



# INFRASTRUCTURE AND PUBLIC WORKS COMMITTEE

## Agenda and Reports

for the meeting on

Tuesday, 17 March 2026

at 6.30 pm

in the Colonel Light Room, Adelaide Town Hall

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Our Adelaide.  
**Bold.**  
**Aspirational.**  
**Innovative.**

INFRASTRUCTURE AND PUBLIC WORKS COMMITTEE  
Meeting Agenda, Tuesday, 17 March 2026, at 6.30 pm

Members – The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith

Councillor Maher (Chair)

Councillor Freeman (Deputy Chair)

Deputy Lord Mayor, Councillor Noon and Councillors Abrahimzadeh, Cabada, Couros, Davis, Giles, Martin, Noon,  
Dr Siebentritt and Snape

## Agenda

Item	Pages
<b>1. Acknowledgement of Country</b>	
At the opening of the Infrastructure and Public Works Committee meeting, the Chair will state:	
‘Council acknowledges that we are meeting on traditional Country of the Kurna people of the Adelaide Plains and pays respect to Elders past and present. We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kurna people living today.	
And we also extend that respect to other Aboriginal Language Groups and other First Nations who are present today.’	
<b>2. Apologies and Leave of Absence</b>	
Leave of Absence - Councillor Snape	
<b>3. Confirmation of Minutes - 17/2/2026</b>	
That the Minutes of the meeting of the Infrastructure and Public Works Committee held on 17 February 2026, be taken as read and be confirmed as an accurate record of proceedings.	
View public <a href="#">17 February 2026</a> Minutes.	
<b>4. Declaration of Conflict of Interest</b>	
<b>5. Deputations</b>	
5.1 Deputation - Ms Joyce Van Der Sman - Item 7.3 - Road Renaming Request	
<b>6. Workshops</b>	
<b>7. Reports for Recommendation to Council</b>	
7.1 Capital Works Monthly Project Update - February 2026	4 - 16
7.2 Community Consultation Outcomes - Victoria Park Commercial Leases	17 - 23
7.3 Road Renaming Request	24 - 32
<b>8. Reports for Noting</b>	
Nil	
<b>9. Exclusion of the Public</b>	33 - 35
In accordance with sections 90(2),(3) and (7) of the <i>Local Government Act 1999 (SA)</i> the Council will consider whether to discuss in confidence the reports contained within section 10 of this Agenda.	

<b>10.</b>	<b>Confidential Reports for Recommendation to Council</b>	
	10.1 Bonython Park Kiosk Expressions of Interest Outcomes [S90(3) (b), (d)]	36 - 53
<b>11.</b>	<b>Closure</b>	

## Capital Works Monthly Project Update - February 2026

Strategic Alignment - Our Corporation

Public

**Tuesday, 17 March 2026**  
**Infrastructure and Public  
Works Committee**

**Program Contact:**  
Mark Goudge Associate Director  
Infrastructure

**Approving Officer:**  
Tom McCready, Director City  
Infrastructure

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This report provides a summary view of the Capital Works Program delivery and financial performance as of 28 February 2026 including a snapshot of headline projects either complete or in progress, future procurement activities and upcoming community consultation and engagement activities.

The Infrastructure Program will present a monthly report to the Infrastructure and Public Works Committee reflecting the previous monthly performance.

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## RECOMMENDATION

THAT THE INFRASTRUCTURE AND PUBLIC WORKS COMMITTEE RECOMMENDS TO COUNCIL

THAT COUNCIL:

1. Notes the Capital Works Program Update for 28 February 2026 as contained within this report and Attachment A to Item 7.1 on the Agenda for the meeting of the Infrastructure and Public Works Committee held on 17 March 2026.
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## IMPLICATIONS AND FINANCIALS

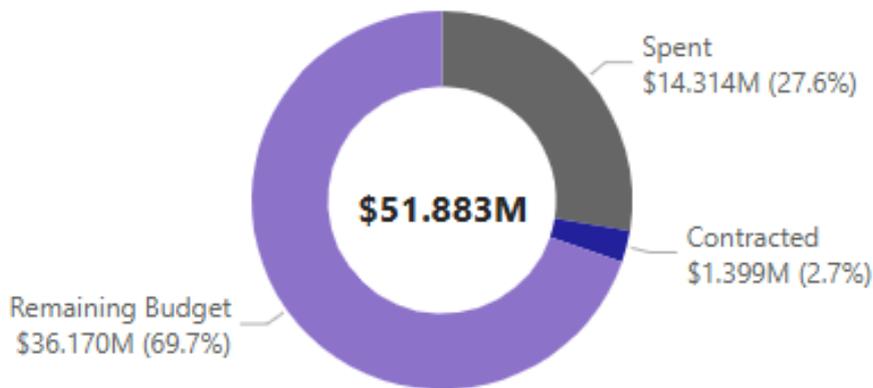
City of Adelaide 2024-2028 Strategic Plan	<a href="#">Strategic Alignment – Our Corporation</a> Strategy, Value and Efficiency - Strategic and Capital Projects are delivered on time and on budget (target 75%)
Policy	Not as a result of this report
Consultation	Consultation and / or engagement to various levels as required for the delivery of each project has or will be undertaken.
Resource	Projects delivered through a combination of Council resources, contract staff and external contractors and suppliers.
Risk / Legal / Legislative	Not as a result of this report
Opportunities	Not as a result of this report
25/26 Budget Allocation	This report tracks capital works performance against the 2025/26 Capital Works revised budget of \$120.663m.
Proposed 26/27 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	Life expectancy of assets varies by asset class.
25/26 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Ongoing costs for the maintenance of new and/or renewed assets will be factored into future Asset Management and Maintenance Plans, Business Plans and Budgets.
Other Funding Sources	Projects reported on are primarily funded from Council's Capital Budget, however various State and Federal grant funding opportunities have been leveraged against a number of projects.

# DISCUSSION

1. The total revised Capital Expenditure Budget for 2025/26 approved by Council is \$120.663m.
2. The Capital Works Program is itemised as follows.
  - 2.1. New and Upgrade Projects are identified through Council's Strategies and Plans and defined as complex in nature, installation of new infrastructure and upgrades to existing infrastructure. The revised funding allocated within the 2025/26 financial period totals \$51.883m.
  - 2.2. Renewal Projects are grouped against multiple asset categories and are directly aligned to maintenance service levels contained within Council's Asset Management Plans. The funding allocated within the 2025/26 financial period totals \$68.780m.
3. The monthly Capital Works Update provides the status of these two capital programs as at the end of each calendar month.

## New and Upgrade

4. New and Upgrade Projects as of 28 February 2026 reflects \$14.314m in spend and a further \$1.399m in contracted works.

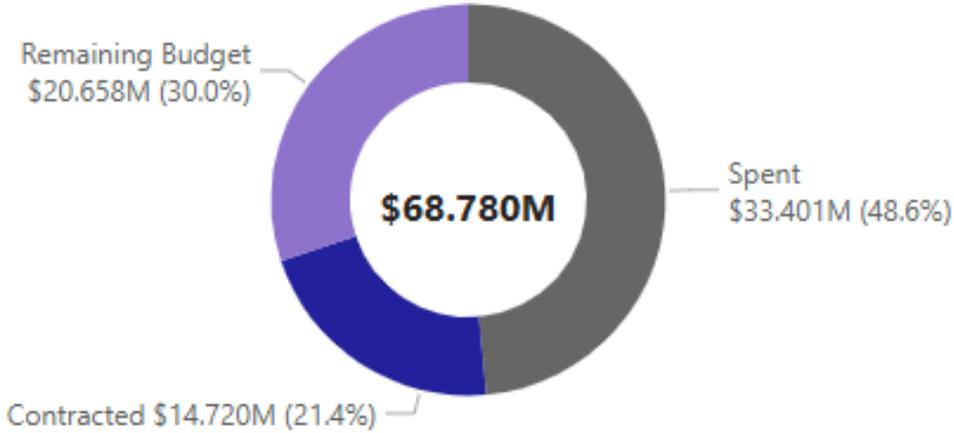


5. New and Upgrade Summary:
  - 5.1. Main Streets continue to occupy significant resource time and effort in the New and Upgrades portfolio. The Main Streets team are working across challenging design elements, traffic and parking considerations while ensuring appropriate levels of community awareness through our engagement team and web updates.
  - 5.2. The New and Upgrade program includes projects tied to successful external grant funding. These include the Department for Infrastructure and Transport (DIT) funded Bicycle Activated Pedestrian Crossings (BPACS) on Glen Osmond Road and Sir Donald Bradman Drive, and Peacock Road cycleway which are finalising designs ready for construction. The grant funded projects are working toward tight timelines for delivery commencing this financial year.
  - 5.3. There have been four New and Upgrade projects achieve Practical Completion over February 2026:
    - 5.3.1. Greening – Bewes Street. (Angas Street to Carrington Street)
    - 5.3.2. Greening – Logan Street. (Sturt Street to Gilbert Street)
    - 5.3.3. Greening – Marian Street. (O'Connell Street to Boulton Street)
    - 5.3.4. Hutt Road – Parkland Trail Signalised Crossing (Construction).
6. Examples of New and Upgrade projects (Main Streets program):
  - 6.1. O'Connell Street: Detailed Design works are progressing with the aim for completion in Q3 2025/26. A section on the western side, opposite 88 O'Connell Street has been managed as a separate deliverable and made a design priority for an early construction start later this financial year. Construction works on the eastern side in front of 88 O'Connell Street are complete and the footpath is open to the public. Discussions with businesses and traders are continuing regarding the treatment of existing fixed furniture and the respective design impact.

