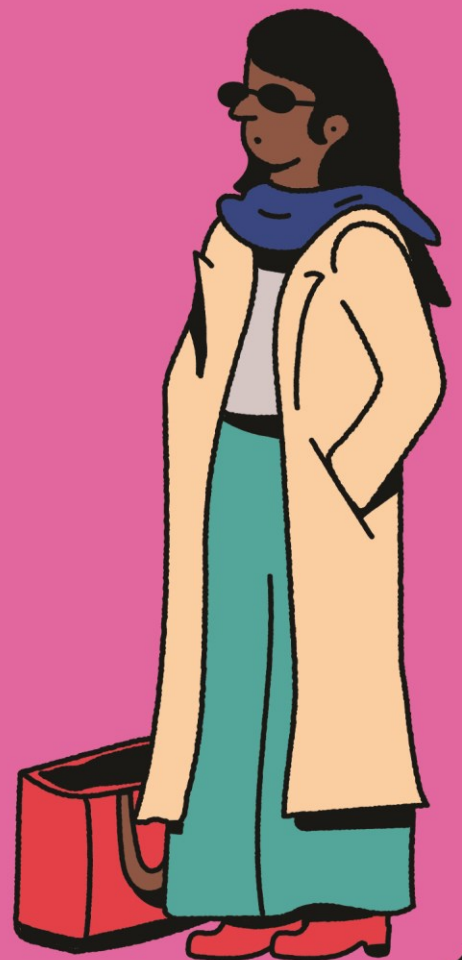


Victoria Park / Pakapakanthi (Park 16) Commercial Buildings Leases

Consultation on proposed leases of The Bookmakers and the
Victoria Park Kiosk building

Consultation closes 11:59pm, 15 December 2025



**Our
Adelaide**



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

Victoria Park Commercial Buildings Proposed Leases

**Our
Adelaide**

We would like your feedback on the proposal to grant a lease for no more than 10 years for:

1. The Bookmakers with La Dolce Vita Event Management & Catering Pty Ltd.
2. The Victoria Park Kiosk with Lola Café Bar Pty Ltd.



Legend The Bookmakers The Victoria Park Kiosk

Victoria Park Commercial Buildings Proposed Leases

Our Adelaide

Following Expressions of Interest (EOI) processes undertaken for commercial premises in Victoria Park / Pakapakanthi (Park 16) (between 8 October 2023 to 5 November 2023 and 1 April to 29 April 2025), Council recommended progressing to community consultation on proposed leases, not exceeding 10 years.

The terms and conditions of the draft Key Lease Terms was supported by Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) on 18 September 2025, and Council endorsed the draft Leases for the purpose of commencing community consultation at its meeting of 28 October 2025.

Under the *Local Government Act (SA) 1999* (LG Act 1999), Councils are required to formally undertake community consultation for a lease or licence term over community land that is greater than 5 years.

Background

Victoria Park / Pakapakanthi (Park 16) (the Park) sits in Adelaide's eastern Park Lands and forms part of the National Heritage-listed "Adelaide Park Lands and City Layout." The Park supports recreation, events and environmental education and includes a criterium cycling circuit used for racing and Pedal Prix. It is also home to the Pakapakanthi Interpretive Trail across grassland, wetland and woodland ecosystems in the southern half of the park. Victoria Park also hosts major city events, including the Adelaide 500 motor racing carnival.

Within the Park there are three commercial buildings that support Park Lands activation through hospitality use. The buildings are the remaining structures from Adelaide's first racecourse, with racing beginning in 1846 and continuing until 2007.

The former Bookmakers' League Building was designed in 1954 by architects Glover & Pointer for the Adelaide Racing Club. With its terrazzo floors and wrought iron "ARC" emblems, the building reflects the mid-century character of the site and stands as a reminder of Victoria Park's rich sporting heritage.

The Victoria Park Kiosk occupies part of the original racecourse gardens, once home to formal plantings and shaded resting spots for visitors. Reimagined in recent years as a café serving park users and cyclists, it continues the tradition of community gathering and hospitality within this much-loved corner of the Adelaide Park Lands.

The EOI processes were undertaken in accordance with Section 13 of the Adelaide Park Lands Leasing & Licensing Policy 2016.

As a result of the EOI, applications received for The Bookmakers and The Kiosk are being consulted as the draft Leases exceed 5 years.

