

Adelaide Circuit Redevelopment Project Consultation

**Thursday, 17 September
2026**

Board Meeting

Author:

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Public

Purpose

The purpose of this report is to provide the advice of the Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) to the South Australian Motor Sport Board (SAMSB) in response to its consultation on the Adelaide Circuit Redevelopment Project (ACR Project). Kadaltilla's advice will inform Council's response to the SAMSB under its separate consultation process with the Council.

Consultation with Kadaltilla is required under section 20(4), *South Australian Motor Sport Act 1984* (the Act), wherein the Minister may declare a specified Declared Area and Declared Period for the purposes of carrying out motor sport events. The Minister may also specify a Prescribed Works Period, during which the SAMSB may have access to the land within the Declared Area for the purpose of carrying out works for these events.

This report highlights key information relating to the ACR Project and notes that Kadaltilla is being consulted on a permanent redevelopment of the Park Lands. The report highlights matters in relation to environmental and heritage impacts of the works, the protections and conditions that apply, and the long-term implications for the management and use of the impacted Park Lands. Kadaltilla is being consulted per its legislative responsibilities. Council will separately consider a report at the Special City Community Services and Culture Committee on 22 September 2026.

Under section 9(e) of the *Adelaide Park Lands Act 2005* (SA), Kadaltilla's functions are '*to provide advice to the Adelaide City Council or to the Minister on policy, development, heritage or management issues affecting the Adelaide Park Lands*'.

The relocation of the MotoGP Grand Prix of Australia (MotoGP™) from Phillip Island to a redeveloped Adelaide Park Lands Circuit is both a major-event opportunity and a significant Park Lands transformation, on which Kadaltilla can uniquely advise both Council and the State Government.

Kadaltilla's advice will also inform Council's 'terms and conditions' for the ACR Project pursuant to section 22 of the Act, which states that the SAMSB must comply with reasonable conditions determined by a relevant council or any person having a right of occupation of the land or any part of the land, and these conditions may:

- Section 22 (3)(a) limit or prevent any unnecessary or reasonably avoidable interference with or damage to the land or anything growing on or built on the land
- Section 22 (3)(e) without limiting a preceding paragraph, that provide for the management, protection or rehabilitation of land (including land outside the declared area that may be affected by the Board's activities).

The consultation period administered by the State Government on the proposed ACR Project Declarations commenced on 31 August 2026 and will conclude on 25 September 2026.

Adelaide Circuit Redevelopment Project (ACR Project): 2 October 2026 through to November 2027

- The proposed ACR Project circuit track is 4.13km long, which is 0.91km longer than the current 3.22km Supercars circuit, and 0.35km longer than the 3.780km Formula One Australian Grand Prix circuit.
- The Declared Area map includes Victoria Park / Pakapakanthi (Park 16), King Rodney Park / Ityamai-itpina (Park 15), Rymill Park / Murlawirrapurka (Park 14) and Rundle Park / Kadlitpina (Park 13).

- It is presumed that the occupation of the Park Lands will follow a staged approach.
- The total Park Lands occupation period is currently unknown. It will include 412 days of occupation of the Park Lands to facilitate site establishment and preliminary activities, construction and the event. This is an increase of, at minimum, 253 days of occupation as compared to the annual supercars event.
- Currently, the declaration does not specify the duration of the Prescribed Works Period required after the event, to remove infrastructure and reinstate the Park Lands.

The consultation material presently does not specify the Declared Period required by section 20(1)(b) of the Act. The Declared Period for the MotoGP™ will be gazetted as a separate declaration to the annual bp Adelaide Grand Final, which is also held in November.

Recommendation

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 ## 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 ## 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 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.
 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. 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.
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Implications

