

Kadaltilla

Adelaide Park Lands Authority

Park Lands Expressions of Interest (Multiple Sites)

**Wednesday, 24 June 2026
Board Meeting**

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Public

Purpose

The purpose of this report is to provide the outcomes of an Expression of Interest (EOI) process undertaken for eight Adelaide Park Lands community sporting facilities and seek Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) support to recommend that Council grant these Park Lands Lease Agreements.

Undertaking an EOI is required by Section 13 of the City of Adelaide's Adelaide Park Lands Leasing and Licensing Policy (Policy).

The leasing of Park Lands facilities to community organisations and educational institutions supports the City of Adelaide Strategic Plan (2024-2028) and the key action to 'enable community-led services which increase wellbeing, social connections and participation in active lifestyles, leisure, recreation and sport'.

Five year agreements for 7 sites are recommended at this point in time, with further subsequent advice to be provided on Park 19.

Recommendation

THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Kadaltilla / Adelaide Park Lands Authority:

1. Notes the Expressions of Interest received for eight Adelaide Park Lands community sporting facilities as contained in Attachment A to Item 6.2 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 25 June 2026.
2. Supports the Chief Executive Officer or delegate to grant the following applicants Park Lands Lease Agreements:
 - 2.1. Christian Brothers College (Edmund Rice Colleges Ltd T/A Christian Brothers College Adelaide) – Portion of Red Gum Park / Karrawirra (Park 12) – five years
 - 2.2. St Peter's College (The Anglican Church of Australia Collegiate School of Saint Peter) – Portion of Red Gum Park / Karrawirra (Park 12) – five years
 - 2.3. Torrens Rowing Club Inc – Portion of Red Gum Park / Karrawirra (Park 12) – five years
 - 2.4. Pembroke School Inc – Portion of Carriageway Park / Tuthangga (Park 17) – five years
 - 2.5. South Terrace Croquet Club Inc – Portion of Carriageway Park / Tuthangga (Park 17) – five years
 - 2.6. Adelaide Harriers Athletics Club Inc – Portion of Blue Gum Park / Kurangga (Park 20) – five years
 - 2.7. Club De Petanque d'Adelaide Inc – Portion of Blue Gum Park / Kurangga (Park 20) – five years.

Implications

Adelaide Park Lands Management Strategy – Towards 2036	Adelaide Park Lands Management Strategy - Towards 2036 This project supports the Strategy and Action 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’
2023-2028 Strategic Plan	Kadaltilla / Adelaide Park Lands Authority 2023-2028 Strategic Plan Strategic Plan Alignment – Expert Advice To provide comments or advice in relation to the operation of any lease, licence or other form of grant of occupation of land within the Adelaide Park Lands.
City of Adelaide Strategies	This project aligns with the City of Adelaide 2024-2028 Strategic Plan; in particular, ‘Enable community-led services which increase wellbeing, social connections and participation in active lifestyles, leisure, recreation and sport’.
Policy	Consistent with the Adelaide Park Lands Community Land Management Plan and the Adelaide Park Lands Leasing and Licensing Policy (2016). An update to this Policy is currently out for public consultation.
Consultation	The public was provided the opportunity to submit an EOI over a 4-week period in February, 2026.
Resource	The granting of Park Lands Lease Agreements will be undertaken within current operational resources.
Risk / Legal / Legislative	Not as a result of this report
Design	Not as a result of this report
Opportunities	The granting of these Park Lands Lease Agreements ensures continued stewardship and delivery of sport and recreational benefits, consistent with the objectives of the Adelaide Park Lands Management Strategy and the Adelaide Park Lands Community Land Management Plan.
City of Adelaide Budget Allocation	The seven lessees will generate up to \$50,000 in annual revenue in the 2026/27 financial year, with that figure indexed annually for the remainder of each lease term.
Capital Infrastructure Projects	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	Up to five-year lease agreements.
Ongoing Costs (eg maintenance cost)	Each Lease Agreement will detail the maintenance responsibilities of each respective Lessee and the City of Adelaide.
Other Funding Sources	Not as a result of this report

