

Kadaltilla

Adelaide Park Lands Authority

Kadaltilla Advisory Committee Terms of Reference

Thursday, 27 August 2026

Board Meeting

Author: Sarah Gilmour,
Associate Director Park Lands,
Policy & Sustainability

Public

Purpose

At its 24 June 2026 meeting, Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) requested ([Link 1](#)) Administration prepare a report on establishing three advisory committees to strengthen governance and advice on key issues affecting the Adelaide Park Lands:

- Population Growth Impacts (including the Inner Rim and neighbouring councils);
- An Adelaide Park Lands Fund and Management Strategy Investment Committee; and
- A Return Areas Committee to progress the 19 return areas identified through the Adelaide Park Lands Management Strategy (APLMS).

A subsequent report to the 30 July 2026 ([Link 2](#)) meeting outlined the governance framework and options for establishing these committees, and Kadaltilla requested that draft Terms of Reference, meeting dates and membership be brought back for endorsement.

This report responds to that request. Kadaltilla has a direct statutory power under section 11 of the *Adelaide Park Lands Act 2005* (SA) to establish advisory committees without requiring approval from the City of Adelaide or the Minister for Planning.

This report recommends the Population Growth Impacts Advisory Committee be established in the first instance, to assess the resourcing needs of an additional Committee and its effectiveness, before progressing with the Funding and Investment and Return Areas Committees.

Draft Terms of Reference for the Population Growth Impacts Advisory Committee is provided as Attachment A to this report.

Recommendation

That the Kadaltilla / Adelaide Park Lands Authority:

1. Approves the draft Terms of References for the Advisory Committee on Population Growth Impacts on the Adelaide Park Lands as contained in **Attachment A** to Item 5.2 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 27 August 2026.
2. Approves the progress of the Population Growth Impacts Advisory Committee as the first Advisory Committee to be trialled to assess the resourcing requirements and effectiveness of the Committee structure.
3. Authorises the Administration to:
 - 3.1. Write to nominated member organisations outlining the purpose of the Committee and seeking nominations for membership.
 - 3.2. Convene the inaugural meeting of the Population Growth Impacts Advisory Committee.

- 3.3. Report back on the resourcing and effectiveness of the Population Growth Impacts Advisory Committee before progressing with the Funding and Investment Advisory Committee and the Return Areas Advisory Committee.
 4. Notes that a consolidated update on the establishment and initial activity of the Population Growth Impacts Advisory Committee will be brought to Kadaltilla within twelve months.
 5. Notes that the Presiding Member will write to the Minister for Planning outlining Kadaltilla's intention to establish the advisory committees.
 6. Authorises the Presiding Member, or delegate, to amend the draft Terms of Reference as contained in **Attachment A** to Item 5.2 on the Agenda for Kadaltilla / Adelaide Park Lands Authority meeting held on 27 August 2026, for the purposes of finalising the document.
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Implications

