

Our Adelaide

Engagement Summary

Project: Draft Park Lands Community Lease Agreement

**Adelaide Community Sports and Recreation Association – Golden Wattle Park /
Mirnu Wirra (Park 21 West)**



**Our
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Community Engagement Summary

Park 21W – ACSARA Lease Consultation



Introduction

This report presents the results of public consultation on a proposed 21-year Park Lands Community Lease Agreement between the City of Adelaide and the Adelaide Community Sports and Recreation Association (ACSARA).

The lease relates to the use of a community building and playing fields at Golden Wattle Park / Mirnu Wirra (Park 21 West).

The purpose of the consultation was to obtain community feedback on the draft Lease Agreement.

Engagement Overview

Who Was Engaged?

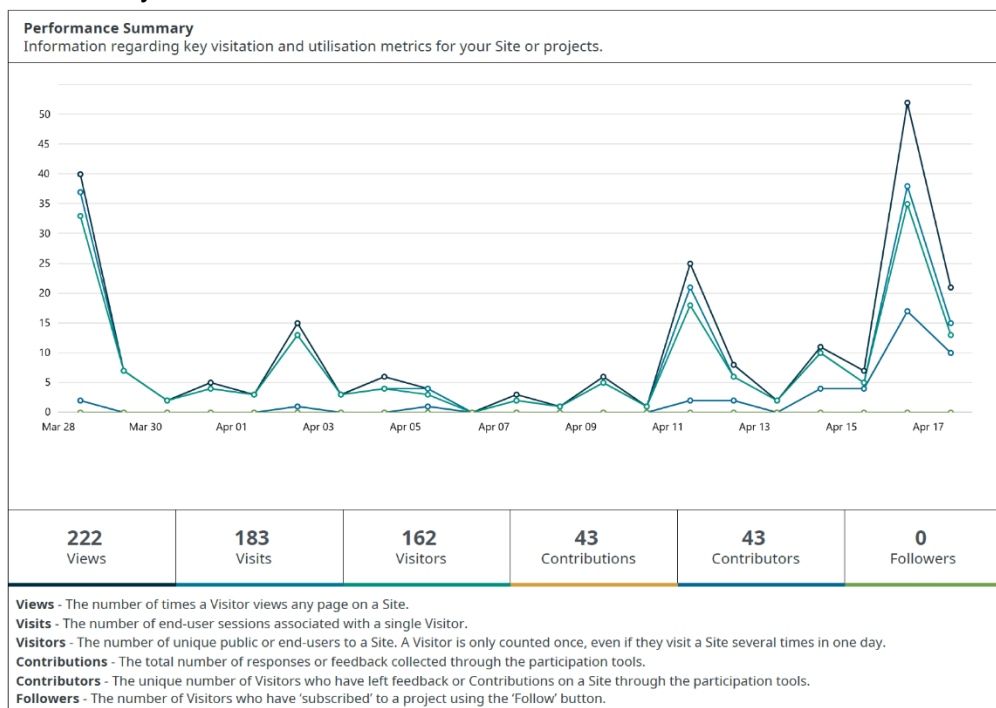
A total of 43 people responded to the consultation. Respondents included:

- City of Adelaide ratepayers
- Community users
- Business owners
- Members of sporting clubs using the facilities

Engagement Method / Activity	Number Informed / Attendees	Number of Responses
Our Adelaide project page	162 visitors	43 surveys
Email Campaign	213 recipients	N/A
TOTAL	375	43