Discussion

Background

1. An Expression of Interest (EOI) process for 8 Park Land sites was undertaken over a four-week period commencing 2 February 2026 and concluding on 28 February 2026, in accordance with Section 13 of the City of Adelaide (CoA)'s Adelaide Park Lands Leasing and Licensing Policy (Policy).
2. The results of this EOI process are being referred to Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) for review and advice prior to consideration by Council, as required by the Policy.
3. The following Park Lands sites were subject to an EOI process:

Park	Facilities	Current Lessee
Red Gum Park / Karrawirra (Park 12)	Building – Rowing Club Building – Rowing Club Building – Rowing Club	Christian Brothers College St Peter's College Torrens Rowing Club
Carriageway Park / Tuthangga (Park 17)	Buildings and playing fields Building and courts	Pembroke School South Terrace Croquet Club
Pelzer Park / Pityarilla (Park 19)	Building and playing fields	Adelaide Comets Football Club
Blue Gum Park / Kurangga (Park 20)	Buildings and playing field Building and pistes	Adelaide Harriers Athletics Club Club De Petanque d'Adelaide

Expression of Interest Process and Assessment

4. The EOI was promoted through Council's website, social media posts and direct e-mails to community recreation and sport organisations and educational institutions, including organisations that had previously indicated an interest in leasing sporting facilities in the Adelaide Park Lands.
5. Applicants were requested to address the following criteria:
 - 5.1. Community Benefit (50%)
 - 5.1.1. The applicant supports inclusive community sport by meeting strong participation demand and providing accessible opportunities for diverse user groups, including city residents and underrepresented communities.
 - 5.2. Activation (40%)
 - 5.2.1. The applicant supports year-round, high-frequency use of the facilities, maximises shared community access and field capacity, caters to diverse participant groups and activities, and is designed to operate without negatively impacting nearby residents or other park users.
 - 5.3. Management/Governance/Risk (10%)
 - 5.3.1. The applicant is financially reliable, affiliated with a recognised governing body, and has demonstrated experience and strong governance in managing community sporting facilities.
6. At the closure of the EOI period, 13 submissions were received from the following organisations, and these can be viewed at [Link 1](#):
7. The submissions were ranked by a panel based on the assessment criteria to form Administration's recommendation.

Red Gum Park / Karrawirra (Park 12 – Sites A, B and C)