Adelaide Park Lands Management Strategy Towards 2036	Adelaide Park Lands Management Strategy Towards 2036 The Adelaide Park Lands Management Strategy supports promoting the Park Lands as a visitor and tourist destination (Strategy 1.3)
2023-2028 Strategic Plan	Kadaltilla / Adelaide Park Lands Authority 2023-2028 Strategic Plan Strategic Plan Alignment – Expert Advice 4.1 Provide advice on plans, projects and policies for the Adelaide Park Lands 4.2 Engage with City of Adelaide and State Government including input into State Government initiatives
City of Adelaide Strategies	City of Adelaide Strategic Plan 2024-2028: Outcome: Adelaide's unique experiences and opportunities attract visitors to our city Economic Development Strategy 2024 – 2028: Goal 1: More than the gateway to South Australia.
Policy	The Community Land Management Plan (CLMP) for Victoria Park / Pakapakanthi (Park 16) provides context that the <i>South Australian Motor Sport Act 1984</i> provides broad powers to enable the staging of motor sport events. The CLMP notes that 'Restrictions on public use and movement may be subject to restrictions imposed by the <i>South Australian Motor Sport Act 1984</i> and Associated Motor Sport Events as well as other major events'. The purpose for which the land is held per the CLMP includes protecting the Key Biodiversity Area in this park. The remnant vegetation within the Key Biodiversity Area is cared for under a Management Agreement with the State Government. The CLMPs for King Rodney Park / Ityamai-itpina (Park 15), Rymill Park / Murlawirrapurka (Park 14) and Rundle Park / Kadlitpina (Park 13) are also policy considerations under this declaration. The next legislated review of the Adelaide Park Lands CLMP is in 2028. Motorsport is not contemplated in the CLMP for Parks 13, 14 and 15 and will therefore require review to ensure the Context, Objectives and Management Proposals reflect the responsibilities of Council for management of these Parks.
Consultation	Under section 20(4)(c) of the <i>South Australian Motor Sport Act 1984</i> there is a legislative obligation for the Minister, through the South Australian Motor Sport Board (SAMSB), to consult with Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) and Council regarding the Declared Area, Declared Period and Prescribed Works Period for the event. The current SAMSB consultation period is open and concludes 25 September 2026. City of Adelaide is conducting community consultation from 2 to 16 September 2026 to understand the community's views on the project and to inform Council's response and future statutory representations to the SAMSB.
Resource	This activity will be facilitated within existing resources.
Risk / Legal / Legislative	Pursuant to powers provided under the <i>South Australian Motor Sport Act 1984</i> section 20 (1), the Minister may declare a Declared Area, Declared Period and Prescribed Works Period for the purpose of conducting motor sport events. <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cth) <i>Landscape South Australia Act 2019</i> (which repealed the <i>Natural Resources Management Act 2004</i>) (SA) <i>Aboriginal Heritage Act 1988</i> (SA) <i>South Australian Motor Sport Act 1984</i> (SA) <i>Adelaide Park Lands Act 2005</i> (SA) Management Agreement between the Minister for Sustainability, Environment and Conservation and The Corporation of the City of Adelaide (Native Vegetation Site in Park 16).

	The Butterfly Conservation Zone in Park 16 is also a site of the Kaurna Cultural Burn.
Design	It is recommended that the design of any public amenities is undertaken in consultation with the City of Adelaide and follows the Good Design (ODASA) principles: Context; Inclusive; Durable; Value; Performance; Sustainable.
Opportunities	The ACR Project was not contemplated during the development of the Victoria Park / Pakapakanthi Master Plan and is therefore not reflected in the final Master Plan. There is an opportunity for some of the outcomes of the Master Plan to be implemented as part of the ACR Project including: • tree planting • understorey planting (increase in Biodiversity) • recreational walking / running loops • storytelling through interpretation • hardstand activation. The CLMP lists a management proposal to 'investigate landscape improvements for the park to create a cooler, more hospitable environment'. The State Government has produced, in collaboration with the Conservation Council of SA, a \$15 million 'Greener. Cooler. Wilder. Adelaide Park Lands Nature Positive Package'.
City of Adelaide Budget Allocation	Not as a result of this report
Capital Infrastructure Projects	Wakefield Road Pathway and Reinstatement of Playing Fields have been put on hold as a result of SAMSB motor sport activities (including the MotoGP™). There may be impacts on the Botanic Creek Renewal Project delivery and other irrigation and renewal projects in the proposed Declared Area. Part of the proposed Terms and Conditions for the 2026 bp Adelaide Grand Final is the removal of the existing public toilet facility adjacent to the Criterium Track in Park 16, which is to be conditional upon SAMSB funding the design, approvals, construction and establishment of a replacement public toilet facility at a location agreed with Council.
Life of Project, Service, Initiative or (Expectancy of) Asset	The Declarations referred to in this report are in reference to the ACR Project only, with the end of the Prescribed Works Period for the ACR Project to be November 2027.
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report

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Discussion

1. The Adelaide Circuit Redevelopment Project (ACR Project) will be designed by the South Australian Motor Sport Board (SAMSB) and delivered by the Department for Infrastructure and Transport (DIT) pursuant to powers provided under the *South Australian Motor Sport Act 1984* (the Act).
2. Under section 23 of the Act, the SAMSB must also take all reasonable steps to consult with and take into account representations of persons affected by their operations, including:
 - 2.1. any relevant council or any person having a right of occupation of land within a declared area, or
 - 2.2. any person occupying land immediately adjacent to a declared area, or
 - 2.3. any other person whose business or financial interests might, in the opinion of the Board, be adversely affected by the operations of the Board.
3. On behalf of the Minister responsible for the Act, the Chief Operating Officer, Department of Premier and Cabinet wrote to the Lord Mayor on 1 September 2026. The letter (**Attachment A**) outlines the declarations for the ACR Project with attached Declared Area map and was addressed to the Lord Mayor in her capacity as Lord Mayor of the City of Adelaide (CoA). This letter redacted an earlier version sent on 31 August 2026 that included the Lord Mayor in her capacity as the Presiding Member for Kadaltilla / Adelaide Park Lands Authority (Kadaltilla).
4. Under section 20(1) of the Act, the Minister may declare:
 - 4.1. A specified area (consisting of public road or Park Land or both) in Adelaide, to be a Declared Area under the Act for the purposes of running the event; and
 - 4.2. A specified period (not exceeding five days) to be a Declared Period under this Act for the purposes of the event; and
 - 4.3. A specified period or periods (Prescribed Works Period) under the Act during which the SAMSB may have access to land within a Declared Area for the purposes of carrying out works in the manner contemplated by section 22(1)(a) (and different periods may be specified in respect of different categories of work).
5. Through this report, feedback is sought on the Declared Area and Prescribed Works Period. Feedback provided will be presented to the Special City Community Services and Culture Committee on Tuesday 22 September 2026.

