

Blackfriars Priory School – Denise Norton Park / Pardipardinyilla (Park 2) Lease Exemption

**Thursday, 27 November
2025**

Board Meeting

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Public

Purpose

The purpose of this report is to seek Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) support for the City of Adelaide (CoA) to grant Blackfriars Priory School (Blackfriars) a five year Park Lands Community Lease Agreement for the community building, playing fields and courts situated in Denise Norton Park / Pardipardinyilla (Park 2).

Blackfriars has held occupation agreements with CoA for sporting use in Park 2 since the late 1950s and holds a current Park Lands Lease Agreement with CoA for the community building, playing fields and courts located in Park 2. The current lease will expire on 30 June 2026. At the expiration of a Park Lands Lease Agreement, the land and building become vacant and per section 13.1 of the Adelaide Park Lands Leasing and Licensing Policy 2016 (the Policy):

‘a new lease will be selected by way of Expression of Interest unless there are exceptional circumstances (in which case a Council resolution will be required)’

This report outlines the rationale to exempt Blackfriars from the Expression of Interest (EOI) process, due to the exceptional circumstances related to the delivery of the State Government’s Adelaide Aquatic Centre Redevelopment (AACR) in Park 2, which displaced Blackfriars Priory School from the Barton West and East Ovals it previously licensed.

Given disruptions caused by the AACR, the City of Adelaide seeks Kadaltilla’s support to Council to grant an exemption under section 13.1 of the Adelaide Park Lands Leasing and Licensing Policy 2016 (exceptional circumstances). This will allow CoA to grant Blackfriars a five-year Park Lands Community Lease Agreement to commence upon expiry of the current agreement on 30 June 2026, ensuring continuity of public benefit.

Recommendation

THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Kadaltilla / Adelaide Park Lands Authority:

1. Supports the exemption of Blackfriars Priory School from the requirement to undertake an Expression of Interest process in accordance with section 13.1 of the Adelaide Park Lands Leasing and Licensing Policy 2016.
2. Supports granting a five-year (1 July 2026 to 30 June 2031) Park Lands Community Lease Agreement to Blackfriars Priory School for the community building, playing fields and courts in Denise Norton Park / Pardipardinyilla (Park 2), 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 November 2025.

Implications

Adelaide Park Lands Management Strategy 2015-2025	Adelaide Park Lands Management Strategy - Towards 2036 <ul style="list-style-type: none"> Strategy 1.8 Strengthen the role of the Adelaide Park Lands as a regional destination for competitive sport and a variety of active and passive forms of recreation. <p>Strategy 1.9 Optimise the community use of sport and recreation areas outside formal game and training times.</p>
2023-2028 Strategic Plan	Kadaltilla / Adelaide Park Lands Authority 2023-2028 Strategic Plan Strategic Plan Alignment – Expert Advice Key Action 4.1 – Provide advice on plans, projects and policies for the Adelaide Park Lands
City of Adelaide Strategies	City of Adelaide Strategic Plan 2024-2028 <i>A key action is to ‘enable community led services which increase well-being, social connections and participation in active lifestyles, leisure, recreation and sport.’</i>
Policy	Adelaide Park Lands Community Land Management Plan (CLMP) The CLMP supports leasing and licensing of various community sports facilities located within Denise Norton Park / Pardipardinyilla (Park 2). Adelaide Park Lands Leasing and Licensing Policy Section 13.1 stipulates that in the case of vacant land or building a new lessee will be selected by way of Expression of Interest (EOI) unless there are exceptional circumstances.
Consultation	Not as a result of this report
Resource	The granting of a new Park Lands Community Lease Agreement (Lease Agreement) will be undertaken within current operational resources.
Risk / Legal / Legislative	The Park Lands Community Lease Agreement has been prepared in accordance with the Adelaide Park Lands Leasing and Licensing Policy 2016.
Design	Not as a result of this report
Opportunities	Maintaining Blackfriars Priory School as Lessee in Park 2, will ensure the ongoing delivery of sports and recreational benefits, in line with the Adelaide Park Lands Management Strategy and the Community Land Management Plan for Park 2.
City of Adelaide Budget Allocation	Lease and licence fees payable will be determined once the new sports oval is completed and the total licence area is calculated.
Capital Infrastructure Projects	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	Five-year lease agreement
Ongoing Costs (eg maintenance cost)	The Lessee will undertake maintenance of the leased and licensed assets.
Other Funding Sources	Not as a result of this report

Discussion

Background

1. Currently Blackfriars Priory School (Blackfriars) holds a Park Lands Community Lease Agreement (Lease Agreement) for 2.3ha of open playing fields, four community tennis and basketball courts and a community building located in Denise Norton Park / Pardipardinyilla (Park 2).
2. Blackfriars has been based in Park 2 since the late 1950s and is affiliated with the South Australian National Football League, Football South Australia and the South Australian Cricket Association which are all the State Governing Bodies of their associated sports.
3. The school uses Park 2 as a base for their affiliated Old Scholar Clubs, which include cricket, football (men's and women's) and soccer (men's and women's).

