

Kadaltilla

Adelaide Park Lands Authority



BOARD MEETING MINUTES

Thursday, 26 June 2025

Colonel Light Room, Adelaide Town Hall

© 2025 CITY OF ADELAIDE. ALL RIGHTS RESERVED.

Kadaltilla / Adelaide Park Lands Authority

Board Meeting Minutes, Thursday, 26 June 2025, at 4.31 pm
Colonel Light Room, Adelaide Town Hall

Present:

Presiding Member	The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith
Deputy Presiding Member	Elinor Walker
Board Members	Kirsty Bevan
	Allison Bretones
	Ashley Halliday
	Stephanie Johnston
	Warwick Keates
	Mitzi Nam

1 Welcome and Opening

1.1 Acknowledgement of Country

At the opening of the Board Meeting, the Presiding Member, The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith stated:

'Kadaltilla / Adelaide Park Lands Authority acknowledges that we are meeting on traditional Country of the Kaurna people of the Adelaide Plains and pays respect to Elders past and present. We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kaurna people living today.

And we also extend that respect to other Aboriginal Language Groups and other First Nations who are present today.'

1.2 Apologies

Board Member - Justyna Jochym

Board Member - Councillor Keiran Snape

1.3 Confirmation of Minutes

Board Decision

Moved by Ashley Halliday,

Seconded by Elinor Walker -

That the Minutes of the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 22 May 2025 be taken as read and be confirmed as an accurate record of proceedings.

Carried

2 Conflict of Interest

Nil

3 Presiding Member Report (verbal)

The Presiding Member provided a verbal report indicating that:

- On 24 June 2025, Minister Nick Champion, adopted the Adelaide Park Lands Management Strategy – Towards 2036 (APLMS) without amendment, which we are advised will be laid before both Houses of Parliament in August 2025.
- This now means the APLMS Towards 2036 comes into effect in August. Updated content will be published on both the City of Adelaide and Kadaltilla websites, and a copy will be available for

public inspection at the City of Adelaide Customer Centre.

- In accordance with *section 18(14) of the Adelaide Park Lands Act 2005*, a comprehensive review of the APLMS will be due August 2030.

Warwick Keates entered the Colonel Light Room at 4.33pm

- On 17 June 2025, the State Government introduced new Legislation via the *North Adelaide Public Golf Course Bill 2025* to the House of Assembly.
- The purpose of the legislation is to facilitate the development of a new North Adelaide Golf Course, to provide for its ongoing use as a championship golf course and public facility, and for other purposes.
- The new North Adelaide Public Golf Course will be constructed on an area including Possum Park / Pirltawardli (Park 1), location of the current golf course, as well as John E Brown Park (Park 27A), located to the West of Park 1, across War Memorial Drive.
- The State Government did not engage with Council in the development of its legislation, nor did it forewarn Council of its tabling in Parliament.
- The Bill does remove a series of processes across multiple acts relating to development process through the *Planning, Development and Infrastructure Act* with all development categorised as Deemed to Satisfy Development and not requiring approval or having appeal rights and does not require compliance with the *Local Government Act* or the *Adelaide Park Lands Act*.
- The Bill does provide a clause (Clause 9) for Consultation requirements and protocol, which provides the opportunity to the City of Adelaide to provide the Minister with a statement outlining the matters relating to the project that the Council would like to be consulted on.
- The Administration is yet to have been provided with any concept plans in relation to the North Adelaide Golf Course redevelopment but remains in discussions with the State Government.

Mitzi Nam entered the Colonel Light Room at 4.37pm

- Correspondence received regarding 2025 bp Adelaide Grand Final designated area
- Ms Rushbrook has written to the Kadaltilla to bring attention to her recent correspondence to the South Australian Motor Sport Board. She requests that the north–south fence across Wakefield Street be realigned so that it does not extend across the garden verges of the residential properties at 317 and 319 Wakefield Street.
- The Lord Mayor has written to Ms Rushbrook and informed her that this matter will be considered by the Kadaltilla Board meeting Thursday 26 June 2025.

