

Councillor Martin – QwN - Golf Course Redevelopment Resident Impacts

Tuesday, 28 April 2026
Council

Council Member
Councillor Phillip Martin

Public

Contact Officer:
Tom McCreedy, Director City Infrastructure

QUESTION WITHOUT NOTICE

'With the State Government take over of the North Adelaide Golf Course yesterday (April 27, 2026), could the Administration, to the extent that it is able, provide advice to address resident concerns about streets shown in the Project Zones in the registered Site Plan, as follows;

1. Do the boundaries of the Project Zone extend to the western gutter or to the private residence boundaries
2. In either case, what is the nature and extent of the Council's responsibility to maintain the public realm in Project Zones and what is the State Government's responsibility, if any
3. Will direct access by family and other visitors, and by providers of services and goods, be permitted to residences, including using on street parking, within the Project Zone or have other arrangements for such parking been implemented
4. Will resident access to Council services such as street cleaning, leaf litter, bin and hard rubbish collection be impacted,
5. Will Council continue to be responsible for monitoring and expiating any existing on street parking controls or will the controls now be vested in the State Government, and
6. Should "Project Zone" residents concerned about matters arising from the redevelopment raise their concerns with the City of Adelaide, to the MHA for Adelaide or to some other party?

REPLY

1. **Question 1** - Do the boundaries of the Project Zone extend to the western gutter or to the private residence boundaries?
 - 1.1. The *North Adelaide Public Golf Course Act* and gazetted GRO (survey plan) designates two key areas being 1) Project Site and 2) the Support Zone.
 - 1.2. The Project Site was transferred on 27 April 2026 in fee simple to the SA Government and is under the full care and control of the State. The MoU outlines Council's operating agreement with the State to operate the north course and Par3 on their behalf during the construction period.
 - 1.3. The Project Site boundary is the western side of Park Lands to 'back of kerb (bok)' for residences fronting the golf course.
 - 1.4. The Support Zone, encompassing the roadways (and car park servicing Par3 kiosk/RedOchre/Weir control room along WM Drive), are still owned and managed by CoA, but rights are granted to the State

(through the Act) to occupy these areas as they please, provided such occupation is related to support the construction of the golf course.

- 1.5. The boundary of the Support Zone extends from 'bok' on the Park Lands side (eg western side along Strangways) to the property boundary on the eastern side (ie roadway and footpath to front boundary line).
2. **Question 2** - In either case, what is the nature and extent of the Council's responsibility to maintain the public realm in Project Zones and what is the State Government's responsibility, if any?
 - 2.1. The State is responsible to manage the Project Site. Council is responsible to manage the Support Zone (unless the State has alienated such areas for construction purposes (as above)).
3. **Question 3** - Will direct access by family and other visitors, and by providers of services and goods, be permitted to residences, including using on street parking, within the Project Zone or have other arrangements for such parking been implemented?
 - 3.1. As per communications provided within the E-News Friday 24 April 2026, DPC has advised that stakeholders impacted by construction activity within the Support Zones will be notified ahead of any impacts. In the absence of such notification, Council understands that all access will be as normal, and parking controls will remain in place.
4. **Question 4** - Will resident access to Council services such as street cleaning, leaf litter, bin and hard rubbish collection be impacted?
 - 4.1. The current functionality of the streets including street cleaning, leaf litter, bin collection and parking remain in place unless directed by the State due to construction activity.
5. **Question 5** - Will Council continue to be responsible for monitoring and expiating any existing on street parking controls or will the controls now be vested in the State Government?
 - 5.1. Yes, Council continues to undertake its normal duties unless the State has occupied part of the site for construction activity.
6. **Question 6** - Should "Project Zone" residents concerned about matters arising from the redevelopment raise their concerns with the City of Adelaide, to the MHA for Adelaide or to some other party?
 - 6.1. DPC has advised that all community enquiries should be directed to a dedicated website www.dpc.sa.gov.au/nappgc , or to 1300 894 070.