Methods Used

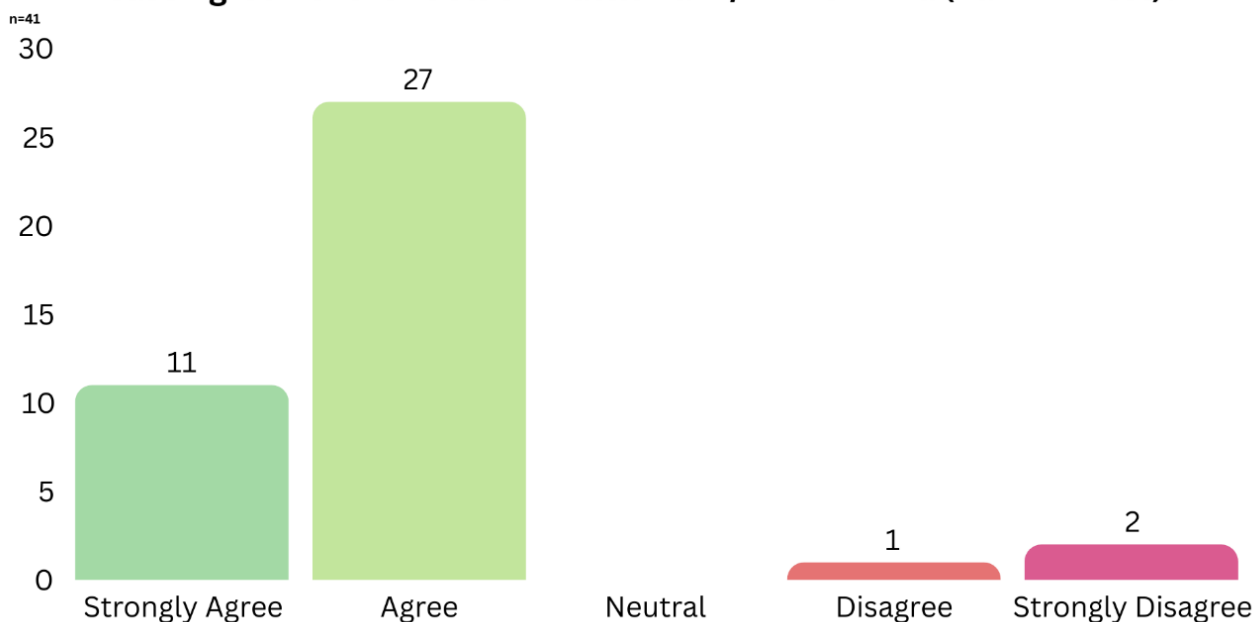
- Online Survey via Our Adelaide



Quantitative Findings

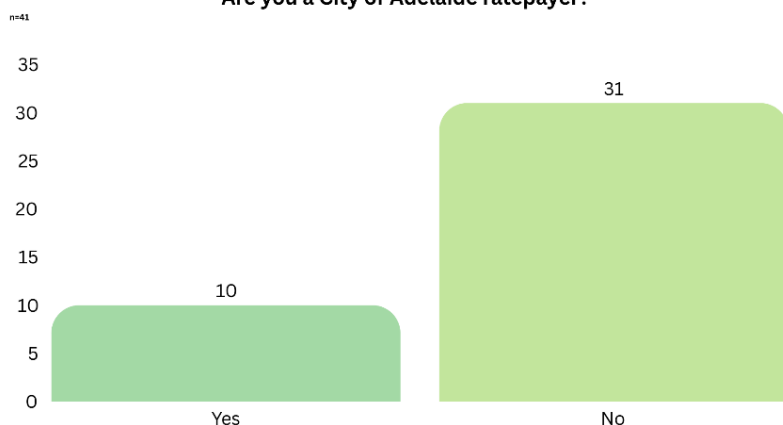
Data was sourced directly from the community survey (see Annexure B).

To what extent do you agree with the terms of the Draft Park Lands Community Lease Agreement for Golden Wattle Park / Mirnu Wirra (Park 21 West)?



41 of the 43 respondents answered this question. Most respondents (88%, or 38 out of 43) supported the lease, selecting either "Strongly Agree" (11 responses) or "Agree" (27 responses).