- 6.2. Gouger Street: The design has now reached 90% design development, with tender documentation released in mid-December and tenders due to close in early March. The extended tender period reflects the scale and complexity of pricing the project. Coordination with third party service authorities is continuing following detailed investigations undertaken late last year. While some activities have extended forecast timeframes, the project remains on track for construction commencement in June 2026, subject to contract award in May. The New and Upgrade budget remains on track.
- 6.3. Melbourne Street: In relation to Stage 1, both wombat crossings are now designed and have gone to market with a contractor selected. Construction is planned for 2026 with expected completion date by September 2026. Stage 2, Melbourne Street streetscape upgrade, proposed concept was approved by Council in December 2025. Community consultation is currently open and on track with the outcome to be presented to Council by June 2026. Design services will be sourced during the first half of 2026.
- 6.4. Hutt Street: At the meeting of Council on 9 December 2025, Option B (Revised) was approved to progress to Detailed Design. In December 2025, The community was advised of the decision by Council for Hutt Street and advised of next steps via web updates, letter drop for businesses, targeted email and social media. The project team has been working to prepare documentation for procurement of the detailed design, with the request for tender scheduled for release in March 2026. Procurement is expected to take 10-12 weeks, with detailed design commencing mid-year. A project update will be developed for businesses and community, to align with the issuing of the design services tender.
- 6.5. Hindley Street: The project has not progressed beyond 70% design development since December 2025. During this period, work has focused on progressing the Public Art Master Plan, undertaking a security review of the design, and continuing coordination discussions with third party utilities. As the project team await clear direction from State Government, the project remains at risk due to ongoing uncertainty associated with service requirements, which continue to influence scope, forecast budget, timing and next steps.

**Renewal Projects**

- 7. Renewal Projects as of 28 February 2026 reflects \$33.401m in spend and a further \$14.720m in contracted works.



- 8. Renewal Project Summary:
  - 8.1. The Renewals program is delivering a variety of scope with ~70% of works spent and committed at end of February 2026, and 100% forecast spend this financial year. Our largest renewals project the Glen Osmond Road / Hutt Road and Carriageway Park / Tuthangga (Park 17) Improvements is well progressed delivering improvements to major stormwater drainage infrastructure located in the Park Lands adjacent Glen Osmond Road (spanning from Greenhill Road to Marshmallow Park).
  - 8.2. The Renewals team are developing appropriate stormwater designs for the Main Streets program while our strategic stormwater management project is working with third parties to map the cities stormwater network capacity and identify pinch points. This data will inform a draft Stormwater Management Plan due in July 2026. Under the Renewals budget, several maintenance activities are being planned or delivered to critical stormwater infrastructure including resizing culverts, clearing Park Land channels, and structural relining of stormwater pipes.

- 8.3. Under the Renewal portfolio, funds for road resurfacing, footpaths and pavements are being used to refresh the public realm and maintain safe use of our trafficable assets.
- 8.4. There have been nine Renewals projects achieve Practical Completion over February including:
  - 8.4.1. 2024/25 Public lighting and Electrical Conduit Renewal - Glen Osmond Road Stage 1.
  - 8.4.2. 2025/26 Electrical Renewal - Ifould Street. Deed close out actions.
  - 8.4.3. Accessible car park space - Angas Street
  - 8.4.4. Colonel Light Centre – Air Handling Renewal – Delivery Stage 2.
  - 8.4.5. Road and Footpath resurfacing – Devonshire Place -Tam O'Shanter Lane.
  - 8.4.6. Road and Footpath resurfacing – Tam O'Shanter Lane / Grenfell Street to corner.
  - 8.4.7. Road Resurfacing – Childers Court – Childers Street to end of street.
  - 8.4.8. Road Resurfacing – Storr Street. Grote Street to Gouger Street.
  - 8.4.9. Traffic Signal Cables and Conduits Rehabilitation. Flinders Street. / Wyatt Street.
9. Examples of Renewal Projects within this category:
  - 9.1. Footpath Renewals at several locations are in planning phase or progressing for completion in the 2025/26 financial year. The pavements include different materiality aligned to the area amenity. The pavement / footpath works in progress or planned include:
    - 9.1.1. Rymill Park / Murlawirrapurka (Park 14)
    - 9.1.2. Victoria Square (southwest, southeast, northeast quadrants)
    - 9.1.3. Pennington Terrace and Light's Vision surrounds
    - 9.1.4. Brougham Place - Sir Edwin Smith Avenue to Brougham Place (west side) and Melbourne Street to Brougham Place (east side)
    - 9.1.5. King William Road (Kermode Street to Brougham Place)
    - 9.1.6. Bonython Park / Tulya Wardii (Park 27) – West of Victoria Bridge (Morphett Bridge)
    - 9.1.7. Archer Street - O'Connell Street to Jeffcott Street (north and south).
  - 9.2. A formal licence agreement between the City of Adelaide and the State Library Board is signed to design and coordinate the City Library fit out, in association with Ventia. Early project scoping is underway in consultation with the City Creative team to inform the design brief and to ensure alignment with services needed. The package of works is requiring significant coordination and development to establish a clear and effective scope. Construction delivery will be managed by the State Library, Ventia, with City of Adelaide overseeing project governance and planning coordination.
  - 9.3. Streetscape renewal of South Terrace, between Morphett Street and King William Street has been successfully completed. The project included road resurfacing, kerb and water table renewal, footpath renewal, access ramp renewal / compliance, and stormwater renewal at the intersection of South Terrace and O'Halloran Street. The streetscape was delivered on time and under budget.
  - 9.4. Traffic signal and intersection improvements have been undertaken as part of planned asset renewals, to provide safe and efficient traffic control. These improvements have occurred at various locations across the city.
    - 9.4.1. Traffic Signal Cables and Conduits Renewal - Hutt Street / Flinders Street
    - 9.4.2. Traffic Signal Cables and Conduits Rehabilitation - Pulteney Street / Pirie Street
    - 9.4.3. Traffic Signal Intersection Renewal West Terrace / Sturt Street
    - 9.4.4. Traffic Signal Cables and Conduits Renewal – Pulteney Street / Flinders Street
    - 9.4.5. Traffic Signal Cables and Conduits Renewal - Frome Road / Botanic High
    - 9.4.6. Traffic Signal Cables and Conduits Renewal - Currie Street / Gray Street
    - 9.4.7. Traffic Signal Cables and Conduits Rehabilitation - Pulteney Street / Grenfell Street
  - 9.5. Lanterns, poles and transformers have been installed at the Kermode Wombat crossing, and a new controller positioned in Gray Street and Currie Street. Under the Renewals program, associated infrastructure has been replaced at various intersections where structures are at end of asset life, including pit lids, selected traffic poles, new conduits, and rewiring of consumer mains connections.

## Greening Adelaide Streets

10. Tree planting as of 28 February 2026 is listed in the table below. There have been no additional trees planted over February due to the hot conditions.

