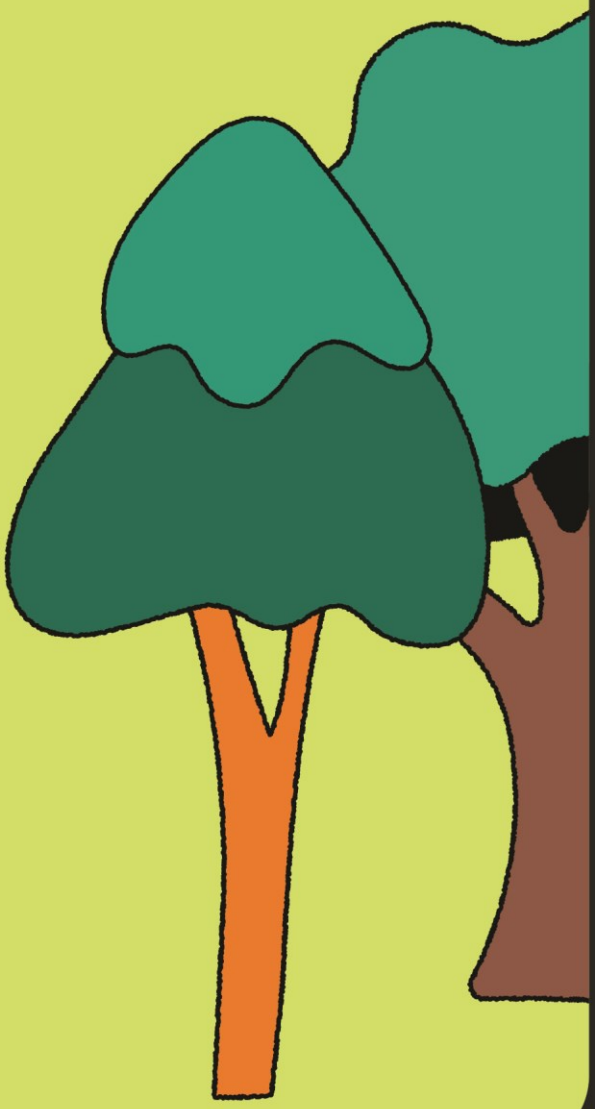
Draft Park Lands Community Lease Agreement

Golden Wattle Park / Mirnu Wirra (Park 21 West)



Consultation closes 5:00pm, Thursday, 17 April 2025.

Our Adelaide

CITY OF ADELAIDE

Customer Centre
25 Pirie Street, Adelaide
(08) 8203 7203
ouradelaide.sa.gov.au

Draft Park Lands Community Lease Agreement

Project Information

We would like your feedback on a draft Park Lands Community Lease Agreement between the City of Adelaide and the Adelaide Community Sports and Recreation Association (ACSARA) for community sports facilities located at Golden Wattle Park / Mirnu Wirra (Park 21 West).

The ACSARA is the Lessee of a Community Building and three large playing fields in Golden Wattle Park / Mirnu Wirra (Park 21 West).

The ACSARA delivers valuable recreational and social programs that align with the Park Lands' purpose and the City of Adelaide's (CoA) strategic priorities and have been based on the Park for over 35 years. We estimate that the community sports facilities in Park 21 West are used by 88,000 participants annually, which equates to 1,700 weekly users.

In its current form, the existing leased 375sqm Community Building constructed from Besser Block in the 1960s does not service the needs of current users, align with the relevant community sports facility guidelines or provide accessible, inclusive amenities for players, officials and spectators (including disability access as per the *Disability Discrimination Act (1992)*).

On 10 December 2024, Council endorsed a Community Building Concept Design for redeveloping the existing leased Community Building in Golden Wattle Park / Mirnu Wirra (Park 21 West), which can be viewed at https://meetings.cityofadelaide.com.au/documents/s23317/Attachment for Golden Wattle Park Mirnu Wirra Park21W Community Sports Building Design.pdf.

