

Kadaltilla

Adelaide Park Lands Authority



BOARD MEETING MINUTES

Thursday, 26 February 2026

Colonel Light Room, Adelaide Town Hall

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Kadaltilla / Adelaide Park Lands Authority

Board Meeting Minutes, Thursday, 26 February 2026, at 4.32 pm

Colonel Light Room, Adelaide Town Hall

Present:

Presiding Member	The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith
Deputy Presiding Member	Elinor Walker
Board Members	Daniel Bennett
	Kirsty Bevan
	Ashley Halliday
	Stephanie Johnston
	Warwick Keates
	Councillor Keiran Snape
	Sally Underdown

1 Welcome and Opening

1.1 Acknowledgement of Country

At the opening of the Board Meeting, the Presiding Member, the Lord Mayor stated:

'Kadaltilla / Adelaide Park Lands Authority acknowledges that we are meeting on traditional Country of the Kaurna 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 Kaurna people living today. And we also extend that respect to other Aboriginal Language Groups and other First Nations who are present today.'

3 Presiding Member Report (verbal)

The Presiding Member provided a verbal report on various matters:

- Welcome two new members of the Board, Sally Underdown and Daniel Bennett, along with returning member Tim Agius, and his deputy member Allan Sumner.
 - Daniel is the founding Director of Sleepshill Design Office and a registered landscape architect and urban designer with over 25 years of experience in strategic and design projects.
 - Sally has a diverse career in public service and the not-for-profit sector, and she is currently the Alcohol and Drug Foundation SA & NT State Manager.
 - Tim is the KYAC Chair and was nominated by the KYAC Board on 30 January 2026 for appointment to the Kadaltilla Board.
- The Council representatives to the Board were endorsed by Council and Minister Nick Champion MP, with their appointments gazetted in February 2026.
- The Board acknowledged outgoing members Justyna Jochym on 30 October 2025 and Allison Bretones on 27 November 2025, and we should also thank Mitzi Nam and proxy Dennis Rigney for their contributions who have concluded their term as the KYAC nominated representatives. Their commitment, advocacy, and guidance, especially in finalising the Adelaide Park Lands Management Strategy – Towards 2036, have been highly valued.
- The Premier announced on 19 February 2026 that the Australian Motorcycle Grand Prix would move to South Australia from November 2027, and that the event would run as a street circuit, along Adelaide's former Grand Prix racetrack.
- The South Australian Motorsport Board have advised that The MotoGP circuit has been designed to meet the rigorous and stringent safety requirements of the world governing body for motorcycle racing, FIM
- The announcement was made while the Lord Mayor was on leave, and in her absence, the

Deputy Lord Mayor, Councillor Carmel Noon, requested a meeting with the South Australian Motor Sport Board to better understand what is planned and the impacts for the Adelaide Park Lands