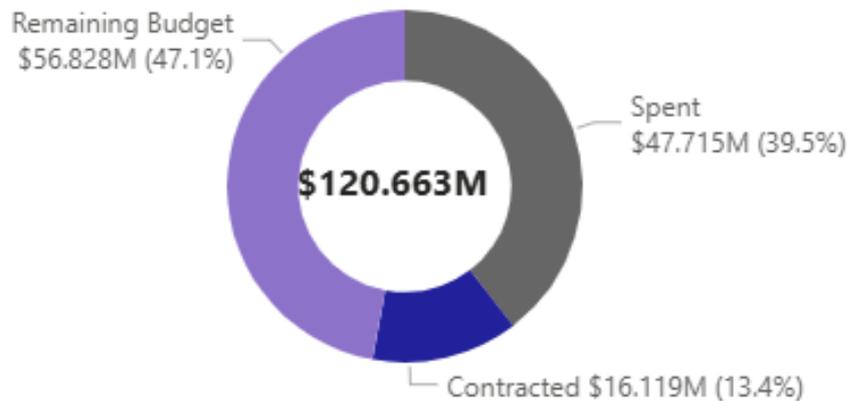
Street	Common Tree Name	Number
<b>October 2025 – January 2026</b>		
Cardwell Street North/South	<i>Callery Pear</i>	6
Nelson Street	<i>Box Elder Maple</i>	3
South Terrace	<i>Japanese Elm</i>	15
Barton terrace East	<i>Japanese Elm, Mediterranean Hackberry Chinese Flame Tree Chinese Pistachio</i>	9
Market Street	<i>Chinese Pistachio</i>	10
Marion Street	<i>Birchleaf Pear, Callery Pear</i>	4
Logan Street	<i>Dwarf Lemon Scented Gum</i>	6
116 North Terrace	<i>London plane Tree</i>	2
O'Connell Street	<i>London plane Tree</i>	2
Tynte Street	<i>European Ash</i>	1
Archer Street	<i>Gleditsia triacanthos- Shademaster</i>	1
Ifould Street	<i>Australian Blackwood</i>	4
Bewes Street	<i>Cape Chestnut</i>	8
Vincent Street & Vincet Place	<i>Chinses Pistachio Callery Pear</i>	14
Whitmore Square	<i>Japanese Elm</i>	16
	<b>Total</b>	<b>101</b>
<b>February</b>	<i>No planting due to hot conditions</i>	0
	<b>Running Total this FY</b>	<b>101</b>

11. Despite no additional trees in February, the following planning activity has occurred over the month:
- 11.1. Five streets have been awarded to contractors for a total of 50 trees.
  - 11.2. Three streets are being priced by contractors for a total of 28 trees.
  - 11.3. One street nearing design completion to enable pricing by contractors for a total of ten trees.
  - 11.4. One street awaiting survey / investigation information for a total of 35 trees.

## Capital Works Program

12. There are 387 projects within the approved program in the 2025/26 financial year.
13. Within the 2025/26 Capital Works Program there are currently 106 projects within the Initiate, Concept and Design phase.
14. The total value of projects within the Initiate, Concept and Design Phase is \$5.700m.
15. There are 281 projects in the Delivery Phase with a total value of \$114.962m. Of these projects, Practical Completion has been achieved on 35 New and Upgrade, 53 Renewals and three combined New and Upgrade and Renewals projects – 91 projects in total.

16. The total expenditure against the Capital Works Program to the end of February 2026 is \$47.715m spent with a further \$16.119m contracted, totalling \$63.834m in the first eight months.



17. Summary of commitments and expenditure by asset class for February 2026.

Capital Works	No. of Projects*	Approved Budget	Commitments	Expenditure	Remaining Budget
<b>Asset Renewals</b>	<b>291</b>	<b>\$68.780M</b>	<b>\$14.720M</b>	<b>\$33.401M</b>	<b>\$20.658M</b>
Corporate Overhead		\$6.464M	\$0.000M	\$4.497M	\$1.966M
Bridges	3	\$0.190M	\$0.154M	\$0.028M	\$0.008M
Buildings	54	\$14.138M	\$3.639M	\$5.605M	\$4.895M
ICT Renewals	13	\$1.693M	\$0.085M	\$1.133M	\$0.474M
Light'g & Electrical	40	\$4.106M	\$2.612M	\$1.573M	(\$0.078M)
Park Lands Assets	14	\$1.561M	\$0.530M	\$0.613M	\$0.418M
Plant and Fleet	4	\$2.427M	\$0.620M	\$0.991M	\$0.816M
Traffic Signal	16	\$2.838M	\$0.701M	\$1.878M	\$0.258M
Transport	91	\$25.646M	\$4.591M	\$13.740M	\$7.315M
Urban Elements	46	\$4.558M	\$0.685M	\$0.782M	\$3.091M
Water Infrastructure	10	\$5.159M	\$1.103M	\$2.560M	\$1.496M
<b>New/Upgrade Projects</b>	<b>121</b>	<b>\$51.883M</b>	<b>\$1.399M</b>	<b>\$14.314M</b>	<b>\$36.170M</b>
Corporate Overhead		\$7.736M	\$0.000M	\$2.850M	\$4.886M
New/Upgrade Projects	75	\$16.614M	\$3.555M	\$3.979M	\$9.081M
Buildings	7	\$9.384M	\$0.230M	\$0.826M	\$8.328M
ICT Renewals	2	\$0.130M	\$0.058M		\$0.072M
Light'g & Electrical	2	\$0.233M			\$0.233M
Park Lands Assets	4	\$5.804M	(\$4.526M)	\$4.526M	\$5.804M
Plant and Fleet	5	\$0.684M	\$0.002M	\$0.087M	\$0.595M
Streets	2	\$0.667M	\$0.000M	\$0.006M	\$0.660M
Traffic Signal	4	\$3.125M	\$0.397M	\$0.103M	\$2.625M
Transport	15	\$6.018M	\$1.619M	\$1.818M	\$2.581M
Urban Elements	2	\$0.821M	\$0.000M	\$0.001M	\$0.820M
Water Infrastructure	3	\$0.667M	\$0.064M	\$0.119M	\$0.484M
<b>Total</b>	<b>387</b>	<b>\$120.663M</b>	<b>\$16.119M</b>	<b>\$47.715M</b>	<b>\$56.828M</b>

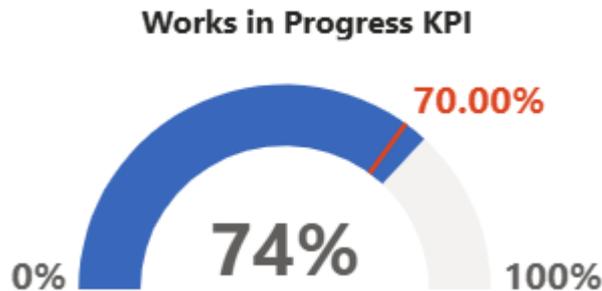
1. Transport is made up of Roads, Pathways and Kerb and Water Table

2. Plant and Fleet includes Commercial Plant and Fleet

3. Total Project Count: Mixed-Funded projects are only counted once in the total Project Count i.e. they are counted in the sub-totals but not in the Grand Total.

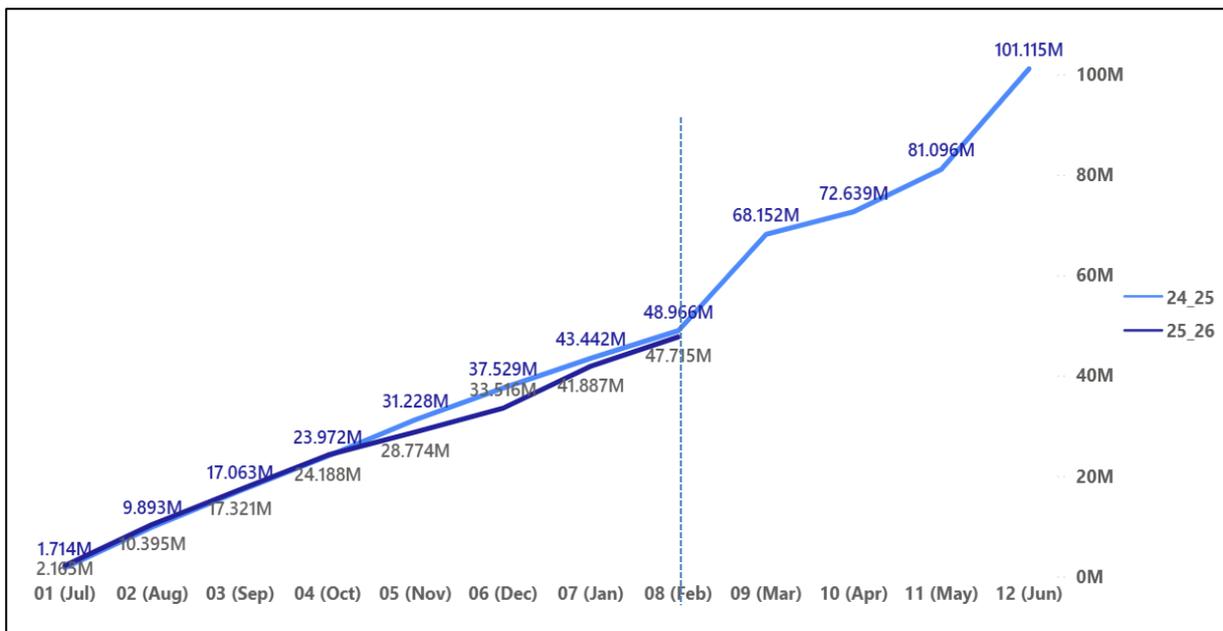
18. Examples of those works completed or in progress are reflected in **Attachment A - Capital Works**.  
Infrastructure and Public Works Committee – Agenda – Tuesday, 17 March 2026

19. Works in Progress (WIP) is the capitalisation of projects within ten weeks following Practical Completion. WIP currently sits at 74%. WIP KPI - 70%.



**Capital Works Year on Year Spend Profile**

20. The spend profile for February 2026 reflects a capital spend of \$47.715m year to date, compared to \$48.966m in February 2025. This represents a ~2.5% decrease on the same period last year.