Background

The endorsed Concept Design is consistent with the recently adopted Adelaide Park Lands Community Buildings (Sport and Recreation) Policy, which can be viewed at https://meetings.cityofadelaide.com.au/documents/s23302/Attachment B - Adelaide Park Lands Community Buildings Sport and Recreation Policy.pdf.

The Community Building redevelopment will be funded by contributions from CoA ($3.09m) and ACSARA ($1.0m). ACSARA will also contribute $1.55m via a State Government grant they received in 2022.

This co-contribution by the ACSARA to a CoA community asset is contingent on them being granted a long-term lease for the community sports facilities located at Park 21 West.

The ACSARA has been based in Park 21 West for over 35 years and currently holds a 12-month Lease for the facilities, which is due to expire on 30 September 2025.

On 11 March 2025, Council approved a draft 21-year Park Lands Community Lease Agreement between the CoA (Lessor) and the ACSARA (Lessee) for community sports facilities at Park 21 West, for the purpose of public consultation.

Under the *Local Government Act 1999 (SA)*, public consultation is required on a lease agreement with a term greater than five years.

Under the *Adelaide Park Lands Act 2005*, a lease agreement with a term of ten years or greater (including any renewal rights), must be laid before both Houses of Parliament for 14 sitting days.

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Timeline

Public consultation will occur between Friday 28 March 2025 and Thursday 17 April 2025 (inclusive).

Submissions received during this period will be presented to Kadaltilla / Adelaide Park Lands Authority in June 2025 and to Council in July 2025.

If the draft Lease Agreement is supported and subject to any amendments, it will be laid before both Houses of Parliament for 14 sitting days between August and November 2025 as per the *Adelaide Park Lands Act 2005*.

Frequently Asked Questions

What is the term (i.e. length of time) of the draft Lease Agreement?

Council is proposing to grant the Adelaide Community Sport and Recreation Association a 21-year lease. This would consist of an initial seven-year term and two seven-year rights of renewal.

Why is Council proposing to grant a 21-year lease?

Council has approved a Concept Design for the redevelopment of the Community Building in Golden Wattle Park / Mirnu Wirra (Park 21 West). The project will be funded by contributions of $3.09m from Council, $1.0m from the Adelaide Community Sport and Recreation Association's (ACSARA) own funds, and a further $1.55m from ACSARA via a State Government grant they successfully obtained.

Given the significant financial contribution proposed by ACSARA, Council is proposing to grant them a 21-year lease.

What does the redevelopment of the Community Building in Golden Wattle Park / Mirnu Wirra (Park 21 West) involve?

The redeveloped Community Building:

- is designed with a continuous roof allowing for visual and physical permeability and reducing the mass of the single-level, low-scale design.
- utilises existing trees and additional landscape treatments to integrate with the park setting.
- is located close to Goodwood Road and connects to on-street car parking through landscape treatments.
- incorporates publicly accessible toilets, handwashing facilities, a drinking fountain, shelter and seating.
- includes storage areas, a kitchen/kiosk, community room and three Australian Rules Football sized change rooms that can be divided into six change rooms to support other sports including soccer and cricket.

- allows for multiple community groups to utilise the facilities simultaneously.

A copy of the endorsed Community Building Concept Design is available at https://meetings.cityofadelaide.com.au/documents/s23317/Attachment A for Golden Wattle Park Mirnu Wirra Park 21W Community Sports Building Design.pdf

What will the Adelaide Community Sport and Recreation Association (Lessee) be charged?

The Lessee will be required to pay a lease fee for the building and a licence fee for the playing fields annually. The fees are multiplied by the floor area of the building (lease fee) and the total area of the playing fields (licence fee). Both fees are subject to review through the annual adoption of Council fees and charges.

The Lessee will also be financially responsible for maintaining the building and playing fields and all associated utilities (e.g., rates and taxes).

Why is there a lease and a licence component in the draft Lease Agreement?

