

Draft Park Lands Community Lease Agreement

Denise Norton Park / Pardipardinyilla
(Park 2)

Consultation closes 11:59pm, Thursday 12 February 2026



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

Draft Park Lands Community Lease Agreement

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Information

We would like your feedback on a draft Park Lands Community Lease Agreement between the City of Adelaide (CoA) and Blackfriars Priory School (Blackfriars) for community sports facilities located at Denise Norton Park / Pardipardinyilla (Park 2).

Blackfriars is the current lessee of a community building, playing fields and courts in Park 2.

Blackfriars has been based in Park 2 since the late 1950's and 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).

Background

In September 2022, the State Government announced a new location for the Adelaide Aquatic Centre in the south-west corner of Park 2. This location directly impacted the Barton ovals west and east which were licenced to Blackfriars for soccer and cricket use.

Construction of a new community oval is to occur in the location of the previous Adelaide Aquatic Centre, which was demolished, as part of a 'Return to Park Lands zone'.

CoA and Blackfriars have had ongoing discussions regarding the 'Return to Park Lands Zone' during which Blackfriars provided input into the design of the new community oval.

On 9 December 2025, Council approved a draft nine-year Park Lands Community Lease Agreement between the CoA (Lessor) and Blackfriars (Lessee) for community sports facilities at Park 2, 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.

Timeline

Public consultation will occur between Friday 9 January 2026 and Thursday 12 February 2026 (inclusive).

Submissions received during this period will be presented to Kadaltilla / Adelaide Park Lands Authority in March 2026 and to Council in April 2026.

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Frequently Asked Questions

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

Council is proposing to grant Blackfriars Priory School a nine-year lease. This would consist of an initial five-year term and a four-year right of renewal.

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

Due to the Adelaide Aquatic Centre Redevelopment project, Blackfriars lost two playing fields where the new aquatic centre is being built. This has impacted Park 2 and Blackfriars sub-letting arrangements.

What will Blackfriars Priory School (Lessee) be charged?

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

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

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 should be delivered to the Customer Centre, 25 Pirie Street Adelaide, or addressed to:
Community Consultation
Draft Park Lands Community Lease Agreement – Denise Norton Park / Pardipardinyilla (Park 2)
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 March and Council in April 2026.

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For enquires please contact:

Jamie Stefanato

Community Facilities Coordinator

T: 8203 7056

E: j.stefanato@cityofadelaide.com.au

Or visit ouradelaide.sa.gov.au

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Submission Form

Submissions close 11.59pm, Thursday 12 February 2026.

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

For your submission to be considered a formal submission, please include your name, residential address and email address. 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		
Would you like to speak to your submission at a Council meeting?			
☐ Yes* ☐ No			

**Please provide your contact information above*

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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Strongly Disagree

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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

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