

# Kadaltilla

Adelaide Park Lands Authority

## Community Consultation Outcomes Victoria Park / Pakapakanthi (Park 16) Commercial Leases

**Thursday, 26 February 2026  
Board Meeting**

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Public

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### Purpose

The purpose of this 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). 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).

The report summarises the feedback received, identifies key themes raised by the community, and provides the consultation outcomes to inform Kadaltilla / Adelaide Park Lands Authority's advice to Council regarding the proposed Lease Terms for each site.

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### Recommendation

THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Kadaltilla / Adelaide Park Lands Authority:

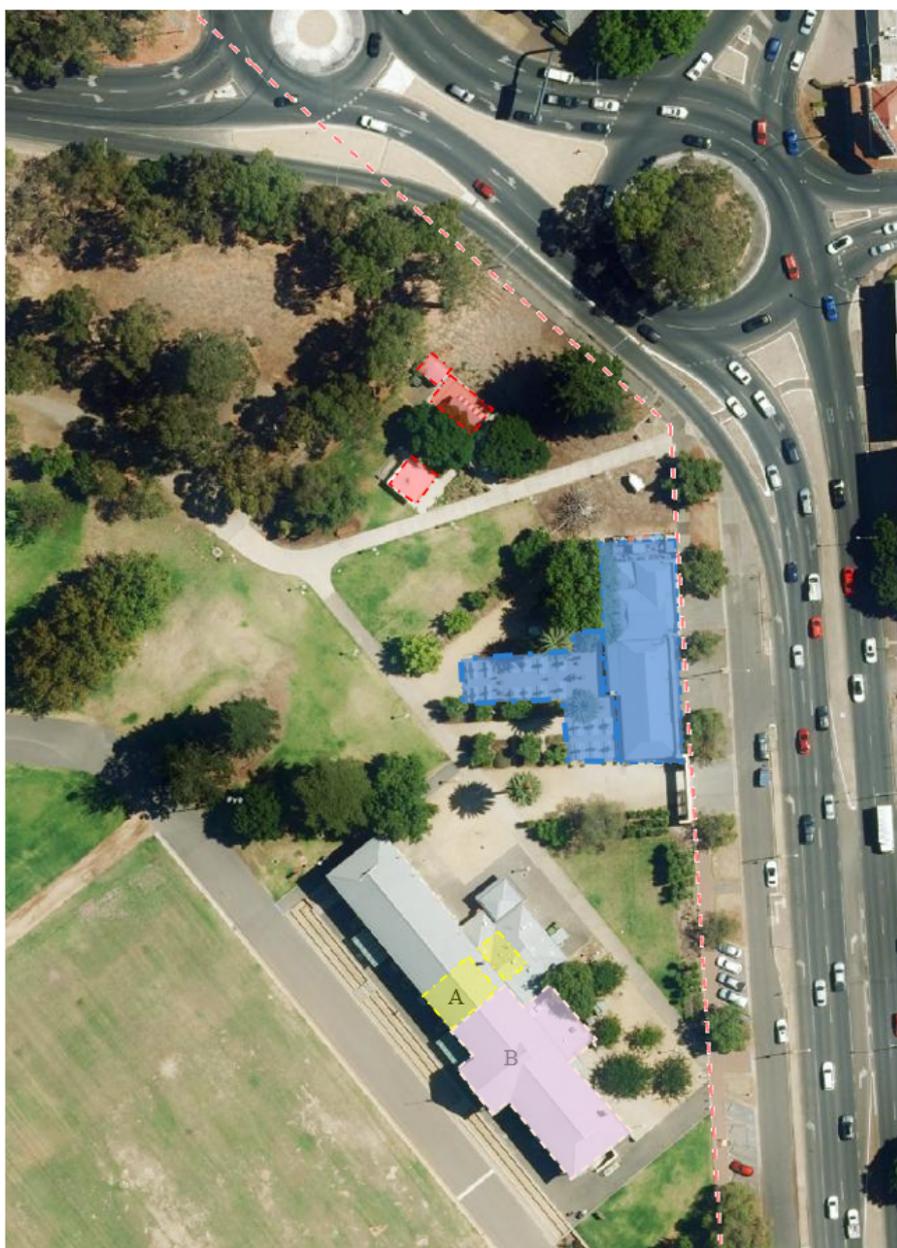
1. Notes the findings of the community consultation outcomes on the draft Key Lease Terms as contained in Attachment A to Item 6.2 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 26 February 2026.
  2. Endorses the Chief Executive Officer to enter into 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.
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## Implications

Adelaide Park Lands Management Strategy Towards 2036	<u>Adelaide Park Lands Management Strategy Towards 2036</u> Aligns with Goal 1 – Places and Spaces by supporting the activation and sustainable use of commercial buildings within the Adelaide Park Lands, enhancing visitor amenity, recreation opportunities and the overall experience of the Park Lands.
2023-2028 Strategic Plan	<u>Kadaltilla / Adelaide Park Lands Authority 2023-2028 Strategic Plan</u> Strategic Plan Alignment – Expert Advice Key Action 4.1 – Provide advice on plans, projects, and policies for the Adelaide Park Lands.
City of Adelaide Strategies	<u>City of Adelaide Strategic Plan 2024-2028</u> Supports the key action to ‘enable community-led services which increase wellbeing, social connections and participation in active lifestyles, leisure, recreation and sport’.
Policy	<u>Adelaide Park Lands Community Land Management Plan (CLMP)</u> supports the leasing and licensing of these Park Lands premises. <u>Adelaide Park Lands Leasing and Licensing Policy (Policy)</u>
Consultation	The consultation was conducted in accordance with Section 202(2) of the <i>Local Government Act 1999</i> (SA), as the proposed Key Lease Terms exceeds 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 Adelaide City Council (exemption was granted by the Minister for Business Services and Consumers on 28 December 2011).
Design	Not as a result of this report
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.
City of Adelaide Budget Allocation	Annual rent will be informed by independent rental assessment factoring in the unique nature of Adelaide Park Lands.
Capital Infrastructure Projects	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	The proposed Lease terms will not exceed ten years.
Ongoing Costs (eg maintenance cost)	Maintenance responsibilities will form part of 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 Kiosk.
  - 3.2. The Bookmakers.
  - 3.3. The Grandstand - Part A.
  - 3.4. The 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 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 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](https://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 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-commercialization 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. Community consultation feedback has been assessed by Administration, and the summary is provided in **Attachment A** to this report. All responses received as part of the consultation process can be viewed here – [Link 1](#).
19. As a result of this process and the assessment of the feedback provided by the community through consultation, Administration does not recommend any changes to the draft Key Lease Terms, which can be viewed here ([Link 2](#)).
20. 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.
21. 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**

22. Subject to Kadaltilla's advice, a report will be presented to the Infrastructure and Public Works Committee on 17 March 2026, seeking approval to finalise Lease Agreements for the commercial premises within Park 16 as follows:
- 22.1. 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.
- 22.2. 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.

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## Data and Supporting Information

**Link 1** – [Survey Summary Report Final Community Consultation](#)

**Link 2** – [Key Lease Terms](#)

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## Attachments

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

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