Declaration of Declared Area

6. The State proposes the ACR Project Declared Area as shown in the drawing in **Attachment B**.
 - 6.1. The proposed Declared Area extends beyond the areas requested in previous years to capture the construction zones required for the ACR Project works.
 - 6.2. The ACR Project proposes permanent service and event power infrastructure in Rundle Park / Kadlitpina (Park 13) and Rymill Park / Murlawirrapurka (Park 14), including infrastructure supporting Adelaide Fringe activities.
 - 6.3. The extent of the proposed works associated with Parks 13 and 14 has not been provided. As these parks are subject to Community Land Management Plans and already accommodate major events, the Administration will seek details of any proposed permanent or temporary works, event infrastructure, and changes to public access or movement.
 - 6.4. Council needs this information to properly assess the implications of including Parks 13 and 14 within the Declared Area, including the location, purpose, and permanence and ownership of the proposed works, as well as their relationship to motor sport events (pursuant to sections 3(3) and 20(1) of the Act).

Declaration of Prescribed Works Period

7. The proposed Prescribed Works Period for the ACR Project is to commence on 2 October 2026 to allow site establishment and preliminary works.
8. The State advises that construction will be completed before the MotoGP™ event in November 2027, however, acknowledges that the dates for that 2027 event have not yet been finalised. It proposes that the Prescribed Works Period for the ACR Project ends on 12 November 2027. The MotoGP™ event will have its own declaration including Prescribed Works Period.

9. The proposed Prescribed Works Period therefore precedes the proposed November 2027 Declared Period by more than a year. That is not, of itself, inconsistent with section 20(1), as the Act permits the Prescribed Works Period to be separate from, and commence before, the Declared Period.
10. Under section 20(1) of the Act, the Minister may, in respect of a motor sport event, declare a Declared Area, a Declared Period of no more than five days, and one or more Prescribed Works Periods during which the Board may access land within the Declared Area to carry out works in the manner contemplated by section 22, ('works reasonably necessary for or incidental to the performance of the Board's functions').

Declaration of Declared Period

11. The State proposes that the Declared Period (for the purposes of the event) will be a five-day period in November 2027, with final dates to be confirmed.

Adelaide Circuit Redevelopment Project Consultation

12. In February 2026, the Premier announced that the MotoGP™ Grand Prix of Australia Adelaide (MotoGP™) would relocate from the Phillip Island Grand Prix Circuit to an Adelaide Park Lands Circuit.
13. On Sunday 30 August 2026, the Premier announced the circuit design for the MotoGP™ through public consultation on the 'Adelaide Circuit Redevelopment Project'. This announcement included:
 - 13.1. The delivery of significant enhancements to key arts and community events in the Adelaide Park Lands, including new service infrastructure to support Adelaide Fringe venues at Gluttony and the Garden of Unearthly Delights.
 - 13.2. The construction of a purpose-designed water jump in Victoria Park / Pakapakanthi for the Adelaide Equestrian Festival.
 - 13.2.1. On 26 February 2026, Kadaltilla endorsed the proposal from the Adelaide Equestrian Festival for a new water jump feature in Park 16, which was to be funded and project-managed by the Adelaide Equestrian Festival.
 - 13.3. A collaboration with the Conservation Council SA on a \$15 million investment in the '[Greener.Cooler.Wilder. Adelaide Park Lands Nature Positive Package](#)', an environmental package committed to ensuring that the MotoGP™ is a 'nature positive event'.
 - 13.3.1. On 9 June 2026, Council noted in its decision on the 2026 bp Adelaide Grand Final Consultation that, 'South Australia's biodiversity policy objectives, Australia's commitment to protect and restore biodiversity under the 30 by 30 framework, and the established Significant Environmental Benefit principle applied elsewhere in environmental regulation, major events within or adjacent to Key Biodiversity Areas should be required to demonstrate a measurable net positive biodiversity outcome and avoid any cumulative decline in ecological condition over time.
 - 13.4. The prioritisation of 'the protection of significant trees wherever possible', including the preservation of an avenue of significant gum trees along Wakefield Road.
 - 13.4.1. The State advised that of 8,895 trees in the circuit precinct (Parks 16, 15, 14, and 13), 95 per cent will remain untouched by the project.
 - 13.4.2. The project will remove 377 trees. In its public statements, the State has advised that the majority of 377 are 'either unregulated, invasive species, dead or in poor health'. The Administration is unable to verify this assertion.
 - 13.4.3. The State advised that an additional 22 trees require further detailed below ground investigation to confirm they can be retained. The State has not advised how many of the 22 trees are significant trees, although media reports indicate the number may be 15.
 - 13.4.4. 42 of the trees to be removed are classified as significant. A significant tree has a single trunk with a circumference of 2 metres or more measured at a point 1 metre above natural ground level, or multiple trunks with a total circumference of 2 metres or more and an average circumference of 625 millimetres or more when measured 1 metre above natural ground level.
 - 13.4.5. The State advised that a further 88 trees will be transplanted to nearby locations within the park in accordance with arborists' advice. The State has not advised how many of the 88 trees are significant trees.
 - 13.4.6. The State confirmed its commitment to planting 10 replacement trees for every tree removed. Based on the currently advised removal of 377 trees, this equates to 3,770 replacement trees and a net increase of 3,393 trees, before any further change arising from