Discussion ensued

Motion without Notice

Stephanie Johnston – MWN - *North Adelaide Public Golf Course Bill 2025*

It was then –

Moved by Stephanie Johnston,
Seconded by Kirsty Bevan -

That the Kadaltilla / Adelaide Park Lands Authority:

1. Authorises the Presiding Member to write to the Premier and the Minister to express the Board's concerns regarding the *North Adelaide Public Golf Course Bill 2025*. The Board notes that the Bill overrides existing legislation, including the *Adelaide Park Lands Act 2005*, and raises particular concerns about:
 - the lack of clarity regarding potential impacts on public access
 - the significant loss of regulated and significant trees
 - the impact of built form and infrastructure
 - the possible provision for tourist or residential accommodation on the Adelaide Park Lands and
 - The lack of consultation with Kadaltilla / Adelaide Park Lands Authority in the process
2. Strongly urges the Minister to engage with all the considerations the City of Adelaide puts forward

as part of the consultation clause considered in the *North Adelaide Public Golf Course Bill 2025*.

3. Requests the Minister to consult with Kadaltilla / Adelaide Park Lands Authority in the development of the North Adelaide Public Golf Course.

Carried

4 Deputations

Nil

5 Items for Board Discussion and Decision

5.1 External Presentation - 2025 bp Adelaide Grand Final

Presenter:

- Mark Warren, Chief Executive Officer, South Australian Motor Sport Board
- Nathan Cayzer, Event Design & Infrastructure Manager, South Australian Motor Sport Board

Precis of Item

A presentation was given to provide the Kadaltilla Board information relating to the proposed declarations on the 2025 bp Adelaide Grand Final.

Undertaking

Ilia Houridis, Director City Shaping, gave an undertaking to investigate utilising appropriate materials, treatments and alignments in reference to the asphalt replacement.

5.2 2025 bp Adelaide Grand Final - South Australian Motor Sport Board Event Consultation

Discussion ensued

It was then –

Moved by Elinor Walker,
Seconded by Allison Bretones -

THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES THE STATE GOVERNMENT AND COUNCIL:

That the Kadaltilla / Adelaide Park Lands Authority:

1. Notes the Declaration of the proposed Declared Area, Declared Period and Prescribed Works Period for the purpose of conducting the 2025 bp Adelaide Grand Final event, as contained in this report.
2. Authorises the Presiding Member to write to the Chief Executive Officer of the South Australian Motor Sport Board on behalf of Kadaltilla with its feedback to the 2025 bp Adelaide Grand Final consultation as follows:
 - 2.1. Work collaboratively to pursue greening and tree canopy increase in Victoria Park / Pakapakanthi (Park 16) in line with the Master Plan.
 - 2.2. Ensure the use of or the reinstatement of permeable pathways.
 - 2.3. Request further exploration to increase access to the bikeways and pathways and further promote access considerations to members of the public, during the Prescribed Works Period.
 - 2.4. Investigates legacy infrastructure in keeping with the Victoria Park Master Plan and intentions of the Adelaide Park Lands Management Strategy.
3. Notes that Kadaltilla / Adelaide Park Lands Authority's advice will be presented to the City Community and Culture Committee on Tuesday 1 July 2025.

With the consent of the mover, seconder and the meeting, the motion was varied by the addition of the following:

- 2.5. Investigate opportunities to enhance year round commercial activation of Park Land tenancies
- 2.6. Ensure community concerns around impact or damage to public realm are addressed.

The motion, as varied, was then put and carried

5.3 External Presentation - Gantry Sign on Sir Donald Bradman Drive

Presenter:

- Michael Davis, Principal Urban Planning Advisor, Department of Infrastructure and Transport

Technical advisor:

- Hoa Nguyen, Mott MacDonald consultancy

Precis of Item

A presentation was given to brief Kadaltilla on the need for and seek views on the proposed construction of a Variable Messaging Sign (VMS) on Sir Donald Bradman Drive as part of the River Torrens to Darlington (T2D) Project.

5.4 External Presentation - Peppermint Park (Park 18) and Pelzer Park (Park 19) Community Sports Building Early Advice Prior to Design

Presenter:

- Matt Neagle, Director Stakeholders, Adelaide City Football Club
- Angelo Carrozza, President, Adelaide City Football Club

Precis of Item

A presentation was given by the Adelaide City Football Club to seek comments and advice from the Kadaltilla / Adelaide Park Lands Authority Board Members on the Lessee's proposed redevelopment of the community buildings located in Peppermint Park / Wita Wirra (Park 18) and Pelzer Park / Pityarilla (Park 19).

