

Park Lands Expressions of Interest (Multiple Sites)

Strategic Alignment - Our Community

Public

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City Community Services and
Culture Committee

Program Contact:

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Approving Officer:

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Community

EXECUTIVE SUMMARY

This report presents the outcomes of an Expression of Interest (EOI) process undertaken for eight Adelaide Park Lands community sporting facilities distributed across multiple sites.

Undertaking an EOI is required by Section 13 of the City of Adelaide's (CoA) Adelaide Park Lands Leasing and Licensing Policy (Policy).

The leasing of these Park Lands facilities to community organisations and educational institutions supports the City of Adelaide Strategic Plan (2024-2028) and the key action to 'enable community-led services which increase wellbeing, social connections and participation in active lifestyles, leisure, recreation and sport'.

Five year agreements for 7 sites are recommended at this point in time, with further subsequent advice to be provided on Park 19.

This matter was considered by the Kadaltilla / Adelaide Park Lands Authority on 24 June 2026.

RECOMMENDATION

The following recommendation will be presented to Council on 14 July 2025 for consideration

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

1. Notes the Expression of Interest submissions received for the eight Adelaide Park Lands community sporting facilities.
2. Authorises the Chief Executive Officer or delegate to grant the following applicants Park Lands Lease Agreements:
 - 2.1. Christian Brothers College (Edmund Rice Colleges Ltd T/A Christian Brothers College Adelaide) – Portion of Red Gum Park / Karrawirra (Park 12) – five years
 - 2.2. St Peter's College (The Anglican Church of Australia Collegiate School of Saint Peter) – Portion of Red Gum Park / Karrawirra (Park 12) – five years
 - 2.3. Torrens Rowing Club Inc – Portion of Red Gum Park / Karrawirra (Park 12) – five years
 - 2.4. Pembroke School Inc – Portion of Carriageway Park / Tuthangga (Park 17) – five years
 - 2.5. South Terrace Croquet Club Inc – Portion of Carriageway Park / Tuthangga (Park 17) – five years
 - 2.6. Adelaide Harriers Athletics Club Inc – Portion of Blue Gum Park / Kurangga (Park 20) – five years
 - 2.7. Club De Petanque d'Adelaide Inc – Portion of Blue Gum Park / Kurangga (Park 20) – five years.

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	Consistent with the Adelaide Park Lands Community Land Management Plans and the Adelaide Park Lands Leasing and Licensing Policy (2016).
Consultation	Not as a result of this report
Resource	The granting of Park Lands Lease Agreements will be undertaken within current operational resources.
Risk / Legal / Legislative	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 Adelaide Park Lands Community Land Management Plan.
26/27 Budget Allocation	The seven lessees will generate up to \$50,000 in annual revenue in the 2026/27 financial year, indexed annually for the remainder of each lease term.
Proposed 26/27 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	Up to 5-year lease arrangements.
26/27 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Each Lease Agreement will detail the maintenance responsibilities of the respective Lessee and the City of Adelaide.
Other Funding Sources	Not as a result of this report

DISCUSSION

Background

1. An Expression of Interest (EOI) process was undertaken over a four-week period commencing 2 February 2026 and concluding on 28 February 2026, in accordance with Section 13 of the City of Adelaide's Adelaide Park Lands Leasing and Licensing Policy (Policy).
2. The results of this EOI process are being referred to City Community Services and Culture Committee for advice prior to consideration by Council, as required by the Policy.
3. The following Park Lands sites were subject to an EOI process:

Park	Facilities	Current Lessee
Red Gum Park / Karrawirra (Park 12)	Building – Rowing Building – Rowing Building – Rowing	Christian Brothers College St Peter's College Torrens Rowing Club
Carriageway Park / Tuthangga (Park 17)	Buildings and playing fields Building and courts	Pembroke School South Terrace Croquet Club
Pelzer Park / Pityarilla (Park 19)	Building and playing fields	Adelaide Comets Football Club
Blue Gum Park / Kurangga (Park 20)	Buildings and playing field Building and pistes	Adelaide Harriers Athletics Club Club De Petanque d'Adelaide