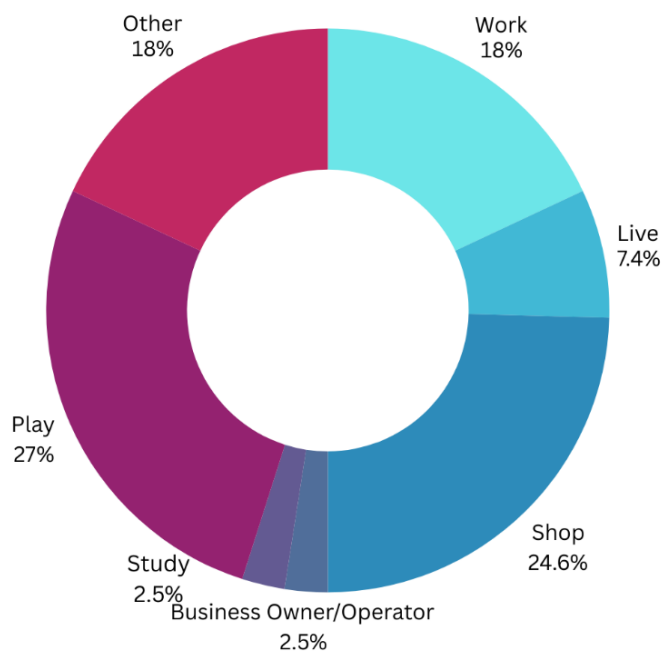
Are you a City of Adelaide ratepayer?



41 of the 43 respondents answered this question. Most respondents were non-ratepayers (72%), highlighting broad community involvement.

How do you participate in city life?

n=41



Recreation ("Play") and shopping were the most common activities selected (33 and 30 respondents, respectively). This demonstrates active usage and strong community connection to the Park Lands.

Quantitative Summary

Overall, the quantitative analysis highlights substantial community support for the lease, broad stakeholder engagement beyond just ratepayers, and significant involvement of active users of Park 21 West facilities.

Qualitative Findings



Word Cloud highlighting dominant keywords from individual responses (see Annexure A).

The following themes were identified in analysing the community's feedback:

Theme 1: Concerns About Maintenance and Financial Responsibilities.

Many respondents expressed concerns regarding the lessee's financial and maintenance obligations, suggesting adjustments to better balance obligations between ACSARA and Council.

Theme 2: Fairness, Security and Reasonable Agreement

Many respondents found the lease terms fair, balanced, and reasonable.

Theme 3: Community Benefit, Support and Long-term Tenure

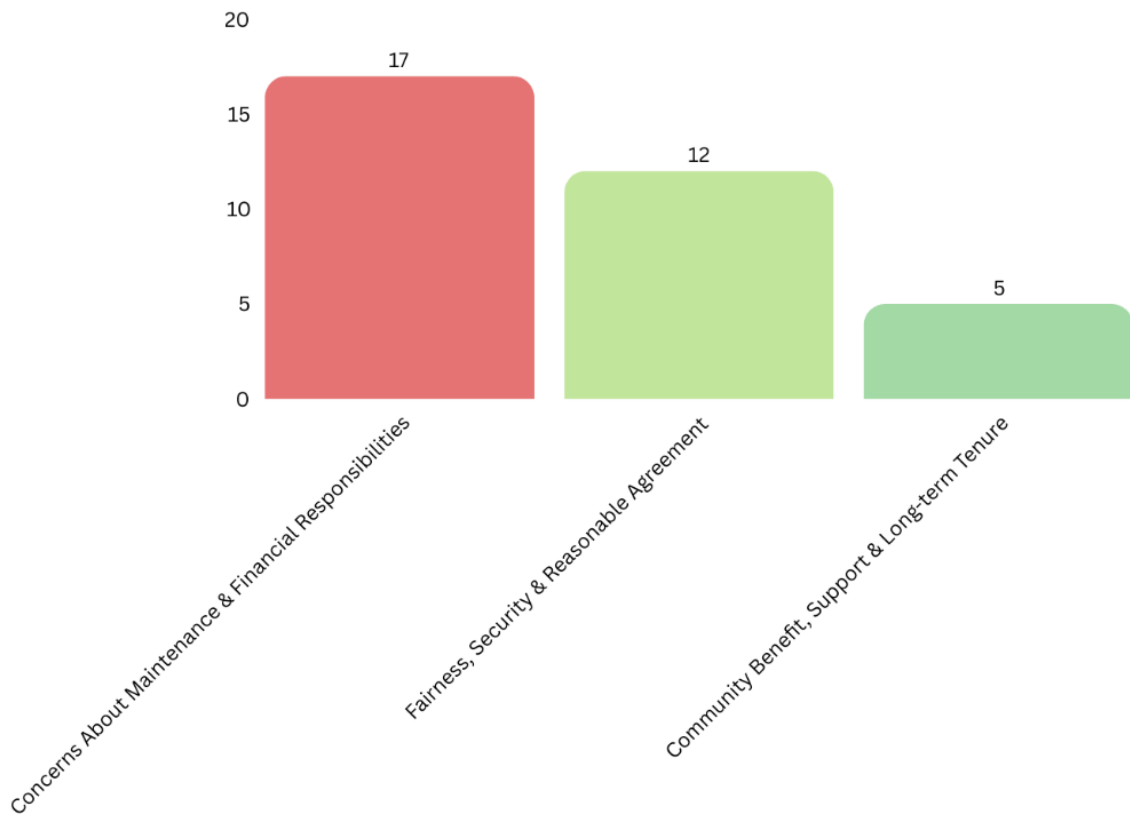
Several respondents referenced the long-term lease arrangement, noting the community benefits from continued sport and recreation activities. The longevity of ACSARA's involvement was particularly valued for ensuring community stability and continuity.