the 22 trees under investigation or the 88 trees proposed for transplantation. The proposed locations of these trees in the Park Lands are to be confirmed and may not be limited to the Eastern Park Lands or delivered in year one of the ACR Project.

- 13.4.7. The State advised that all replacement trees will be mature stock, ranging from 45 litres to 200 litres. There will also be 123,000 new understorey plantings. The typical trunk circumference of a 45-litre Eucalyptus tree ranges between 4.7 cm and 7.9 cm. A 200-litre Eucalyptus tree typically has a trunk circumference of roughly 19 to 22 centimetres.
- 13.4.8. The State advised that the circuit would impact part of the protected grassland in Victoria Park, established in 2011. The State advised that the affected grassland area will be fully replaced and expanded by a further 180m². The State is exploring opportunities to transplant native grasses into the new area. The Native Vegetation Area is subject to a Management Agreement between the Minister for Sustainability, Environment and Conservation and The Corporation of the City of Adelaide.
- 13.4.9. The State advised that it is delivering the project in accordance with relevant environmental and heritage legislation, including the referral process under the *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act). The ACR Project online Fact Sheet 'Legislative and Environmental Approvals' advises that a referral has been submitted to the Federal Minister for the Environment and Water, who will determine whether further assessment or approval is required.
- 13.5. The State advised that much of the existing concrete hardstand in the centre of Park 16 is to be returned to green space, due to utilisation of sections of the existing road circuit and relocation of temporary pit building facilities closer to Fullarton Road.
- 13.6. The State advised that the Glover Playspace on the corner of East Terrace and Wakefield Street will be preserved. This change was made between the announcement of the event in February and the Adelaide Circuit Redevelopment Project consultation in August, demonstrating that there is design discretion while still meeting safe circuit standards. The alignment between Senna Chicane and Bartels Road was changed during the design process to preserve significant gum trees, protect the Glover Playspace and reduce road closures.
- 13.7. The retention of Glover Playspace is supported; however, the revised alignment appears to transfer impacts to the historic olive grove in King Rodney Park/Ityamai-itypina (Park 15) which is recognised on the Community Land Management Plan for that Park. The State Government's design response should therefore be considered in terms of the overall Park Lands heritage and community values affected, rather than as an impact avoided on a playground which could be moved.
- 13.8. The State advised that there will be a reduction of road closures impacting residents and businesses on East Terrace, enabling Wakefield Road to be promptly opened to traffic between events.
- 13.9. The proposed removal of the Park 15 skate park will result in the loss of an established community recreation asset. Further information is required on the alternatives considered and the basis for determining that its removal is necessary, together with proposed arrangements for replacement or relocation and continuity of access for existing users.
14. The State announced its consultation period on the project and invited South Australians to provide feedback on the proposed circuit design, community space enhancements, and proposed tree and vegetation planting focus areas within the Adelaide Park Lands, via a DIT-led survey by 20 September 2026.
15. On 1 September 2026, the Department of Premier and Cabinet wrote to the Lord Mayor seeking Council's consultation on the ACR Project and its draft declarations by 25 September 2026. The Lord Mayor sought and was given a five-day extension to the original 20 September 2026 consultation deadline by the Premier.
16. On 1 September 2026, Council authorised the Administration to undertake community engagement on the City of Adelaide's online Our Adelaide platform, to inform its future statutory representations to the SAMSB pursuant to section 23 of the *South Australian Motor Sport Act 1984*.
 - 16.1. This decision responded to the letter from the Presiding Member/Chair of the SAMSB Mr Andrew Daniels, to the Lord Mayor, which referenced the Board's consultation obligations under section 23 of the *South Australian Motor Sport Act 1984*, and stated, 'We encourage all other submissions from City of Adelaide constituents to be made directly to Council for their consideration'.
17. On 8 September 2026, the representatives of the SAMSB and the DIT provided a confidential Chief Executive Officer Briefing to the Council Members on the ACR Project.

