

Adelaide Circuit Redevelopment Project: Proposed Terms and Conditions

Strategic Alignment - Our Community

Public

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**City Community Services and
Culture Committee**

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Approving Officer:
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EXECUTIVE SUMMARY

The purpose of this report is to seek Council endorsement on proposed Terms and Conditions for the 2026 Adelaide Circuit Redevelopment Project: Prescribed Works Period, on which agreement will be sought.

The report seeks Council's approval for the CEO or delegate to finalise and execute the Terms and Conditions between the South Australian Motor Sport Board and The Corporation of the City of Adelaide.

Section 22 of the *South Australian Motor Sport Act 1984* (the Act) gives the South Australian Motor Sport Board (SAMSB) broad powers to access a Declared Area and undertake works associated with a motor sport event or other activities, 'reasonably necessary' or incidental to its functions.

During a Prescribed Works Period, the Act provides the SAMSB with 'free and unrestricted' access for specified categories of work. However, the SAMSB must comply with Terms and Conditions designed to protect the land and require its rehabilitation, as agreed with the relevant council or land occupier. If agreement cannot be reached, the Minister can determine the conditions.

For other matters outside the specified works, the council or occupier can impose conditions, subject to the Minister's power to overturn any condition considered unreasonable. The Act specifically allows conditions aimed at preventing unnecessary damage to land and vegetation, protecting lawful activities, reimbursing councils for their costs and requiring rehabilitation of affected land, including land outside the declared event area.

RECOMMENDATION

The following recommendation will be presented to Council on 13 October 2026 for consideration

THAT THE CITY COMMUNITY SERVICES AND CULTURE COMMITTEE RECOMMENDS TO COUNCIL
THAT COUNCIL

1. Endorses the proposed Terms and Conditions between the South Australian Motor Sport Board and The Corporation of the City of Adelaide for the Adelaide Circuit Redevelopment as contained in Attachment A to Item 7.1 on the Agenda for the meeting of City Community Services and Culture Committee held on 6 October 2026.
2. Authorises the Chief Executive Officer or delegate to finalise and execute the final Terms and Conditions between the South Australian Motor Sport Board and The Corporation of the City of Adelaide for the Adelaide Circuit Redevelopment.
3. Authorises the Lord Mayor and Chief Executive Officer or delegate to negotiate and execute the final Project Agreement for the Adelaide Circuit Redevelopment Project between the Minister for Infrastructure and Transport and The Corporation of the City of Adelaide on behalf of the Council, subject to a draft Project Agreement being presented to Council for approval before 1 December 2026.

IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	Strategic Alignment – Our Community An interesting and engaging place to live, learn and visit. An inclusive, equitable and welcoming community where people feel a sense of belonging. Strategic Alignment – Our Economy Adelaide's unique experience and opportunities attract visitors to our City.
Policy	City Plan 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 1.3.1). The Community Land Management Plan (CLMP) for Victoria Park / Pakapakanthi (Park 16) provides context that the South Australian Motor Sport Act 1984 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) and 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. Motor sport 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. Economic Development Strategy 2024–2028: Goal 1: More than the gateway to South Australia. Integrated Transport Strategy Integrated Climate Strategy 2030 Asset Management Plans Long Term Financial Plan Community Wellbeing Strategy Community Engagement Policy (2026)
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 proposed Declared Area, Declared Period and Prescribed Works Period for the event. The current SAMSB consultation period concluded on 25 September 2026.
Resource	Not as a result of this report
Risk / Legal / Legislative	<i>Pursuant to powers provided under the South Australian Motor Sport Act 1984 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> <i>Environment Protection and Biodiversity Conservation Act 1999 (Cth)</i> <i>Aboriginal Heritage Act 1988 (SA)</i> <i>South Australian Motor Sport Act 1984 (SA)</i> <i>Adelaide Park Lands Act 2005 (SA)</i> <i>Local Government Act 1999 (SA)</i> <i>National Parks and Wildlife Act 1972 (SA)</i>