- Whilst there is some information in the public domain, it is still early stages.
- During a meeting yesterday between The Lord Mayor, the Chair of the South Australian Motor Sport Board, Mr Andrew Daniels and their CEO, Mr Mark Warren the following advice from the Motorsport Board was provided:
 - As the Motorsport Board moves into the next detailed design phase the State Government will consult with key stakeholders, particularly with the City of Adelaide, noting those consultations have now begun with yesterday's meeting.
 - The Motorsport Board has advised that briefings are also being held with various park users including cycling clubs, event organisers and current lessees as well as schools located immediately adjacent the proposed circuit.
 - The Motorsport Board have indicated that a key requirement for the circuit design is to bring increased life and purpose to the heritage grandstand in Victoria Park, with the circuit planned to run directly in front of the grandstand. A playing field will be retained as part of this redesign process.
 - The current Supercars race paddock and temporary pit building will be relocated to near Fullarton Road from its current location in the middle of the park. The intention here is to maintain an open park with the construction zone moved to ensure greater park access for patrons.
 - The proposed circuit realignments and additional track may impact patron movement throughout the Park at various times, however the Motorsport Board will work closely with City of Adelaide to minimise disruptions.
 - A significant road resurfacing program will be undertaken by the Department of Infrastructure and Transport in order to meet the FIM's stringent safety requirements.
 - Any potential impacts to biodiversity areas in Victoria Park will be identified and addressed through consultation with the City of Adelaide, noting there is an Environmental Consultant as part of the design team.
 - There will be an impact to the Glover East Playground with detailed design works to determine the scale and impact underway. It is the Motorsport Boards intention that park users will retain the same level of amenity they now enjoy into the future.
 - The indigenous Corrobboree area (Place of Reflection) at the junction of Pirie St and East Terrace was fully considered in the design to not be impacted.
- What the advice from the Motorsport Board confirms is that there will be impacts in the Adelaide Park Lands.
 - There are realignments and additional track that will need to be undertaken within Victoria Park. This will likely impact along the Fullarton Road edge, the bike and pedestrian connection across Victoria Park connecting Halifax Street and Grant Avenue. Again, detailed design work will need to be undertaken to incorporate those changes. They advised that the track extensions that head south will not encroach into the exclusion zone of the Copper Chequered Butterfly. It may also result in the removal of some hard stand within Victoria Park as the new track layout is formalised.
 - Within Victoria Park there will need to be consideration to playing fields, which the Motorsport Boards proposed design is seeking to maintain, notably around the Heritage Grandstand, which their design is seeking to highlight, noting the straight and therefore supporting infrastructure is pushed away from the centre of Victoria Park and toward Fullarton Road.
 - There will also be engagement by the Motorsport Board with cycling groups regarding the Criterium Track, the lessees such Vic Park Social Club and operators in the Heritage Grandstand and nearby Kiosk.
 - In addition to the track works on Victoria Park, there is a significant road resurfacing program, across the whole of the track layout, which will also need to be planned and some of that work currently suggests that there will be elements of new track to be laid and some of that will be across Park Lands.

- An example of this is in the area around Glover East Playground and there will likely be an impact to Glover East Playground. Again, more detailed design is needed to then make decisions on the degree of impact to the Playground and the approach to ensuring our residential community in that area as well as other users such as CBC have access to the same level of amenity they enjoy now into the future.
- It is not currently the view that there will be any impacts to our recently delivered public artwork, Place of Reflection, even though that part of East Terrace will form part of the track.
- To accommodate the track proposed there will be Tree Removals. As the Motorsport Board refines their design we will have a clearer handle on the scale, but that impact does include Significant and Regulated Trees and we will ensure that there is a tree replacement program. The Motorsport Board has indicated it will work on minimising those impacts as it moves through its detail design phase.
- There are also impacts to projects proposals through third parties such as the Adelaide Three Day Event which will need to be considered.
- There has also been discussion around the O-Bahn exit and that is a further area of focus, particularly in event mode as to how that service will be either redirected or operated when the MotoGP and bp Grand Final are on.
- We have been clear in this first engagement that the cost of these works impacting City of Adelaide infrastructure and the Adelaide Park Lands will need to be borne by the Motorsport Board and State Government.
- Mr Daniels is aware of the requirement within the South Australian Motor Sport Act 1984 for consultation with the Adelaide Park Lands Authority and he was very committed with Mr Mark Warren to brief both Council and Kadaltilla at key points.
- The Lord Mayor noted that some Board Members have raised questions with the Administration as to whether a briefing and/or consultation will occur with Kadaltilla. Administration have confirmed they will coordinate a briefing opportunity as soon as possible and inform the Board as soon as that is organised.
- At this stage it is important to continue this early dialogue and get the opportunity to engage with the Motorsport when they come and brief the Board in more detail.
- A mature *Dracaena draco* (Dragon Blood Tree) has been gifted to the City of Adelaide by Prince Alfred College.
 - The tree was carefully removed and relocated on the evening of 19 February 2026 to the northern area of Victoria Park / Pakapakanthi (Park 16), adjacent to the historic red brick former racecourse buildings and near the Dragon Blood Tree that died in 2024.
 - The existing tree has been retained, as it continues to provide interest and amenity for park users.
- On 22 December 2025, correspondence was received from the University of Adelaide informing the Kadaltilla Board, as a stakeholder under the legislation, that the University of Adelaide and the University of South Australia are transitioning their respective operations from 1 January 2026 to Adelaide University under the Adelaide University Act 2023 (SA).
- A major public art initiative led by the State Government commemorating South Australian Aboriginal leaders was publicly announced on 4 February 2026.
 - The Lord Mayor joined families of the honourees and the Attorney General, Kyam Maher, to announce that six Aboriginal leaders will be honoured with statues at Elder Park.
 - The first is a life-size statue of Dr Lowitja O'Donoghue who was a leading advocate for SA's First Nations People and will be erected at the Tarrantanya Wama/Elder Park walkway, on the southern side of Karrawirra Parri/River Torrens by mid-2026.
 - Future statues of prominent Aboriginal leaders Gladys Elphick MBE, Dr Alice Alitya Rigney AO PSM, David Unaipon, Yami Lester OAM and Garnett Ian Wilson OAM.
 - The statues will be designed by acclaimed sculptor Robert Hannaford AM.
 - The statues are being funded by the State Government with support from the City of Adelaide in facilitating their placement within the CBD.