Adelaide Park Lands Management Strategy – Towards 2036	Adelaide Park Lands Management Strategy - Towards 2036 Adelaide Park Lands Management Strategy - Towards 2036 The Adelaide Park Lands Management Strategy – Towards 2036 (APLMS) identifies an opportunity for the City of Adelaide and the State Government to investigate future funding opportunities, the need for the Adelaide Park Lands to respond to increased residential development in adjoining local government areas, investigating return areas to Park Lands purposes and implementing the investment framework. The APLMS sets a long-term vision to protect and enhance the National Heritage-listed Adelaide Park Lands.
2023-2028 Strategic Plan	Kadaltilla / Adelaide Park Lands Authority 2023-2028 Strategic Plan Strategic Plan Alignment – Expert Advice Function as the peak advisory body for policy, development, heritage, and management of the Park Lands based on sound data and evidence
City of Adelaide Strategies	The City of Adelaide Strategic Plan 2024–2028 identifies the Adelaide Park Lands as one of the city's most important environmental, recreational and cultural assets. The City Plan – Adelaide 2036 (City Plan) outlines that the Adelaide Park Lands are fundamental to accommodating city growth while maintaining Adelaide's liveability, heritage and environmental quality. The City Plan seeks to ensure that as Adelaide grows towards a population of 50,000 residents, the Adelaide Park Lands continue to function as the city's defining green belt and principal open space network. The City of Adelaide's Integrated Climate Strategy 2030 identifies the Adelaide Park Lands as a critical asset for building climate resilience, enhancing biodiversity and supporting sustainable urban cooling.
Policy	Not as a result of this report
Consultation	Governance of Kadaltilla will involve engagement with the State Government, the City of Adelaide, councils adjoining the Adelaide Park Lands, and Kaurna Yerta Aboriginal Corporation (KYAC).
Resource	The resourcing of the advisory committees is proposed to be managed through existing City of Adelaide resources with support from the Government of South Australia through the Office for Design and Architecture (SA). This report recommends trialling one Advisory Committee to assess the resourcing requirements and effectiveness of the Committee structure
Risk / Legal / Legislative	The <i>Adelaide Park Lands Act 2005</i> (SA) is the primary legislation governing the Adelaide Park Lands. It establishes the legislative framework for their protection, management and enhancement, and sets out the governance structure, functions and responsibilities of Kadaltilla. The introduction of legislation that takes precedence over the <i>Adelaide Park Lands Act 2005</i> (SA) is considered a present and potential future risk if governance reform is not considered.
Design	Not as a result of this report
Opportunities	Opportunities for Kadaltilla to progress discussions relating to future governance and funding arrangements for the Adelaide Park Lands with the City of Adelaide, adjoining councils and the State Government. Advisory Committees present an opportunity for Kadaltilla to receive advice on a number of matters outlined in the APLMS and the Greater Adelaide Regional Plan.

City of Adelaide Budget Allocation	Not as a result of this report
Capital Infrastructure Projects	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	The Advisory Committee will be trialled through the Population Growth Impacts Advisory Committee for the next twelve months, to assess its effectiveness and any potential funding requirements to be considered through future annual business plan and budget processes. These Committees may be time bound to deal with particular issues that Kadaltilla seeks to address and will be reviewed annually as part of Kadaltilla's strategic review processes.
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report

Discussion

Purpose

1. The purpose of this report is to outline the specific Terms of Reference, meeting dates and membership for each of the three advisory committees.

Background

2. At Kadaltilla's 24 June 2026 meeting the Presiding Member requested ([Link 1](#)) Administration prepare a report on the establishment of advisory committees that would provide advice to Kadaltilla on the following:
 - 2.1. Population growth impacts on the Adelaide Park Lands, to include Inner Rim and Councils – on the basis of the growth of the City of Adelaide and its neighbouring Councils
 - 2.2. Adelaide Park Lands Fund and Adelaide Park Lands Management Strategy Investment Committee
 - 2.3. Return Areas Committee – to look at areas that could be returned to Adelaide Park Lands
 - 2.4. Membership and meeting frequency.
3. At its 30 July 2026, meeting Kadaltilla received a report ([Link 2](#)) providing an overview of the current governance framework for Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) as well as opportunities to investigate and introduce Advisory Committees to Kadaltilla on key issues impacting the Adelaide Park Lands as requested by the Presiding Member.
4. A further report setting out Terms of Reference, meeting dates and membership was requested to be brought back to the next meeting for endorsement. This report fulfils that request.
5. Section 11 of the *Adelaide Park Lands Act 2005* (SA)(APL Act) expressly provides that "*The board of management of the Authority may establish such committees as the board of management thinks fit to advise or assist the board of management.*"
6. The APL Act further provides that:
 - 6.1. A committee may consist of members of the Authority or any other persons; and
 - 6.2. The Authority may determine the procedures to be followed by a committee.
7. This is a direct statutory power granted to Kadaltilla's Board of Management. The power is broad, discretionary and exercisable by the Board itself.
8. Cause 3.4 (Committees and Delegation by the Authority) of the Kadaltilla Charter (the Charter) states that:
 - 3.4.1 *The Board may establish one or more committees pursuant to section 11 of the Park Lands Act and this clause 3.4, and for each such committee:*
 - a) *each member of a committee holds their office at the pleasure of the Board;*