Additional Issues Arising from the Consultation

A. Aboriginal Heritage Act 1988

18. The Fact Sheet 'Legislative and Environmental Approvals' advises that DIT is partnering with the Kaurna Yerta Aboriginal Corporation to develop the Cultural Heritage Management Plan, and to 'explore opportunities to recognise, celebrate and share Aboriginal culture'.
19. The ACR Project involves substantial ground disturbance and construction in the Adelaide Park Lands, including new/modified roads, drainage, services, landscaping and removal/replanting. If any of that activity could damage, disturb or interfere with an Aboriginal site, object or remains, the *Aboriginal Heritage Act 1988* will apply.
20. It is unknown whether a comprehensive Aboriginal Heritage assessment has been undertaken for the entire redevelopment footprint, including permanent works, temporary works, construction areas, access routes, drainage and services, and if so, whether it will be released publicly.

B. Track-And-Verge Footprint and Remediation

21. The ACR Project will establish permanent infrastructure and facilitate recurring major motorsport events within and adjacent to environmentally significant areas of the Adelaide Park Lands. The ACR Project consultation Fact Sheet 'Proposed Design' notes that 'while every effort has been made to minimise environmental impacts, some circuit elements are essential to ensure the circuit meets the safety standards required for these major motorsport events'.
22. The minimum Fédération Internationale de Motocyclisme (FIM) track-width requirement, applied to 4.13 km of circuit, equates to approximately 49,560 m² (4.96 hectares) of racing surface. Adding the FIM minimum 1-metre verge on each side takes the track-and-verge footprint to approximately 57,820 m² (5.78 hectares). This excludes runoff areas, gravel traps, barriers, drainage, service and emergency access, pit facilities and other circuit infrastructure. Minimising the extension of these areas beyond the existing road footprint and into the Park Lands is therefore essential.
23. FIM requirements establish the safety outcomes that the circuit must achieve; however, without further evidence, they do not establish that the particular alignment, footprint, extent of Park Lands occupation or associated permanent infrastructure proposed by the State is necessary to achieve those outcomes. The State should demonstrate what alternative configurations were considered and why they were not adopted, having regard to opportunities to avoid or reduce impacts on significant Park Lands values.
24. The ACR Project consultation Fact Sheet 'Proposed Design' notes that, 'Outside of event periods, gravel-run off areas in the park Lands will be restored to grass'.
25. Assessment and remediation of the areas impacted by the ACR Project and motorsport events will occur in a staged approach as infrastructure is removed following an event period. The SAMSB covers the annual costs associated with required remediation.
26. The ACR Project will create significant additional ongoing maintenance requirements associated with new and upgraded assets. These costs are not currently provided for in Council's Long Term Financial Plan or operational budgets and should be appropriately quantified and funded as part of the redevelopment arrangements. It will also be important that responsibility for the ongoing maintenance, renewal and management of these assets is clearly established, including the associated financial obligations.

C. Environmental Management and Monitoring

27. The Act contains specific override powers that can displace normal protections and controls applying under the *Adelaide Park Lands Act 2005* during declared motor sport events. The Act may authorise occupation and control of land for an event, but it does not necessarily extinguish independent environmental or heritage obligations arising under other laws.
28. The ACR Project consultation Fact Sheet 'Legislative and Environmental Approvals' advises that the DIT is undertaking an Environmental and Heritage Impact Assessment process as part of project planning and environmental due diligence. This includes:
 - 28.1. An Aboriginal Cultural Heritage assessment
 - 28.2. Self-assessment for relevant Matters of National Environmental Significance under the EPBC Act
 - 28.3. Investigations to further minimise impacts on vegetation and fauna where practical
 - 28.4. Spoil management planning
 - 28.5. Rehabilitation and revegetation strategies
 - 28.6. Construction Environmental Management Plan

28.7. Cultural Heritage Management Plan

29. The circuit is intended to host MotoGP™ from 2027, Supercars and the Tour Down Under, meaning this is not simply a one-off construction project. It is Administration's position here is an ecological question about repeated disturbance over decades, not simply what happens during ACR Project construction.
30. It is also Administration's position that conservation areas should be treated as design constraints to be avoided or protected, rather than as residual space available to accommodate the circuit's safety envelope, where alternative configurations may achieve the required motorsport outcomes with less impact on established or emerging conservation values.
31. Administration will seek further information from the State Government to demonstrate why the proposed circuit alignment and associated safety, runoff, drainage and other infrastructure are located in such close proximity to the Native Vegetation Area and Butterfly Conservation Zone. This includes requesting alternative circuit alignments, safety configurations and runoff arrangements considered, and the reasons those alternatives were not adopted.

