

Kadaltilla

Adelaide Park Lands Authority



SPECIAL BOARD MEETING MINUTES

Thursday, 17 September 2026

Colonel Light Room, Adelaide Town Hall

Kadaltilla / Adelaide Park Lands Authority

Special Board Meeting Minutes, Thursday, 17 September 2026, at 4.30 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	Tim Agius
	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:

‘The City of Adelaide acknowledges the Kaurna People of the Adelaide Plains as the Traditional Custodians of the land on which we meet today.

We acknowledge and honour their spiritual and cultural stewardship of this Country and recognise their deep and enduring relationship with its lands, waters, the sky, and all living things.

We pay our respects to Kaurna Elders past and present and recognise the important role of emerging leaders in sustaining and strengthening culture.’

1.2 Apologies

Nil

2 Conflict of Interest

Nil

3 Items for Board Discussion and Decision

Tim Agius entered the Colonel Light Room at 4.33pm

Sally Underdown entered the Colonel Light Room at 4.35pm

3.1 EXT PRES - Adelaide Circuit Redevelopment Project Consultation

Precis of Item:

The purpose of this presentation is for the South Australian Motor Sport Board and the Department for Infrastructure and Transport to provide information relating to the proposed declarations on the Adelaide Circuit Redevelopment.

Presenters:

- Mark Warren - Chief Executive of the South Australian Motor Sport Board
- Nathan Cayzer – Head of Infrastructure, Design and Overlay MotoGP ADL Grand Final
- Jon Whelan – Chief Executive of the Department for Infrastructure and Transport
- Amanda Collins – Executive Director, Public Affairs, DIT

- Megan Timson – Technical Director, DIT
- Lexi Schwarz – Manager Environment, DIT

Stephanie Johnston left the Colonel Light Room at 4.59pm

3.2 Adelaide Circuit Redevelopment Project Consultation

Discussion ensued

Stephanie Johnston re-entered the Colonel Light Room at 5.55pm

Councillor Keiran Snape left the Colonel Light Room at 6.07pm and re-entered at 6.16pm

The Presiding Member sought leave of the meeting to adjourn for a period of 5 minutes at 6.22pm.

Leave was granted

The meeting resumed at 6.36pm with all members present.

It was then –

Moved by Councillor Keiran Snape,
Seconded by Daniel Bennett -

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

That the Kadaltilla / Adelaide Park Lands Authority:

1. Notes the Declaration of the proposed Declared Area and Prescribed Works Period for the purpose of conducting the Adelaide Circuit Redevelopment Project consultation as contained in this report and Attachment B to Item 3.2 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 17 September 2026.
2. Notes the Declared Area for the Adelaide Circuit Redevelopment Project as contained in Attachment A to Item 3.2 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 17 September 2026.
3. Authorises the Presiding Member of Kadaltilla / Adelaide Park Lands Authority to write to the Chief Operating Officer, Department of Premier and Cabinet, the Presiding Member / Chief Executive of the South Australian Motor Sport Board, and the Minister for Planning on behalf of Kadaltilla with its feedback on the Adelaide Circuit Redevelopment Project consultation as follows:
 - 3.1. Supports Adelaide's role as a major events city and recognises the significant economic, visitor and strategic benefits that the MotoGP™ Grand Prix of Australia can deliver for South Australia, while making clear that support for the event does not diminish the statutory and public importance of the Adelaide Park Lands.
 - 3.2. Recommends that Council require the permanent and temporary footprint of the Adelaide Circuit Redevelopment Project, including the circuit, runoff, safety infrastructure, drainage, services, construction areas, access, laydown and event infrastructure, to be limited to the minimum reasonably necessary and to maintain Adelaide's capacity to accommodate diverse arts, cultural, sporting, recreational and community events.
 - 3.3. Recommends that Council require the State Government and South Australian Motor Sport Board to provide Council with sufficiently detailed plans and a project critical path identifying the permanent and temporary footprint, occupation periods, environmental and heritage impacts, public access and transport impacts, remediation obligations and all material decision points requiring Council input before decisions are made.
 - 3.4. Recommends that Council require the Adelaide Circuit Redevelopment Project to avoid permanent or temporary impacts on significant trees, remnant vegetation, biodiversity, wetlands, heritage assets and environmentally sensitive areas, including the Butterfly Conservation Zone, Revegetation Conservation Zones, Buffer Conservation Zones and identified areas of high conservation value.
 - 3.5. Recommends that Council require an independent ongoing ecological monitoring and assessment program to be established before construction and continue through construction, events, bump-out, reinstatement and subsequent event cycles, with publicly

reported baseline data, cumulative impact assessment and measurable ecological thresholds and triggers requiring intervention, additional mitigation, rehabilitation or changes to event practices where ecological condition is adversely affected.