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Theme Frequency



Annexure A – Individual Responses

Detailed spreadsheet with all qualitative responses, referenced by Contribution IDs.

Contribution ID	Level of Agreement	Please explain your response	Do you have any other feedback regarding the Draft Park Lands Community Lease Agreement?
18497	Strongly agree	This seems like a fair deal for the tenants and the city council, who want to promote outdoor activities and clubs, especially if the clubs involved are contributing to the lease costs.	
18496	Strongly agree	I am a long-term resident and rate payer of Adelaide City owing several properties, and frequently use these Parklands and sports fields. The Lutheran football clubs and other clubs that use the fields including SA ultimate Frisbee contribute to the community by creating a safe and welcoming environment for sports in the city. I have been a member of SA ultimate for around 15 years and with most competitions I've played in being played on these grounds. By committing to a longer lease for the club will benefit players and the community at large giving the club assurity and opportunity to continue to grow and to improve facilities. The personal impact on myself if the club was unable to continue in that location or in or in any capacity would degrade the quality of life I have built and come to expect living in Adelaide city.	Supporting these long standing clubs and arrangements into the future will support growth and utilisation of the park lands around us and keep people in the city.
18495	Agree	7 years x 3 renewals for 21 year tenure is an appropriate term for lease / licence. Its pleasingly to see that Council will support the club with the operations and maintenance of the public toilets. It would be preferable to see Council's similar support for maintenance of the external landscaping as it is a public place / access and that the Club cannot be required to manage community access at all times.	SANFL strongly support the provision of an ongoing access via lease / licence to Park 21 for ACSARA. Thank you to Adelaide City Council for their support of the much required redevelopment project that will support increasing football participation and other community sport and recreation outcomes.
18494	Disagree	Schedule Item 7 - Restricts use to 6am to 12 midnight. Why would or should the lessee's quiet enjoyment of the premises and grounds be specifically restricted? Schedule Item 2 & 3 describe a 21 year minimum occupancy. I believe that this is not enough to recognise the substantial community investment in the premises. Why 7 year renewal periods? That is not long in the context of a community club. 3 x 15 years would be more appropriate. However, it becomes worse in Item 10 which requires investment in the premises to be written off over 14 years. Normal building depreciation is 2.5% which means 40 years. I would prefer to see this item rewritten to cover a 40 year period during which compensation must be paid.	The lease as written would be fair to a community organisation taking over existing premises and developed grounds requiring little or no immediate work. However, it is NOT fair when the community (not the council) is developing the resource for community use. Looking at the proposal, it will cost a lot of money to develop and that money has or will come from the community that has an interest in this development. Having a (semi) guaranteed occupancy of only 21 years is disrespecting the community.
18493	Agree	The terms for the duration of the lease enable both parties to develop the facilities sustainably for the long-term future. This is particularly important for the council, to be dealing with the same client over many years to establish common goals and congenial relationships.	A lessee who intends to invest significantly in facilities should have confidence that those facilities will be theirs to use for years to come.
18492		Looking at this lease it seems strange it's even up for debate given the lessee is contributing significant cost towards the development they should be entitled to assurance they will have continued use of the facilities they	Details explained above like longer lease and more effort from council would improve my level of agreement with this submission.