**Procurement Activities**

- 21. The following procurement activities are currently being undertaken or will commence shortly:
  - 21.1. Melbourne Street Improvements / Wombat Crossings / tender evaluation phase.
  - 21.2. Gouger Street revitalisation – Award pending.
  - 21.3. Torrens Weir Gate refurbishment.

**Future Community Consultation and Engagement Activities**

- 22. The following are some of the community consultation activities and engagements that are ongoing or planned:
  - 22.1. Melbourne Street Revitalisation – 25 February 2026, to 25 March 2026.
  - 22.2. Glover South Playground – 23 March 2026.

**Grant Funding Confirmed**

23. The table below reflects the year-to-date position relating to achieved funding. There were no new grants received in February.

<b>Grants awarded in 25/26</b>		
<b>Grant Scheme</b>	<b>Project</b>	<b>Grant Amount</b>
Roads to Recovery *	King William Road	\$ 449,564
Financial Assistance Grant	Currie / Grenfell Streets	\$ 191,960
State Government	Statues Commemorating South Australian Aboriginal Leaders	\$ 291,260
Charter Hall	James Place	\$ 500,000
State Bike Fund	Franklin Street-Elizabeth Street-Byron Place Cycling and Walking/Wheeling Priority Intersection - Detailed Design	\$ 20,000
State Bike Fund	Barton Terrace East Roundabout with Safer Shared Cycling and Park Lands Trails Crossings - Construction	\$ 58,171
State Bike Fund	River Torrens Linear Park - Shared Use Path Improvements (West of Victoria Bridge)	\$ 200,000
State Bike Fund	Pulteney Street, South Terrace, Unley Road Intersection Improvements	\$ 20,000
Blackspot	Morphett Street and Grote Street	\$ 245,000
Blackspot	Morphett Street and Franklin Street	\$ 260,000
Special Local Roads	Jeffcott Street	\$ 1,000,000
<b>Total</b>		<b>\$ 3,235,955</b>

24. The information provided reflects the first eight months of the 2025/26 financial year. For further details on the 2025/26 Capital Program, the Council Member Corporate Dashboard has a dedicated Capital Works section.

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## ATTACHMENTS

**Attachment A** – Capital Works Projects in Focus – February 2026

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- END OF REPORT -

# Capital Works

## February Update

Infrastructure & Public Works Committee

This report provides an overview of Capital Projects either complete or progressing for the month of February 2026.



## Central Market Arcade Redevelopment

New/Upgrade



There are 640 personnel working on site.

The northern residential / hotel tower has reached level 37. The jump form of the central core has topped out and is complete.

The façade installation on the north tower has reached level 34 and the southern tower installation is complete. The Gouger Street brick façade is complete while the final Grote Street brick façade remains in progress to the east. Balconies along both facades continue to be installed.

All areas of the podium are in the process of fit out works. Ground floor black flooring applied finish is underway. The second of four tower cranes has been decommissioned and removed from site on the Gouger Street side. Stage 1 completion of the podium is scheduled for April 2026.

## Glen Osmond Road / Hutt Road and Carriageway Park / Tuthangga (Park 17) Improvements

New/Upgrade and Renewal



Works have continued along the old creek alignment, with the final culverts installed, along with the bespoke Junction Box.

Lighting and electrical elements are progressing, and new signals for the intersection will come into operation in March. A new road surface is scheduled to be laid in early March.

The project which also includes a shared use path and landscaping is anticipated to be completed by 30 June 2026.

## Port Road Hindmarsh Bridge Underpass Path Widening

New/Upgrade



This project has delivered a widened shared-use path beneath the Port Road Hindmarsh Bridge at the city boundary to improve safety and accessibility for pedestrians and cyclists.

Works included widening the existing footpath to support safer shared use, installation of new Austroads-compliant safety fencing, upgraded public lighting, and improvements to the retaining walls within the underpass.

The path has now reopened for public use. Construction was completed in just over four weeks, and the project was delivered on schedule. Minor site tidy-up works are currently underway

## Traffic Signal Renewals

Renewal



Traffic signal renewals to Kermode Wombat Crossing, Gray and Currie Streets, and Sturt Street and West Terrace

Works have included, installation of new controllers, new pit lids and surrounds, replacement of selected traffic poles that were at end of asset life, new conduits, rewiring at intersection to meet current CoA standards and new consumer mains connection.

## Town Clerk's Walk and University Oval Road

### Renewal



Works have progressed well, with the sections from King William Road to War Memorial Drive and on to University Oval Road now complete.

As well as path widening and surface improvements, pits and conduits have been installed in-ground to allow for a new public lighting system to be installed in the future.

Path upgrade works continue in the section between University Oval Road and Frome Road and are anticipated to be completed in April 2026.

## Bonython Park Footpath and Lighting Renewal

### Renewal



Renewal and widening of a section of the River Torrens Linear Trail and renewal of public lighting and associated infrastructure. Works commenced 2 February and are expected to be completed 20 March.

## Community Consultation Outcomes - Victoria Park Commercial Leases

Strategic Alignment - Our Economy

Public

**Tuesday, 17 March 2026**  
**Infrastructure and Public  
Works Committee**

**Program Contact:**  
Mike Philippou, Associate  
Director Strategic Property &  
Commercial

**Approving Officer:**  
Tom McCready, Director City  
Infrastructure

### EXECUTIVE SUMMARY

The purpose of the report is to present the outcomes of the community consultation undertaken on the draft Key Lease Terms for proposed Commercial Park Lands Lease Agreements at The Bookmakers and The Victoria Park Kiosk within Victoria Park/Pakapakanthi (Park 16) and seek approval to finalise the Lease Agreements for these premises.

The consultation was undertaken as the proposed Lease Terms exceed five-years and was conducted in accordance with Section 202(2) of the *Local Government Act 1999* (SA), Council's Community Consultation Policy, and the Adelaide Park Lands Leasing and Licensing Policy (2016).

On 26 February 2026, Kadaltilla/Adelaide Park Lands Authority considered a report on the findings of the community consultation process.

The report summarises the feedback received and identifies key themes raised by the community.

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The following recommendation will be presented to Council on 24 March 2026 for consideration