- 3.6. Recommends that Council require public access and use of the Adelaide Park Lands to remain the default during construction and event periods, with closures and restrictions limited to the minimum area and shortest period reasonably necessary and with pedestrian, cycling and transport alternatives provided wherever disruption cannot reasonably be avoided.
- 3.7. Recommends that Council require the State Government and South Australian Motor Sport Board to fully fund and undertake the timely remediation, reinstatement and repair of Adelaide Park Lands, infrastructure, vegetation, pathways and facilities affected by construction or motorsport activities, including appropriate financial assurance where there is a material risk of significant damage or remediation costs.
- 3.8. Recommends that Council require the State Government and South Australian Motor Sport Board to demonstrate how the Victoria Park / Pakapakanthi Remnant Vegetation Management Plan, Adelaide Park Lands Management Strategy, biodiversity objectives and relevant conservation management plans will be protected and implemented throughout construction, events and remediation, with appropriately qualified independent ecological experts and Traditional Owners involved in establishing and reviewing environmental protection measures.
- 3.9. Recommends that Council require the State Government to agree and fund a Community Benefits Plan delivering enduring, publicly accessible benefits additional to infrastructure required solely for the circuit, including appropriate Adelaide Park Lands Master Plan outcomes, improved paths and facilities, biodiversity and understorey enhancement, interpretation and storytelling, and community spaces and infrastructure.
- 3.10. Recommends that Council require the State Government and South Australian Motor Sport Board to publicly report to Council and the community on environmental impacts, Park Lands occupation, public access, transport disruption, remediation and delivery of the Community Benefits Plan, including clear responsibility, timeframes and funding for rectification of any identified impacts.
- 3.11. Recommends that Council seeks that the associated whole-of-life costs and responsibilities from new and upgraded assets associated with the Adelaide Circuit Redevelopment Project be appropriately identified, funded and agreed as part of the project arrangements, noting that these costs are not currently provided for in Council's Long Term Financial Plan or operational budgets.
- 3.12. Recommends the State Government and SAMSB brief Kadaltilla on the outcomes of its self-referral to the Federal Government under the EPBC Act and its response to the self referral process, including mitigation of impacts on the National Heritage Values and the National Heritage Management Plan for the Adelaide Park Lands and City Layout.
- 3.13. Recommends Kadaltilla works with the State Government and City of Adelaide and SAMSB to update the Adelaide Park Lands Management Strategy, and impacted Community Land Management Plans for affected parks including a long-term plan of no less than ten (10) years including;
 - mechanisms for investment in environmental, heritage, cultural and social outcomes
 - a long-term environmental and cultural monitoring plan associated with motorsport remediation
 - assessment of ecological value and offsets
 - investment approach should consider use of the Adelaide Park Lands Fund.
- 3.14. Recommends the State Government prepare an updated Management Agreement and Management Plan for the Grey Box Woodlands and Derived Native Grassland, forming part of KBA 1 in Victoria Park / Pakapakanthi (Park 16), including climate impacts.
- 3.15. Recommends the State Government and SAMSB prepare a stormwater investment package to deliver water quality improvements and approach to managing gross pollutants and discharge to waterways and the River Torrens / Karrawirra Pari.
- 3.16. Recommends to Council and the State Government that a formal project agreement is

entered into to clarify project governance, roles and responsibilities and reporting routines to Council and Kadaltilla.