A lease grants exclusive use and these are typically granted for the occupation of a building. A licence grants non-exclusive rights of use and these are typically granted for the occupation of playing fields and other outdoor sports facilities.

Which organisations are members of the Adelaide Community Sports and Recreation Association?

The Adelaide Community Sports and Recreation Association (ACSARA) membership is made up of:

- Adelaide Lutheran Sports Club (football, cricket and netball clubs)
- Concordia College
- Concordia College Old Collegians Cricket Club

The ACSARA sub-let to a range of community organisations.

Will the Adelaide Community Sports and Recreation Association be able to sublet to a commercial organisation?

The Adelaide Community Sports and Recreation Association (ACSARA) is permitted and encouraged to make the facilities in Park 21 West available to non-for-profit community groups and organisations.

ACSARA cannot grant a sublicence to any organisation without first seeking the consent of Council.

When will Annexure B - Building Design and Landscape (Development Approval) Plans be added to the Draft Lease Agreement?

The approved Building Design and Landscape Plans will be added to the Draft Lease Agreement following the granting of Development Approval and prior to the Agreement being executed.

How do I provide my feedback?

There are a number of ways in which you can provide feedback:

Submission Form (attached to this information pack)

Online ouradelaide.sa.gov.au

Email your comments to ouradelaide@cityofadelaide.com.au.

Written Submissions
All written submissions must be received by 5.00pm on the date advertised and should be delivered to the City of Adelaide Customer Centre during business hours, or addressed to:

Community Consultation
Draft Park Lands Community Lease Agreement
GPO Box 2252, Adelaide SA 5001

What happens next?

We will acknowledge your feedback either by email or in writing.

Your feedback and the Draft Lease Agreement will be presented to Kadaltilla / Adelaide Park Lands Authority in June and Council in July 2025.

Subject to their approval, the Draft Lease Agreement will be laid before both Houses of Parliament for 14 sitting days per the *Adelaide Park Lands Act 2005*.

For enquiries please contact:

Ray Scheuboeck

Team Leader Community Lifestyle

T: 8203 7688

E: r.scheuboeck@cityofadelaide.com.au

Or visit ouradelaide.sa.gov.au

Draft Park Lands Community Lease Agreement

Submission Form

Submissions close 5.00pm**, Thursday, 17 April 2025**.

This form can also be completed online at ouradelaide.sa.gov.au.

Please include your name and residential address to ensure your submission is considered by Council. Formal submissions including names and addresses of respondents may on occasions be made public through reports to Council. Required information is marked with an *asterisk.

First Name:		**Last Name:**	
Email Address:			
Address:			
Business/Organisation Name (if applicable)**:**			
Gender:	☐ Male ☐ Female ☐ Other Identity	**Year of Birth:**	
Are you a City of Adelaide Ratepayer?		☐ Yes ☐ No	

Please tell us how you participate in city life (tick all that apply):

☐ Work	☐ Live	☐ Shop	☐ Business Owner/Operator
☐ Study	☐ Tourist	☐ Play *(e.g. leisure, recreation, entertainment, dining)*	

Please indicate your main areas of interest (tick all that apply):

☐ Our Community	☐ Our Economy	☐ Our Environment	☐ Our Places

Please indicate the locations that are of interest to you (tick all that apply):

☐ East End	☐ North Adelaide	☐ South East
☐ South West	☐ West End	

OurAdelaide.sa.gov.au is Council's online consultation website. It is your chance to be kept up-to-date and provide feedback on areas of the city that interest you. Would you like to sign up to Our Adelaide to receive the monthly newsletter and be notified of new projects that match your interests?

☐ Yes* ☐ No **Please provide your email address above*

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Q1. To what extent do you agree with the terms of the Draft Park Lands Community Lease Agreement for Golden Wattle Park / Mirnu Wirra (Park 21 West)? (please circle)

Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree

Please explain your response.

Q2. Do you have any other feedback regarding the Draft Park Lands Community Lease Agreement?