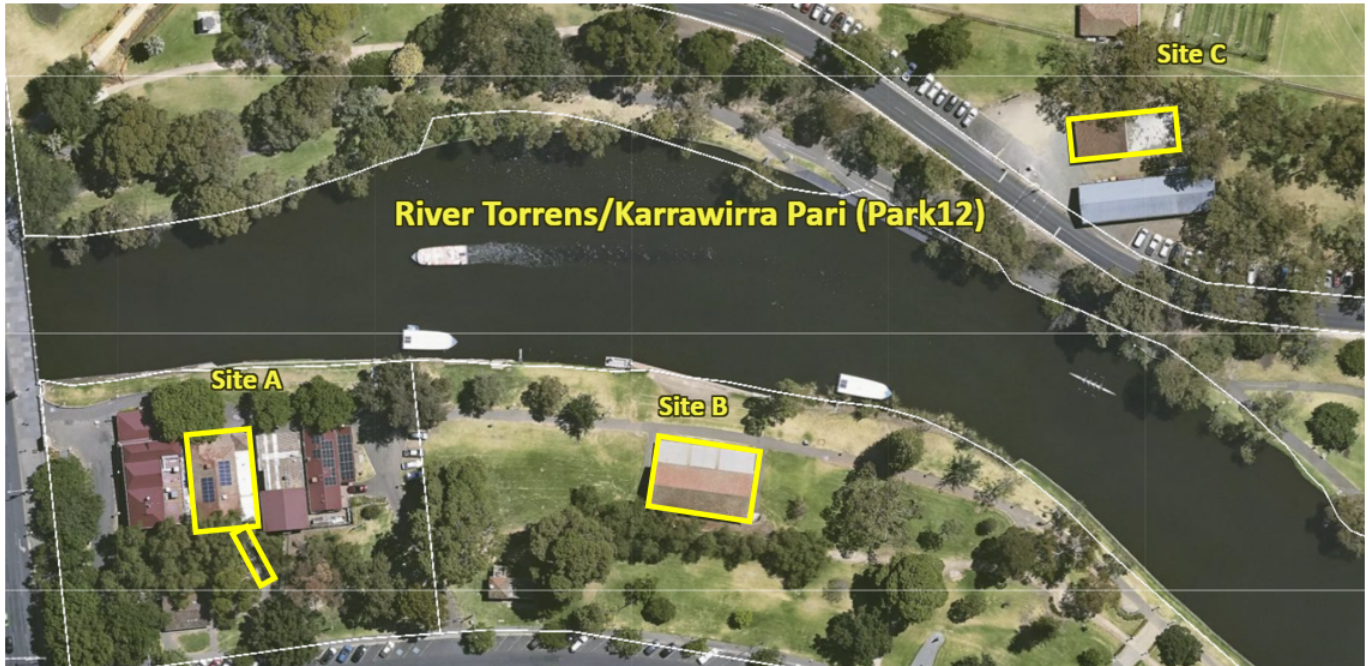


Image 1: Location Plan – Red Gum Park / Karrawirra (Park 12)

8. The EOI for Park 12 (Image 1) included three buildings associated with rowing on the River Torrens / Karrawirra Pari and comprised of:
 - 8.1. Site A: Rowing club building – two storey building with basic amenities
 - 8.2. Site B: Rowing club building – two storey building with basic amenities
 - 8.3. Site C: Rowing club building – two storey building with basic amenities.

9. At the closure of the EOI period, three submissions were received from Christian Brothers College, St Peter's College and Torrens Rowing Club and the panel determined that all three applicants:
 - 9.1. demonstrated capacity to program rowing through club or school operations, with all year-round use and juniors and seniors,
 - 9.2. demonstrated capacity to maintain facilities to a standard acceptable to the CoA and the community,
 - 9.3. supported the purpose for which the land is held as stated in the Adelaide Park Lands Community Land Management Plan (CLMP).

10. It is recommended that:
 - 10.1. Torrens Rowing Club be granted a five-year lease agreement for the facilities in Park 12 (Site A). The lease agreement can be viewed here [Link 2](#).
 - 10.2. St Peter's College be granted a five-year lease agreement for the facilities in Park 12 (Site B). The lease agreement can be viewed here [Link 3](#).
 - 10.3. Christian Brothers College be granted a five-year lease agreement for the facilities in Park 12 (Site C). The lease agreement can be viewed here [Link 4](#).

Carriageway Park / Tuthangga (Park 17 – Site A)



Image 2: Location Plan – Carraigeway Park / Tuthangga (Park 17 – Site A)

11. The EOI undertaken for Park 17 – Site A (Image 2) included:
 - 11.1. two community buildings with basic change room amenities
 - 11.2. 5.81ha of open playing fields suitable for community sports, with lights.
12. At the closure of the EOI period, three submissions were received from Burnside Lacrosse Club, Keswick Cricket Club and Pembroke College and the panel determined that:
 - 12.1. Burnside Lacrosse Club:
 - 12.1.1. demonstrated use was only for the winter period
 - 12.1.2. no community benefit was mentioned.
 - 12.2. Keswick Cricket Club
 - 12.2.1. demonstrated use was only for the summer period
 - 12.2.2. no female participation was identified.
 - 12.3. Pembroke College
 - 12.3.1. demonstrated capacity to program all-year-round use with junior and senior, male and female participation
 - 12.3.2. proposed multiple sub-letting arrangements in place throughout the year.
13. It is recommended that Pembroke College be granted a five-year lease agreement for the facilities in Park 17 (Site A). The lease agreement can be viewed here [Link 5](#).