Expression of Interest Process and Assessment

4. The EOI was promoted through Council's website, social media posts and direct e-mails to community recreation and sport organisations and educational institutions, including organisations that had previously indicated an interest in leasing sporting facilities in the Adelaide Park Lands.
5. Applicants were requested to address the following assessment criteria:
 - 5.1. Community Benefit (50%)
 - 5.1.1. The applicant supports inclusive community sport by meeting strong participation demand and providing accessible opportunities for diverse user groups, including city residents and underrepresented communities.
 - 5.2. Activation (40%)
 - 5.2.1. The applicant supports year-round, high-frequency use of the facilities, maximises shared community access and field capacity, caters to diverse participant groups and activities, and is designed to operate without negatively impacting nearby residents or other park users.
 - 5.3. Management/Governance/Risk (10%)
 - 5.3.1. The applicant is financially reliable, affiliated with a recognised governing body, and has demonstrated experience and strong governance in managing community sporting facilities.
6. At the closure of the EOI period, 13 submissions were received from the following organisations, which can be viewed at [Link 1](#).
7. The submissions were ranked by a panel based on the assessment criteria to form Administration's recommendation.

Red Gum Park / Karrawirra (Park 12 – Sites A, B and C)

8. The EOI undertaken for Park 12 (see Image 1) was for three buildings associated with rowing on the River Torrens/Karrawirra Pari and comprising of:
 - 8.1. Site A: Rowing club building – two storey building with basic amenities
 - 8.2. Site B: Rowing club building – two storey building with basic amenities
 - 8.3. Site C: Rowing club building – two storey building with basic amenities.

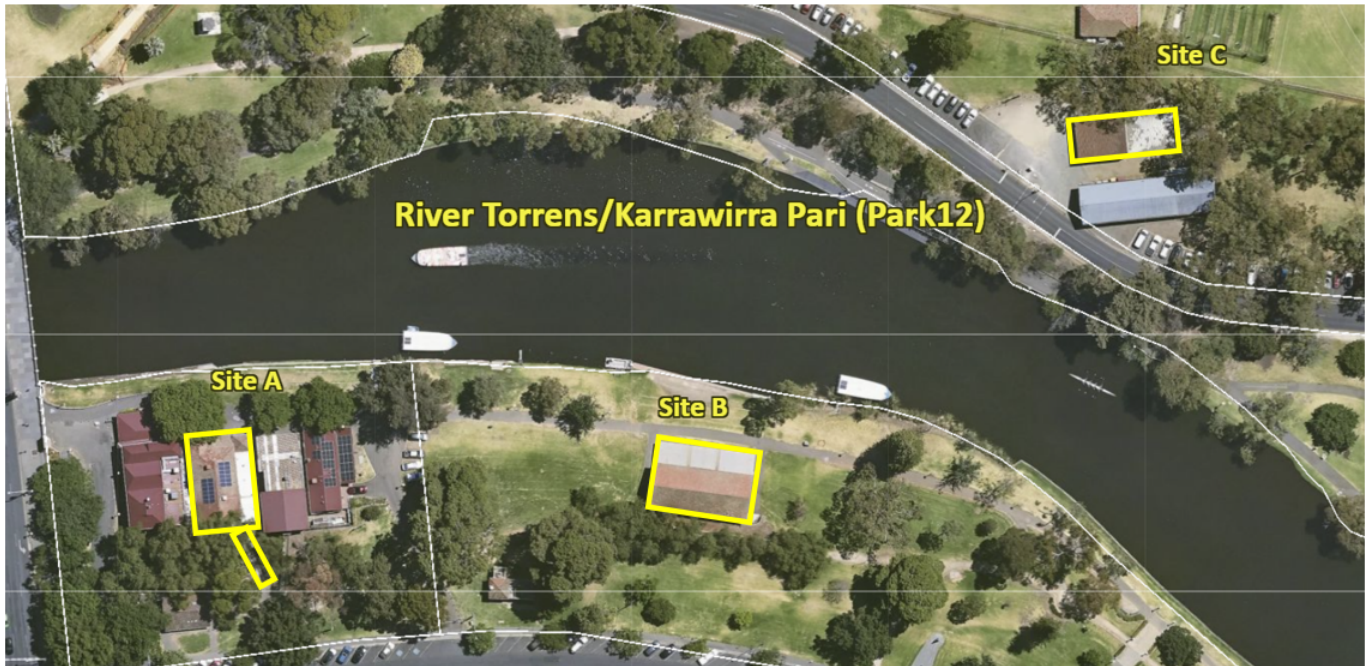


Image 1: Location Plan – Red Gum Park / Karrawirra (Park 12)