D. Native Vegetation Area and Native Grass Restoration Site

32. The impacted Park Lands include one of the most significant biodiversity areas within the Adelaide Park Lands, containing remnant woodland ecosystems that once covered much of the Adelaide Plains.
33. The southern section of Park 16 is recognised as Key Biodiversity Area 1 (KBA1) in the [CoA Biodiversity Survey Summary Report](#) (Summary Report), supporting native grasslands, wetlands, butterfly habitat and environmentally sensitive conservation zones that provide important ecological connectivity for native plants and wildlife within an increasingly urbanised city.
34. The Summary Report notes that the endangered ecosystem Grey Box Woodlands and Derived Native Grasslands of South-Eastern Australia, and 11 plant species of conservation significance were identified in KBA1 including:
 - 34.1. Mount Lofty Speedwell (Endangered) *Veronica derwentiana* ssp. *homalodonta*
 - 34.2. Wavy Marshwort (Rare) *Nymphoides crenata*
 - 34.3. Swollen Spear-grass (Rare) *Austrostipa gibbosa*
 - 34.4. Native Sorrell (food for the Chequered Copper Butterfly caterpillar) *Oxalis perennans*
35. The Grey Box (*Eucalyptus microcarpa*) Grassy Woodlands and Derived Native Grasslands is a threatened ecosystem listed under the EPBC Act. It represents a distinctive woodland and grassland ecosystem once widespread across South-Eastern Australia, now severely fragmented by agriculture and urban development.
36. In 2011, the CoA entered a Deed with the Minister for Sustainability, Environment and Conservation pursuant to section 205 of the *Natural Resources Management Act 2004* (repealed by *Landscape South Australia Act 2019*) to protect Grey Box Woodlands and Derived Native Grasslands occurring in Park 16 (KBA1). The Deed requires Council to protect and improve the native vegetation in the designated area.
 - 36.1. Clause 5.1.4 of the management agreement obliges Council to make third parties aware of the agreement; specifically, Council must: "*Take all reasonable measures to make any third party using the facilities adjacent to the Native Vegetation Site aware of the requirements of this Deed and the requirements of the approved management plan*".
37. Further to the Management Agreement, there is a Victoria Park / Pakapakanthi Remnant Vegetation Management Plan (2018) in place between the City of Adelaide and the Minister for Environment and Conservation, and both parties consider the vegetation at the site to be within the definition of the endangered ecosystem listed under the EPBC Act.
38. On 24 June the Lord Mayor wrote to the Minister for Climate, Environment and Water and Minister for Tourism on protection for Victoria Park / Pakapakanthi (Park 16) and staging Major Events in line with provisions of the *Environment Protection Act 1993*. A response is yet to be received.
39. The Declared Area map (**Attachment B**) shows the location of the Native Vegetation Management Area in Park 16, enclosed by a low-lying fence. A Native Grass Restoration Site exists immediately south of the Native Vegetation Management Area.
40. The publicly available ACR Project material does not show how the total construction footprint, including temporary access, laydown areas, machinery, soil storage, fencing, services, drainage, piling and other construction activities, might be consequential for KBA 1 and how these compare with the permanent footprint.

41. The State advised that the affected grassland area will be fully replaced through a \$350,000 investment in the 'southeast corner of the Adelaide Park Lands' and expanded by a further 180m². The State is exploring opportunities to transplant native grasses into the new area.
42. The Administration considers that the area of replacement grassland alone may not demonstrate that the ecological function and connectivity of KBA 1 will be maintained.
43. Notwithstanding the State Government's investment and proposed relocation of remnant vegetation, the matter of the existing agreement in place between the City of Adelaide and the Minister for Environment and Conservation requires resolution.
44. The current ACR Project material says the project is being assessed through an Environmental and Heritage Impact Assessment and that environmental impacts, including vegetation and fauna, are being considered. Noting the proximity of the Declared Area boundary to the Pakapakanthi Wetlands, in **Attachment B**, publicly available ACR Project material reviewed by the Administration does not identify a specific statutory wetland setback or minimum separation distance applied to the circuit.
45. The [Greener.Cooler.Wilder. Adelaide Park Lands Nature Positive Package](#) proposes an investment of \$4.06 million in water infrastructure aids in the rewilding and revitalisation of the River Torrens / Karrawirra Parri and \$1.1 million in stormwater management asset infrastructure, however, does not designate where.

