the Adelaide Park Lands Leasing and Licensing Policy 2016 (the Policy):

'a new lease will be selected by way of Expression of Interest unless there are exceptional circumstances (in which case a Council resolution will be required)'

This report outlines the rationale to exempt Blackfriars from the Expression of Interest (EOI) process, due to the exceptional circumstances related to the delivery of the State Government's Adelaide Aquatic Centre Redevelopment (AACR) in Park 2, which displaced Blackfriars Priory School from the Barton West and East Ovals it previously licensed.

Given disruptions caused by the AACR, Council approval is sought to grant an exemption under section 13.1 of the Adelaide Park Lands Leasing and Licensing Policy 2016 (exceptional circumstances). This will allow Administration to grant Blackfriars a five-year Park Lands Community Lease Agreement to commence upon expiry of the current agreement on 30 June 2026, ensuring continuity of public benefit.

This matter was considered by Kadaltila / Adelaide Park Lands Authority on 27 November 2025.

RECOMMENDATION

The following recommendation will be presented to Council on Tuesday 9 December 2025 for consideration

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

1. Approves the exemption of Blackfriars Priory School from the requirement to undertake an Expression of Interest process in accordance with section 13.1 of the Adelaide Park Lands Leasing and Licensing Policy.
2. Approves granting a five-year (1 July 2026 to 30 June 2031) Park Lands Community Lease Agreement to Blackfriars Priory School for the community building, playing fields and courts in Denise Norton Park / Pardipardinyilla (Park 2), as contained in Attachment A to Item 5.2 on the Agenda for the Special meeting of the City Community Services and Culture Committee held on 2 December 2025.

IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	Strategic Alignment – Our Community Enable community-led services which increase wellbeing, social connections and participation in active lifestyles, leisure, recreation and sport.
Policy	<u>Adelaide Park Lands Community Land Management Plan (CLMP)</u> The CLMP supports leasing and licensing of various community sports facilities located within Denise Norton Park / Pardipardinyilla (Park 2). <u>Adelaide Park Lands Leasing and Licensing Policy</u> Section 13.1 stipulates that in the case of vacant land or building a new lessee will be selected by way of Expression of Interest (EOI) unless there are exceptional circumstances.
Consultation	Not as a result of this report.
Resource	The granting of a new Park Lands Community Lease Agreement (Lease Agreement) will be undertaken within current operational resources.
Risk / Legal / Legislative	The Park Lands Community Lease Agreement has been prepared in accordance with the Adelaide Park Lands Leasing and Licensing Policy 2016 (Policy).
Opportunities	Maintaining Blackfriars Priory School as Lessee in Park 2, will ensure the ongoing delivery of sports and recreational benefits, in line with the Adelaide Park Lands Management Strategy and the Community Land Management Plan.
25/26 Budget Allocation	Not as a result of this report
Proposed 26/27 Budget Allocation	The calculation of lease and licence fees will be in accordance with the Policy.
Life of Project, Service, Initiative or (Expectancy of) Asset	Five-year lease agreement.
25/26 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	The Lessee will undertake maintenance of the leased and licensed assets.
Other Funding Sources	Not as a result of this report

DISCUSSION

Background

1. Currently Blackfriars Priory School (Blackfriars) holds a Park Lands Community Lease Agreement (Lease Agreement) for 2.3ha of open playing fields, four community courts and a community building located in Denise Norton Park / Pardipardinyilla (Park 2).
2. Blackfriars has been based in Park 2 since the late 1950s and is affiliated with the South Australian National Football League, Football South Australia and the South Australian Cricket Association which are all the State Governing Bodies of their associated sports.
3. The school uses Park 2 as a base for their affiliated Old Scholar Clubs, which include cricket, football (men's and women's) and soccer (men's and women's).

Adelaide Aquatic Centre Redevelopment (AACR) Project

4. In September 2022, the State Government announced the new location for the Adelaide Aquatic Centre would be in the south-west corner of Park 2. This location directly impacted the Barton Ovals west and east which were licensed to Blackfriars for soccer and cricket use.
5. Council allocated \$14,144,480 in capital investment in its 2024/25 Annual Business Plan and Budget for demolition of the existing Adelaide Aquatic Centre to make way for the State Government's Adelaide Aquatic Centre Redevelopment, and the construction of a new community oval in Park 2 as part of the 'Return to Park Lands Zone'.
6. Council and Blackfriars have had ongoing discussions regarding the 'Return to Park Lands Zone' during which Blackfriars has provided input into the design of the new community oval.