9. At the closure of the EOI period, three submissions were received.
10. The EOI panel reviewed the submissions from Christian Brothers College, St Peter's College and Torrens Rowing Club against the selection criteria and determined that all three applicants:
 - 10.1. demonstrated capacity to program rowing through club or school operations, with all year-round use and juniors and seniors
 - 10.2. demonstrated capacity to maintain facilities to a standard acceptable to the City of Adelaide and the community with all being stewards of these facilities for 95+ years each.
 - 10.3. supported the purpose for which the land is held as stated in the Adelaide Park Lands Community Land Management Plan (CLMP).
11. It is recommended that:
 - 11.1. Torrens Rowing Club be granted a five-year lease agreement for the facilities in Park 12 (Site A). The lease agreement can be viewed by clicking at [Link 2](#).
 - 11.2. St Peter's College be granted a five-year lease agreement for the facilities in Park 12 (Site B). The lease agreement can be viewed by clicking at [Link 3](#).
 - 11.3. Christian Brothers College be granted a five-year lease agreement for the facilities in Park 12 (Site C). The lease agreement can be viewed by clicking at [Link 4](#).

Carriageway Park / Tuthangga (Park 17 – Site A)

12. The EOI undertaken for Park 17 – Site A (see Image 2) was for:
 - 12.1. two community buildings with basic change room amenities
 - 12.2. 5.81ha of open playing fields that are suitable for community sports with lights.



Image 2: Location Plan – Carraigeway Park / Tuthangga (Park 17 – Site A)

13. At the closure of the EOI period, three submissions were received.
14. The EOI panel reviewed the submissions from Burnside Lacrosse Club, Keswick Cricket Club and Pembroke College against the selection criteria and determined that:
 - 14.1. Burnside Lacrosse Club
 - 14.1.1. demonstrated use for the winter period
 - 14.1.2. demonstrated use for club members.
 - 14.2. Keswick Cricket Club
 - 14.2.1. demonstrated use for the summer period
 - 14.2.2. female participation was identified.
 - 14.3. Pembroke College
 - 14.3.1. demonstrated capacity to program all-year round use with junior and senior, male and female participation
 - 14.3.2. proposed multiple sub-letting arrangements in place throughout the year.
 - 14.3.3. has been based in the Adelaide Park Lands as a steward for 37 years.
15. It is recommended that Pembroke College be granted a five-year lease agreement for the facilities in Park 17 (Site A). The lease agreement can be viewed by clicking at [Link 5](#).

Carriageway Park / Tuthangga (Park 17 – Site B)

16. The EOI undertaken for Park 17 – Site B (see Image 3) was for:
 - 16.1. a community building with basic amenities
 - 16.2. two croquet greens with lights.



Image 3: Location Plan – Carriageway Park / Tuthangga (Park 17 – Site B)

17. At the closure of the EOI period, one submission was received.
18. The EOI panel reviewed the submission from the South Terrace Croquet Club against the selection criteria and determined that they:
 - 18.1. have shown capabilities to maintain the facilities to a standard acceptable to the City of Adelaide and the community
 - 18.2. demonstrated capacity to program all-year round use for male and female participation.
 - 18.3. has been based in the Adelaide Park Lands as a steward for over 100 years.
19. It is recommended that the South Terrace Croquet Club be granted a five-year lease agreement for the facilities in Park 17 (Site B). The lease agreement can be viewed by clicking at [Link 6](#).

Blue Gum Park / Kurangga (Park 20 – Site A)

20. The EOI undertaken for Park 20 – Site A (see Image 4) was for:
- 20.1. community building with basic changeroom amenities
 - 20.2. 1.38 ha of open playing fields that are suitable for junior and senior level sports with lights.



Image 4: Location Plan – Blue Gum Park / Kurangga (Park 20 – Site A)

21. At the closure of the EOI period, two submissions were received.
22. The EOI panel reviewed the submissions from Adelaide Harriers Athletics Club and Keswick Cricket Club against the selection criteria and determined that:
- 22.1. Adelaide Harriers Athletics Club
 - 22.1.1. demonstrated strong community benefits with free come and try days for CoA residents and underrepresented population groups
 - 22.1.2. all year-round use with a range of programs and activities aimed at both juniors and seniors, males and females.
 - 22.1.3. has been based in the Adelaide Park Lands as stewards for over 100 years.
 - 22.2. Keswick Cricket Club
 - 22.2.1. demonstrated use for the summer period
 - 22.2.2. female participation was identified.
23. It is recommended that the Adelaide Harriers Athletics Club be granted a five-year lease agreement for the facilities in Park 20 (Site A). The lease agreement can be viewed by clicking at [Link 7](#).