5.5 Golden Wattle Park / Mirnu Wirra (Park 21 West) - Lease Consultation Findings

Discussion ensued during which Kirsty Bevan and Elinor Walker left the Colonel Light Room at 7.04 pm and re-entered at 7.05 pm

It was then –

Moved by Ashley Halliday,
Seconded by Elinor Walker -

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 21-year Park Lands Community Lease Agreement between the City of Adelaide and the Adelaide Community Sports and Recreation Association for the community sports facilities at Golden Wattle Park / Mirnu Wirra (Park 21 West) as contained in Attachment A to Item 5.5 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 26 June 2025.
2. Notes the tracked changes to the draft 21-year Park Lands Community Lease Agreement between the City of Adelaide and the Adelaide Community Sports and Recreation Association in response to public consultation as contained in Attachment B to Item 5.5 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 26 June 2025.
3. Supports the 21-year Park Lands Community Lease Agreement between the City of Adelaide and the Adelaide Community Sports and Recreation Association for the community sports facilities at Golden Wattle Park / Mirnu Wirra (Park 21 West) as contained in Attachment C to Item 5.5 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 26 June 2025, for the purpose of being placed before both Houses of Parliament.
4. Supports the Detailed Design of the Park Lands Community Building at Golden Wattle Park / Mirnu Wirra (Park 21 West) as contained in Attachment D to Item 5.5 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 26 June 2025.

Carried

5.6 South Park Lands Creek – Open Channel Stormwater Projects

Discussion ensued during which Allison Bretones left the Colonel Light Room at 7.07 pm and re-entered at 7.09 pm

It was then –

Moved by Warwick Keates,
Seconded by Kirsty Bevan -

THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Kadaltilla / Adelaide Park Lands Authority:

1. Supports the preferred concept design options for Pelzer Park / Pityarilla (Park 19) - Option 2 (Riffles and Bank Rehabilitation) and Blue Gum Park / Kurangga (Park 20) - Option 3 (Channel realignment and backfilling) through to detailed design, as contained in Attachment A to Item 5.6 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 26 June 2025.
2. Notes that the Administration will provide further updates to Kadaltilla as the design progresses.

Carried

6 Items for Noting

6.1 Adelaide Aquatic Centre Redevelopment Update

Discussion ensued

It was then –

Moved by Stephanie Johnston,
Seconded by Mitzi Nam –

That the Kadaltilla / Adelaide Park Lands Authority:

1. Notes the Total Fixed Price Contract of \$14,144,480 (GST Exclusive) for the Council Funded Works for the Adelaide Aquatic Centre Development in Denise Norton Park / Pardipardinyilla (Park 2).
2. Notes the correspondence received from the Clerk of the House of Assembly, Mr Rick Crump (Attachment A) and the Clerk of the Legislative Council, Mr Chris Schwarz (Attachment B) confirming that the 42-Year Park Lands Lease was tabled in both Houses of Parliament on 6 March 2025, and that no Notice of Motion for a disallowance of the grant of lease – pursuant to section 21 of the *Adelaide Park Lands Act 2005* – was given in either House of Parliament before the time for such a resolution ended on 4 June 2025.
3. Notes the ongoing work of Administration, which includes:
 - 3.1. future engagement with Barton Terrace West residents on a proposed tree planting plan (during Q1 of 2025-26); and
 - 3.2. the development of a landscape design for the open space and tree buffer zone south of the Adelaide Aquatic Centre and adjacent Barton Terrace West and a report back to Council.
4. Notes the community oval renders as contained in Attachment C to Item 6.1 [Adelaide Aquatic Centre Redevelopment Update] on the Agenda for the meeting of Kadaltilla / Adelaide Park Lands Authority held on 26 June 2025.

Carried

7 Other Business

The Lord Mayor announced to the Board that news has now been received that the legislation for the *North Adelaide Public Golf Course Bill 2025* has now passed in parliament.

Closure

The meeting closed at 7.15 pm

The Lord Mayor, Dr Jane Lomax-Smith
Presiding Member
Kadaltilla / Adelaide Park Lands Authority

Documents Attached:

- 5.1 - External Presentation - 2025 bp Adelaide Grand Final - PowerPoint presentation
- 5.3 - External Presentation - Gantry Sign on Sir Donald Bradman Drive – PowerPoint presentation