1.2 Apologies

Board Member - Tim Agius

1.3 Confirmation of Minutes

Board Decision

Moved by Councillor Snape,
Seconded by Ashley Halliday -

That the Minutes of the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 27 November 2025 be taken as read and be confirmed as an accurate record of proceedings.

Carried

1.4 Out-of-Session Resolution

On 15 December 2025, the Kadaltilla / Adelaide Park Lands Authority Board was presented with the following recommendation to consider out of session, in accordance with clause 4.8.4 of the Kadaltilla Charter:

That the Kadaltilla / Adelaide Park Lands Authority:

1. Provides written consent to proceed with the Regional Landscape Plan 2026-2031 submission, and
2. Authorisation for the Chief Executive Officer, or delegate, to make minor, typographical or editorial amendments to the draft submission, for the purposes of finalising the document for public consultation.

The resolution was carried and is a valid and effectual decision of the Kadaltilla / Adelaide Park Lands Authority Board.

2 Conflict of Interest

Nil

4 Deputations

Nil

5 Items for Board Discussion

5.1 External Presentation - Adelaide Equestrian Festival Proposal for 2026-27 Water Jump

Presenters:

- Kirsty Withers, Festival Director, Adelaide Equestrian Festival
- Luke Jones, Luke Jones Architects.

Precis of Item:

A presentation was given to present a concept design proposal to establish a new water jump feature in Victoria Park / Pakapakanthi, for use annually by the Adelaide Equestrian Festival.

6 Items for Board Decision

6.1 Adelaide Equestrian Festival Proposal for 2026-27 Water Jump

Discussion ensued

It was then -

Moved by Warwick Keates,
Seconded by Councillor Snape -

THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Kadaltilla / Adelaide Park Lands Authority:

1. Endorses the proposal from the Adelaide Equestrian Festival for a new water jump feature in Victoria Park / Pakapakanthi as contained in Attachment A to Item 6.1 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on Thursday 26 February 2026.
2. Notes the proposal would be funded and project managed by the Adelaide Equestrian Festival.

Carried

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

Discussion ensued

It was then –

Moved by Elinor Walker,
Seconded by Kirsty Bevan -

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.

Carried

6.3 Draft Kadaltilla Business Plan and Budget 2026/2027

Discussion ensued

It was then –

Moved by, Ashley Halliday,
Seconded by Kirsty Bevan -

THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES THE STATE GOVERNMENT AND COUNCIL:

That the Kadaltilla / Adelaide Park Lands Authority:

1. Endorses the draft 2026/27 Kadaltilla / Adelaide Park Lands Authority Annual Business Plan and Budget, as contained in **Attachment A** to Item 6.3 on the Agenda for the Board meeting of Kadaltilla / Adelaide Park Lands Authority held on 26 February 2026, to be provided to Council to inform Council's draft 2026/27 Annual Business Plan and Budget process.
2. Authorises the Chief Executive Officer, or delegate, to make minor, typographical or editorial amendments to the draft 2026/27 Kadaltilla / Adelaide Park Lands Authority Annual Business Plan and Budget, as contained in **Attachment A** to Item 6.3 on the Agenda for the Board meeting of Kadaltilla / Adelaide Park Lands Authority held on 26 February 2026, for the purposes of finalising the document for public consultation.