	<i>Environment Protection Act 1993 (SA)</i> <i>Landscape South Australia Act 2019</i> (which repealed the <i>Natural Resources Management Act 2004</i>) (SA). A Management Agreement exists 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 Victoria Park / Pakapakanthi (Park 16) is a site of the Kaurna Cultural Burn.
Opportunities	The proposed Terms and Conditions provide an opportunity to confirm community, asset protection, environmental and operational outcomes for the Adelaide Park Lands and the City of Adelaide while supporting the delivery of a major event.
26/27 Budget Allocation	Not as a result of this report. CoA costs associated with the Adelaide Circuit Redevelopment Project (ACR Project) are yet to be understood, including impacts to Administration workload.
Proposed 27/28 Budget Allocation	To form part of the Business Plan and Budget cycle.
Life of Project, Service, Initiative or (Expectancy of) Asset	The draft 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 proposed to be 12 November 2027.
26/27 Budget Reconsideration (if applicable)	The 2026/27 Q1 Budget Reviews should incorporate the known implications of the revised program at that point in time. Further implications once known will be reflected in future Financial Plans and Asset Management Plans.
Ongoing Costs (eg maintenance cost)	There may be potential increased maintenance costs as a result of the ACR project, and these costs are yet to be fully understood.
Other Funding Sources	State Government has committed \$96 million to the Adelaide Circuit Redevelopment Project, as per the 30 August 2026 State Government Media Release.

DISCUSSION

Background

1. The Adelaide Circuit Redevelopment Project (ACR Project) is 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. On 31 August, Council Members were provided with a briefing on the ACR Project by the Premier.
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 ([Link 1](#)) outlines the declarations for the ACR Project with an attached draft Declared Area map and was addressed to the Lord Mayor in their capacity as Lord Mayor of the City of Adelaide (CoA). This letter replaced 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. On 8 September 2026, the representatives of the SAMSB and DIT provided a confidential Chief Executive Officer Briefing to Council Members on the ACR Project.
5. On 17 September 2026, the representatives of the SAMSB and DIT provided a presentation and briefing to Kadaltilla on the ACR Project pursuant to the Act's sections 20(4) and 23 consultation provisions.
6. On 22 September 2026;
 - 6.1. The representatives of DIT provided a confidential Chief Executive Officer Briefing to Council Members on the ACR Project.
 - 6.2. The Administration presented a report on the ACR Project Consultation to a Special City Community Services and Culture Committee meeting.
 - 6.3. Council approved the Recommendations of the Special City Community Services and Culture Committee ([Link 2](#)).
7. On 25 September 2026,
 - 7.1. The Lord Mayor wrote to the Chief Operating Officer, Department of Premier and Cabinet, and the Presiding Member / Chief Executive of the South Australian Motor Sport Board, and the Minister responsible for the South Australian Motor Sport Board on behalf of Council, to provide feedback to the ACR Project consultation ([Link 3](#)).
 - 7.2. The Lord Mayor wrote to the Chief Operating Officer, Department of Premier and Cabinet, and the Presiding Member / Chief Executive of the South Australian Motor Sport Board, the Minister responsible for the South Australian Motor Sport Board, and the Minister for Planning on behalf of Kadaltilla, to provide feedback to the ACR Project consultation ([Link 4](#)).
8. At the time of writing;
 - 8.1. The State Government is yet to respond to the Lord Mayor's correspondence.
 - 8.2. The Minister for Health and Wellbeing, being the delegate for the Minister responsible for the South Australian Motor Sport Act 1984, is yet to gazette and, in doing so, formally declare the area and declare the prescribed works period for the purpose of staging the ACR Project commencing 2 October 2026 and concluding on 12 November 2027.