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		have funded. I would have expected council to take on more for the maintenance and renewal side of things, especially with the area being such a public location used by many visitors to the area, wouldn't it be great to make it stand out and give visitors and frequent users a sense of pride in the area?	
1849 1	Agree	There is a clear balance between the lessee and the council regarding all obligations. I believe the lessees contribute significant dollars and therefore should be entitled to at least a significant term.	Should there be a better balance for the lessees maintenance requirements.
1849 0	Agree	Given the considerable financial contribution that ACSARA is prepared to commit to the betterment of this area, a lease of at least this length is justified.	
1848 9	Strongly agree	ACSARA are a proven long term quality lessee that provides services and ovals to many users. These people would not use the parklands if not for ACSARA. This lease maintains long term use and security of purpose which also serves the needs and outcomes of the City of Adelaide.	ACSARA are a nonprofit organisation that are able to provide maintenance services to the buildings. The expectation for ACSARA to replace items is normally the responsibility of the owner, in this case City of Adelaide. and expecting a NPO is harsh and unfair. ACSARA maintains three ovals, green space, watering and general services already in a limited budget. Please consider the many benefits that the City of Adelaide reaps from little ongoing expenses, so providing replacement/renewal items seems a fair arrangement over the long term lease arrangements.
1848 8	Agree	The lease appears to be a reasonable balance between the obligations by Council and the lessee. As the lessee is contributing significant money i would have though the lease may even be longer.	
1848 7	Agree	I'm supportive of the proposed 21-year lease between the City of Adelaide and ACSARA. It seems to strike a fair balance between the responsibilities and rights of both ACSARA and the Council. When an organisation like ACSARA is putting in a significant amount of funding—over \$2.5 million—it makes sense that they'd be offered a long-term lease. A commitment of that scale deserves some security, and a 21-year term feels like a reasonable and appropriate arrangement.	
1848 6	Agree	Having been a lessee for 35 years and now with a redevelopment in the near future, funded heavily through the proposed lessee, it is fitting that the existing lessee is entitled to a long lease, so I agree with a 7+7+7 lease	Yes, there are a few items that the City of Adelaide are better placed to maintain than the lessee. These items include: 1) Maintenance of surrounding landscaping and planting 2) Removal of graffiti Also, as the building will be a City of Adelaide asset, would not the Building Insurance be the responsibility of the City of Adelaide and the lessee responsible for contents insurance?
1848 5	Agree	The lease seems reasonable given taxpayers are entitled to these benefit. In this case, to exercise and have an appropriate space to spend time before and after sport activities with other people in the community. This is extremely important and the council's support by providing this lease is crucial!	Nil.
1848 4	Agree	The proposed lease feels fair and sensible. It recognises the important role our club plays and gives the stability we need to keep building for the future. With the level of	One thing that stands out is the level of responsibility placed on the lessee in the Maintenance Schedule. While it's fair for clubs to look after general upkeep, it

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financial and volunteer investment we're putting into the redevelopment of our clubrooms, a lease of at least this proposed length is essential.