- b) *the Presiding Member is, ex-officio, a member of each committee;*
- c) *and the procedures to be observed in relation to the conduct of business at a meeting of a committee will be as determined by the Board or as determined by the committee where the Board has not made such a determination.*

3.4.2 *The Board may by resolution delegate any of its powers under this Charter to a committee established by the Board or to an employee of the Council, including an employee of the Council seconded to the Authority, but may not delegate:*

- a) *the power to approve expenditure of money on the services or operations of the Authority not set out or included in the Budget or, where required by this Charter, as expressly approved in writing by the Council;*
- b) *the power to approve the reimbursement of expenses to members of the Board for which the Authority has not adopted a formal policy or made specific financial provision*
- c) *the power to adopt financial estimates and reports;*
- d) *and the power to make any application or recommendation to the Council or the Minister.*

3.4.3 *A delegation by the Authority:*

- a) *must be subject to conditions and limitations determined by the Authority and as otherwise specified under the Park Lands Act or the LG Act;*
- b) *is revocable at will and does not prevent the Authority from acting in a matter.*

9. Neither section 11 of the APL Act nor section 42 of the *Local Government Act 1999* (SA) Act requires the City of Adelaide or the State Government to approve the establishment of a committee by Kadaltilla. The legislation provides the authority directly to the Board of Management and does not make the exercise of that power contingent on a Council resolution, Charter amendment or amendment to the APL Act. Nor does it require approval by the Minister.
10. Whilst approval of the Advisory Committee is not required from the City of Adelaide or the Minister for Planning, Kadaltilla can seek membership from key Council and State Government representatives along with external appointments.
11. The establishment of these Advisory Committees will support Kadaltilla to progress key outcomes of the Adelaide Park Lands Management Strategy – Towards 2036 (APLMS).

Draft Terms of Reference

12. Terms of Reference have been drafted for the Population Growth Impacts Advisory Committee (**Attachment A**).
13. The Terms of Reference include the following;
 - 13.1. Introduction
 - 13.2. Name
 - 13.3. Purpose
 - 13.4. Background
 - 13.5. Objectives
 - 13.6. Role of the Advisory Committee
 - 13.7. Operating Procedures
 - 13.8. Commencement.
14. The draft Terms of Reference establish the regularity of meetings of the the Advisory Committee. The regularity of meeting should however be discussed by the Advisory Committee at its inaugural meeting to ascertain the need and frequency of meetings, noting that a meeting cadence of two, or up to three meetings per year is proposed.
15. Given the APLMS (Link 3) and the Greater Adelaide Regional Plan (GARP) (Link 4) both outline current pressures on urban infill and the need for the Adelaide Park Lands to provide valuable green space to increasing populations, it is recommended that the Advisory Committee on the Population Growth Impacts on the Adelaide Park Lands, include Inner Rim and Councils and be established as a priority.

16. It is proposed that the establishment of the remaining committees be progressed following the establishment of the Advisory Committee on Population Growth Impacts to assess resourcing needs for the Committees and the effectiveness of the model that is proposed to be established.

Adelaide Park Lands Population Growth Impacts Advisory Committee

Purpose

17. To provide advice to Kadaltilla on the impacts of population growth and urban renewal on and around the boundaries of the Adelaide Park Lands, including on the Inner Rim, and to identify opportunities for the Adelaide Park Lands to respond to increasing demand for public open space arising from growth in the City of Adelaide and neighbouring councils.

Objectives

18. Monitor and assess population growth and urban renewal trends affecting demand for open space on and around the Adelaide Park Lands.
19. Identify Adelaide Park Lands Management Strategy (APLMS) strategic projects that could be delivered in partnership with adjoining councils and State Government agencies.
20. Advise Kadaltilla on opportunities for coordinated, cross-boundary planning for open space provision.
21. Support integrated, collaborative decision-making between the City of Adelaide, adjoining councils and the State Government consistent with the APLMS and the GARP.

