

Draft Park Lands Community Lease Agreement

Mary Lee Park (Park 27b)

Consultation closes 11:59pm, Thursday 12 February 2026



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Customer Centre
25 Pirie Street, Adelaide
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Draft Park Lands Community Lease Agreement



Information

We would like your feedback on a draft 21-year Park Lands Community Lease Agreement between the City of Adelaide (CoA) and the West Adelaide Soccer Club (WASC) for community facilities located at Mary Lee Park (Park 27b).

On 9 December 2025, Council endorsed a community building concept design for redeveloping the existing leased community building in Park 27b, which can be viewed by visiting <https://meetings.cityofadelaide.com.au/documents/s30850/Attachment A Park Lands Community Building Concept Design Mary Lee Park Park 27B.pdf>, or at the back of this information pack. Council would like to know how the building could be used by other community organisations when not being used by the WASC.

The WASC is the current lessee of an existing community building and four playing fields in Park 27b.

The WASC delivers valuable recreational and social programs that align with the Park Lands' purpose and the City of Adelaide's strategic priorities and have been based on the park for over 49 years. WASC currently has 302 registered players across 28 teams, including 51 female and 251 male players.

Background

On 9 December 2025, Council approved a draft 21-year Park Lands Community Lease Agreement between CoA (Lessor) and the WASC (Lessee) for community sports facilities at Park 27b, for the purpose of public consultation.

The proposed 21- year lease agreement is in recognition of the \$2,000,000 State Government grant obtained by the WASC towards the enhancement of facilities in Park 27b, including the redevelopment of the existing community building.

On 9 December 2025, Council endorsed a concept design to inform the redevelopment of this community building. The endorsed concept design is consistent with the Adelaide Park Lands Community Buildings (Sport and Recreation) Policy, which can be viewed by clicking [here](#).

The redeveloped community building will incorporate public toilets, a drinking fountain, shelter and seating that are publicly accessible along with a community space and kiosk facilities. While the facility has been designed to meet the needs of the WASC, Council is interested in hearing from community organisations on how they could use the building when it's not in use by the Lessee. Any proposed use will need to align with the 'permitted use' defined in the draft Lease Agreement.

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 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.

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 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 West Adelaide Soccer Club 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 Mary Lee Park (Park 27b). This project will be funded by contributions of \$2.95m from Council and \$1.3m from WASC via a State Government grant they successfully obtained (following a \$700,000 investment in sports lighting in Park 27b).

Given the significant contribution WASC successfully obtained, Council is proposing to grant them a 21-year lease agreement.

What will the West Adelaide Soccer Club (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's 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 a new community building being built in Park 27b?

In its current form, the existing leased 150sqm community building constructed from Besser Block in the 1960's 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)*).

Will the West Adelaide Soccer Club be able to sublet to community and commercial organisations?

The WASC is permitted and encouraged to make the facilities in Park 27b available to not-for-profit community groups and organisations.

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WASC cannot grant a sublicence to any organisation without first seeking the consent of Council and the proposed use must align with the 'permitted use' defined in the Lease Agreement.

What will the building be used for?

Primarily the building and associated facilities will be utilised by the club, its players, members and spectators. Council will also be encouraging community use of the building and associated facilities through sub-letting and casual hire arrangements.

How much does the new community building cost?

The community building redevelopment will be funded by contributions from CoA (\$2.95m) and WASC via State Government grant (\$2m – inclusive of \$700K for lighting upgrades).

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 – Mary Lee Park (Park 27b)
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. If you would like to speak to your submission at a Council meeting, please tick yes on the submission form.

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

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For enquires please contact:

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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

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