THAT THE INFRASTRUCTURE AND PUBLIC WORKS COMMITTEE RECOMMENDS TO COUNCIL  
THAT COUNCIL

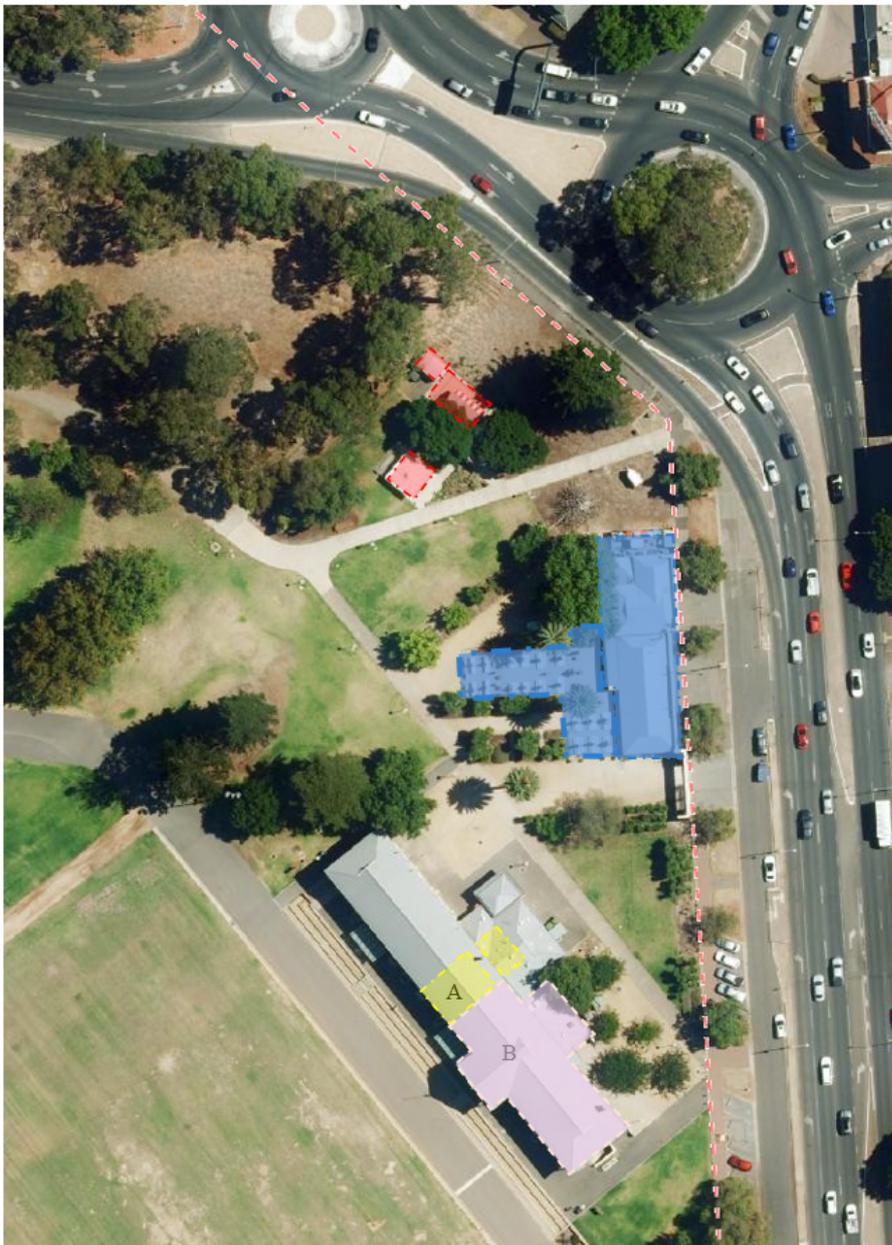
1. Notes the findings of the Community Consultation outcomes on the draft Key Lease Terms as contained in Attachment A to Item 7.2 on the Agenda for the meeting of the Infrastructure and Public Works Committee held on 17 March 2026.
  2. Authorises the Chief Executive Officer to enter into a Lease Agreement with La Dolce Vita Event Management & Catering Pty Ltd for The Bookmakers.
  3. Authorises the Chief Executive Officer to enter into a Lease Agreement with Lola Café Bar Pty Ltd for The Victoria Park Kiosk.
  4. Authorises the Lord Mayor and Chief Executive Officer to sign and affix as necessary the Common Seal to the Lease Agreements and all associated documentation to give effect to the above-mentioned decisions.
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## IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	<a href="#">Strategic Alignment – Our Economy</a> The Strategic Plan outlines the goal for City of Adelaide to continue to grow their economy in alignment with the community and support existing businesses to be agile and responsive to change.
Policy	<a href="#">Adelaide Park Lands Community Land Management Plan (CLMP)</a> supports the leasing and licensing of these Park Lands premises. <a href="#">Adelaide Park Lands Leasing and Licensing Policy (Policy)</a>
Consultation	The consultation was conducted in accordance with Section 202(2) of the <i>Local Government Act 1999 (SA)</i> , as the proposed Lease Terms exceed five-years.
Resource	The negotiation of Park Lands Commercial Lease Agreements will be undertaken within current resources, and legal advice will be sought to draft the Lease Agreements.
Risk / Legal / Legislative	The <i>Retail and Commercial Leases Act 1995</i> does not apply to Leases or Licences in the Adelaide Park Lands granted by the Corporation of the City of Adelaide (exemption was granted by the Minister for Business Services and Consumers on 28 December 2011).
Opportunities	Partnering with commercial organisations within the Park Lands to provide unique offerings to Park Lands visitors and to contribute to people actively using or enjoying the Park Lands.
25/26 Budget Allocation	Annual rent will be informed by an independent rental assessment, factoring in the unique nature of Adelaide Park Lands.
Proposed 26/27 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	The proposed Lease terms will be up to ten years.
25/26 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Maintenance responsibilities will form part of the Lease negotiations.
Other Funding Sources	Any improvements proposed by the Lessees will be self-funded.

# DISCUSSION

1. Victoria Park/Pakapakanthi (Park 16) is a highly activated area within Adelaide's eastern Park Lands, supporting a diverse mix of sporting, event, recreational, and commercial activities.
2. The Park attracts a wide range of visitors year-round through its open spaces, cycling circuit, event infrastructure, and hospitality venues.
3. The commercial buildings within Park 16 include
  - 3.1. The Victoria Park Kiosk (The Kiosk).
  - 3.2. The Bookmakers.
  - 3.3. The Grandstand - Part A.
  - 3.4. The Grandstand - Part B.



 Kiosk     Bookmakers     Grandstand Part A     Grandstand Part B

## Expression of Interest

4. In accordance with Section 13 of the Adelaide Park Lands Leasing and Licensing Policy (2016), an Expression of Interest (EOI) process was undertaken for all commercial buildings. This process is required for any Lease exceeding 12 months.
5. The results of the EOI were presented to Kadaltilla/Adelaide Park Lands Authority (Kadaltilla) on 18 September 2025 and subsequently to Council on 28 October 2025.

## Community Consultation

6. In accordance with Section 202(2) of the *Local Government Act 1999* (SA) and Council's Community Consultation Policy, Community Consultation is required to grant a Lease or Licence over community land for a term exceeding five-years.
7. As the proposed Lease Terms for The Bookmakers and The Kiosk both extend beyond five-years, the Administration undertook Community Consultation on the draft Key Lease Terms for each site.
8. The purpose of this Community Consultation was to ensure transparency, provide the community with an opportunity to comment on the intended use and tenure of these facilities, and confirm alignment with the community's expectations for the activation of Park 16.
9. Both Kadaltilla and Council endorsed progressing to Community Consultation on the draft Key Lease Terms, proposing the following:
  - 9.1. A Lease with La Dolce Vita Event Management and Catering Pty Ltd as the successful proponent for The Bookmakers for a term not exceeding ten-years.
  - 9.2. A Lease with Lola Café Bar Pty Ltd as the successful proponent for The Kiosk for a term not exceeding ten-years.
10. The Community Consultation was conducted between 24 November 2025 and 15 December 2025, seeking engagement on the Key Lease Terms, and included the following information:
  - 10.1. A summary of the draft Key Lease Terms for each premises.
  - 10.2. Details of the proposed tenants and their intended uses.
  - 10.3. Maps and photographs showing the site boundaries.
  - 10.4. Information on how to provide feedback.
11. To ensure the highest level of engagement, the Community Consultation was made accessible by the following means:
  - 11.1. Public notices in The Advertiser.
  - 11.2. Public notice in The Government Gazette.
  - 11.3. An online engagement page on [OurAdelaide.sa.gov.au](http://OurAdelaide.sa.gov.au).
  - 11.4. Email submissions via [ouradelaide@cityofadelaide.com.au](mailto:ouradelaide@cityofadelaide.com.au).
  - 11.5. Display materials within Victoria Park.
  - 11.6. Hard-copy documents at Council libraries and community centres.
  - 11.7. Letterbox drop to approximately 100 City of Burnside residents and businesses. No adjacent properties fall within City of Adelaide Council.

## Community Consultation Findings

12. At the close of Community Consultation on 15 December 2025, a total of 94 submissions were received.
13. Responses for Key Lease Terms for The Bookmakers:
  - 13.1. 90.11% supported Council progressing with a Lease not exceeding ten-years.
  - 13.2. 6.59% did not support the proposal.
  - 13.3. 3.30% were unsure.
14. Responses for Key Lease Terms for The Kiosk:
  - 14.1. 89.13% supported Council progressing with a Lease not exceeding ten-years.
  - 14.2. 3.26% did not support the proposal.

- 14.3. 7.61% were unsure.
15. Key themes of support included:
- 15.1. Strong support for the continued activation of Park 16 through hospitality uses.
  - 15.2. Recognition of the value of existing commercial buildings in supporting recreation and social connection.
  - 15.3. Support for retaining and improving existing structures rather than new development.
  - 15.4. Desire for stability and certainty for current operators.
  - 15.5. Positive feedback on service quality, events, and community functions.
16. Key themes of concern included:
- 16.1. Concerns about over-commercialisation of the Park Lands.
  - 16.2. Requests to avoid increases in building footprint, height, or car parking impacts.
  - 16.3. Noise and late-night event management concerns.
  - 16.4. Occasionally reduced public access during private functions.
  - 16.5. Limited concern regarding any gambling-related associations.
17. The proposal as presented through the Lease negotiations does not include changes to the building footprint.
18. At its meeting on 26 February 2026, Kadaltilla/Adelaide Park Lands Authority (Kadaltilla) resolved to advise Council that it:
- “1. *Notes the findings of the community consultation outcomes on the draft Key Lease Terms 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 26 February 2026.*
  2. *Endorses the Chief Executive Officer to enter into a Lease Agreement with La Dolce Vita Event Management & Catering Pty Ltd for the Bookmakers not exceeding ten-years.*
  3. *Endorses the Chief Executive Officer to enter into a Lease Agreement with Lola Café Bar Pty Ltd for The Kiosk not exceeding ten-years.*
  4. *Endorses the Lord Mayor and Chief Executive Officer to sign and affix as necessary the Common Seal to the Lease Agreement and all associated documentation to give effect to the above mentioned decision. “*
19. Community Consultation feedback has been assessed by the Administration, and the summary is provided in **Attachment A** to this report. All responses received as part of the consultation process can be viewed at [Link 1](#).
20. As a result of this process and the assessment of the feedback provided by the community through consultation, the Administration does not recommend any changes to the draft Key Lease Terms, which can be viewed at [Link 2](#).
21. The Community Consultation indicated an overwhelming positive support for both current operators and use. Several matters raised through the Community Consultation related more broadly to the activation and management of Park 16, rather than to the proposed Lease Terms, premises, or the existing operations of the prospective tenants.
22. In response to concerns raised regarding noise and late-night activity, the proposed Lease Agreements for both premises will include conditions relating to noise management and operational compliance.