Membership

22. Proposed membership comprises the Kadaltilla Presiding Member (ex officio) and up to two nominated Board Members, together with Mayor or Chief Executive Officer level representation from the following organisations:

Organisation / Role	Representation
Kadaltilla	Presiding Member (ex-officio) and up to two nominated Board Members
City of Adelaide	Mayor / Chief Executive Officer representative
City of Burnside	Mayor / Chief Executive Officer representative
City of Norwood Payneham & St Peters	Mayor / Chief Executive Officer representative
Town of Walkerville	Mayor / Chief Executive Officer representative
City of Prospect	Mayor / Chief Executive Officer representative
City of Charles Sturt	Mayor / Chief Executive Officer representative
City of West Torrens	Mayor / Chief Executive Officer representative
City of Unley	Mayor / Chief Executive Officer representative
Department for Housing and Urban Development	Senior officer representative
Renewal SA	Senior officer representative
Office for Design and Architecture	Senior officer representative

Chair

23. Determined by the Advisory Committee members for a term of one year.

Meeting frequency

24. Three times per year, aligned to Kadaltilla's ordinary Board meeting cycle, including a site-specific meeting convened as required.

Proposed meeting dates

25. Inaugural meeting: No later than the third quarter of the 2026/27 financial year (subject to confirmation and availability of nominated members)
26. First meeting no later than January 2027 (subject to confirmation and availability of nominated members)
27. May 2027 and September 2027.

Reporting

28. The Committee will provide a summary report to Kadaltilla following each of its meetings, with recommendations for Board consideration where relevant.

Duration

29. Ongoing, subject to annual review by Kadaltilla as part of its governance workshop.

Adelaide Park Lands Funding and Investment Advisory Committee

Purpose

30. To provide advice to Kadaltilla on funding and investment arrangements for the Adelaide Park Lands, including the Adelaide Park Lands Fund, the Funding Deed with the State Government, and future strategic funding mechanisms identified in the APLMS.

Objectives

31. Lead a review of the Adelaide Park Lands Funding Deed (2006), including its allocation methodology, given the review required under section 21 of the Deed is significantly overdue.
32. Provide advice on the management and future use of the statutory Adelaide Park Lands Fund established under Part 5 of the APL Act.
33. Investigate future strategic funding mechanisms, including the proposed Adelaide Park Lands Open Space Offset Scheme or Adelaide Park Lands Overlay.
34. Identify funding partnership opportunities with the State Government, adjoining councils and other stakeholders to support delivery of the APLMS.

Membership

Organisation / Role	Representation
Kadaltilla	Presiding Member (ex-officio) and up to two nominated Board Members
City of Adelaide	Senior officer representative
Local Government Association of SA	Representative
Industry and finance sector	One or more representatives, by invitation
Department of Treasury	Senior officer representative
Department for Housing and Urban Development	Senior officer representative
Office for Design and Architecture	Senior officer representative
Department for Environment and Water	Senior officer representative
Green Adelaide	Senior officer representative
Office for Recreation, Sport and Racing	Senior officer representative

Chair

35. Determined by the Advisory Committee members for a term of one year

Meeting frequency

36. Bi-monthly in its establishment phase (first twelve months), transitioning to quarterly once the Funding Deed review and Fund investment framework are in place.

Proposed meeting dates

37. Inaugural meeting: To be determined following establishment of the Advisory Committee on Population Growth Impacts on the Adelaide Park Lands (subject to confirmation and availability of nominated members)

Reporting

38. The Committee will provide a summary report to Kadaltilla following each of its meetings, with preliminary recommendations on future funding arrangements to be brought to Kadaltilla within its first twelve months of establishment.

Duration

39. Ongoing, subject to annual review by Kadaltilla.

Adelaide Park Lands Return Areas Advisory Committee

Purpose

40. To investigate and provide strategic advice to Kadaltilla on the progression of the 19 return areas identified through the APLMS, consistent with section 18(3)(iv) of the APL Act and the APLMS implementation framework.

