# Draft Park Lands Community Lease Agreement

## Bullrush Park / Warnpangga (Park 10)

Consultation closes 11:59pm, Thursday 12 February 2026

Our Adelaide

CITY OF ADELAIDE

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

# Draft Park Lands Community Lease Agreement

## Information

***We would like your feedback on a draft Park Lands Community Lease Agreement between the City of Adelaide (CoA) and the Adelaide Archery Club (AAC) for community sports facilities located at Bullrush Park / Warnpangga (Park 10).***

The AAC is the current lessee of a community building and playing fields in Park 10.

The AAC 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 78 years.

The AAC is the largest archery club in South Australia and currently has 358 registered members aged between 10 and 80 years of age, of which 37 per cent are female, and 63 per cent are male.

Over the years, the AAC has conducted beginner development courses and offered practice sessions, training activities and competitions. Over 200 students are instructed through beginner programs each year along with corporate come-and-try days.

In December 2024, the AAC completed an upgrade on the community building in Park 10.

### Background

On 28 May 2019, Council approved the AAC's request to upgrade and extend their leased building in Park 10. In recognition of the AAC's proposed investment, they were granted a 15-year lease agreement commencing 1 October 2020.

The 2020 Lease Agreement contained a Special Condition, that if the Lessee does not practically complete the upgrade (which includes accessible toilets and change facilities, storage upgrades and façade improvements) within three years of the commencement date, the lease term is reduced from 15 to five years. Due to difficulties raising the required funding, including multiple unsuccessful State Government grant funding requests, the upgrade commenced in 2024, outside the three-year period, resulting the lease expiring on 30 September 2025.

The community building upgrade was funded by contributions from CoA ($100K) and AAC ($320K).

On 11 February 2025, Council approved a new five-year lease and requested Administration commence work on granting a 15-year lease.

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 Friday 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 between 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 Archery Club a 15-year lease. This would consist of an initial five-year term and two five-year rights of renewal.

### Why is Council proposing to grant a 15-year lease?

The upgrade of the Community Building in Bullrush Park / Warnpangga (Park 10), was funded by contributions of $100K from Council and $320K from AAC.

Given the significant contribution AAC put towards the building upgrade, Council is proposing to grant a 15-year lease agreement.

### What will the Adelaide Archery 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).

### What upgrades were done on the community building in 2024?

The scope of works included increased storage areas, accessible toilets, changeroom facilities and façade improvements.

### Why did it take so long for the upgrades to occur?

The AAC were unsuccessful multiple times with State Government grant funding requests and had difficulties raising the required funding to complete these works.

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## 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 – Bullrush Park / Warnpangga (Park 10)**
  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 share your contact details and we will provide you with the meeting information.

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*.

## 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*

# Draft Park Lands Community Lease Agreement

**Q1. To what extent do you agree with the terms of the Draft Park Lands Community Lease Agreement for Bullrush Park / Warnpangga (Park 10) (please circle)**

| Strongly Agree | Agree | Neutral | Disagree | Strongly Disagree |
|---|---|---|---|---|

**Please explain your response**

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