I've been involved with the Adelaide Lutheran Sports Club Netball code for 15 years, and I've seen first-hand the value our club brings—not just to players, but to families, volunteers, and supporters. After moving from a rural area, this club became like home for me—a place to build connections and feel a true sense of belonging. It has a genuinely unique mix of competitiveness and community spirit. I now have a young family of my own, and I hope my children can grow up as part of this club and have that same experience. Supporting this lease and the clubroom redevelopment is key to that future.

seems unreasonable for us to also carry the cost of renewing major infrastructure like electrical, plumbing, and HVAC systems—these are core parts of the building and I think they should remain a Council responsibility

1848
3 **Agree**

The lease terms appear to strike a fair and reasonable balance between the responsibilities of the lessee and the Council. It's important that organisations contributing substantial financial investment have the security of a longer-term lease, and this arrangement seems to reflect that. It also supports long-term planning and sustainability for community-focused groups.

1848
2 **Strongly agree**

The draft lease agreement provides assurity to the lessee as they are investing for the future in the parklands and cannot commit this significant investment unless the Council provides a reasonable lease term. This provides an ideal balance for both parties.

I believe further discussions on the lessee obligations regarding maintenance and renewals, whereby maintenance be managed by the lessee and the renewals managed by the Council.

1848
1 **Agree**

The agreement seems reasonable for both the council and lessee.

The maintenance schedule has a significant amount of responsibility for the lessee - the renewal of many fixtures and fittings seems like it should be a council cost

1848
0 **Agree**

The lessees that pay lots of money should be entitled to have a lengthy lease agreement.
Seems to be a good balance of rights and obligations. It's about community partnership and sportsmanship participation so keep that in mind!! There are great sporting community's that use the space

1847
9 **Agree**

The lease seems very reasonable and has a good balance between the rights and obligations of the club and the council.

The schedule for maintenance seems a bit excessive.

1847
8 **Agree**

The lease looks to find a reasonable balance between the rights and obligations of the lessee and Council lessees that contribute significant dollars should be entitled to leases of at least this length

The Maintenance Schedule appears somewhat excessively onerous on the lessee. It makes sense that the lessee's obligations are associated with maintenance costs but that renewals/replacements would normally be a Council obligation, not lessee

1847
7 **Agree**

The proposed lease offers a reasonable balance between the rights and obligations of the lessee (ACSARA) and the Council.
Given the significant contribution in funds that ACSARA is putting in towards the re-development project, ACSARA should be entitled to a lease of at least 21 years (An initial term of 7 years plus 2 rights of renewal)

While I agree overall with the lease, it appears that some of the items in the Maintenance schedule are excessively onerous on the proposed lessee. While it makes sense that the lessee's obligations are normally associated with "Maintenance" but the reference to "Renewals" would normally be a Council obligation, particularly in regard to the external fabric of the building.

1847
6 **Strongly agree**

I strongly believe that longer term leases give the lessee the confidence and incentive to the lessee to maintain the parklands. Significantly the area in question has been transformed over the years from a quite ugly and barren area to a far more pleasant environment for people to

Maintenance schedule seems onerous compared to others I have seen with a large burden falling on the lessee for renewal as well as maintenance.

