

Kadaltilla

Adelaide Park Lands Authority

North Adelaide Public Golf Course Act 2025

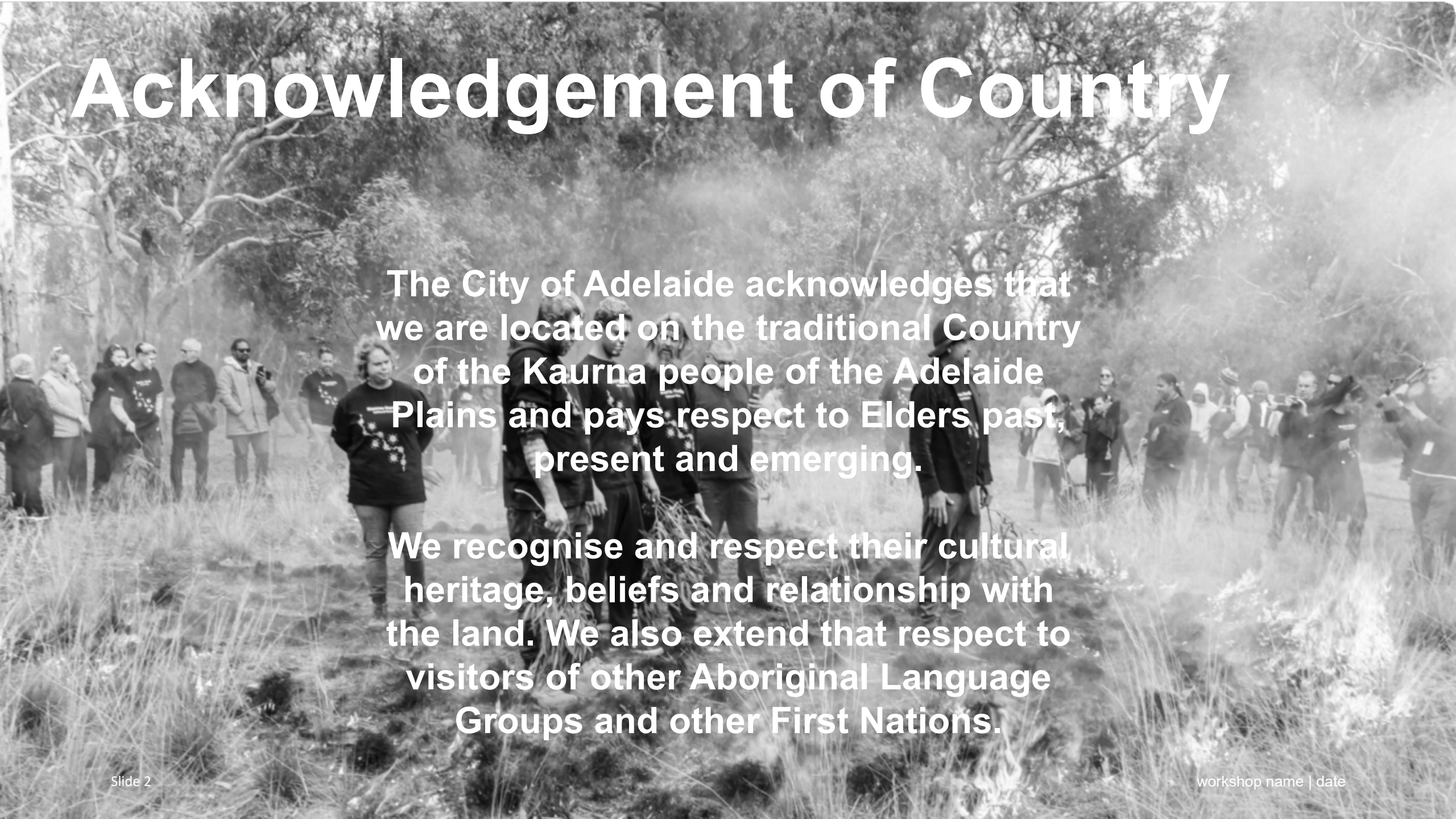
Presentation on progress regarding the State Government's proposal to develop the North Adelaide Public Golf Course

City Shaping
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Acknowledgement of Country



The City of Adelaide acknowledges that we are located on the traditional Country of the Kaurna people of the Adelaide Plains and pays respect to Elders past, present and emerging.

We recognise and respect their cultural heritage, beliefs and relationship with the land. We also extend that respect to visitors of other Aboriginal Language Groups and other First Nations.

Background

- On 16 February 2025 the Premier announced an aspiration to bring the LIV Golf event to the North Adelaide Golf Club in the Adelaide Park Lands.
- On Monday 24 February 2025, on the invitation of the Lord Mayor, the Premier provided the Elected Members a confidential briefing on the proposal to bring LIV Golf to the City at the North Adelaide Golf Club (NAGC).
- At its meeting on 25 February 2025, Council resolved to negotiate.
- Between February and 16 June 2025, the Administration progressed negotiations and had tabled a draft MoU and draft Lease for consideration by DPC.
- On 25 March 2025, Administration provided a progress report on negotiations with the Government of South Australia via a CEO Briefing and in line with recommendation 5 of the resolution of Council of 25 February 2025.