Carried

7 Items for Noting

7.1 Adelaide Park Lands Trail Rest Stop Guidelines

Discussion ensued

It was then –

Moved by Ashley Halliday,
Seconded by Elinor Walker -

That the Kadaltilla / Adelaide Park Lands Authority:

1. Receives the Adelaide Park Lands Rest Stop Design Guidelines as contained in **Attachment A** of Item 7.1 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 26 February 2026.
2. Notes the next phase of work focuses on the development of design standards for the Adelaide Park Lands to provide a clear and consistent framework for the design of paths, public realm infrastructure, stormwater infrastructure, and urban elements within the Adelaide Park Lands.

Carried

7.2 Tentative List Submission for World Heritage Bid for Adelaide and its Rural Settlement Landscapes – Progress Report

Discussion ensued

It was then –

Moved by Kirsty Bevan,
Seconded by Warwick Keates -

That the Kadaltilla / Adelaide Park Lands Authority:

1. Receives the report as contained in Item 7.2 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 26 February 2026.

Carried

8 Other Business

Discussion ensued in relation to the following topics –

- The Lord Mayor noted that Councillor Keiran Snape has nominated for the State Election and wished him luck.
- The Road Safety site located in Bonython Park / Tulya Wardli (Park 27) and any future plans, a report will be provided to the Board in a future meeting.
- The Lord Mayor confirmed that a Sculpture has been offered on loan from the Motorsport Board of South Australia and discussions are continuing.

9 Exclusion of the Public for Items requested to be considered in confidence

Moved by Elinor Walker,
Seconded by Sally Underdown -

Order to Exclude for Item 10.1

THAT THE KADALTILLA/ ADELAIDE PARK LANDS AUTHORITY

1. Having taken into account the relevant considerations contained in Clause 4.8.21 of the Adelaide Park Lands Authority Charter and section 90(3) (b) & (d) and 90(2) & (7) of the *Local Government Act 1999* (SA), this meeting of the Board of Kadaltilla / Park Lands Authority dated 26 February 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 / Tulya Wardli (Park 27) Kiosk Expression 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 Board 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 Kadaltilla dated 26 February 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 / Tulya Wardli (Park 27) Kiosk Expression 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) of the Act.

Carried

There were no members of the public present. Members of Corporation staff not directly involved in Item 10.1 left the Colonel Light Room at 6:34 pm.

10 Items for the Board in confidence

10.1 Bonython Park / Tulya Wardli (Park 27) Kiosk Expression of Interest Outcomes [s 90(3) (b), (d)]

CONFIDENTIAL

The meeting reopened to the public at 6.34pm.

Item 10.1 - Bonython Park / Tulya Wardli (Park 27) Kiosk Expression of Interest Outcomes [s 90(3) (b), (d)]

Confidentiality Order

1. Having considered Item 10.1 [Bonython Park Kiosk Expression of Interest Submission] listed on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 26 February 2026 in confidence pursuant to Section 4.8.21 of the Kadaltilla Charter and s 90 (3) (b) & (d) of the *Local Government Act 1999* (SA), orders that the resolution, the report, the discussion and any other associated information submitted to this meeting of the Board and the Minutes of this meeting in relation to the matter remain confidential and not available for public inspection until 31 May 2026 or until the matter is released by the City of Adelaide Chief Executive Officer.

Closure

The meeting closed at 6.34 pm

The Lord Mayor, Dr Jane Lomax-Smith
Presiding Member
Kadaltilla / Adelaide Park Lands Authority

Documents Attached:

Nil