- 3.17. Recommends to State Government that the circuit layout prioritises the butterfly conservation zone and gives consideration to the historic olive grove and provides rationale for these decisions.
4. Seeks a briefing from the Government of South Australia on the \$15 million Adelaide Park Lands Nature Positive Package at its earliest convenience, noting the next scheduled meeting of the Kadaltilla / Adelaide Park Lands Authority is Thursday, 24 September 2026.
5. Recommends that Council provide Kadaltilla with a report summarising the impacts of the SAMSB Moto GP proposal on the APLMS 'Towards 2036' objectives, and its alignment or otherwise.
6. Notes that Kadaltilla / Adelaide Park Lands Authority's advice will be presented to the Special City Community and Culture Committee on Tuesday 22 September 2026.

Carried

Closure

The meeting closed at 6.56 pm

The Lord Mayor, Dr Jane Lomax-Smith

Presiding Member

Kadaltilla / Adelaide Park Lands Authority

Documents Attached:

Item 3.1 - PowerPoint Slides – Adelaide Circuit Redevelopment Project

Adelaide Circuit Redevelopment Project

Kadaltilla

Adelaide Circuit
Redevelopment Project



Government of
South Australia



Three major South Australian events on one asset

The redeveloped circuit will be home to:

From 2027

- the world's first MotoGP Grand Prix to be held in a city-centre location
- the bp Adelaide Grand Final supercars event from November 2027.

From 2028

- a stage of the Santos Tour Down Under.