Current Lease Agreement

7. On 14 November 2023, in recognition of the continued impact on Blackfriars for the duration of the AACR project, Council resolved:

THAT COUNCIL

1. *Authorises the Lord Mayor or Chief Executive Officer to enter into lease negotiations for a two year and six-month (1 January 2024 to 30 June 2026) Park Lands Lease Agreement with Blackfriars Priory School (Lessee) for the sports building, playing fields and courts located in Pardipardinyilla / Denise Norton Park (Park 2).*
2. *Notes the advice received from Kadaltilla / Adelaide Park Lands Authority at its meeting of 26 October 2023, to endorse lease negotiations for a two year and six month (1 January 2024 to 30 June 2026) and supporting exemption of the Blackfriars Priory School Park Lands Lease Agreement, from the requirement to undertake an Expression of Interest process in accordance with section 13.1 of the Adelaide Park Lands Leasing and Licencing Policy 2016.*
3. *Approves the exemption of the Blackfriars Priory School Park Lands Lease Agreement, from the requirement to undertake an Expression of Interest process in accordance with section 13.1 of the Adelaide Park Lands Leasing and Licencing Policy 2016.*

Section 13.1 of the Adelaide Park Lands Leasing and Licensing Policy 2016

8. A requirement of the Adelaide Park Lands Leasing and Licensing Policy 2016 (the Policy) (section 13.1) is to select a new lessee of vacant land and/or building through an EOI process unless there are exceptional circumstances, in which case a Council resolution is required.
9. Exceptional circumstances are reviewed on a case-by-case basis, depending on the particulars of the situation.
10. An assessment has been undertaken to determine if exceptional circumstances exist in this case, and key considerations are presented below:
 - 10.1. The State Government's AACR project has impacted Park 2 and Blackfriars's sub-leasing arrangements, where these sub-lessees had to find alternative venues/facilities whilst the works were occurring.
 - 10.2. Blackfriars were recently granted a 2.5-year extension on their current lease due to the AACR project – 1 January 2024 to 30 June 2026. The extension is aligned to the proposed date of when the project will conclude.

11. It is Administration's assessment that exceptional circumstances exist that satisfy section 13.1 of the Policy, particularly the State Government's AACR development in Park 2, and it recommends Council resolve to provide an exemption from the requirement to undertake an EOI process to select the lessee for Park 2.

Summary

12. The current lease expires on 30 June 2026. To accommodate the AACR project and maintain Blackfriars's tenure within Park 2 for the next five years, the Administration seeks:
 - 12.1. A Council resolution to exempt Blackfriars from the requirement to undertake an EOI process in accordance with section 13.1 of the Policy.
 - 12.2. Endorsement to grant a new five-year Park Lands Community Lease Agreement to Blackfriars to commence on 1 July 2026 and expire 30 June 2031.

Proposed Lease Agreement

13. Should Kadaltilla support an exemption to Blackfriars from the requirement to undertake an EOI, it is recommended that the following high-level terms and conditions inform a new Lease Agreement with CoA:
 - 13.1. Term: five years
 - 13.2. Building Rent: as per the City of Adelaide's (CoA) annually endorsed fees and charges and reviewed 1 July each year.
 - 13.3. License Fees: as per the CoA's annually endorsed fees and charges and reviewed 1 July each year.
 - 13.4. Permitted Use: community sport and associated community development (not-for-profit) activities.
14. CoA's ability to provide the licenced areas was impacted by the positioning of the AACR project. It is therefore proposed that the new community oval, which is currently under construction as part of the Return to Park Lands facet of the redevelopment project, will form part of the new Blackfriars Park Lands Community Lease Agreement as contained in **Attachment A**.

Kadaltilla / Adelaide Park Lands Authority

15. This matter was considered by Kadaltilla / Adelaide Park Lands Authority on 27 November 2025.

Next Steps

16. Subject to Council approval, Administration will finalise a new five-year Lease Agreement with Blackfriars commencing 1 July 2026 and expiring 30 June 2031.

ATTACHMENTS

Attachment A – City of Adelaide – Park Lands Community Lease Agreement – Blackfriars Priory School – Park 2

- END OF REPORT -