Adelaide Aquatic Centre Redevelopment (AACR) Project

4. In September 2022, the State Government announced the new location for the Adelaide Aquatic Centre would be in the south-west corner of Park 2. This location directly impacted the Barton Ovals west and east which were licensed to Blackfriars for soccer and cricket use.
5. Council allocated up to \$14,144,480 in capital investment in its 2024/25 Annual Business Plan and Budget for demolition of the existing Adelaide Aquatic Centre to make way for the State Government's Adelaide Aquatic Centre Redevelopment, and the construction of a new community oval in Park 2 as part of the 'Return to Park Lands Zone'.
6. Council and Blackfriars have had ongoing discussions regarding the 'Return to Park Lands Zone' during which Blackfriars has provided input into the design of the new community oval.

Current Lease Agreement

7. On 14 November 2023, in recognition of the continued impact on Blackfriars for the duration of the AACR project, Council resolved:

THAT COUNCIL

1. *Authorises the Lord Mayor or Chief Executive Officer to enter into lease negotiations for a two year and six-month (1 January 2024 to 30 June 2026) Park Lands Lease Agreement with Blackfriars Priory School (Lessee) for the sports building, playing fields and courts located in Pardipardinyilla / Denise Norton Park (Park 2).*
2. *Notes the advice received from Kadaltilla / Adelaide Park Lands Authority at its meeting of 26 October 2023, to endorse lease negotiations for a two year and six month (1 January 2024 to 30 June 2026) and supporting exemption of the Blackfriars Priory School Park Lands Lease Agreement, from the requirement to undertake an Expression of Interest process in accordance with section 13.1 of the Adelaide Park Lands Leasing and Licencing Policy 2016.*
3. *Approves the exemption of the Blackfriars Priory School Park Lands Lease Agreement, from the requirement to undertake an Expression of Interest process in accordance with section 13.1 of the Adelaide Park Lands Leasing and Licencing Policy 2016.*

Section 13.1 of the Adelaide Park Lands Leasing and Licensing Policy 2016

8. A requirement of the Adelaide Park Lands Leasing and Licensing Policy 2016 (the Policy) (section 13.1) is to select a new lessee of vacant land and/or building through an EOI process unless there are exceptional circumstances, in which case a Council resolution is required.
9. Exceptional circumstances are reviewed on a case-by-case basis, depending on the particulars of the situation.
10. An assessment has been undertaken to determine if exceptional circumstances exist in this case, and key considerations are presented below:
 - 10.1. The State Government's AACR project has impacted Park 2 and Blackfriars's sub-leasing arrangements, where these sub-lessees had to find alternative venues/facilities whilst the works were occurring.

- 10.2. Blackfriars was recently granted a 2.5-year extension on their current lease due to the AACR project – 1 January 2024 to 30 June 2026. The extension is aligned to the proposed date of when the project will conclude.
11. It is Administration's assessment that exceptional circumstances exist that satisfy section 13.1 of the Policy, particularly the State Government's AACR development in Park 2, and it recommends Council resolve to provide an exemption from the requirement to undertake an EOI process to select the lessee for Park 2.

Summary

12. The current lease expires on 30 June 2026. To accommodate the AACR project and maintain Blackfriars's tenure within Park 2 for the next five years, the Administration seeks:
 - 12.1. A Council resolution to exempt Blackfriars from the requirement to undertake an EOI process in accordance with section 13.1 of the Policy.
 - 12.2. Endorsement to grant a new five-year Park Lands Community Lease Agreement to Blackfriars to commence on 1 July 2026 and expire 30 June 2031.

Proposed Lease Agreement

13. Should Kadaltilla support an exemption to Blackfriars from the requirement to undertake an EOI, it is recommended that the following high-level terms and conditions inform a new Lease Agreement with CoA:
 - 13.1. Term: five years
 - 13.2. Building Rent: as per the City of Adelaide's (CoA) annually endorsed fees and charges and reviewed 1 July each year.
 - 13.3. License Fees: as per the CoA's annually endorsed Fees and Charges and reviewed 1 July each year.
 - 13.4. Permitted Use: community sport and associated community development (not-for-profit) activities.
14. CoA's ability to provide the licensed areas was impacted by the positioning of the AACR project. It is proposed that the new community oval which is currently under construction as part of the Return to Park Lands facet of the redevelopment project will form part of the new Blackfriars Park Lands Community Lease Agreement as contained in **Attachment A**.

Next Steps

15. Subject to Kadaltilla's endorsement of the five-year Park Lands Lease Agreement for Blackfriars, this matter will be presented to the City Community Services and Culture Committee.
16. Subject to Council approval, Administration will finalise a new five-year Lease Agreement with Blackfriars commencing 1 July 2026 and expiring 30 June 2031.
17. Blackfriars will have until 31 May 2026 to sign and return the new Park Lands Community Lease Agreement for execution by Administration.

Attachments

Attachment A – City of Adelaide – Park Lands Community Lease Agreement – Blackfriars Priory School – Park 2

- END OF REPORT -