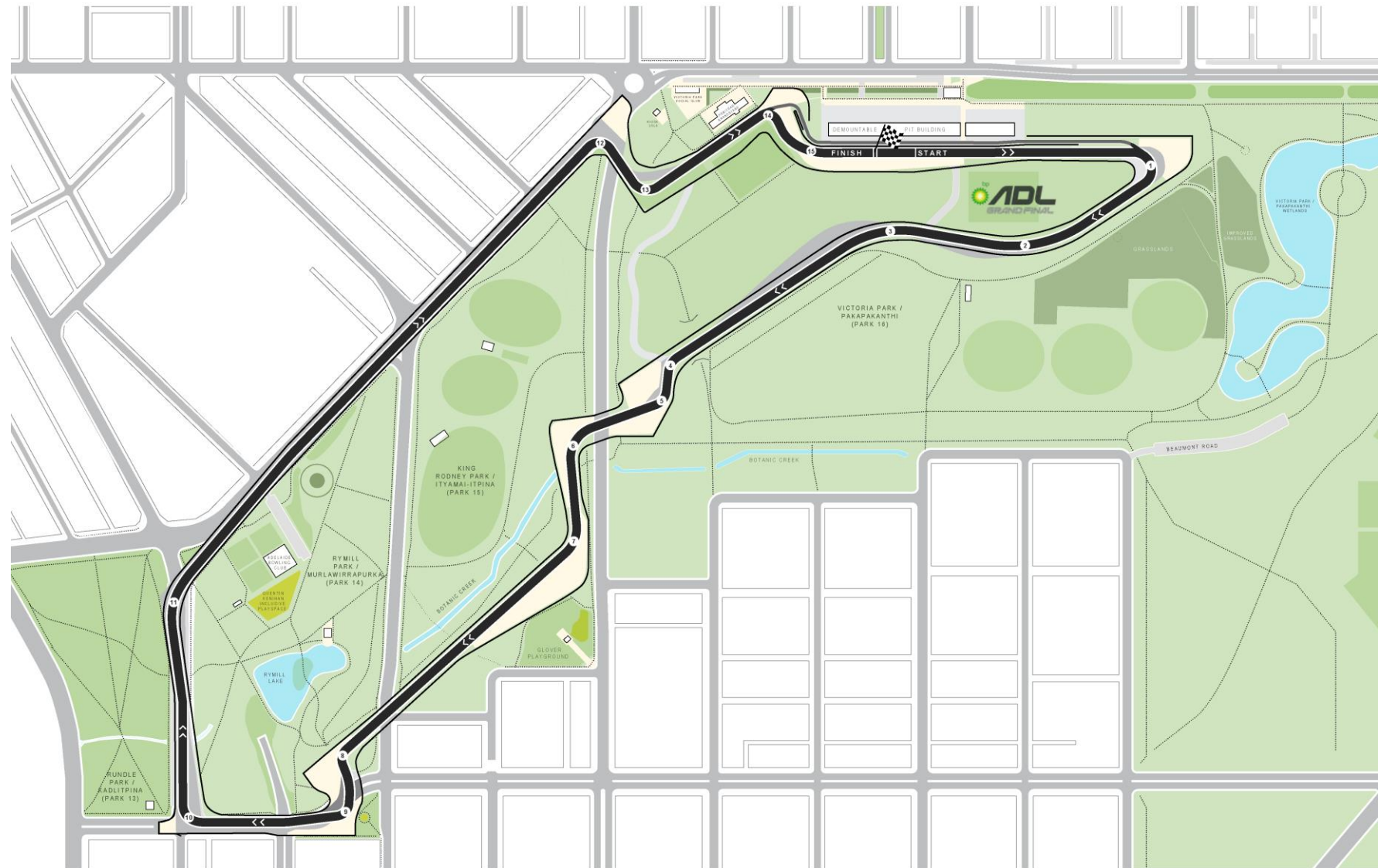
