

Kadaltilla

Adelaide Park Lands Authority

Park Lands Lease Consultation Findings

**Thursday, 23 April 2026
Board Meeting**

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Public

Purpose

The purpose of this report is to provide an overview to Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) of the outcomes from the public consultation, conducted from Friday, 9 January 2026 to Thursday, 12 February 2026, on three draft Park Lands Lease Agreements. The consultation highlights that the community support the draft Lease Agreements.

The report also seeks Kadaltilla's support to recommend to Council:

- A 9-year Park Lands Lease Agreement for the community sports facilities at Denise Norton Park / Pardipardinyilla (Park 2)

And submit to Parliament:

- A 15-year Park Lands Lease Agreement for the community sports facilities at Bullrush Park / Warnpangga (Park 10) and
- A 21-year Park Lands Lease Agreement for the community sports facilities at Mary Lee Park / Tulya Wardli (Park 27B).

Recommendation

THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Kadaltilla / Adelaide Park Lands Authority:

1. Notes the findings of the public consultation on the draft Park Lands Lease Agreements between the City of Adelaide and the respective lessees and community sports facilities listed below as contained in Attachment A to Item 6.2 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 23 April 2026:
 - 1.1. Blackfriars Priory School – Denise Norton Park / Pardipardinyilla (Park 2) – 9-year Park Lands Lease Agreement.
 - 1.2. Adelaide Archery Club – Bullrush Park / Warnpangga (Park 10) – 15-year Park Lands Lease Agreement.
 - 1.3. West Adelaide Soccer Club – Mary Lee Park / Tulya Wardli (Park 27B) – 21-year Park Lands Lease Agreement.
2. Supports the Chief Executive Officer or delegate to grant a 9-year (1 July 2026 to 30 June 2035) Park Lands Lease Agreement to the Blackfriars Priory School for the community building and playing fields at Denise Norton Park / Pardipardinyilla (Park 2) as contained in Attachment B to Item 6.2 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 23 April 2026.
3. Supports the Park Lands Lease Agreements between the City of Adelaide and the respective lessees and community sports facilities listed below as contained in Attachments C and D to Item 6.2 on the Agenda

for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 23 April 2026, for the purpose of being placed before both Houses of Parliament.

- 3.1. Adelaide Archery Club – Bullrush Park / Warnpangga (Park 10) – 15-year Park Lands Lease Agreement.
- 3.2. West Adelaide Soccer Club – Mary Lee Park / Tulya Wardli (Park 27B) – 21-year Park Lands Lease Agreement.

Implications

Adelaide Park Lands Management Strategy – Towards 2036	Adelaide Park Lands Management Strategy - Towards 2036 This project supports the following strategy and action: 1.8 – ‘Strengthen the role of the Adelaide Park Lands as a regional destination for competitive sport and a variety of active and passive forms of recreation’
2023-2028 Strategic Plan	Kadaltilla / Adelaide Park Lands Authority 2023-2028 Strategic Plan Strategic Plan Alignment – Expert Advice 4.1 – Provide advice on plans, projects, and policies for the Adelaide Park Lands
City of Adelaide Strategies	This project aligns with the City of Adelaide 2024-2028 Strategic Plan; in particular, ‘Enable community-led services which increase wellbeing, social connections and participation in active lifestyles, leisure, recreation and sport’.
Policy	Consistent with the Adelaide Park Lands Community Land Management Plans and the Adelaide Park Lands Leasing and Licensing Policy (2016).
Consultation	Public consultation on the draft Lease Agreements took place over a five-week period per the City of Adelaide’s Community Consultation Policy.
Resource	This project and the granting of a new Park Lands community Lease Agreement will be undertaken within current operational resources.
Risk / Legal / Legislative	Adelaide Park Lands Act 2005 (SA) Subject to further consideration by Kadaltilla and Council, and to the Act, two lease agreements will be placed before both Houses of Parliament for 14 sitting days (concurrently), prior to execution by Council Administration.
Design	Not as a result of this report
Opportunities	By maintaining each Lessee’s presence in their respective parks, the granting of these Park Lands Lease Agreements would ensure the continued delivery of sport and recreational benefits, consistent with the objectives of the Adelaide Park Lands Management Strategy and the Community Land Management Plans for Denise Norton Park / Pardipardinyilla (Park 2), Bullrush Park / Warnpangga (Park 10) and Mary Lee Park / Tulya Wardli (Park 27B). The 21-year lease agreement for Park 27B aligns to the clubs’ investments to the proposed redeveloped Community Building that will support community sport and provide accessible facilities for all visitors to the Park Lands.
City of Adelaide Budget Allocation	The three lessees will generate approximately \$15,800 in total in annual revenue in the 2026/2027 financial year, indexed annually for the remainder of each lease term.
Capital Infrastructure Projects	The Park 27B lease agreement is linked to the proposed redeveloped community building, which is co-funded by West Adelaide Soccer Club with State funding.
Life of Project, Service, Initiative or (Expectancy of) Asset	The proposed lease terms are as follows: Park 2 – 9 years Park 10 – 15 years Park 27B – 21 years

Ongoing Costs (eg maintenance cost)	Each Lease Agreement (Attachments B, C and D) details the proposed maintenance responsibilities of each respective Lessees and the City of Adelaide.
Other Funding Sources	The Community Building redevelopment will be funded by contributions from the City of Adelaide (\$2.925m) and a State Government grant (\$2m). It must be noted that approximately \$700,000 of the State government grant has been spent on installing new sports ground lighting.

