

Recommendations of the Special City Community Services and Culture Committee – 2 December 2025

Tuesday, 9 December 2025
Council

Strategic Alignment – Our Corporation

Program Contact:
Rebecca Hayes, Associate Director Governance and Strategy

Public

Approving Officer:
Anthony Spartalis, Chief Operating Officer

EXECUTIVE SUMMARY

The City Community Services and Culture Committee considered the following Item at its Special meeting held on 2 December 2025 and resolved to present to Council the following recommendations for Council determination:

- Item 5.1 – Mary Lee Park (Park 27B) – Community Sports Building Concept Design and Exemption to Expression of Interest
- Item 5.2 – Blackfriars Priory School – Denise Norton Park / Pardipardinyilla (Park 2) Lease Exemption

RECOMMENDATION

1. **Recommendation 1 – Item 5.1 - Mary Lee Park (Park 27B) – Community Sports Building Concept Design and Exemption to Expression of Interest**

THAT COUNCIL

1. Approves the draft concept design for the new Community Building at Mary Lee Park (Park 27B), as contained in Attachment A to Item 5.1 on the Agenda for the Special meeting of City Community Services and Culture Committee held on 2 December 2025, subject to the following considerations:
 - 1.1. More specific design solutions responding to the Design Drivers presented.
 - 1.2. Presentation of the building to the public realm and within the natural landscape setting.
2. Reinforces the importance of inclusion of renewable energy initiatives for Park Lands buildings and financial sustainability for lease holders as identified in City of Adelaide Integrated Climate Strategy and building design guidelines.
3. Approves the exemption of the West Adelaide Soccer Club 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.
4. Authorises a draft 21-year Park Lands Community Lease Agreement between the City of Adelaide (Lessor) and the West Adelaide Soccer Club (Lessee) for community sports facilities at Mary Lee Park (Park 27B) as contained in Attachment B to Item 5.1 on the Agenda for the Special meeting of City Community Services and Culture Committee held on 2 December 2025, for the purpose of public consultation.
5. Notes that a public consultation report and a Detailed Design of the Community Building will be presented to Kadaltilla and Council in 2026.

2. **Recommendation 2 – Item 5.2 - Blackfriars Priory School – Denise Norton Park / Pardipardinyilla (Park 2) Lease Exemption**

THAT COUNCIL

1. Approves 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.

2. Approves 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 Special meeting of the City Community Services and Culture Committee held on 2 December 2025.

DISCUSSION

1. The City Community Services and Culture Committee met on Tuesday 2 December 2025. The Agenda with reports for the meeting can be viewed [here](#).
2. Where the resolution of the Committee differs from the recommendation published in the Committee agenda, the Committee's recommendation to the Council is listed first with the original recommendation provided in grey and italics.
3. The following matters were the subject of deliberation.

- 3.1. Item 5.1 - Mary Lee Park (Park 27B) – Community Sports Building Concept Design and Exemption to Expression of Interest

THAT THE CITY COMMUNITY SERVICES AND CULTURE COMMITTEE RECOMMENDS TO COUNCIL

THAT COUNCIL

1. Approves the draft concept design for the new Community Building at Mary Lee Park (Park 27B), as contained in Attachment A to Item 5.1 on the Agenda for the Special meeting of City Community Services and Culture Committee held on 2 December 2025, subject to the following considerations:
 - 1.1. More specific design solutions responding to the Design Drivers presented.
 - 1.2. Presentation of the building to the public realm and within the natural landscape setting.
2. Reinforces the importance of inclusion of renewable energy initiatives for Park Lands buildings and financial sustainability for lease holders as identified in City of Adelaide Integrated Climate Strategy and building design guidelines.
3. Approves the exemption of the West Adelaide Soccer Club 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.
4. Authorises a draft 21-year Park Lands Community Lease Agreement between the City of Adelaide (Lessor) and the West Adelaide Soccer Club (Lessee) for community sports facilities at Mary Lee Park (Park 27B) as contained in Attachment B to Item 5.1 on the Agenda for the Special meeting of City Community Services and Culture Committee held on 2 December 2025, for the purpose of public consultation.
5. Notes that a public consultation report and a Detailed Design of the Community Building will be presented to Kadaltilla and Council in 2026.

For ease, Attachments A and B relating to Recommendation 1, 5.1, have been included at the end of this recommendation report.

Original Recommendation as Printed in the CCSC Committee Agenda

THAT THE CITY COMMUNITY SERVICES AND CULTURE COMMITTEE RECOMMENDS TO COUNCIL

THAT COUNCIL

1. Approves the draft concept design for the new Community Building at Mary Lee Park (Park 27B), as contained in Attachment A to Item 5.1 on the Agenda for the Special meeting of City Community Services and Culture Committee held on 2 December 2025.
2. Approves the exemption of the West Adelaide Soccer Club 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.
3. Authorises a draft 21-year Park Lands Community Lease Agreement between the City of Adelaide (Lessor) and the West Adelaide Soccer Club (Lessee) for community sports facilities at Mary Lee Park (Park 27B) as contained in Attachment B to Item 5.1 on the Agenda for the Special meeting of City Community Services and Culture Committee held on 2 December 2025, for the purpose of public consultation.
4. Notes that a public consultation report and a Detailed Design of the Community Building will be presented to Kadaltilla and Council in 2026.

3.2. Item 5.2 - Blackfriars Priory School – Denise Norton Park / Pardipardinyilla (Park 2) Lease Exemption
THAT THE CITY COMMUNITY SERVICES AND CULTURE COMMITTEE RECOMMENDS TO COUNCIL

THAT COUNCIL

1. Approves 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.
2. Approves 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 Special meeting of the City Community Services and Culture Committee held on 2 December 2025.

For ease, Attachment A relating to Recommendation 2, Item 5.2, has been included at the end of this recommendation report.

DATA AND SUPPORTING INFORMATION

[**Link 1**](#) – City Community Services and Culture Committee Agenda

ATTACHMENTS

- END OF REPORT -