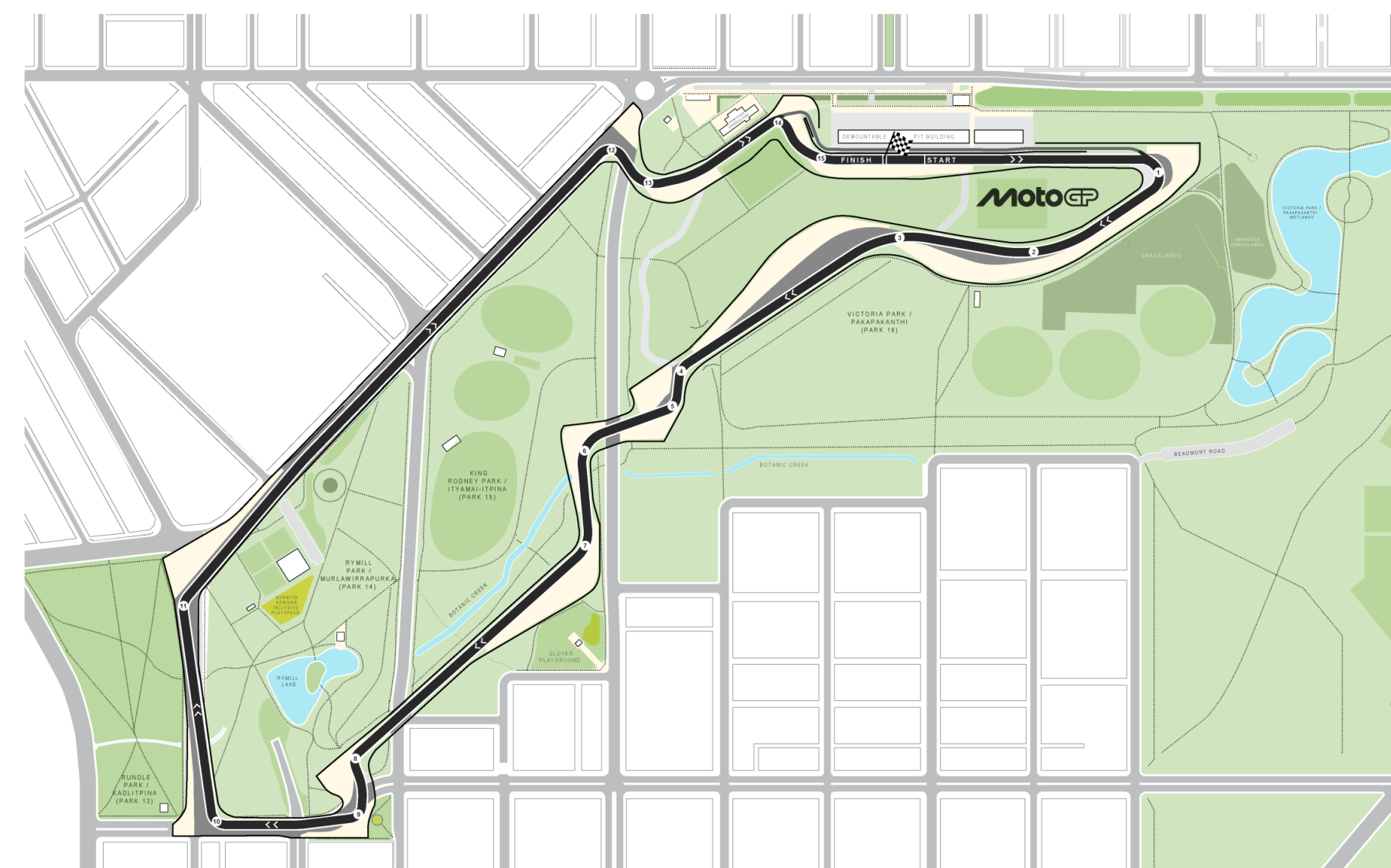