### Next Steps

23. Subject to Council’s endorsement on 24 March 2026, the Administration will:
- 23.1. Progress a Lease Agreement between City of Adelaide and La Dolce Vita Event Management and Catering Pty Ltd as the successful proponent at The Bookmakers for a term not exceeding ten-years.
  - 23.2. Progress a Lease Agreement between City of Adelaide and Lola Café Bar Pty Ltd as the successful proponent at The Kiosk for a term not exceeding ten-years.

## DATA AND SUPPORTING INFORMATION

**Link 1** - All responses received as part of the consultation process

**Link 2** - Draft Key Lease Terms

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## ATTACHMENTS

**Attachment A** – Community Consultation Summary – Victoria Park/Pakapakanthi (Park 16)

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- END OF REPORT -

## **Community Consultation Summary Victoria Park / Pakapakanthi (Park 16) – Commercial Leases**

### **Overview**

Community consultation was undertaken between 24 November and 15 December 2025 on the draft Key Lease Terms for two existing commercial premises:

- The Bookmakers                      La Dolce Vita Event Management & Catering Pty Ltd
- The Victoria Park Kiosk              Lola Café Bar Pty Ltd

A total of 94 submissions were received during the consultation period.

### **Quantitative Results**

#### **Support for Proposed Lease – The Bookmakers**

- 90.11% supported Council progressing with a lease not exceeding 10 years
- 6.59% did not support the proposal
- 3.30% were unsure

#### **Support for Proposed Lease – The Victoria Park Kiosk**

- 89.13% supported Council progressing with a lease not exceeding 10 years
- 3.26% did not support the proposal
- 7.61% were unsure

### **Qualitative Feedback – Key Themes**

#### **Key Themes of Support**

- Strong support for the continued activation of Victoria Park / Pakapakanthi through hospitality uses.
- Recognition of the value of existing commercial buildings in supporting recreation and social connection.
- Support for retaining and improving existing structures rather than new development.
- Desire for stability and certainty for current operators.
- Positive feedback on service quality, events, and community functions.

#### **Key Themes of Concern**

- Concerns about over-commercialization of the Park Lands.
- Requests to avoid increases in building footprint, height, or car parking impacts.
- Noise and late-night event management concerns.
- Occasionally reduced public access during private functions.
- Limited concern regarding any gambling-related associations.

## Road Renaming Request

Tuesday, 17 March 2026  
Infrastructure and Public  
Works Committee

Strategic Alignment - Our Places

**Program Contact:**  
Mike Philippou, Associate  
Director Strategic Property &  
Commercial

Public

**Approving Officer:**  
Tom McCready, Director City  
Infrastructure

## EXECUTIVE SUMMARY

The purpose of this report is to present the outcomes of a road naming investigation and further engagement with the family of Sister Janet Mead as per Council's resolution at the meeting held on the 25 February 2025 as outlined below:

1. *"Notes the report and asks Administration to
  - 1.1. Undertake consultation with the executors of Sister Janet Mead's will and legacy, along with the owners of land adjoining to ensure that the naming process appropriately reflects her contributions and aligns with their insights and preferences.
  - 1.2. Explore alternative roads and/or lanes that may be more suitable in recognising Sister Janet Mead's legacy, particularly locations that are more publicly accessible and appropriately reflect her life's work (in accordance with Council's 'Naming Policy for Roads').
  - 1.3. Include 'Sister' in the proposed name to properly acknowledge Sister Janet Mead's identity and her lifelong dedication to compassion and service, ensuring that the name is clearly recognised as belonging to the woman who profoundly impacted the lives of so many.*
2. *That the outcomes of this consultation are brought back to Council for consideration."*

In accordance with this resolution, the Administration met with the family of Sister Janet Mead. The Administration has undertaken a site inspection of possible roads adjacent to the Adelaide Day Centre and St Aloysius College, which were significant places to Sister Janet Mead's life and legacy.

The family of Sister Janet Mead have requested that a portion of Queen Street located between Angus Street and Carrington Street be renamed to Sister Janet Mead Street.

This creates several challenges such as the renumbering of properties located along the southern portions of Queen Street between Carrington Street and Halifax Street.

It is the family's preference to pursue the renaming of this section of Queen Street, as this is a public road that provides the frontage to the Adelaide Day Centre. The family have confirmed that they do not wish to pursue the naming of an unnamed private road, as they are of the opinion that this would not appropriately reflect Sister Janet Mead's life and legacy.

The Naming Policy for Roads, which was endorsed by Council on 24 September 2024, defines the accepted principles for the naming of roads including reference to the length of road, whether the road crosses a more significant road, and the preferred process to rename existing roads.

Based on the guidance in Council's Naming Policy for Roads, it is recommended that Council does not proceed with the process to rename a portion of Queen Street to Sister Janet Mead Street.

# RECOMMENDATION

The following recommendation will be presented to Council on 24 March 2026 for consideration

THAT THE INFRASTRUCTURE AND PUBLIC WORKS COMMITTEE RECOMMENDS TO COUNCIL

THAT COUNCIL

1. Notes the report outlining the request from the family of Sister Janet Mead to rename a portion of Queen Street located between Angus Street and Carrington Street to Sister Janet Mead Street.
  2. Notes that the family of Sister Janet Mead do not wish to pursue the naming of an unnamed private road after Sister Janet Mead, as they believe that the unnamed private roads are not suitable to reflect her life and contributions to society.
  3. Resolves to not proceed with the request to rename a portion of Queen Street between Angus Street and Carrington Street as outlined in Attachment A to Item 7.3 on the Agenda for the meeting of the Infrastructure and Public Works Committee held on 17 March 2026, to Sister Janet Mead Street on the basis that the renaming request is not supported by Council's Naming Policy for Roads and notifies the family of Sister Janet Mead of Council's decision.
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## IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	<b>Strategic Alignment – Our Places</b> Our public spaces will be designed for people, making them safe and lively and a reflection of our history and identity.
Policy	Naming Policy for Roads, which does not support the renaming of roads unless necessary.
Consultation	Should Council wish to proceed, public consultation would be undertaken on the proposed road renaming with the broader community and residents of Queen Street.
Resource	The road naming request will be managed by existing resources in the Strategic Property & Commercial Program, subject to the extent of consultation requirements.
Risk / Legal / Legislative	Section 219 of the <i>Local Government Act 1999</i> (SA) grants Council the power to name public roads and places.
Opportunities	To rename a portion of Queen Street after Sister Janet Mead, in recognition of her contributions to charitable work and society.
25/26 Budget Allocation	Not as a result of this report
Proposed 26/27 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	Should Council wish to proceed with the road renaming, the process and public consultation is anticipated to take approximately two months, with a report on the outcomes of public consultation to be presented back to Council in July 2026.
25/26 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report

# DISCUSSION

## Background

1. On 28 May 2024, Council resolved *“that Council asks the Administration to prepare a report consistent with Council Policy on the possible naming of a street in the City of Adelaide after the late Sister Janet Mead to honour her contribution to our community, including her tireless work to assist the homeless.”*
2. On 25 February 2025, Council considered proposing to commence the process to name an unnamed private road located off Moore Street to the rear of the Adelaide Day Centre after Sister Janet Mead.
3. The family of Sister Janet Mead were not supportive of naming this unnamed private road after Sister Janet Mead, believing that this was an unsuitable representation of her life and legacy.
4. In response to their objections, Council resolved not to proceed with the proposed naming of the unnamed private road and instead resolved that Council:
  1. *“Notes the report and asks Administration to*
    - 1.1. *Undertake consultation with the executors of Sister Janet Mead's will and legacy, along with the owners of land adjoining to ensure that the naming process appropriately reflects her contributions and aligns with their insights and preferences.*
    - 1.2. *Explore alternative roads and/or lanes that may be more suitable in recognising Sister Janet Mead's legacy, particularly locations that are more publicly accessible and appropriately reflect her life's work (in accordance with Council's 'Naming Policy for Roads').*
    - 1.3. *Include 'Sister' in the proposed name to properly acknowledge Sister Janet Mead's identity and her lifelong dedication to compassion and service, ensuring that the name is clearly recognised as belonging to the woman who profoundly impacted the lives of so many.*
  2. *That the outcomes of this consultation are brought back to Council for consideration.”*
5. In accordance with this resolution of Council, the following consultation was undertaken with the family of Sister Janet Mead:
  - 5.1. An in-person meeting discussing the unnamed private roads available for possible renaming at [Link 1](#) and the implications of Council's Naming Policy for Roads.
  - 5.2. An in-person site inspection of unnamed private roads available for renaming in proximity of the Adelaide Day Centre and St Aloysius College, which were significant places in the life of Sister Janet Mead.
  - 5.3. Consideration of correspondence about the family's wishes and legacy of Sister Janet Mead.
6. Following this consultation, the family of Sister Janet Mead advised that it is their request and preference for the portion of Queen Street, between Angus Street to the north and Carrington Street to the south, be renamed to Sister Janet Mead Street.
7. An aerial image outlining the portion of Queen Street proposed for renaming is shown in **Attachment A**.
8. The Naming Policy for Roads, endorsed by Council on 24 September 2024, most relevantly states that *“it is a widely accepted principle that road names are supposed to be enduring and should only be changed if necessary”*. The Naming Policy for Roads also states that *“When a road crosses a more significant road (in terms of width or traffic volumes), different names should generally be assigned to the portions either side of the more significant road”*, which is relevant as Queen Street crosses over Carrington Street, this policy principle is expressly *“not intended to be applied retrospectively to remedy those road names”*. In addition, the Naming Policy for Roads encourages the use of shorter road names and the avoidance of unduly long road names comprising two or more words.
9. The family were asked whether they wished to pursue the renaming of an unnamed private road as previously proposed to Council in February 2025, should their request to rename portion of Queen Street not be supported by Council.
10. The family advised that they did not wish to proceed with the naming of an unnamed private road, as they were of the view that a smaller unnamed private road would not appropriately reflect the legacy of Sister Janet Mead.
11. A short biography of Sister Janet Mead is included at [Link 2](#). The portion of Queen Street desired for renaming was chosen by the family given its location at the entrance to the Adelaide Day Centre, which was