Carriageway Park / Tuthangga (Park 17 – Site B)

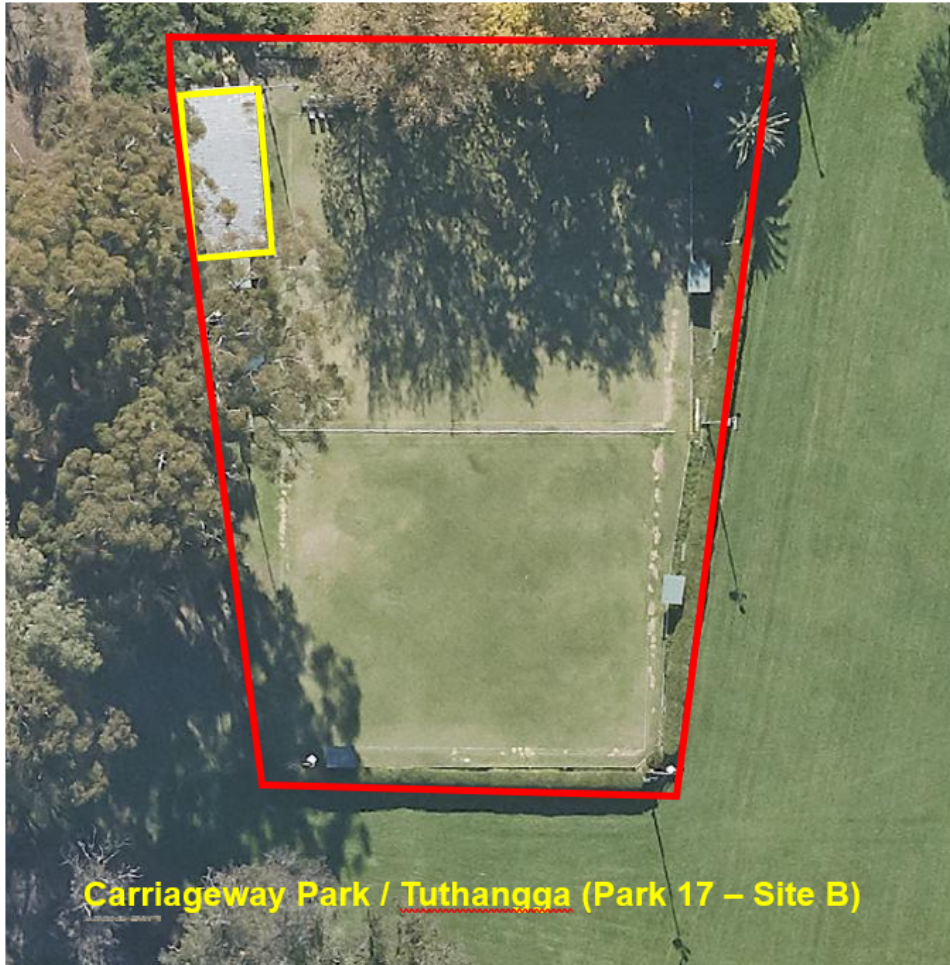


Image 3: Location Plan – Carriageway Park / Tuthangga (Park 17 – Site B)

14. The EOI undertaken for Park 17 – Site B (Image 3) included:
 - 14.1. One community building with basic amenities
 - 14.2. Two croquet greens with lights.
15. At the closure of the EOI period, one submission was received from the South Terrace Croquet Club and the panel determined that the Club:
 - 15.1. demonstrated capacity to maintain facilities to a standard acceptable to the CoA and the community
 - 15.2. demonstrated capacity to program for all-year-round use and include male and female participation.
16. It is recommended that the South Terrace Croquet Club be granted a five-year lease agreement for the facilities in Park 17 (Site B). The lease agreement can be viewed here [Link 6](#).

Blue Gum Park / Kurangga (Park 20 – Site A)



Image 4: Location Plan – Blue Gum Park / Kurangga (Park 20 – Site A)

17. The EOI undertaken for Park 20 – Site A (Image 4) included:
 - 17.1. One community building with basic changeroom amenities
 - 17.2. 1.38 ha of open playing fields suitable for junior and senior-level sports, with lights.
18. At the closure of the EOI period, two submissions were received from Adelaide Harriers Athletics Club and Keswick Cricket Club and the panel determined that:
 - 18.1. Adelaide Harriers Athletics Club
 - 18.1.1. demonstrated strong community benefits with free come and try days for CoA residents and underrepresented population groups
 - 18.1.2. all year-round use with a range of programs and activities aimed at both juniors and seniors, males and females.
 - 18.2. Keswick Cricket Club
 - 18.2.1. demonstrated use was only for the summer period
 - 18.2.2. no female participation was identified.
19. It is recommended that the Adelaide Harriers Athletics Club be granted a five-year lease agreement for the facilities in Park 20 (Site A). The lease agreement can be viewed here [Link 7](#).

