

Kadaltilla

Adelaide Park Lands Authority

Adelaide Aquatic Centre Redevelopment

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Board Meeting

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Public

Purpose

The purpose of this report is to provide an update on the State Government's new Adelaide Aquatic Centre Redevelopment (the Redevelopment). The Department for Infrastructure and Transport (DIT) will present plans and information relating to a revised project timeline and revised facility site.

An overview of relevant elements of the proposed Project Agreement will also be presented that outline requirements between the Minister for Infrastructure and Transport and The Corporation of the City of Adelaide, along with impacts of the Redevelopment on current Denise Norton Park / Pardipardinyilla (Park 2) Lessee Blackfriars Priory School (Blackfriars).

Recommendation

THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Kadaltilla / Adelaide Park Lands Authority:

1. Receives the information on the Adelaide Aquatic Centre Redevelopment, presented by the Department for Infrastructure and Transport (DIT).
2. Endorses the following principles relating to the values of the Park Lands and their management and protection including any built form, and the granting or operation of leases and licences to be negotiated and executed by the Lord Mayor, CEO or delegate in the Final Project Agreement for the New Adelaide Aquatic Centre between the Minister for Infrastructure and Transport and The Corporation of the City of Adelaide on behalf of the Council,
 - 2.1. negotiation of a long-term lease that does not exceed 42 years and meets the Lease and Licence Policy requirements of Council.
 - 2.2. a commitment for the State Government to make good on any areas impacted outside of the Redevelopment site that were required or damaged during construction.
 - 2.3. the design of the Return to Park Lands Zone is undertaken in consultation with the Council and in accordance with the Planning, Development and Infrastructure Act 2016 (PDI Act) and any statutory instruments issued under the PDI Act or otherwise relevant;
 - 2.4. the demolition of the Original Centre and the Return to Park Lands Works of the Return to Park Lands Zone are undertaken by DIT, noting 2.4 and 2.5 would be required to be part of the Development Application for the Adelaide Aquatic Centre Redevelopment.
 - 2.5. agreement on a licence for the purpose of commencing construction that is in line with Council policy.

Implications

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| <p>Adelaide Park Lands Management Strategy 2015-2025</p> | <p>Adelaide Park Lands Management Strategy 2015-2025</p> <p>Continue to enhance the Adelaide Aquatic Centre to meet community expectations. Generate a greater focus on servicing the play space and picnicking areas through increased offerings and better access to the existing commercial operations.</p> |
| <p>2020-2025 Strategic Plan</p> | <p>Adelaide Park Lands Authority 2020-2025 Strategic Plan</p> <p>Strategic Plan Alignment – Advice</p> <p>Provide advice on plans, projects and policies for the Adelaide Park Lands.</p> |
| <p>Policy</p> | <p>Community Land Management Plan for the Adelaide Park Lands (2023)</p> <p>The current Community Land Management Plan (CLMP) for Denise Norton Park / Pardipardinyilla (Park 2) envisages an Aquatic Centre.</p> <p>The Minister, adjoining Councils and relevant State authorities are currently considering the consolidated draft CLMP. Public consultation is expected to commence during July.</p> <p>The draft consolidated CLMP includes provision of ‘facilities for indoor aquatic, fitness and allied health and ancillary uses’ as a key objective for Denise Norton Park / Pardipardinyilla (Park 2) and anticipates the Adelaide Aquatic Centre Redevelopment by the State Government at this site.</p> <p>City of Adelaide manages leases and licences on the Park Lands in accordance with the Adelaide Park Lands Leasing and Licensing Policy.</p> <p>The State Government’s proposal directly impacts land that Council currently licences to Blackfriars Priory School as sports ovals. This licence agreement is due to expire on 31 December 2023, which is after Department for Infrastructure and Transport (DIT)’s proposed project commencement date.</p> |
| <p>Consultation</p> | <p>On 13 June 2023, DIT presented the paper identifying the revised project details outlined in 7 and presented plans to Council in a CEO Briefing.</p> |
| <p>Resource</p> | <p>Not as a result of this report.</p> |
| <p>Risk / Legal / Legislative</p> | <p>The <i>Local Government Act 1999 (SA)</i> and the <i>Adelaide Park Lands Act 2005 (SA)</i> govern the approach to this matter.</p> |
| <p>Opportunities</p> | <p>The State Government is promoting the project following extensive community consultation. DIT are committed to a design that demonstrates no net loss of Park Lands, is able to reuse the current car park location and minimise impacts to trees.</p> |
| <p>City of Adelaide Budget Allocation</p> | <p>Current venue to cease operation in August/September 2024 to allow for demolition in the 2024/25 financial year.</p> |
| <p>Life of Project, Service, Initiative or (Expectancy of) Asset</p> | <p>The project is expected to commence in September 2023 with construction scheduled for completion in 2025-2026. Current Adelaide Aquatic Centre closure sought by the State Government by August/September 2024.</p> |
| <p>Ongoing Costs (eg maintenance cost)</p> | <p>Ongoing maintenance costs in relation to the Return to Park Lands Zone to be determined.</p> |
| <p>Other Funding Sources</p> | <p>Not as a result of this report</p> |