Objectives

41. Identify and prioritise land and infrastructure identified in the APLMS as potential future return opportunities.
42. Investigate planning, legislative, tenure and operational constraints affecting each identified return area.
43. Assess feasibility, staging and prioritisation of return opportunities.
44. Recommend pathways to Kadaltilla to achieve long-term return outcomes, including engagement with relevant landowning State Government Agencies.

Membership

45. The Presiding Member is, ex-officio, a member of each Committee.
46. Core membership, with agency representatives invited on a site-specific basis according to land ownership:

Organisation / Role	Representation
Kadaltilla	Presiding Member (ex officio) and nominated Board Member(s)
Industry and/or community representatives	One or more representatives
City of Adelaide	One or more senior officer representatives
Relevant State Government agencies	By invitation, as required, based on ownership or management of the specific parcel under consideration

Chair

47. Determined by the Advisory Committee members for a term of one year.

Meeting frequency

48. Quarterly, with additional site-specific meetings convened as required.

Proposed meeting dates

49. Inaugural meeting: 2027/28, quarterly thereafter.

Reporting

50. The Committee will provide a summary report to Kadaltilla following each quarter, including a prioritised return areas register to be presented to the Board within twelve months of establishment.

Duration

51. Time-bound to the investigation and prioritisation of the 19 identified return areas, with continuation beyond this scope subject to further Kadaltilla resolution.

General Governance Provisions

52. The following provisions are proposed to apply across all three Advisory Committees:
- 52.1. Committees are advisory only and have no delegated decision-making authority; all recommendations are to be considered by the Kadaltilla Board.
- 52.2. Membership beyond the Presiding Member and nominated Board Member(s) will be confirmed by invitation, coordinated by Administration.
- 52.3. Kadaltilla is currently supported by City of Adelaide Administration, which provides administrative functions on Kadaltilla's behalf.

- 52.3.1. This existing resourcing was not established to support the additional workload of three advisory committees and will need to be reviewed to ensure Kadaltilla and Administration can adequately support the Committees to meet the objectives set out in their respective Terms of Reference.
- 52.4. Each Committee may determine its own procedures, consistent with section 11 of the APL Act, and may co-opt additional expertise as required.
- 52.5. Terms of Reference for each Committee will be reviewed by Kadaltilla annually, alongside the Kadaltilla Governance Workshop.

Resourcing Implications

53. The establishment of three Advisory Committees to Kadaltilla will require additional resourcing for the Advisory Committees to meet their objectives outlined in the Terms of References.
54. The preparation of agenda materials will be provided by the City of Adelaide and / or State Government Agencies where required.
55. Governance and meeting requirements will be provided through existing resources in the City of Adelaide Governance team.
56. Existing Kadaltilla budget will need to be reviewed to ensure that there is sufficient budget allocation for the Advisory Committees to operate. This will include ensuring there is budget available if consultancy services or legal advice are required by the Advisory Committee to undertake its work.
57. Attendance at Advisory Committee meetings is considered an extension of members' existing employment or appointed roles. Accordingly, no sitting fees, allowances, or other remuneration will be provided for participation.

Next Steps

58. A letter from the Presiding Member will be sent to the Minister for Planning outlining Kadaltilla's intention to establish three Advisory Committees.
59. Subject to Kadaltilla's endorsement, Administration will write to nominated member organisations outlining the purpose of the Population Growth Impacts Advisory Committee and seeking nominations for the relevant Committee.
60. A consolidated update on the establishment and initial activity of all the Population Growth Impacts Advisory Committee will be brought to Kadaltilla within twelve months.

Data and Supporting Information

Link 1 – [Kadaltilla Minutes – 24 June 2026](#)

Link 2 – [Kadaltilla Report - Kadaltilla / Adelaide Park Lands Authority Establishment of Committees \(30 July 2026\)](#)

Link 3 - [Adelaide Park Lands Management Strategy – Towards 2036 \(APLMS\)](#)

Link 4 - [Greater Adelaide Regional Plan \(GARP\)](#)

Attachments

Attachment A - Population growth impacts on the Adelaide Park Lands, to include Inner Rim and Councils Committee Terms of Reference.

- END OF REPORT -