Blue Gum Park / Kurangga (Park 20 – Site B)



Image 5: Location Plan – Blue Gum Park / Kurangga (Park 20 – Site B)

20. The EOI undertaken for Park 20 – Site B (Image 5) included:
 - 20.1. One community building with basic amenities
 - 20.2. 0.5ha of open pistes suitable for juniors and seniors, with lights.
21. At the closure of the EOI period, one submission was received from Club De Petanque d'Adelaide and the panel determined that the Club:
 - 21.1. demonstrated strong community benefits along with activities catered for those with a disability
 - 21.2. demonstrated capabilities to maintain the facility and provided multiple opportunities for external community groups to utilise the facilities.
22. It is recommended that the Club De Petanque d'Adelaide be granted a five-year lease agreement for the facilities in Park 20 (Site B). The lease agreement can be viewed here [Link 8](#).

Pelzer Park / Pityarilla (Park 19)

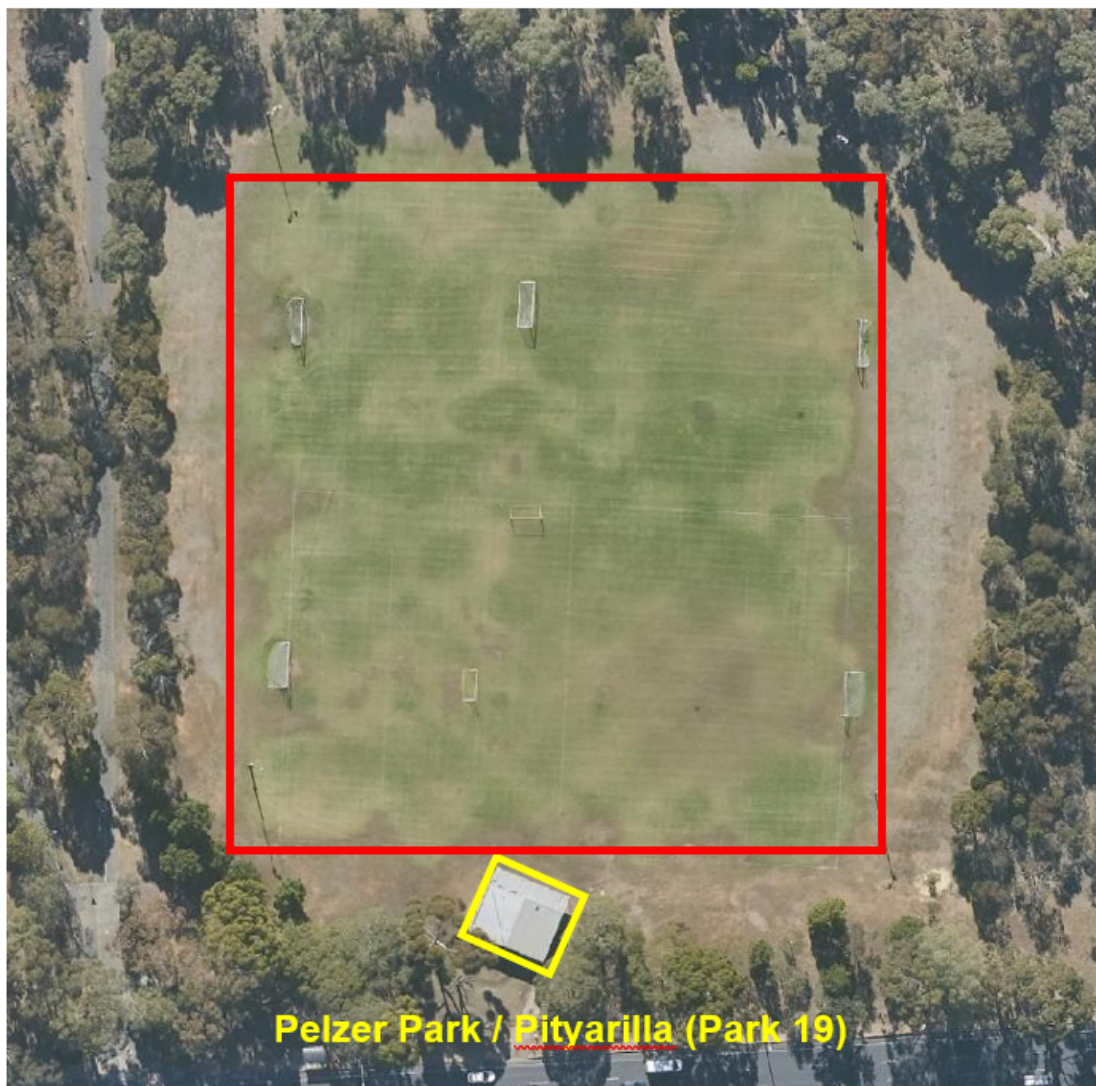


Image 6: Location Plan – Pelzer Park / Pityarilla (Park 19)

23. The EOI undertaken for Park 19 (Image 6) included:
 - 23.1. One community building with basic changeroom amenities
 - 23.2. 2.05ha of open playing fields suitable for junior and senior-level sports, with lights.
24. At the closure of the EOI period, three submissions were received and further work needs to be undertaken at this point in time, with subsequent advice to be provided.

New Park Lands Lease Agreements - Lease Terms

25. In accordance with the existing Adelaide Park Lands Lease and Licensing Policy (2016), the proposed Park Lands Lease Agreements will incorporate the following key terms and conditions:
 - 25.1. A maximum lease term of five years.
 - 25.2. Lease and licence fees to be reviewed annually in accordance with CoA Fees and Charges.
 - 25.3. Permitted use relating to community sport and associated community development (not-for-profit) activities.
 - 25.4. Requirement to enter into an electricity contract with an all-renewable retailer and use reasonable endeavours to minimise waste to landfill through the use of green organics and recycling services.
 - 25.5. Requirement to use reasonable endeavours to make the leased premises and licenced area (where applicable) available for use by not-for-profit groups and organisations when not in use by the lessee, including by subletting and casual hiring.