Discussion

1. On 10 June 2023, the State Government made a public announcement on the new Adelaide Aquatic Centre Redevelopment, advising the following project details:
 - 1.1. a \$55 million increase in projected expenditure by the State Government, bringing the total project cost to \$135 million
 - 1.2. return of 1,000 square metres of open space to the Park Lands through a minimised facility footprint
 - 1.3. an increased set back of the new facility from Barton Terrace West to 70 metres
 - 1.4. closure of the existing facility in August 2024 to accommodate the adjustment to site location
 - 1.5. State Government support for staff to be redeployed to other roles following the closure of the existing facility
 - 1.6. a commitment by State Government to relocate users to other facilities around metropolitan Adelaide while both facilities are closed and issue Sports Vouchers to Learn to Swim participants.
2. DIT brought forward the facility closure date to August 2024 is a result of public sentiment captured in feedback and engagement through Council and Administration to site the Redevelopment further north and away from residents on Barton Terrace West.
3. Furthermore, DIT has advised that the closure of the existing centre in August 2024 will enable a long term coordinated 'whole of park' design response, shorten the construction program, provide a safer environment during construction, and reduce the financial impacts to the CoA to maintain and operate the existing centre by a year.
4. The impact of this decision will allow a design response that incorporates shifting the site location of the new facility further north, increasing the distance from Barton Terrace West to the southern side of the new centre from 40m to 70m subject to final design. The re-siting of the centre 70m from Barton Terrace West responds to the concerns of local residents and the CoA's submission to the Code Amendment consultation.

Project Agreement and Principles

5. DIT have prepared a draft Project Agreement for the New Adelaide Aquatic Centre between the Minister for Infrastructure and Transport and The Corporation of the City of Adelaide (the Project Agreement), to be executed by mid July 2023.
6. The Project Agreement incorporates key guiding principles including, but not limited to:
 - 6.1. a commitment to funding that only extends to the demolition of the existing venue and the provision of a new playing field.
 - 6.2. negotiation of a long-term lease that does not exceed 42 years and meets the Lease and Licence Policy requirements of Council.
 - 6.3. a commitment to make good on any areas impacted outside of the Redevelopment site that were required or damaged during construction.
 - 6.4. the design of the Return to Park Lands Zone is undertaken in consultation with the Council and in accordance with the *Planning, Development and Infrastructure Act 2016 (PDI Act)* and any statutory instruments issued under the *PDI Act* or otherwise relevant.
 - 6.5. the demolition of the Original Centre and the Return to Park Lands Works of the Return to Park Lands Zone are undertaken by DIT, noting 20.4 and 20.5 would be required to be part of the Development Application for the Adelaide Aquatic Centre Redevelopment.
 - 6.6. agreement on a licence for the purpose of the paper. Ideally this commencing construction that is in line with Council policy.
 - 6.7. the Redevelopment site being confirmed at 70 metres from the northern side of Barton Terrace West.
7. The Project Agreement also contemplates the legislative processes that Council must follow under both the *Local Government Act (SA) 1999* and the *Adelaide Park Lands Act (SA) 2005*, including,
 - 7.1. constraints on Council including statutory and aligned processes of any necessary amendments to the scope of the existing Community Land Management Plan (CLMP) for Park 2. The CLMP is currently under review and endorsed by Council for consultation.