Background

- In line with the resolution of Council, Administration continued to seek progress on all matters related to the development of the NAGC. At no time has the GoSA shared its plan, a formal schedule or work program, commitment to an MoU, Lease or similar interest, nor the announcement of the Legislation.
- On Tuesday 17 June 2025, the State Government announced and then introduced the *North Adelaide Public Golf Course Bill 2025*.
- The Administration progressed a series of amendments for consideration, reflecting Council's decision of 25 February 2025.
- Several amendments were put forward by the Greens and the Liberals, noting only two amendments from Minister Bourke and Ms Connie Bonaros MP were accepted.
- The Bill passed into legislation on Thursday 26 June 2025.
- On Thursday 3 July 2025 as printed in The South Australian Government Gazette, the Governor assented the Bill into Legislation.
- The *North Adelaide Public Golf Course Act 2025* (The Act) 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.



Aboriginal Heritage Act 1988 - Consultation

- Pursuant to section 10 of the Act: “The Aboriginal Heritage Act 1988 (SA) applies in relation to any Aboriginal sites, objects or remains (within the meaning of that Act) found on or under any land in the course of the carrying out of the project site or the support zones.”
- Without the Minister’s authorisation, it is an offence in the Aboriginal Heritage Act 1988 (SA):
 - S21 to excavate land for the purposes of uncovering Aboriginal sites, objects and remains (together, heritage),
 - S23 to damage, disturb or interfere with Aboriginal heritage.



Aboriginal Heritage Act 1988 - Consultation

- DPC is seeking Ministerial Authorisation via consultation under sections 21 and 23 of the Aboriginal Heritage Act 1988 (SA). The consultation is being conducted through the [yourSay website](#) and submissions must be received by 31 July 2025.
- The Consultation includes a map of the [application area](#), which reflects the potential 'Project Site' referenced in the Act.
- Administration is finalising an archaeological survey of the Adelaide Park Lands as part of its commitments under the National Heritage Management Plan.
- Administration will prepare a submission to the consultation. The submission will be Administrative due to timeframes and a copy will be circulated post-submission.



Consultation Requirements

The Act provides 3 distinct clauses for Consultation:

- S5 – Project Site
- S7 – Preparations for handover of project site
- S9 – Consultation requirements and protocol



Consultation Protocol

Consultation with Council

Part 3—Carrying out the project

9—Consultation requirements and protocol

- (1) The Minister—
 - (a) must ensure that Adelaide City Council are (whether before or after the commencement of this Act) given an opportunity to provide the Minister with a statement outlining the matters relating to the project that the Council would like to be consulted on; and
 - (b) having regard to the statement provided by the Council, must determine a consultation protocol (containing such requirements as the Minister thinks fit) and ensure that the Adelaide City Council is consulted in relation to the project at such times and in such manner as the Minister has determined in the consultation protocol.
- (2) This section applies in addition to any other provision of this Act requiring the Minister to undertake consultation (but despite other laws—see section 12).



Discussion

To frame the statement outlining the matters relating to the project that the Council would like to be consulted on to the Minister in line with Clause 9(1)(a), Administration has proposed the following themes:

- 1. General**
- 2. Handover Date**
- 3. Asset Classifications and Value**
- 4. Operation of the Public Golf Course**
- 5. Future of Park Lands, Vesting and Designation**

Under Section 9 the Minister will determine a consultation protocol which will include the timing and manner in which the Minister will consult.



General

CONCEPT DESIGN

- Course Elements
 - Championship Course – 18 holes
 - Short Course – 9 holes
 - Driving Range and Mini Golf – John E Brown Park (Park 27A)
 - Par 3 Course
 - Built form
- Loss of Significant Trees Minimised
- Construction Program



Handover Date

- Cancellation of Leases and Licences
- Possession and Control of the Project Site

Council must on or before the handover day vacate and handover possession and control of the project site to the Minister.

- Notice Period

The Minister must before designating a handover day undertake consultation with the Council in relation to the handover of the project site.



Operation of the Public Golf Course

OPERATIONS

- Operating Model

While the Act (Section 18) requires that the North Adelaide Golf Course (NAGC) must continue to operate as a public golf course, there is no visibility of the proposed operating model in the short, medium or longer term. This is a key issue for Council in the light of the handover provisions of the Act (Section 7) which require Council to vacate and handover possession and control of the project site to the Minister.



Future of Park Lands, Vesting and Designation

- Land Designation

Council seeks to understand the immediate and longer term position of the State Government with regard to:

- Section 8 – *on the handover day the whole of the project site ... is vested in the designated Minister in an estate in fee simple by operation of this section.*
- Section 16 – *The Minister may in order to implement leasing or such other arrangements as may be agreed between the Minister and the Adelaide City Council.*
- The ongoing designation of Parks 1 and 27A as Adelaide Park Lands.

- Lease and Lease Terms

Council seeks to understand whether the State Government has any appetite for a leasing arrangement with Council for ongoing operation of a public golf course.



Next Steps

1. Further CEO Briefing prior to Council on 22 July 2025.
2. Report to Council proposed for 22 July 2025

To formalise Council's Statement outlining the matters relating to the project that the Council would like to be consulted on.

Thank You.

Kadaltilla
Adelaide Park Lands Authority