**SANTOS
TOUR
DOWN UNDER**

Key design principles

- **Deliver a world class racing circuit**
- **Ensure safety for all riders and drivers**
- **Minimise significant tree loss**
- **Enhance the Adelaide Park Lands for the community**

Circuit configuration for two events



Proposed Construction Declared Area From Oct 2026 to Nov 2027

- Works are planned to construct the redeveloped circuit within the proposed Declared Area
- It is proposed that the Prescribed Works Period commences on Friday, 2 October 2026, to facilitate site establishment and preliminary activities ahead of construction starting from 1 December 2026
- Works will be staged to safely reopen public access to sections of the Park Lands where possible



Infrastructure works

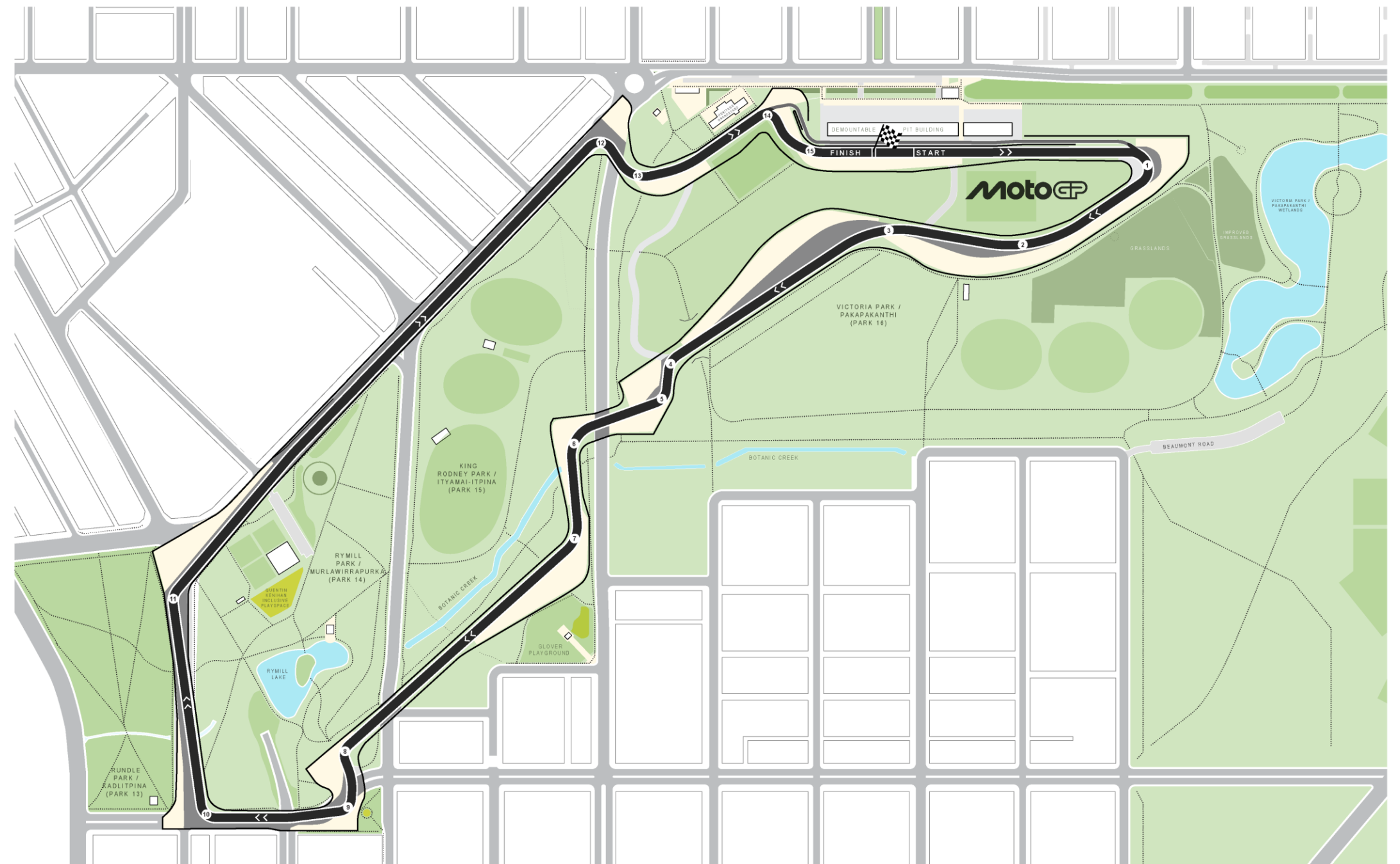
- Work involves construction of the new circuit and associated infrastructure works.
- All existing building within Parks 13, 14, 15 and 16 will remain as is as they are not impacted by the project works, with the exception of the existing old public toilet near the existing hardstand in Victoria Park that will be demolished.
- The project is planning to construct a new change room / toilet block / first aid facility in Victoria Park.
- Event infrastructure upgrades are planned for the Garden of Unearthly Delight and Gluttony.
- Hardstand changes across Parks 13,14,15 and 16
 - Existing hardstand – 10% of total Park
 - With project – 13% of total Park
- Any infrastructure impacted by the project (such as bins, bike racks, seats, signs etc) will be relocated as part of the works in consultation with City of Adelaide.
- All stormwater will be managed in accordance with City of Adelaide and DIT requirements. There is no proposed change of road catchment areas.