South Australian Motor Sport Act 1984

9. Section 22 (2) of the Act provides that:
 - (2) The Board must, in exercising its powers under this section during a prescribed works period with respect to any relevant category of work, comply with—
 - (a) any terms and conditions from time to time agreed by the Board with any relevant council or any person having a right of occupation of the land or any part of the land; or
 - (b) failing such agreement in relation to any particular matter, any terms and conditions determined by the Minister.
 - (2a) The Board must, in exercising its powers under this section with respect to any matter that is outside the ambit of subsection (1a), comply with—
 - (a) subject to paragraph (b), any conditions determined by a relevant council or any person having a right of occupation of the land or any part of the land; or

(b) if the Minister considers, on application by the Board, that a condition under paragraph (a) is unreasonable—any conditions determined by the Minister.

10. Section 22 (3) of the Act provides that:

(3) The terms and conditions that may be the subject of agreement or determination under subsections (2) and (2a) include (without limiting the generality of those subsections) terms and conditions—

(a) that limit or prevent any unnecessary or reasonably avoidable interference with or damage to the land or anything growing on or built on the land;

(b) that limit or prevent any unnecessary or reasonably avoidable interference with any activity that may be lawfully carried on on the land;

(c) that provide for reimbursement of costs or expenses that may be incurred by any relevant council;

(d) that provide for fair and reasonable compensation for any damage or loss that may be suffered by any person having a right of occupation of any part of the land;

(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).

Proposed CoA Terms and Conditions – ACR Project: Prescribed Works Period

11. The South Australian Motor Sport Board (SAMSB) must ensure that all prescribed works undertaken by or on its behalf, including works undertaken by DIT and its contractors, comply with any agreed Terms and Conditions.
12. Detailed in Attachment A are proposed Terms and Conditions for the ACR Project: Prescribed Works Period, which Administration considers necessary to find agreement on, pursuant to section 22 of the Act.
13. The Administration's endorsed request for further information, in Attachment F to the Committee Report on 22 September 2026 ([Link 5](#)), will be maintained as a separate operational project register to inform Council's ongoing management of and response to the ACR Project. Agreement to any Terms and Conditions under the Act is not intended to resolve or close outstanding information requests, which must continue to be addressed separately.
14. Distinct from the Terms and Conditions proposed in this report, and following the discussion in the 22 September Committee Report on this matter, the following matters are commitments that should be negotiated through a proposed Project Agreement:
 - 14.1. Project governance, delivery and accountability (including consultation with Council and Kadaltilla at material project decision points)
 - 14.2. Enduring community and Park Lands benefits
 - 14.3. Infrastructure, design standards, asset ownership and lifecycle responsibilities
 - 14.4. Impacts on Council's capital works program
 - 14.5. Community, business, environmental and financial impact management
 - 14.6. Business and Community Disruption and Resilience Package
 - 14.7. Strategic alignment, performance monitoring and benefits reporting
 - 14.8. Commitment to no cost shifting to Council.

Next Steps

15. Subject to Council's endorsement, the aforementioned proposed Terms and Conditions for the ACR Project will be sent to the South Australian Motor Sport Board.
16. Council authorises the Chief Executive Officer or delegate to finalise and execute the final Terms and Conditions between the SAMSB and The Corporation of the City of Adelaide on behalf of the Council due to accelerated project timeframes.
17. A report presenting a Draft Project Agreement will be presented to Council for consideration and approval before 1 December 2026.

DATA AND SUPPORTING INFORMATION

Link 1: Letter from the Chief Operating Officer, Department of Premier and Cabinet to the Lord Mayor on 1 September 2026

Link 2: Special City Community Services and Culture Committee Report 22 September 2026

Link 3: Letter from Lord Mayor to Chief Operating Officer, Department of Premier and Cabinet on behalf of Kadaltilla – 25 September 2026

Link 4: Letter from Lord Mayor to Chief Operating Officer, Department of Premier and Cabinet on behalf of Council – 25 September 2026

Link 5: Committee Report 22 September 2026

ATTACHMENTS

Attachment A – Draft Proposed Terms and Conditions – Adelaide Circuit Redevelopment Prescribed Works Period (2 October 2026 – 12 November 2027)

- END OF REPORT -