

Community Consultation Outcomes - Victoria Park Commercial Leases

Strategic Alignment - Our Economy

Public

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

Program Contact:
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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.

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**

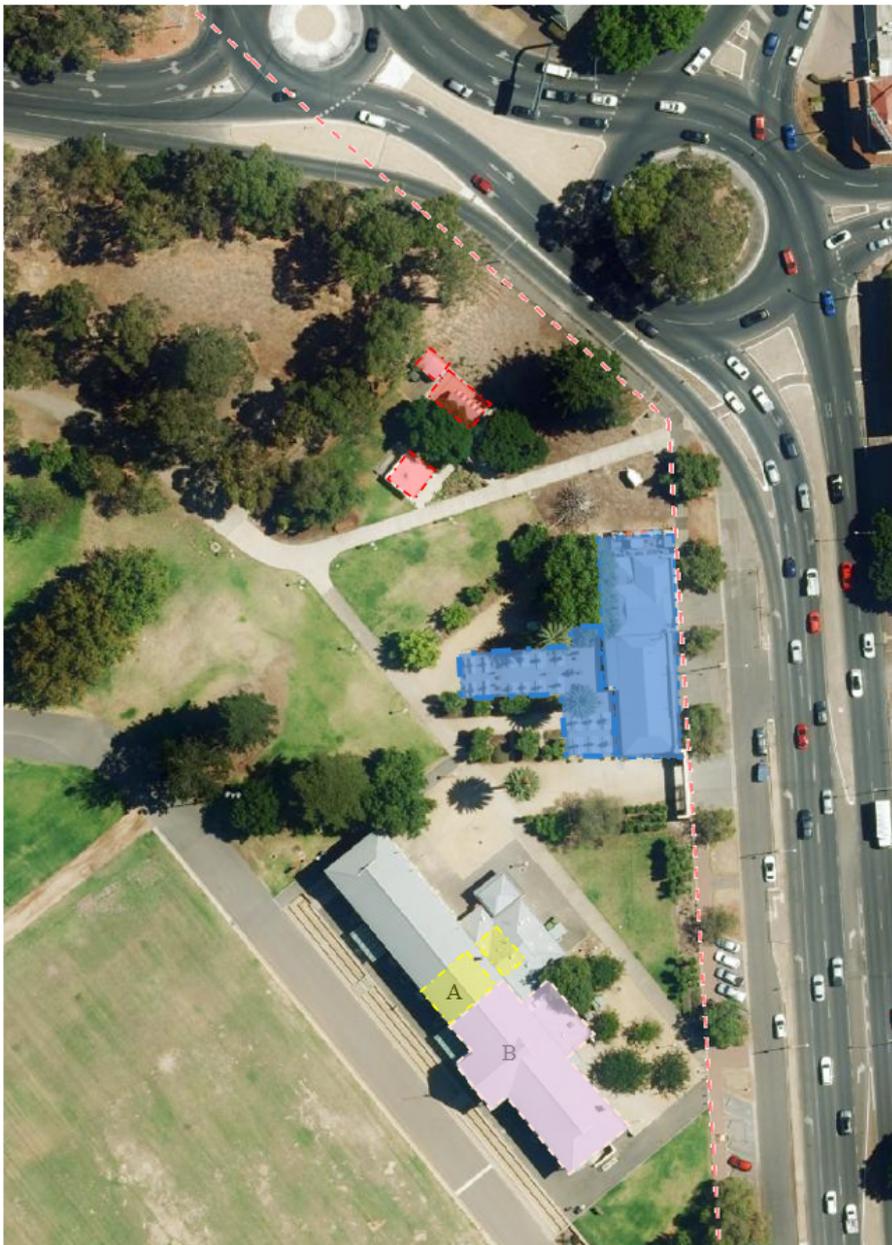
1. Notes the findings of the Community Consultation outcomes on the draft Key Lease Terms as contained in Attachment A to Item 7.2 on the Agenda for the meeting of the Infrastructure and Public Works Committee held on 17 March 2026.
 2. Authorises the Chief Executive Officer to enter into a Lease Agreement 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	Strategic Alignment – Our Economy 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	Adelaide Park Lands Community Land Management Plan (CLMP) supports the leasing and licensing of these Park Lands premises. Adelaide Park Lands Leasing and Licensing Policy (Policy)
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.
 - 11.4. Email submissions via 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.
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DATA AND SUPPORTING INFORMATION

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

Link 2 - Draft Key Lease Terms

ATTACHMENTS

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

- END OF REPORT -