Staging of construction works

- Detailed construction planning is underway to ensure the work is completed safely and to minimise impacts whenever possible on local residents and businesses, Park Land users, road users, public transport users, cyclists and pedestrians.
- Works are planned to occur across multiple zones.
- Asphaltting works will be prioritised to ensure this activity is completed in the warmer months before Winter. Other associated works will then continue for completion prior to the first event in November 2027.
- Proactive engagement and communications approach is planned to ensure people are well informed of temporary impacts.

Key Proposed Works

Construction of the
redeveloped circuit and
associated run off areas



Key Proposed Works

Removal of the existing temporary building hardstand



Construction of the new temporary building hardstand



Artist's Impression - Indicative only and subject to change

Trees and vegetation

95% of trees in the circuit precinct will be unaffected

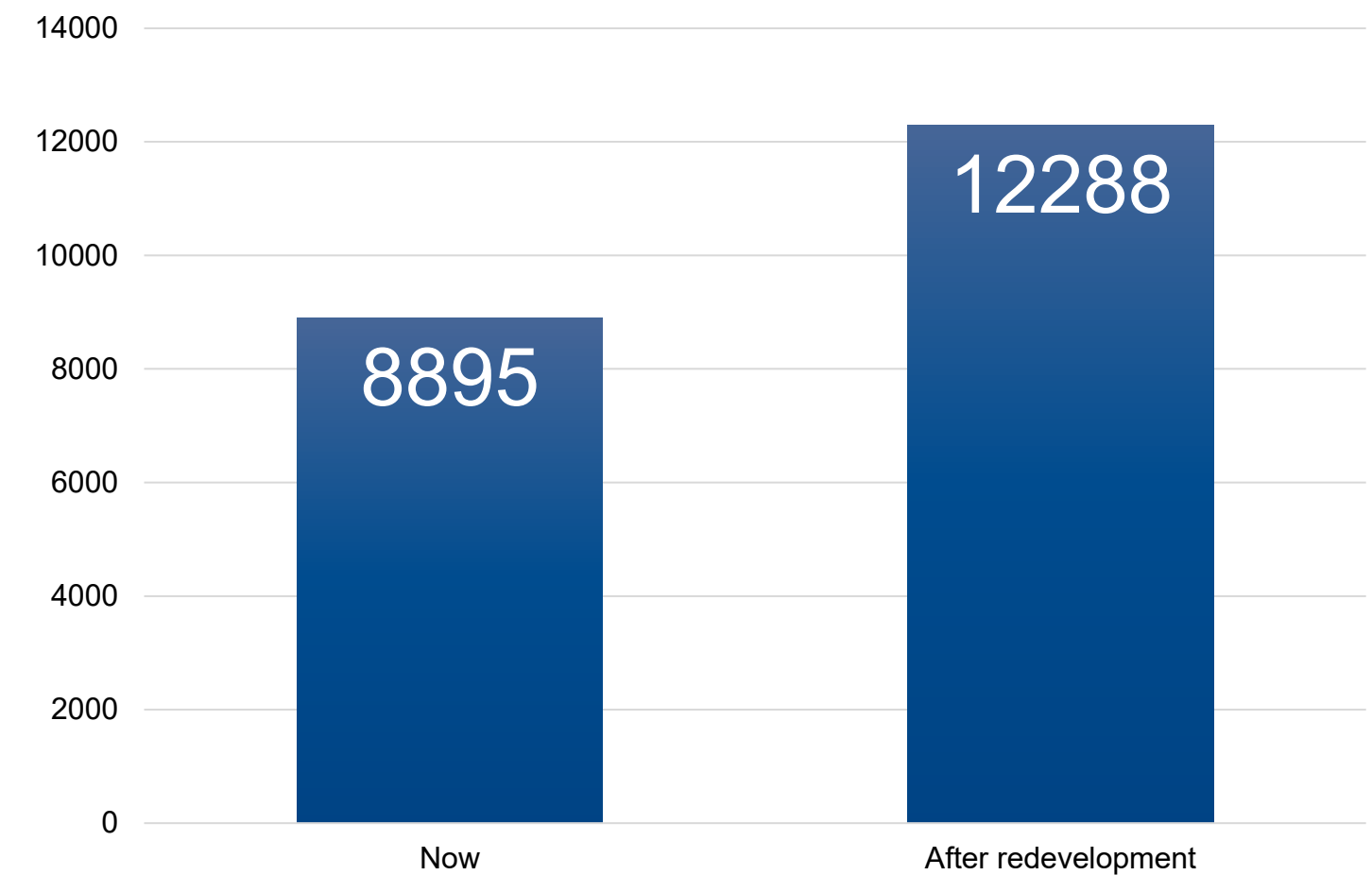
- Currently **8,895** trees in the circuit precinct
- **42** significant trees will be removed
- **335** regulated, unregulated, invasive, dead or poor health trees will be removed
- **88** trees will be relocated
- **22** trees under investigation