Discussion

Background

1. Community consultation was undertaken on three draft Park Lands Lease Agreements for Blackfriars Priory School, Adelaide Archery Club and West Adelaide Soccer Club. This consultation ensured that local residents, park users, and stakeholders had an opportunity to inform decisions on the proposed use and management of Park Lands facilities and spaces by these community groups.
2. The Blackfriars Priory School (BPS) is the Lessee of a Community Building, three playing fields and four community courts in Denise Norton Park / Pardipardinyilla (Park 2). The current lease will expire on 30 June 2026.
 - 2.1. BPS delivers valuable recreational and social programs that align with the purpose of the Park Lands and the City of Adelaide's strategic priorities. The club has operated in Park 10 for over 75 years.
3. The Adelaide Archery Club (AAC) is the Lessee of a Community Building and open fields in Bullrush Park / Warnpangga (Park 10). The current lease will expire on 30 September 2030. If required, the current lease will go into holding over until the new lease has been executed.
 - 3.1. AAC delivers valuable recreational and social programs that align with the purpose of the Park Lands and the City of Adelaide's strategic priorities. The club has operated in Park 10 for over 78 years.
4. The West Adelaide Soccer Club (WASC) is the Lessee of a Community Building and playing fields in Mary Lee Park / Tulya Wardli (Park 27B). The current lease will expire on 30 June 2026.
 - 4.1. WASC delivers valuable recreational and social programs that align with the purpose of the Park Lands and the City of Adelaide's strategic priorities. The club has operated in Park 27B for 49 years.

Council Decisions

5. On 11 February 2025, Council resolved:
 - 5.1. Recommendation 3 - Item 7.3 - Adelaide Archery Club – Park Lands Lease Agreement – Exemption to EOI process
'That Council:
 1. *Authorises the Chief Executive Officer or delegate to grant a five-year (1 October 2025 to 30 September 2030) Park Lands Community Lease Agreement to the Adelaide Archery Club (Lessee) for the community building and playing fields located in Bullrush Park / Warnpangga (Park 10).*
 2. *Approves the exemption of the Adelaide Archery Club, 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. *Requests that Administration commence work on granting a further 15 year lease to the Adelaide Archery Club (Lessee) for the community building and playing fields located in Bullrush Park / Warnpangga (Park 10).'*
6. On 9 December 2025, Council resolved:
 - 6.1. Recommendation 1 - Item 5.1 - Mary Lee Park (Park 27B) - Community Sports Building Concept Design and Exemption to Expression of Interest
'That Council:
 3. *Approves the exemption of the West Adelaide Soccer Club 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 2016.*
 4. *Authorises a draft 21-year Park Lands Community Lease Agreement between the City of Adelaide (Lessor) and the West Adelaide Soccer Club (Lessee) for community sports facilities at Mary Lee Park (Park 27B) as contained in Attachment B to Item 5.1 on the Agenda for the Special meeting of City Community Services and Culture Committee held on 2 December 2025, for the purpose of public consultation.*
 5. *Notes that a public consultation report and a Detailed Design of the Community Building will be presented to Kadaltilla and Council in 2026.'*
 - 6.2. Recommendation 2 - Item 5.2 - Blackfriars Priory School - Denise Norton Park / Pardipardinyilla (Park 2) Lease Exemption
'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 nine-year (1 July 2026 to 30 June 2035) 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, for the purpose of public consultation.'

Lease Consultation

7. Community consultation on the draft Lease Agreements commenced on Friday 9 January 2026 and was conducted over a five-week period, concluding on 12 February 2026. The consultation process included:
 - 7.1. Publication of public notices (The Advertiser).
 - 7.2. Information on the City of Adelaide and Our Adelaide websites.
 - 7.3. Publication on social media platforms (Facebook and LinkedIn) and paid advertisements on social media (Facebook)
 - 7.4. Copies of the draft Lease Agreements available for viewing at all CoA libraries and community centres.
 - 7.5. Corflute signs displayed at each venue, detailing the community consultation with QR codes directing people to the Our Adelaide webpage.
8. Community feedback was collected and analysed, with a summary provided in **Attachment A**. The Our Adelaide engagement platform page received 2,603 views, generating 1,660 visits from 1,475 unique visitors. A total of 145 submissions were received through the online feedback form, representing 133 individual contributions. The analysis indicates community support for the draft Lease Agreements, with 91% of the respondents indicating that they 'strongly agree' or 'agree' with the proposed lease terms and conditions.
9. The primary themes from the feedback received were:

Theme	Context
Support for existing organisations and stewardship	Support for the organisations currently operating within the Park Lands and recognised their long-standing role in maintaining facilities and supporting community sport. These comments generally emphasised the organisations' history at the site and their responsible stewardship of the land. Respondents frequently described the clubs and organisations as low-impact users that have maintained facilities and supported organised sport over many years.
Community sport and recreation benefits	Many submissions referenced the role of the facilities in supporting community sport participation and physical activity. Respondents highlighted opportunities for youth sport, active recreation and social connection. Some comments specifically noted that the clubs provide opportunities for specialised or less common sports, expanding recreational opportunities available within the city.
Lease certainty and long-term planning	A number of respondents referenced the importance of secure or long-term leases in supporting club operations. These comments generally linked lease tenure with investment in facilities, maintenance responsibilities or long-term sporting programs.

Draft Lease Agreements

10. As a result of community feedback and Council Administration's review, two amendments were made to the Park 2 draft Lease Agreement, including the following:
 - 10.1. A Special Condition added to recognise the new sports ground lighting on the new western playing field in Park 2.
 - 10.2. A Special Condition added to recognise Council's responsibility in maintaining the new western oval i.e. mowing and irrigation and on charging these costs to BPS.

11. Each Lease Agreement includes a comprehensive maintenance schedule detailing the Lessee's maintenance responsibilities. Adhering to the maintenance schedule will extend the useful life of the assets. Each Lessee will be financially responsible for this maintenance, in addition to maintaining the playing fields/courts.
12. The essential terms of the draft Lease Agreements are as follows:
 - 12.1. Terms:
 - 12.1.1. The proposed lease term for Park 2 is nine years, structured as 5 + 4, with the Lessee having the option to exercise its rights to renew a second four-year term.
 - 12.1.2. The proposed lease term for Park 10 is 15 years, structured as 5 + 5 + 5, with the Lessee having the option to exercise its rights to renew a second and third five-year term.
 - 12.1.3. The proposed lease term for Park 27B is 21 years, structured as 7 + 7 + 7, with the Lessee having the option to exercise its rights to renew a second and third seven-year term.
 - 12.1.4. If a Lessee does not comply with the lease terms, they will forfeit their entitlement to renew the lease. In the case of Park 27B, this gives the Lessee security to realise the benefits of their financial investment while ensuring CoA retains oversight of compliance and performance.
 - 12.2. Building Rent:
 - 12.2.1. As per the CoA's annually endorsed Fees and Charges, applied from 1 July each year.
 - 12.3. Licence Fees:
 - 12.3.1. As per the CoA's annually endorsed Fees and Charges, applied from 1 July each year.
 - 12.4. Permitted Use:
 - 12.4.1. Community sport and associated community development (not-for-profit) activities.
 - 12.5. First Right of Use
 - 12.5.1. The playing fields/courts are licensed, providing the Lessee with first rights of use, but not exclusive use.
 - 12.5.2. The Lessee's are required to use reasonable endeavours to make the Community Building and playing fields available for use by not-for-profit community groups and organisations.
13. The proposed long-term leases reflect differing reasons as detailed below:
 - 13.1. Park 2 – CoA's ability to provide four licensed areas was impacted by the positioning of the Adelaide Aquatic Centre Redevelopment project. Subsequently, the school has had two less playing fields whilst the works have been carried out.
 - 13.2. Park 10 – the AAC contributed \$320,000 of its own funds into a community building upgrade project that was completed in December 2024.
 - 13.3. Park 27B – the WASC acquired a State Government grant of \$2m in 2022 to go towards upgrading the sports ground lighting and community building in Park 27B. Of the \$2m grant, \$700,000 has already been utilised to upgrade the sports ground lighting.

Next Steps

14. Subject to Kadaltilla's support, this matter will be presented to the City Community Services and Culture Committee in May 2026.
 15. If approved by Council, the draft Lease Agreements for Parks 10 and 27B will be placed before both Houses of Parliament for 14 sitting days with an obligation for the Presiding Members of each House to lay a copy before the respective House within six sitting days of receiving.
 16. There are 15 sitting days from July to September (inclusive). If the leases are submitted by the end of June 2026, the last legislative process is anticipated to be completed by end of September 2026.
 17. WASC's existing Lease will end on 30 June 2026, and will proceed to go into holding over until the legislative process is completed.
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Attachments

Attachment A – Engagement Summary – Draft Park Lands Community Lease Agreements

Attachment B – Draft Park Lands Community Lease Agreement for Denise Norton Park / Pardipardinyilla (Park 2)

Attachment C – Draft Park Lands Community Lease Agreement for Bullrush Park / Warnpangga (Park 10)

Attachment D – Draft Park Lands Community Lease Agreement for Mary Lee Park / Tulya Wardli (Park 27B)

- END OF REPORT -