

Advice of the Kadaltilla / Adelaide Park Lands Authority - 17 September 2026

Tuesday, 22 September 2026
Council

Strategic Alignment - Our Corporation

Program Contact:
Rebecca Hayes, Associate
Director Governance & Strategy

Public

Approving Officer:
Anthony Spartalis, Chief
Operating Officer

EXECUTIVE SUMMARY

Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) is the principal advisor to both the Council and the State Government on the protection, management, enhancement and promotion of the Adelaide Park Lands.

This report presents the advice from Kadaltilla in response to Board deliberations at its Special meeting held on 17 September 2026 on the following matters:

- EXT PRES - Adelaide Circuit Redevelopment Project Consultation
- Adelaide Circuit Redevelopment Project Consultation

RECOMMENDATION

THAT COUNCIL

1. Notes that Kadaltilla /Adelaide Park Lands Authority met on 17 September 2026.
2. Notes the advice of the Kadaltilla / Adelaide Park Lands Authority from the Special meeting of the Board held on 17 September 2026, contained in Item 15 on the Agenda for the meeting of the Council held on 22 September 2026 in relation to:
 - 2.1. Adelaide Circuit Redevelopment Project Consultation

DISCUSSION

1. Kadaltilla met on 17 September 2026, deliberating on the following matters:

- 1.1. EXT PRES - Adelaide Circuit Redevelopment Project Consultation
- 1.2. Adelaide Circuit Redevelopment Project Consultation

The Agenda for the Kadaltilla Board meeting can be viewed [here](#).

2. Where the resolution of the Committee differs from the recommendation published in the Committee agenda, the Committee's recommendation to the Council is listed first, with the original recommendation provided in grey and italics.
3. Kadaltilla resolved to advise Council as follows in relation to:

- 3.1. Item 3.2 - Adelaide Circuit Redevelopment Project Consultation

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.

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.*
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 - 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.*

DATA AND SUPPORTING INFORMATION

Link 1 - [Agenda for Kadaltilla / Adelaide Park Lands Authority on Thursday, 17th September, 2026, 4.30 pm - City of Adelaide](#)

ATTACHMENTS

Nil

- END OF REPORT -