

Enquiries: Jennifer Kalionis
Reference: ACC2026/111990

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Mr Wayne Hunter
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Dear Mr Hunter,

Re: Adelaide Circuit Redevelopment – Request for Further Information

I write on behalf of the City of Adelaide in response to consultation on the proposed declaration of the Declared Area, Declared Period and Prescribed Works Period for the Adelaide Circuit Redevelopment Project.

Thank you for the opportunity to provide feedback and to identify the further information required to support Council's consideration of the proposal.

The City of Adelaide requires further information from the State Government, the South Australian Motor Sport Board and the Department for Infrastructure and Transport. Whilst the information provided to date is noted, further detailed information is required including but not limited to staging, environmental impacts, transport and access arrangements, asset ownership, public realm impacts, heritage considerations, business disruption and long-term responsibilities.

Noting the accelerated delivery of the Circuit Redevelopment Project, detailed plans and a project critical path, including decision points requiring Council input is now imperative.

To assist Council's decision making, the following information is requested:

Project scope, statutory basis and delivery program

- Details of all proposed permanent and temporary works in Parks 13 and 14, including event infrastructure, changes to public access, purpose, ownership and relationship to motor sport events.
- Clarification of the statutory basis for including infrastructure or works that support non-motor-sport events, such as Adelaide Fringe, within the Declared Area.

Staging, occupation and affected users

- Proposed staging, duration and occupation arrangements for the works.
- Identification of sporting, recreation and event users likely to be affected, with proposed arrangements for engagement, notice, mitigation and continued access where practicable.

- Clarification of how DIT or SAMSB will manage existing event bookings within the proposed Declared Area during the Prescribed Works Period.

Environment, biodiversity, trees and heritage

- Evidence that the State's "nature positive" commitment meets Council's requested measurable net positive biodiversity outcome and avoids cumulative ecological decline.
- Baseline data, measurable biodiversity and ecological condition targets, methodologies, timeframes, and independent monitoring/reporting.
- Details of impacts on the Grey Box Threatened Ecological Community, Grey-headed Flying-fox foraging habitat, mature flowering trees and cumulative tree loss.
- Explanation of why the proposed circuit alignment, safety infrastructure, runoff areas, drainage and related infrastructure are located near the Native Vegetation Area and Butterfly Conservation Zone.
- Alternative circuit alignments, safety configurations and runoff arrangements considered, and why they were not adopted.
- Confirmation of wetland setbacks or minimum separation distances.
- Release or confirmation of any comprehensive Aboriginal heritage assessment for the full redevelopment footprint.
- Assessment of the ACR Project against National Heritage and future World Heritage values, including authenticity, integrity and management arrangements.

Trees, vegetation and replacement planting

- Verification of the claim that most trees proposed for removal are unregulated, invasive, dead or in poor health.
- Number of significant trees among the 22 trees requiring further investigation.
- Number of significant trees among the 88 trees proposed for transplantation, including short- and long-term risks associated with transplantation.
- Confirmation of the proposed 10:1 replacement ratio, including stock size, locations and timing.
- Explanation of how replacement planting will provide ecological value equivalent to the loss of mature habitat trees.
- Further detail on replacement and expansion of affected grassland, including ecological function and connectivity.

Design footprint, hardstand and public infrastructure

- Methodology for the State's reported approximate 3% increase in hardstand, including per-park calculations, existing and proposed hardstand areas, excluded areas and the denominator used.
- Alternatives considered for the circuit footprint, alignment and infrastructure, and reasons why they were not adopted.
- Further information on removal of the Park 15 skate park, including alternatives considered, replacement or relocation arrangements and continuity of service for users.

Community benefits, governance and reporting

- Detailed design and future use proposals for community spaces, noting these are subject to City of Adelaide approval.
- Community Benefits Plan details, including enduring public benefits, public access, funding and delivery responsibility.
- Public reporting arrangements for environmental impacts, occupation, access, transport disruption, remediation and delivery of the Community Benefits Plan.

Assets, transport, access and parking

- Exact circuit alignment overlaid with existing road, path and infrastructure networks.
- Permanent and temporary changes to roads, paths, drainage, services and associated infrastructure.
- Asset ownership, maintenance, operation, renewal, lifecycle responsibilities and funding for new or modified assets.
- Requirements for asset handover, asset acceptance, maintenance standards and whole-of-life cost implications.
- Confirmation of whether City of Adelaide capital works can continue, need to be deferred, or could be coordinated with Adelaide Circuit Redevelopment Project works.

Roads, transport, access and parking

- Traffic modelling, network assessments and Safe System assessments.
- Road and path closure locations, durations, timetable and program.
- Pedestrian and cyclist management during assembly, operation and decommissioning.
- Public transport changes, bus stop relocations, network capacity, bus priority measures and impacts on future tram network expansion.
- Behaviour-change and transport-demand management measures.
- Parking loss details, including impacts on accessible parking, cycling parking and paid parking revenue.
- Construction schedules and affected locations to quantify additional parking and access impacts.

Stormwater, water quality and contamination

- Detailed hydraulic modelling for 1-in-5, 1-in-20 and 1-in-100 year ARI events.
- Impacts on flooding, surcharge, overland flow, adjacent properties, emergency management and public infrastructure.
- Treatment of stormwater pits, underground access and future inspection/cleaning requirements.
- Water quality management measures for hydrocarbons, fuel residues, rubber particles, heavy metals and other pollutants entering stormwater systems.
- Contamination assessment where excavation or earthworks are required.

Public art, cultural assets and buildings

- Further information on impacts to public artworks, including protection, relocation, access, conservation and maintenance requirements.
- Consultation and approval arrangements with City of Adelaide as owner/custodian of artworks.

- Site-specific treatment of works, including *Ngadlu Padninthi Kumangka – We Walk Together, Place of Reflection, Alice*, Bridgland Fountain and Aboriginal works around the wetlands.

Buildings, public toilets and Victoria Park Grandstand

- Impacts to the Victoria Park Grandstand, including any proposed modifications required for spectator use while preserving heritage values.
- Details of any changes to public toilets, including replacement location, design, funding, approvals and delivery responsibilities.

Economic impact and business disruption

- Adelaide-specific incremental economic benefit of MotoGP™, rather than global averages or combined event estimates.
- Monitoring and reporting of weekday visitation, spending, parking and public transport activity.
- Detailed work schedules to support business planning and mitigation.

Without this information, the City of Adelaide's ability to provide a complete assessment of the project and to inform the Council's response to the State Government consultation remains constrained.

We look forward to your advice to support informed decision making by Council.

Yours sincerely,

Anthony Spartalis
Acting Chief Executive Officer