

# Advice of the Kadaltilla/ Adelaide Park Lands Authority 27 November 2025

**Tuesday, 9 December 2025**  
**Council**

Strategic Alignment - Our Corporation

**Program Contact:**  
Rebacca Hayes, Associate  
Director Governance & Strategy

Public

**Approving Officer:**  
Anthony Spartalis, Chief  
Operating Officer

## 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 27 November 2025 on the following matters:

- 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 / Padipardinyilla (Park2) Lease Exemption
- Item 6.1 – Tentative List Submission for World Heritage Bid for Adelaide and its Rural Settlement Landscapes – Progress Report

## RECOMMENDATION

### THAT COUNCIL

1. Notes the advice of the Kadaltilla / Adelaide Park Lands Authority from the meeting of the Board held on 27 November 2025, contained in Item 12 on the Agenda for the meeting of the Council held on 9 December 2025 in relation to:
  - 1.1. Mary Lee Park (Park 27B) – Community Sports Building Concept Design and Exemption to Expression of Interest
  - 1.2. Blackfriars Priory School – Denise Norton Park / Padipardinyilla (Park2) Lease Exemption
  - 1.3. Tentative List Submission for World Heritage Bid for Adelaide and its Rural Settlement Landscapes – Progress Report

# DISCUSSION

1. Kadaltilla met on 27 November 2025, deliberating on the following matters:
  - 1.1. Item 4.1 - Adelaide Park Lands Partnering Opportunities
  - 1.2. Item 5.1 - Mary Lee Park (Park 27B) – Community Sports Building Concept Design and Exemption to Expression of Interest
  - 1.3. Item 5.2 - Blackfriars Priory School – Denise Norton Park / Padipardinyilla (Park2) Lease Exemption
  - 1.4. Item 6.1 - Tentative List Submission for World Heritage Bid for Adelaide and its Rural Settlement Landscapes – Progress Report

The Agenda and Minutes for the Kadaltilla Board meeting can be viewed [here](#).

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.

2. Kadaltilla resolved as follows in relation to:

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

THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Kadaltilla / Adelaide Park Lands Authority:

1. Notes the 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 meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 27 November 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 saving 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. Supports 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. Supports 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 meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 27 November 2025, for the purpose of the public consultation.
5. Notes that a public consultation report and a detailed design of the Community Building will be presented to Kadaltilla / Adelaide Park Lands Authority in 2026.

*Original Recommendation as Printed in the Kadaltilla / Adelaide Park Lands Authority Agenda*

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

THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Kadaltilla / Adelaide Park Lands Authority:

1. *Supports the 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 meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 27 November 2025.*
2. *Supports 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. *Supports 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 meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 27 November 2025, for the purpose of the public consultation.*
4. *Notes that a public consultation report and a detailed design of the Community Building will be presented to Kadaltilla / Adelaide Park Lands Authority in 2026.*

2.2. Item 5.2 - Blackfriars Priory School – Denise Norton Park / Padipardinyilla (Park2) Lease Exemption

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.

2.3. Item 6.1 - Tentative List Submission for World Heritage Bid for Adelaide and its Rural Settlement Landscapes – Progress Report

THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Kadaltilla / Adelaide Park Lands Authority:

1. Receives the report contained in Item 6.1 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 27 November 2025.

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## DATA AND SUPPORTING INFORMATION

Link 1 - [Agenda for Kadaltilla / Adelaide Park Lands Authority on Thursday, 27th November, 2025, 4.30 pm - City of Adelaide](#)

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## ATTACHMENTS

Nil

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- END OF REPORT -