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		enjoy. The lease seems favourable fairly favourable to council but also gives some surety to the lessee.	
1847 5	Agree	The term seems reasonable to allow a reasonable amount of security for long term planning with the option for a 7 year continuation.	
1847 4	Agree	The lease appears to be well balanced for the partnership of the council and lessee	I think it would be fair to expect Council to contribute more to the renewables as outlined in the current draft agreement
1847 3	Agree	The lease term reflects the commitment and significant financial contribution from the lessee and ultimately provides an appropriate balance between the Council and the Lessee for this particular scenario.	
1847 2	Agree	It seems reasonable that a lessee that is putting a significant amount of dollars into the area should obtain a lease of at least this length.	Looks OK, but maybe the "Renewals" should fall to the Council?
1847 1	Strongly agree	The agreement makes sense for both parties	
1846 9	Strongly agree	It seems entirely reasonable and appropriate that if a sporting association is willing to make such a significant financial investment in developing facilities on the parklands that they be granted a long term lease. One could almost argue that a 21 year term is too short. As a city resident living in the south-west corner of the CBD I value the ongoing development of recreational facilities in our local parklands.	
1846 7	Agree	This is a sensible use of park lands, promoting community, health and recreation.	
1846 6	Agree	I am the president of the South Australian Flying Disc Association, we lead Ultimate Frisbee for the SA community. Our community have got a strong relationship with ACSARA, and after struggling to find fields for many years across various sites, have seen great growth and opportunity in our sport being settled in the city parklands. This has allowed our sport administrators to put their time into the grassroot development and elite levels of the sport. Longer leases also give opportunity to execute longer term strategic plans. Additionally, our players and clubs gain a better sense of belonging, which is of huge value to community well-being. In addition, our community of volunteers and players have worked hard to fundraise over time to raise funds to support development and improvement of the site. They will continue to do so and feel grateful that Adelaide has fantastic public space for use.	In the interests of the volunteers and players (who in frisbee are largely uni students with lower income), hefty maintenance schedules/renewals make just playing sport and being active hard. It is in council's interests to support the active community and take greater responsibility so as not put unnecessary/unreasonable burden on volunteer administrators.
1846 5	Agree	Seems a fair and reasonable agreement	
1846 3	Agree	The term of lease is appropriate given the significant outlay needed for such a development and to justify such expenditure.	Some of the clauses seem to be unduly onerous and one-sided in favour of the council, particularly in relation to maintenance.
1846 2	Agree	Look fairly reasonable to me. If the lesse is putting in \$\$ then they need a lease of reasonable length.	Not sure about the maintenance schedule. Seem more weighted in the Council's favour.
1845 8	Agree	For what i can see the terms of the lease are fair and reasonable to both the Council and the Lessee. I do agree that due to the Lessee contributing a significant portion of funding should be entitled to a lease of this length.	The only one thing I can see is that the maintenance schedule does seem to be fairly excessive towards the Lessee. I mean the Lessee should be responsible for maintenance, but I would have thought the renewals should be the council's responsibilities - not the Lessee

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1845 7	Agree	This proposed agreement seems to make sense. Lessees should be obliged to chip in to maintenance and the proposal seems to cater for that.	If an association is willing to contribute to the upkeep of the area which enables the community to better use it then they should be able to get a longer term lease. I certainly wouldn't invest in something that might only be short lived.
1844 9	Strongly agree	The current building(s) do not reflect / represent what are: - Community expectations in this day and age with respect to the (outward) physical appearance of public, multi-use buildings. - Actual (internal) functional capacities for inclusive sports. - The ability to attract additional sport activities / clubs to use the parklands and its sporting infrastructure.	No
1844 7	Strongly disagree	the parklands should be available for all to use- having sporting facilities available increases the number of participants able to use them. the better brick facilities are old, dated and really only suitable for storage .The planned upgrade is attractive and functional	
1844 2	Agree		yes. The design looks modern but the 'longevity' of the building does take away the view of the parklands / landscape as you pass by road. This will give you the impression its exclusive.
1843 9	Strongly agree	It's disgraceful that certain council and APA members have constantly campaigned against this! This is a community asset that has been left to get into a horrible state. In fact there should be another oval allowed and capacity for further changes to allow more female sport participation. The parklands are for enjoyment and use of the public, not NIMBYs whining about grasslands or protecting private school investments.	
1840 3	Strongly disagree		The Parklands were given to the people of Adelaide to be a permanent green space not to be gradually eroded by buildings.
1839 2	Strongly disagree	I do not agree with the terms of the Draft Lease Agreement. While ACSARA has a long-standing presence in Golden Wattle Park / Mirnu Wirra, the lease risks undermining the core principle of the Park Lands as open, public space. Granting extended control of a large area to one organisation raises concerns about equitable public access and the long-term alienation of community land. The scale of the proposed redevelopment could transform this area into a dedicated sports precinct, contradicting the Park Lands' intended use. Although the City's policies and strategies are referenced, they must not override the foundational purpose of preserving these spaces for all. The lease lacks sufficient clarity on access rights, future use, and protection against further encroachment. I urge the Council to amend the lease to ensure non-exclusive use, proportional development, and a stronger commitment to the Park Lands' public character and environmental integrity.	
1833 3	Strongly agree	I know the building well and it is unsightly and needs upgrading. It will support usage for sport and recreation which should be encouraged.	No
1831 9	Strongly agree		

Annexure B – Details of Data Extract from Our Adelaide

The information in this annexure has been deidentified for the purposes of this report.