Victoria Park Commercial Buildings

Proposed Leases

**Our
Adelaide**

Key Lease Terms

Terms	Kiosk	Bookmakers
Current Tenant	Lola Café Bar Pty Ltd.	La Dolce Vita Event Management and Catering Pty Ltd
Proposed Tenant	Lola Café Bar Pty Ltd.	La Dolce Vita Event Management and Catering Pty Ltd
Initial Term	No more than 5 years	No more than 5 years
Renewal	No more than 5 years	No more than 5 years
Permitted Use	Café / kiosk	Restaurant / café
Times of Use	At the times that the Lessee has the Premises opened for business.	At the times that the Lessee has the Premises opened for business.
Rent	A market rent assessment has been conducted by an external independent valuer to determine the annual rent, which is not captured by this consultation as they are commercial in-confidence.	A market rent assessment has been conducted by an external independent valuer to determine the annual rent, which is not captured by this consultation as they are commercial in-confidence.
Rent Reviews	The rent reviews will be in accordance with CPI and will be calculated annually.	The rent reviews will be in accordance with CPI and will be calculated annually.
Upgrades to Premises	The Lessee has expressed interest in making financial investments into The Kiosk. All improvements to the will follow Councils processes around Development Approval and Landowner consent prior to any changes being made.	The Lessee has expressed interest in making financial investments into The Kiosk. All improvements to the will follow Councils processes around Development Approval and Landowner consent prior to any changes being made.

Victoria Park Commercial Buildings Proposed Leases

**Our
Adelaide**

Timeline

Community consultation	
Open	24 November 2025
Close	15 December 2025
Reporting of consultation results	
Kadaltilla	26 February 2026
Council	24 March 2026
Finalise lease	
All Parties Sign Lease	June 2026*

*If you have any queries about these dates, please contact Jacque Opie on 8203 7289

Frequently Asked Questions

Why is Council consulting on these leases?

Lease consultation is a statutory requirement under the Local Government Act (SA) 1999 when the term of the lease is greater than 5 years. The two draft Leases are for a term no more than 10 years.

Who are the proposed tenants and terms?

- Bookmakers: La Dolce Vita Event Management & Catering Pty Ltd — No more than 10 years.
- Kiosk: Lola Café Bar Pty Ltd — No more than 10 years

What happens after consultation?

Submissions received during consultation will be summarised and provided to Kadaltilla and Council to inform final decisions.

Victoria Park Commercial Buildings Proposed Leases

**Our
Adelaide**

How do I provide my feedback?

Online

ouradelaide.sa.gov.au

Contribute your feedback via the **Online Survey**.

Email your comments to ouradelaide@cityofadelaide.com.au.

Written Submissions

All written submissions must be received by 11:59pm, Monday 15 December, and should be delivered to the City of Adelaide Customer Centre (25 Pirie Street, Adelaide), or addressed to:

Community Consultation

Victoria Park Commercial Buildings Proposed Leases

GPO Box 2252, Adelaide SA 5001

What happens next?

We will acknowledge your feedback either by email or in writing.

For enquires please contact:

Jacque Opie

Community Leasing Coordinator

T: +61882037289

E: j.opie@adelaidecitycouncil.com

Or visit ouradelaide.sa.gov.au

Victoria Park Commercial Buildings Proposed Leases

**Our
Adelaide**

Submission Form

Feedback closes **11:59pm, Monday 15 December 2025**

This form can also be completed online at ouradelaide.sa.gov.au.

Q1. Do you support Council progressing with a lease not exceeding 10 years at the Bookmakers with La Dolce Vita Event Management and Catering Pty Ltd?

Yes

No

Unsure

Q2. Do you support Council progressing with a lease not exceeding 10 years at the Kiosk with Lola Café Bar Pty Ltd?

Yes

No

Unsure

Q3. Do you have any other comments relevant to the proposed leasing of the premises within Victoria Park / Pakapakanthi (Park 16).

Victoria Park Commercial Buildings Proposed Leases

**Our
Adelaide**

For your submission to be considered as a formal submission, please include your name and residential address. Formal submissions including names and addresses of respondents may on occasions be made public through reports to Council. Required information is marked with an *asterisk.

*First Name:		*Last Name:	
Email Address:			
*Address:			
Business/Organisation Name (if applicable):			
Gender:	☐ Male ☐ Female ☐ Other Identity	Year of Birth:	
Are you a City of Adelaide Ratepayer?		☐ Yes ☐ No	
Please tell us how you participate in city life (tick all that apply):			
☐ Work	☐ Live	☐ Shop	☐ Business Owner/Operator
☐ Study	☐ Tourist	☐ Play (e.g. leisure, recreation, entertainment, dining)	
Please indicate your main areas of interest (tick all that apply):			
☐ Our Community	☐ Our Economy	☐ Our Environment	☐ Our Places
Please indicate the locations that are of interest to you (tick all that apply):			
☐ East End	☐ North Adelaide	☐ South East	
☐ South West		☐ West End	

OurAdelaide.sa.gov.au is Council's online consultation website. It is your chance to be kept up-to-date and provide feedback on areas of the city that interest you. Would you like to sign up to Our Adelaide to receive the monthly newsletter and be notified of new projects that match your interests?

☐ Yes ☐ No

**Please provide your email address above*