established by Sister Janet Mead as a support base for people experiencing homelessness, refugees, newly released offenders, the unemployed and people facing financial hardship.

12. Consultation has not as yet been undertaken with the owners and occupiers of land adjoining Queen Street about the possible road renaming, as this would only be required should Council resolve to proceed with the family's request.
13. The renaming a portion of Queen Street will directly impact approximately 30 properties along the full length, with 13 properties being located along the portion of Queen Street between Angus Street and Carrington Street proposed for renaming.
14. The renaming of a portion of Queen Street will also impact owners and occupiers of properties on the southern portion of Queen Street between Carrington Street and Halifax Street, as these properties are numbered 51 to 70 Queen Street following the numbering on the northern portion of Queen Street requested for renaming. The addresses of these properties will need to be renumbered and updated. There are approximately 17 properties that will require renumbering along the southern portion of Queen Street between Carrington Street and Halifax Street.
15. The address of the Adelaide Day Centre is 32 Moore Street, so this property would also need to have its address changed away from Moore Street should the renaming be supported.

### **Historical Background to Naming of Queen Street**

16. The major streets of Adelaide, as delineated on Colonel Light's original plan, were named by a Street Naming Committee on 23 May 1837. Most were named after persons instrumental in the foundation of the Colony.
17. However, there was no systematic method of naming smaller streets, and it is not always apparent when or why they were assigned their name.
18. Many were named after prominent individuals, original landowners or nearby landmarks. Sometimes it is possible to discover the origin of a street name from the Assessment Books, which are annual rate records of persons who owned or occupied land within the city. Often it seems, streets became known by the names of longstanding occupiers of the land on which they were laid out, generally in the first instance, as private thoroughfares.
19. The City of Adelaide Rate Assessment Books show Queen Street being on PTA415/490 from at least 1850, however the name was not shown on the Kingston Map of 1842, meaning it probably dates from the mid-1840s, making it one of the earliest smaller streets in the city.
20. Queen Street appears in the Corporation's old Register of Public Streets indicating that it was originally used as a private thoroughfare created by the owners of the abutting properties and that it was dedicated to public use by them between April 1858 and November 1861.
21. As for the historical reasoning for the naming of Queen Street, there are no documents in the City of Adelaide's archival collection that provide a definitive source as to the origins of the name or who named it, however it can reasonably be presumed that it was connected to the reigning monarch at the time, Queen Victoria.
22. It is also notable that the adjacent parallel street to the east between Angus Street and Carrington Street is named Princess Street, adding to the context of naming of roads after royal titles in this area.

### **Naming of Roads Policy**

23. On 24 September 2024, Council endorsed a new Naming Policy for Roads ([Link 3](#)). The Naming Policy for Roads most relevantly states at policy statement 2 that:  
*"Council may change the name of a public road or private road if it considers it appropriate to do so, however it is a widely accepted principle that road names are supposed to be enduring and should only be changed if necessary".*  
*"The City of Adelaide has its own unique history - including in relation to the naming of its roads - and it is important that this history is respected".*
24. The background to the naming of Queen Street is outlined above. Whilst Queen Street was not one of the original major streets named by a Street Naming Committee in 1837, it was one of the earliest smaller streets in the city, with its naming dating back to the mid-1840s. It is not necessary to change the name of Queen Street, and the current naming of Queen Street does contribute to the historical background of naming of streets and places in Adelaide after reigning monarchs of the time.
25. Policy statement 3.1 of the Naming Policy for Roads relevantly states that:

*“When a road crosses a more significant road (in terms of width or traffic volumes), different names should generally be assigned to the portions either side of the more significant road, because the more significant road is considered to be the ‘logical start or end point’ of the less significant road in most circumstances.”*

26. Queen Street currently runs from Angus Street to Halifax Street, crossing Carrington Street (being a more significant road in terms of width and traffic volumes). Therefore, if Queen Street were to be named at the present time in accordance with Australian Standard 4819:2011 – “Rural and urban addressing”, the use of one road name crossing both sides of Carrington Street would not comply with the current Naming of Roads Policy.
27. However, policy statement 2 of the Naming of Roads Policy confirms that:

*“For reasons outlined above (in relation to Adelaide’s unique history) the policy principles outlined in section 3 are not intended to be applied retrospectively to remedy those road names.”*
28. It is therefore not necessary to remedy the historical naming of Queen Street across both sides of Carrington Street, as this policy statement of the Naming of Roads Policy is explicitly not intended to be applied retrospectively to existing road names.
29. Policy statement 3.3 of the Naming of Roads Policy also states that:

*“The length of a road name should be shorter, rather than longer, especially where the road itself is short.”*
30. Policy statement 3.7 also states that:

*“Unduly long road names and road names composed of two or more words should be avoided, noting that some roads require a two-word name because of their geographic relationship e.g. Proof Range Road.”*
31. The request to rename Queen Street (which is an appropriately short name to reflect the relatively short length of Queen Street) to Sister Janet Mead Street (which is long and comprises of four words to reference the title of a specific person) does not comply with this preference in the Naming of Roads Policy for road names to be short, particularly for shorter streets.
32. Given the above guidance in Council’s Naming of Roads Policy, it is recommended that Council does not proceed with the request to rename a portion of Queen Street to Sister Janet Mead Street on the basis that:
  - 32.1. Policy statement 2 states that the existing names of public roads should be enduring and should only be changed if necessary to respect the City of Adelaide’s history.
  - 32.2. Policy statement 2 also states that it is not intended for existing road names to be changed to remedy existing situations, such as road names crossing over more significant roads.
  - 32.3. Policy statements 3.3 and 3.7 express a preference for road names to be short, with names of two or more words to be avoided, particularly where the road length itself is short.

### **Process to Rename a Public Road**

33. Legal advice has been sought on the process that would need to be followed to rename a portion of Queen Street as proposed by the family of Sister Janet Mead. *The Local Government Act 1999 (SA)* (‘the Act’) does not prescribe a process for the renaming of public roads, so the process to be followed is heavily guided by Council’s Naming Policy for Roads and Community Consultation Policy. Legal advice with respect to the process is summarised as follows:
  - 33.1. If the Council determines to progress the proposal it is recommended that public consultation be carried out, given that it involves a change that will impact existing occupiers of land. The following is relevant in the context of public consultation:
    - 33.1.1 There is no statutory requirement in the Act to undertake public consultation in respect of the Proposal.
    - 33.1.2 The Naming Policy for Roads (refer policy statement 4) provides that:

*“Council will consult with the owners of land adjoining a public road...when it proposes to ... change the name of, the road. Broader consultation should be considered if the road name being ... changed is for a major road or if the name being proposed could be considered contentious.”*
    - 33.1.3 At the very least, consultation should, in line with the Policy, involve direct consultation with the occupiers/owners of the properties adjoining the full length of Queen Street (for example, by way of correspondence sent to notify them of the proposal and its impacts and to invite written feedback).