 - 25.6. Maintenance schedule detailing lessee and CoA responsibilities and expectations.
 - 25.7. Requirement to undertake a refurbishment of the leased premises and licenced area (where applicable) prior to the expiry of the lease.

Existing Park Lands Lease Agreements

26. This report recommends granting new lease agreements to existing Park Lands lessees. Prior to the expiry of the existing lease agreements, Administration will undertake an inspection of each leased premises and licensed area (where applicable) to ensure that all obligations under existing agreements have been met, including that:
 - 26.1. any repairs and maintenance required to be undertaken by the lessee have been carried out and completed
 - 26.2. the leased premises and licensed areas are clean, tidy and free from dirt, rubbish and graffiti
 - 26.3. all lease and licence fees have been paid in full.

Next Steps

27. Following consideration by Kadaltilla, Administration will recommend to Council in July 2026 that the seven Park Lands Lease Agreements be granted to the successful applicants.
28. Subject to Council's approval, Administration will notify all EOI applicants of the outcome.
29. New lease or licence agreements will only be executed once Administration is satisfied that all obligations under the existing agreements have been fully performed and discharged.

Data and Supporting Information

Link 1 – [Expression of Interest - Submissions](#)

Link 2 – [Park Lands Lease Agreement - Red Gum Park / Karrawirra \(Park 12 Site A\)](#)

Link 3 – [Park Lands Lease Agreement - Red Gum Park / Karrawirra \(Park 12 Site B\)](#)

Link 4 – [Park Lands Lease Agreement - Red Gum Park / Karrawirra \(Park 12 – Site C\)](#)

Link 5 – [Park Lands Lease Agreement - Carraigeway Park / Tuthangga \(Park 17 – Site A\)](#)

Link 6 – [Park Lands Lease Agreement - Carraigeway Park / Tuthangga \(Park 17 – Site B\)](#)

Link 7 – [Park Lands Lease Agreement - Blue Gum Park / Kurangga \(Park 20 – Site A\)](#)

Link 8 – [Park Lands Lease Agreement - Blue Gum Park / Kurangga \(Park 20 – Site B\)](#)

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