E. Butterfly Conservation Zone

46. The Declared Area map includes the Butterfly Conservation Zone, which is within the Key Biodiversity Area adjacent to the Pakapakanthi Wetlands.
47. The publicly released circuit plans do not identify the boundaries of the Butterfly Conservation Zone and therefore do not enable Administration to determine whether the proposed permanent circuit footprint, including associated safety, runoff, drainage and other infrastructure, will encroach upon the Zone.
48. The Chequered Copper butterfly (*Lucia limbaria*) and its caterpillar host plant, Native Sorrel (*Oxalis perennans*), were recorded in Park 16 in 2011. The butterfly species had not been officially recorded on the Adelaide Plains for several decades prior to its rediscovery at Victoria Park. The caterpillars have a close mutualistic relationship with the native Black Tyrant Ant (*Iridomyrmex rufoniger*), living within the ant nest where they are protected and tended by the ants in exchange for sugary secretions.
49. The Chequered Copper is considered rare and locally vulnerable on the Adelaide Plains and is recognised as an important biodiversity species associated with the remnant grassland habitat in Park 16. The extent of the primary habitat for the Chequered Copper Butterfly has been mapped and is shown [here](#). Habitat loss and environmental disturbances could lead to local extinctions.
50. The City of Adelaide has for the last 15 years, and continues to, manage the conservation of this rare butterfly colony and its caterpillar food sources in this Key Biodiversity Area.
51. The State Government's '[Greener.Cooler.Wilder. Adelaide Park Lands Nature Positive Package](#)' notes that it will invest \$200,000 to 'improve habitat for butterflies in the Adelaide Park Lands area, including for the Satin Azure, Golden-haired Sedge Skipper and the Chequered Copper butterfly'. Further detail is not available at this time.

F. National and World Heritage Listing

52. The Adelaide Park Lands and City layout are listed on the National Heritage List under the EPBC Act. A key physical attribute of the National Heritage Values is Light's design, including layout of North and South Adelaide incorporating a gridded street pattern, six town squares separated by the Karrawirra Parri/River Torrens and encircled by Park Lands.
53. The Victoria Park Racecourse (North-East Precinct) and Grandstand, Victoria Park Racecourse are separately listed on the State Heritage Register.
54. Victoria Park / Pakapakanthi (Park 16) is especially sensitive to cumulative impacts because it is within the National Heritage boundary and parts contain remnant ecological communities protected under the EPBC Act.
55. The CoA is leading a bid to have the "Adelaide and its Rural Settlement Landscapes" added to UNESCO's World Heritage List, covering the Adelaide Park Lands and city layout together with the rural settlements of the Mount Lofty Ranges.
56. Given the State's role in progressing this proposition, and its recognition of the Park Lands' heritage significance, alongside its simultaneous support for a substantial permanent change to part of the Adelaide Park Lands under the ACR Project, the State should identify whether and how the ACR Project has been assessed against the heritage attributes, authenticity, integrity and management arrangements that would need to underpin that World Heritage proposition.

G. Public Path Access Restrictions

57. The ACR Project consultation Fact Sheet 'Traffic and Transport' advises that the project is working through how traffic will be managed during construction and events, and that 'clear signage and information will be provided in advance to support people walking, cycling, driving and using public transport'.
58. The CoA maintains a network of five active travel sensors across Victoria Park/Pakapakanthi, tracking cyclists and pedestrians. The network records an average of 4,944 daily movements, rising from 4,508 on weekdays, driven by commuter cycling, to 6,025 on weekends, driven by a surge in leisure pedestrians. The east-west corridors serve as key commuter routes, where roughly 45–54% of weekday cycling (550–600 trips) is for commuting rather than recreation.
59. CoA seeks that public access to the Park Lands is maintained for as long as possible, and that the ACR Project and motor sport events use a staged build methodology, which leaves the erection of fencing and particularly the closing of sections, as late as possible.
60. This should include a signage plan throughout the construction and event periods that informs users of the Park Lands of access changes, path closure times and dates as well as alternative access routes, including website and social media notifications, advising the public what will be inaccessible and for what period.
61. In 2025/26 the City of Adelaide, with the support of Kadalilla, detailed works to improve east-west path access for pedestrians and cyclists along Wakefield Road during the Declared Period. These works are on hold due to State Government announcements for 2027 MotoGP™.

H. Public Art

62. The Administration has taken a preliminary view of the State Government ACR Project against the City's public-art mapping, and requires further information from the State on the following:
 - 62.1. Allan Sumner's *Ngadlu Padninthi Kumangka – We Walk Together* in Victoria Park / Pakapakanthi: The ACR Project Fact Sheet 'Heritage' notes that this work will be 'protected and preserved', and that DIT is engaging with Kaurna Yerta Aboriginal Corporation.
 - 62.2. *Place of Reflection* (Stolen Generations Memorial), 2023 in Rymill Park / Murlawirrapurka (Park 14): The site is within the Declared Area. Beyond any physical impact, the City of Adelaide will also need to consider maintaining access for gatherings and commemorations and the effect on the site's reflective and contemplative setting. The ACR Project Fact Sheet 'Heritage' notes that this work will be 'protected and preserved', and that DIT is engaging with Kaurna Yerta Aboriginal Corporation.
 - 62.3. John Dowie's *Alice*, bronze 1962 in Rymill Park / Murlawirrapurka (Park 14): The site is within the Declared Area. The circuit's turns 8 and 9 and the associated run-off appear to come very close to, and may overlap with, the sculpture's location.
 - 62.4. *Bridgland Fountain*, 1966 in Rymill Park / Murlawirrapurka (Park 14): The fountain was recently restored, and due to the circuit redevelopment works it will need to be relocated either elsewhere within the park or to another site altogether.
 - 62.5. The circuit passes near the wetlands following turns 1 and 2. While the State consultation information refers generally to protecting existing Aboriginal artwork, the City's mapping identifies several individual works around the wetlands. It is not clear how each of these relates to the track, works and Declared Area.