- 33.1.4 Given the proposed change could be considered contentious (as it will impact a number of properties), it is recommended that the Council undertake 'broader consultation' as referred to in the Policy. Neither the Act nor the Policy is prescriptive in terms of what this consultation should involve and, therefore, the Council should be guided by its usual approach to public consultation.
- 33.1.5 Council's Community Consultation Policy outlines consultation steps in respect of matters where the Act requires consultation to be undertaken and can still guide a decision in relation to discretionary consultation processes (noting that, the Community Consultation Policy will need to come under review in the near future as a result of the recent changes to section 50 of the Act). The Community Consultation Policy outlines a minimum of 21 days to give notice and invite feedback in respect of a proposal, which is considered a reasonable timeframe that can be adopted in the case of consultation in respect of the road renaming proposal. Further, the Community Consultation Policy refers to notice of proposals being given on the Council's Our Adelaide website, which would also be appropriate in this case.
- 33.1.6 As the proposal involves the name of a person, it is recommended to directly write to any known Next of Kin of Sister Janet Mead and/or the Catholic Church to notify them of the proposal and to invite any feedback.
- 33.2 Following completion of the consultation process a report to Council would be prepared that outlines the consultation outcomes for the purposes of obtaining a decision of the Council in respect of the proposal. In accordance with Policy Statement 6 of the Naming Policy for Roads, the date of effect of any change in name must be determined at the time of the decision and the date of effect should allow sufficient time for all stakeholders to make arrangements to ensure a smooth transition (and should be specified) in any Council resolution to implement the proposal.
- 33.3 Notice of the Council's decision to approve a change of name to the road must be given as follows:
  - 33.3.1 Immediately notify the Registrar-General, the Surveyor-General and the Valuer-General of the change of name.
  - 33.3.2 Give public notice of the change in name, which can be done by giving notice of the decision in the Government Gazette and on the Council's website; and
  - 33.3.3 Give public notice of a decision to alter the numbering of the balance of Queen Street under section 220(3) of the Act (one notice addressing both the change of name and alteration of numbering would be sufficient), and the Council must immediately notify the Valuer-General of the decision to alter the numbering.
  - 33.3.4 It is also recommended to give notice of the decision direct to all persons who made a submission in relation to the proposal during consultation.

### Next Steps

- 34 Should Council accept the Administration's recommendation to resolve not to proceed with the proposed renaming of Queen Street, then this decision will be communicated to the family of Sister Janet Mead. It is noted that the family have indicated that they do not wish to proceed with the naming of a private road if their request to rename a public road is not supported by Council.
- 35 Should Council resolve to proceed with the process to rename the portion of Queen Street to Sister Janet Mead Street, public consultation will be undertaken with owners and occupiers of affected properties along Queen Street about the proposed road renaming, as well as with the broader community via the 'Our Adelaide' platform and process outlined in paragraph 33 and supporting subparagraphs. A report on the outcomes of public consultation will then be presented back to Council for a final decision about whether to proceed with the proposed road renaming.

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## DATA AND SUPPORTING INFORMATION

**Link 1** – Map of Unmanned Roads / Laneways in Adelaide

**Link 2** – Biography of Sister Janet Mead

**Link 3** – Naming Policy for Roads

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# ATTACHMENTS

**Attachment A** – Aerial image or portion of Queen Street proposed for renaming

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- END OF REPORT -

## Aerial image of portion of Queen Street proposed for renaming



### Legend

- ▭ Portion of Queen Street requested to be renamed to Sister Janet Mead Street
- ▭ Location of Adelaide Day Centre for Homeless Persons
- ▭ Portion of Queen Street to remain named as Queen Street and be subject to renumbering
- ▭ Unnamed private road previously proposed for renaming after Sister Janet Mead

**Program Contact:**

Anthony Spartalis, Chief Operating Officer

**Approving Officer:**

Michael Sedgman, Chief Executive Officer

Public

## EXECUTIVE SUMMARY

Section 90(2) of the *Local Government Act 1999 (SA)* (the Act), states that a Council may order that the public be excluded from attendance at a meeting if the Council considers it to be necessary and appropriate to act in a meeting closed to the public to receive, discuss or consider in confidence any information or matter listed in section 90(3) of the Act.

It is the recommendation of the Chief Executive Officer that the public be excluded from this Infrastructure and Public Works Committee meeting for the consideration of information and matters contained in the Agenda.

For the following Report for Recommendation to Council seeking consideration in confidence

**10.1** Bonython Park Kiosk Expressions of Interest Outcomes [section 90(3) (b) & (d) of the Act]

The Order to Exclude for Item 10.1:

1. Identifies the information and matters (grounds) from section 90(3) of the Act utilised to request consideration in confidence.
2. Identifies the basis – how the information falls within the grounds identified and why it is necessary and appropriate to act in a meeting closed to the public.
3. In addition, identifies for the following grounds – section 90(3) (b), (d) or (j) of the Act - how information open to the public would be contrary to the public interest.

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## ORDER TO EXCLUDE FOR ITEM 10.1

### THAT THE INFRASTRUCTURE AND PUBLIC WORKS COMMITTEE:

1. Having taken into account the relevant consideration contained in section 90(3) (b) & (d) and section 90(2) & (7) of the *Local Government Act 1999 (SA)*, this meeting of the Infrastructure and Public Works Committee dated 17 March 2026 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 10.1 [Bonython Park Kiosk Expressions of Interest Outcomes] listed on the Agenda in a meeting open to the public would on balance be contrary to the public interest.

#### Grounds and Basis

This Item is commercial information of a confidential nature (not being a trade secret), the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the Council is conducting business, prejudice the commercial position of the Council and prejudice the commercial position of the person who supplied the information and confer a commercial advantage on a third party.

The disclosure of information in this report could reasonably prejudice the commercial position and identity of the proponent who supplied 'commercial in confidence' information containing a business case and capability to undertake a promotional opportunity for evaluation by Council at the request of the Council for which 'commercial in confidence' discussions have been undertaken and remain current. Disclosure of this information may adversely impact project viability, prejudice the ability to undertake/participate in future negotiations on the proposal and prejudice the Council's commercial position and opportunity for Council to participate in future like considerations or discussions.

Public Interest

The Infrastructure and Public Works Committee is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the disclosure of this information may result in the release of information prior to the finalisation of commercial Lease negotiations with the preferred proponents and competitors receiving the information to the detriment of the proponents who supplied information at this point in time, may materially and adversely affect the financial viability of the proponent for any future projects and severely prejudice Council's ability to discuss/participate or influence a proposal for the benefit of the Council and the community in this matter and in relation to other commercial Lease negotiations.

2. Pursuant to section 90(2) of the *Local Government Act 1999 (SA)* (the Act), this meeting of the Infrastructure and Public Works Committee dated 17 March 2026 orders that the public (with the exception of members of Corporation staff and any person permitted to remain) be excluded from this meeting to enable this meeting to receive, discuss or consider in confidence Item 10.1 [Bonython Park Kiosk Expressions of Interest Outcomes] listed in the Agenda, on the grounds that such item of business, contains information and matters of a kind referred to in section 90(3) (b) & (d) of the Act.
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## DISCUSSION

1. Section 90(1) of the *Local Government Act 1999 (SA)* (the Act) directs that a meeting of Council must be conducted in a place open to the public.
2. Section 90(2) of the Act, states that a Council may order that the public be excluded from attendance at a meeting if Council considers it to be necessary and appropriate to act in a meeting closed to the public to receive, discuss or consider in confidence any information or matter listed in section 90(3) of the Act.
3. Section 90(3) of the Act prescribes the information and matters that a Council may order that the public be excluded from.
4. Section 90(4) of the Act, advises that in considering whether an order should be made to exclude the public under section 90(2) of the Act, it is irrelevant that discussion of a matter in public may -
  - (a) *cause embarrassment to the council or council committee concerned, or to members or employees of the council; or*
  - (b) *cause a loss of confidence in the council or council committee; or*
  - (c) *involve discussion of a matter that is controversial within the council area; or*
  - (d) *make the council susceptible to adverse criticism.*
5. Section 90(7) of the Act requires that an order to exclude the public:
  - 5.1 Identify the information and matters (grounds) from section 90(3) of the Act utilised to request consideration in confidence.
  - 5.2 Identify the basis – how the information falls within the grounds identified and why it is necessary and appropriate to act in a meeting closed to the public.
  - 5.3 In addition identify for the following grounds – section 90(3) (b), (d) or (j) of the Act - how information open to the public would be contrary to the public interest.
6. Section 83(5) of the Act has been utilised to identify in the Agenda and on the Report for the meeting, that the following report is submitted seeking consideration in confidence.
  - 6.1 Information contained in Item 10.1 – Bonython Park Kiosk Expressions of Interest Outcomes
    - 6.1.1 Is not subject to an existing Confidentiality Order.
    - 6.1.2 The grounds utilised to request consideration in confidence is section 90(3) (b) & (d) of the Act
      - (b) Information the disclosure of which—
        - (i) could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and
        - (ii) would, on balance, be contrary to the public interest.
      - (d) commercial information of a confidential nature (not being a trade secret) the disclosure of which-
        - (i) could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and
        - (ii) would, on balance, be contrary to the public interest;

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## ATTACHMENTS

Nil

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- END OF REPORT -

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