

Advice of the Kadaltilla/ Adelaide Park Lands Authority 26 June 2025

Tuesday, 8 July 2025
Council

Strategic Alignment - Our Corporation

Program Contact:
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Public

Approving Officer:
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EXECUTIVE SUMMARY

Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) is the principal advisor to both the Council and the State Government on the protection, management, enhancement and promotion of the Adelaide Park Lands.

This report presents the advice from Kadaltilla in response to Board deliberations at its meeting held on 26 June 2025 on the following matter:

- 5.2 - 2025 bp Adelaide Grand Final - South Australian Motor Sport Board Event Consultation
- 5.5 - Golden Wattle Park / Mirnu Wirra (Park 21 West) - Lease Consultation Findings
- 5.6 - South Park Lands Creek – Open Channel Stormwater Projects

RECOMMENDATION

THAT COUNCIL

1. Notes the advice of the Kadaltilla / Adelaide Park Lands Authority from the meeting of the Board held on 26 June 2025, contained in Item 11 on the Agenda for the meeting of the Council held on 8 July 2025 in relation to:
 - 1.1. 2025 bp Adelaide Grand Final - South Australian Motor Sport Board Event Consultation
 - 1.2. Golden Wattle Park / Mirnu Wirra (Park 21 West) - Lease Consultation Findings
 - 1.3. South Park Lands Creek – Open Channel Stormwater Projects

DISCUSSION

1. Kadaltilla met on 26 June 2025, deliberating on the following matters:
 - 1.1. 2025 bp Adelaide Grand Final - South Australian Motor Sport Board Event Consultation
 - 1.2. Golden Wattle Park / Mirnu Wirra (Park 21 West) - Lease Consultation Findings
 - 1.3. South Park Lands Creek – Open Channel Stormwater Projects
 - 1.4. Adelaide Aquatic Centre Redevelopment Update
2. The Agenda and Minutes for the Kadaltilla Board meeting can be viewed [here](#).
3. Kadaltilla resolved as follows in relation to:

- 3.1. Presiding Member Report (verbal) - Motion without Notice

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:
 - 1.1 the lack of clarity regarding potential impacts on public access
 - 1.2 the significant loss of regulated and significant trees
 - 1.3 the impact of built form and infrastructure
 - 1.4 the possible provision for tourist or residential accommodation on the Adelaide Park Lands and
 - 1.5 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
- 3.2. Item 5.2 - 2025 bp Adelaide Grand Final - South Australian Motor Sport Board Event Consultation

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.
 - 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.

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.

Original Recommendation as printed in the Audit and Risk Committee Agenda

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.*

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

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 Kadaltilla / Adelaide Park Lands Authority Meeting – Agenda - Thursday, 26 June 2025 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.

3.4 Item 5.6 - South Park Lands Creek – Open Channel Stormwater Projects

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.
- 3.5 Item 6.1 - Adelaide Aquatic Centre Redevelopment Update
- 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.

DATA AND SUPPORTING INFORMATION

[Link 1](#) – Agenda for Kadaltilla / Adelaide Park Lands Authority Thursday 26 June 2025

ATTACHMENTS

Nil

- END OF REPORT -