Blue Gum Park / Kurangga (Park 20 – Site B)

24. The EOI undertaken for Park 20 – Site B (see Image 5) was for:
- 24.1. community building with basic amenities
 - 24.2. 0.5ha of open pistes that are suitable for juniors and seniors with lights.



Image 5: Location Plan – Blue Gum Park / Kurangga (Park 20 – Site B)

25. At the closure of the EOI period, one submission was received.
26. The EOI panel reviewed the submission from Club De Petanque d'Adelaide against the selection criteria and determined that they:
- 26.1. demonstrated strong community benefits along with activities catered for those with a disability
 - 26.2. had shown capabilities to maintain the facility and provided multiple opportunities for external community groups to utilise the facilities.
 - 26.3. has been based in the Adelaide Park Lands as stewards for 49 years.
27. It is recommended that the Club De Petanque d'Adelaide be granted a five-year lease agreement for the facilities in Park 20 (Site B). The lease agreement can be viewed by clicking at [Link 8](#).

Pelzer Park / Pityarilla (Park 19)

28. The EOI undertaken for Park 19 (see Image 6) was for:
- 28.1. one community building with basic changeroom amenities
 - 28.2. 2.05ha of open playing fields that are suitable for junior and senior level sports with lights.

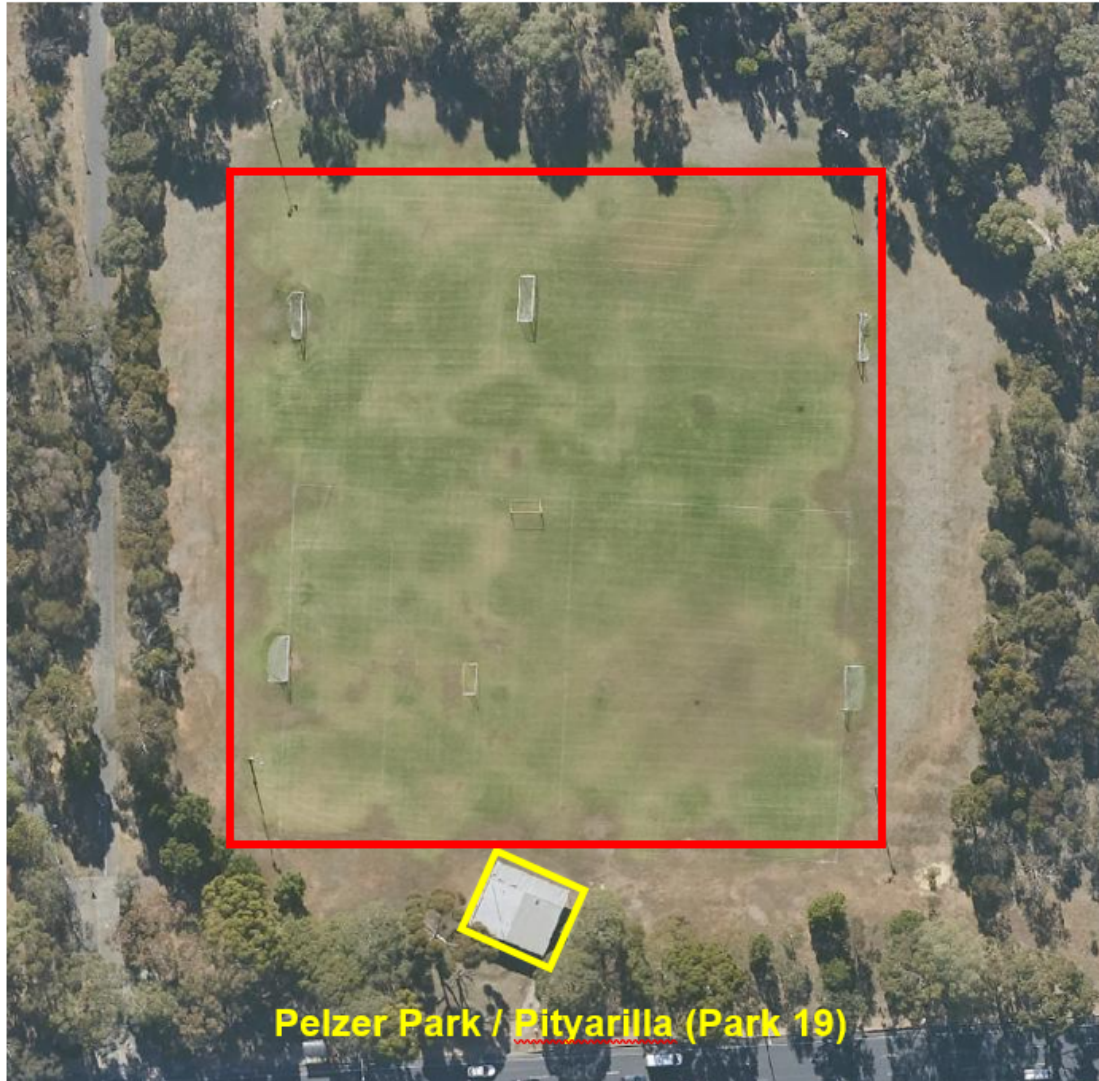


Image 6: Location Plan – Pelzer Park / Pityarilla (Park 19)

29. At the closure of the EOI period, three submissions were received and further work needs to be undertaken at this point in time, with subsequent advice to be provided.

New Park Lands Lease Agreements - Lease Terms

30. In accordance with the existing Adelaide Park Lands Lease and Licencing Policy (2026), the proposed seven Park Lands Lease Agreements will incorporate the following key terms and conditions:
- 30.1. A maximum lease term of five years.
 - 30.2. Lease and licence fees to be reviewed annually in accordance with the City of Adelaide's (CoA) Fees and Charges.
 - 30.3. Permitted use relating to community sport and associated community development (not-for-profit) activities.
 - 30.4. Requirement to enter into an electricity contract with an all-renewable retailer and use reasonable endeavours to minimise waste to landfill through the use of green organics and recycling services.