Project Title: Draft Park Lands Community Lease Agreement

Tool Type: Online Form

Activity ID: 452

Exported: April 22, 2025, 10:47 AM

Exported By: A. Buxton

Survey Questions Included in the Form:

- **Q1.** To what extent do you agree with the terms of the Draft Park Lands Community Lease Agreement for Golden Wattle Park / Mirnu Wirra (Park 21 West)? (*Likert scale: Strongly Agree to Strongly Disagree*)
- **Q2.** Please explain your response (*Open text*)
- **Q3.** Do you have any other feedback regarding the Draft Park Lands Community Lease Agreement? (*Open text*)
- **Q4.** First Name (*Deidentified*)
- **Q5.** Last Name (*Deidentified*)
- **Q6.** Address (*Deidentified*)
- **Q7.** Postcode (*Deidentified*)
- **Q8.** Are you a City of Adelaide ratepayer? (*Yes / No*)
- **Q9.** How do you participate in city life? (Multiple choice: Live, Work, Study, Shop, Play, Tourist, Business Owner)
- **Q10.** Email address (*Deidentified*)

This form was used to collect structured and qualitative feedback from stakeholders as part of the public consultation on the proposed lease agreement for Park 21 West. Responses were used to inform the quantitative and qualitative analysis presented in this report.

Annexure C – Methodology

Quantitative Analysis

The quantitative data came from the structured parts of the community survey, such as multiple-choice and checkbox questions.

- For example, respondents were asked to rate their level of agreement with the draft lease on a scale from “Strongly Agree” to “Strongly Disagree.” Each response was counted and grouped to show how much support or concern existed in the community.
- Other questions asked whether respondents were ratepayers and how they participate in city life (e.g. through work, recreation, shopping). This helped to build a picture of who was engaged and how they use or interact with Park Lands.

These results were summarised in tables and charts to clearly show community sentiment and demographic representation.

Qualitative Analysis

The survey also included open-text questions, where participants could explain their views or add other comments. These responses were read carefully and grouped into common themes.

The process involved:

- Reading each comment and identifying the main ideas (such as support for the lease, concerns about costs, or views on access).
- Grouping similar ideas together into key themes. For this consultation, three main themes emerged:
 1. Community Benefit, Support & Long-term Tenure
 2. Concerns About Maintenance & Financial Responsibilities
 3. Fairness, Security & Reasonable Agreement

Annexure D – Thematic Analysis Contributor IDs

Theme 1: Concerns About Maintenance & Financial Responsibilities (17 responses)

- Contributor IDs: 18495, 18491, 18490, 18488, 18486, 18484, 18482, 18481, 18479, 18478, 18477, 18476, 18474, 18472, 18463, 18462, 18458

Theme 2: Fairness, Security & Reasonable Agreement (12 responses)

- Contributor IDs: 18493, 18487, 18485, 18483, 18480, 18475, 18473, 18471, 18469, 18467, 18465, 18457

Theme 3: Community Benefit, Support & Long-term Tenure (5 responses)

- Contributor IDs: 18497, 18496, 18489, 18466, 18439

Methodology for Qualitative Thematic Analysis

The responses to open-ended survey questions were reviewed carefully to identify common ideas or concerns shared by respondents. Each response was grouped into broad themes based on its main message:

- Those highlighting concerns related to maintenance, costs, financial burdens, or responsibilities placed on the club were grouped under **"Concerns About Maintenance & Financial Responsibilities"**.
- Comments indicating fairness, balanced obligations, sensible arrangements, or explicit approval of the lease terms were categorised as **"Fairness, Security & Reasonable Agreement"**.
- Responses mentioning community benefit, long-term planning, support, or positive impacts were grouped under **"Community Benefit, Support & Long-term Tenure"**.