Planting trees

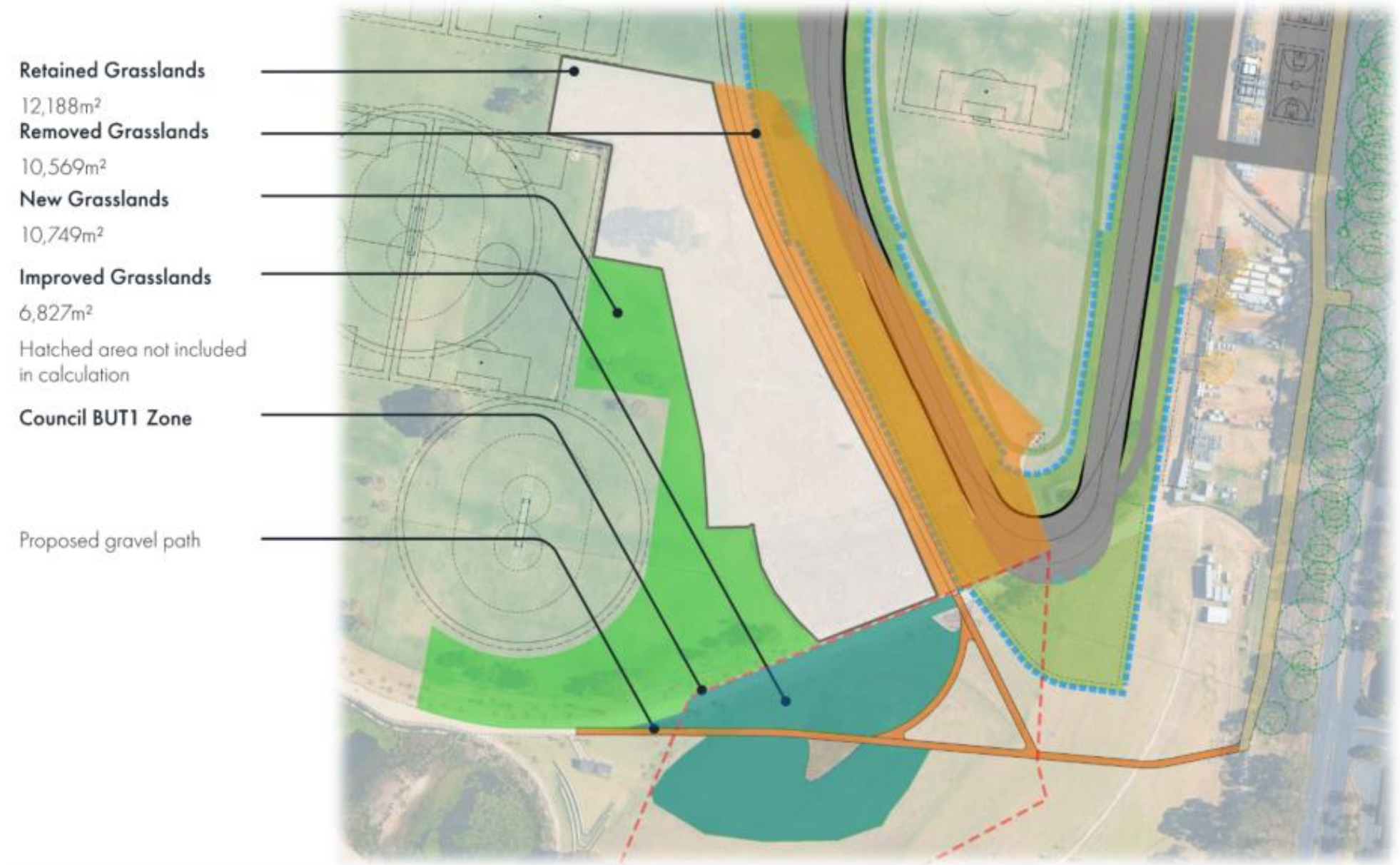


- All trees will be replaced on a **10:1 ratio**.
- **3,770 trees** will be planted.
- This will include mature stock ranging from 45 litres to 200 litres in size.



Grasslands in Victoria Park

- A native grassland biodiversity area was established in Victoria Park in 2011.
- Part of the grassland area will be impacted by the development.
- The grassland will be replaced in full and the size of the biodiversity area will be increased by 180m².



Community benefits

A key focus of the design process has been to create more opportunities for people to be active, connect and enjoy the Adelaide Park Lands

Enhanced sport, fitness and play spaces

Better Connections and Accessibility

Upgraded amenities and improvements for other community events

Protecting community play spaces, State Heritage items and Aboriginal artwork

** Beyond the circuit design, any future use and detailed design of these community spaces is subject to the City of Adelaide's approval.*

Community benefits



Victoria Park – Park 16

1. Enhanced soccer field
2. Unobstructed new criterium loop
3. New 2km running track
4. More usable green space in the middle of the park
5. New accessible toilet
6. Replacing and expanding grassland
7. Enhanced facilities for the Equestrian Festival
8. Protecting existing Aboriginal artwork
9. Improved east-west connections
10. New east-west connections
11. Vibrant new community play space

King Rodney Park – Park 15

12. Glover East playground remains
13. Improved access across Wakefield Road
14. Improved connectivity between the city and the east
15. Gravel safety run-off returned to grass and community spaces
16. Improved access across Bartells Road
17. Disc golf reinstated
18. Upgraded bus stop

Rymill Park – Park 14

19. Quentin Kenihan Inclusive Playspace remains
20. Bridgland Fountain
21. New services infrastructure for events
22. Safe and green streetscape
23. Protecting existing Aboriginal artwork

Across the eastern Park Lands

24. New 5km running track

Rundle Park – Park 13

25. New services infrastructure for events

Hardstand turned into a vibrant community space outside of motorsport events



Artist's Impression - Indicative only and subject to change

Gravel run off areas will be returned to grass outside of motorsport events



Artist's Impression - Indicative only and subject to change

Opportunity for further activation – informed by community feedback



Victoria Park/Pakapakanthi



Artist's Impression - Indicative only and subject to change