- 30.5. Requirement to use reasonable endeavours to make the leased premises and licenced area (where applicable) available for use by not-for-profit groups and organisations when not in use by the lessee, including by subletting and casual hiring.
- 30.6. Maintenance schedule detailing lessee and CoA responsibilities and expectations.
- 30.7. Requirement to undertake a refurbishment of the leased premises and licenced area (where applicable) prior to the expiry of the lease.

Existing Park Lands Lease Agreements

- 31. This report recommends granting new lease agreements to existing Park Lands lessees. Prior to the expiry of the existing lease agreements, Administration will undertake an inspection of each leased premises and licensed area (where applicable) to ensure that all obligations under existing agreements have been met, including that:
 - 31.1. any repairs and maintenance required to be undertaken by the lessee have been carried out and completed
 - 31.2. the leased premises and licensed areas are clean, tidy and free from dirt, rubbish and graffiti
 - 31.3. all lease and licence fees have been paid in full.

Kadaltilla / Adelaide Park Lands Authority

- 32. This matter was considered by the Kadaltilla / Adelaide Park Lands Authority on 24 June 2026 and the Board supported the recommendations.

Next Steps

- 33. Subject to Council's approval, Administration will notify all EOI applicants of the outcome and finalise the seven Park Lands Lease Agreements with the successful applicants.
- 34. New lease or licence agreements will only be executed once Administration is satisfied that all obligations under the existing agreements have been fully performed and discharged.

DATA AND SUPPORTING INFORMATION

Link 1 – Expression of Interest Submissions

Link 2 - Torrens Rowing Club five-year lease agreement for the facilities in Park 12

Link 3 - St Peter's College five-year lease agreement for the facilities in Park 12

Link 4 - Christian Brothers College five-year lease agreement for the facilities in Park 12

Link 5 - Pembroke College five-year lease agreement for the facilities in Park 17

Link 6 - South Terrace Croquet Club five-year lease agreement for the facilities in Park 17

Link 7 - Adelaide Harriers Athletics Club five-year lease agreement for the facilities in Park 20

Link 8 - Club De Petanque d'Adelaide a five-year lease agreement for the facilities in Park 20

ATTACHMENTS

Nil

- END OF REPORT -