I. Sporting, Recreation, and Events

63. At this time, it is anticipated that a range of formal and informal sporting, recreation and event users will be impacted by the ACR Project. The nature and extent of these impacts are not yet known by the Administration and will depend on the proposed staging and duration of the works. These impacts will be reviewed by Administration with the ACR Project team as further information is shared, with affected user groups identified and engaged as early as practicable.
64. Administration will work with the ACR Project team to identify and support affected user groups, advocating for minimised disruption, continued access where practicable, and appropriate notice, engagement and mitigation arrangements.

J. Community Land Management Plans for the Adelaide Park Lands and the Master Plans for Victoria Park / Pakapakanthi (Park 16) and Rymill Park / Murlawirrapurka (Park 14)

65. Council requires sufficient information to assess whether the proposed permanent redevelopment and ongoing use of those areas is consistent with the applicable Community Land Management Plans and the Adelaide Park Lands Management Strategy, and, if not, what statutory mechanism is proposed to address that inconsistency.

66. The next legislated review of the Adelaide Park Lands CLMP is in 2028. Motorsport is not contemplated in the CLMP for Parks 13, 14 and 15 and will therefore require review to ensure the Context, Objectives and Management Proposals reflect the responsibilities of Council for management of these Parks.
67. The ACR Project was not contemplated during the development of the Victoria Park / Pakapakanthi Master Plan and is therefore not reflected in the final Master Plan.
68. The ACR Project consultation page includes an interactive map allowing users to explore the project's proposed key features; however, a detailed Master Plan has not yet been released. It remains unclear whether, or to what extent, the Master Plan for Park 16 may need to be reviewed as a consequence of the ACR Project's delivery and its impacts.
69. Based on the information currently available, there appears to be an opportunity for some of the Master Plan's outcomes to be implemented as part of the ACR Project, including:
 - 69.1. Tree planting to achieve a canopy target of 30% (currently 22%)
 - 69.2. Increase biodiversity through understorey planting
 - 69.3. Consolidation of pathways and recreational walking / running loops
 - 69.4. Relocation of the Wakefield Street pedestrian crossing
 - 69.5. Delivery of new accessible amenities (relocated to Fullarton Road)
 - 69.6. Improvements to riparian and watercourse areas
 - 69.7. Storytelling through interpretation (e.g. public art, integrated design and signage elements)
 - 69.8. Enhanced connectivity and function of the Grandstand and associated outbuildings with the park
 - 69.9. Year-round activation of hardstand.
70. The ACR Project will also impact parts of Rymill Park/Murlawirrapurka that were recently upgraded under the Rymill Park/Murlawirrapurka Master Plan, adopted by Council in July 2022. In the south-western corner, the new circuit will require the removal of recently upgraded and realigned paths.

K. Visitation and Audience

71. Adelaide demonstrates that very large visitor and economic outcomes can be generated through major-event models that make use of existing venues, infrastructure and spaces across the city and Park Lands. Adelaide supports major events and recognises their important contribution to the State's visitor economy, profile and vibrancy.
72. The MotoGP™ represents a significant long-term investment in South Australia's motorsport offering, with a six-year contract from 2027 to 2032 and an option for a further five years. It is anticipated that hosting the MotoGP™ will strengthen and grow the State's motorsport calendar and audience over time, creating broader opportunities for motorsport, tourism and major events in South Australia.
73. In 2025, there were 22 MotoGP™ races in 18 countries on five continents; 14 of these 22 races were held in Europe.
74. Across all race weekends in 2025, there were 3.6 million attendees. The highest attendance at a MotoGP™ race in history was 311,797 at Le Mans in May 2025. The 2025 MotoGP™ event at Phillip Island drew a crowd of 90,000 people across three days.

Next Steps

75. Engagement with the SAMSB, and DIT, about the conditions that follow from its rights to access and use the Park Lands in relation to the expanded area and its impacts.
76. Engagement with DIT on the Proposed Design of the 'Community Benefits' elements of the ACR Project, noting the DIT advice in the ACR Project Fact Sheet 'Proposed Design, Community Benefits', that 'any future use and detailed design of the community spaces is subject to the City of Adelaide's approval'.

Attachments

Attachment A- Letter from the Department of Premier and Cabinet to the Lord Mayor on the consultation for the Declared Area, Declared Period and Prescribed works period for the Adelaide Circuit Redevelopment Project

Attachment B – Proposed Adelaide Circuit Redevelopment Declared Area Drawing

- END OF REPORT -