Return to Park Lands Zone

8. The Adelaide Aquatic Centre Redevelopment plans will indicate the 'Return to Park Lands Zone', which includes the landscaping and the reinstatement of a playing field to the north of the Redevelopment in the land previously occupied by the current facility.
 - 8.1. Administration has shared with DIT guiding principles from the Adelaide Park Lands Management Strategy to support their planning for the 'Return to Park Lands Zone'.
9. DIT's works program includes the delivery of a significant portion of the Return to Park Lands Zone through open landscaped areas and will make good sense of the southern part of the site, between the new facility and Barton Terrace West, which will be used in part as a site compound during construction.

DIT's 'No Net Loss of Park Lands' Methodology

10. DIT have calculated the area of Park 2 taken up by the existing Adelaide Aquatic Centre as 30,305m². The existing Adelaide Aquatic Centre area has been measured as follows:
 - 10.1. The area was surveyed by a licensed surveyor and the survey data has been used to calculate the area of the existing centre,
 - 10.2. The area included the existing centre and carpark and all the areas within,
 - 10.3. The area has been calculated by measuring as follows:
 - 10.3.1. to the north the kerb line north side of the existing service road has been included as this serves the centre
 - 10.3.2. to the east the existing fence line, including all plant and equipment has been measured,
 - 10.3.3. to the south the existing fence line has been used,
 - 10.3.4. to the west the outside of the carpark has been used.
 - 10.4. This is the baseline calculation presented by DIT as demonstration of 'No Net Loss of Park Lands'. DIT references to 'No Net Loss of Park Lands' will be measured against this agreed area of 30,305m².
 - 10.5. DIT have committed that the equivalent area of the new centre and its associated support spaces similar to above (car park, fence line etc) will be measured against this and will be below this value.
11. A report will be presented to Council in July 2023 seeking Council's endorsement of the location of the new facility and endorsement to negotiate principles for a 42-year lease.

Policy Considerations / Lease and Licencing

12. Entering into a long-term lease agreement, means that CoA will have to pay regard to processes embedded in the *Local Government Act (SA) 1999* (LG Act) and *Adelaide Park Lands Act (SA) 2005* (APLA Act), this includes:
 - 12.1. Community Consultation (LG Act), and
 - 12.2. Placing the lease before both Houses of Parliament (APLA Act).
13. To facilitate the construction of the new facility, Council will also need to enter into a Construction Licence with the Minister for Infrastructure and Transport, and it is proposed that consultation on the 42-year lease and Construction Licence occur at the same time.
14. The new centre will be located on Park Lands that are currently subject to existing rights by virtue of a licensed to Blackfriars Priory School (Blackfriars). These rights are to expire 31 December 2023, and Council are engaging with them as part of this State Government Redevelopment process.
15. Preliminary project works commencing in September/October 2023 will impact playing fields that form part of the lease agreement between Blackfriars and the CoA.
16. Administration will present to Council in a future report a proposed lease for the available portions of Park 2 for the period that is aligned to the State Government's construction program before considering any longer-term outcomes for the Lessee.
17. Administration has also sought that DIT and ORSR consider alternative options in the event that existing CoA infrastructure cannot provide a short-term solution for Blackfriars or their sub-Lesseees during the construction phase.

Next Steps

18. A report to be presented to Council on 11 July 2023 seeking Council's endorsement of the location of the new facility and endorsement to negotiate and consult on a 42-year lease and license to construct.

19. By mid July 2023, the Redevelopment will be lodged with the State Commission Assessment Panel (SCAP).
20. A report addressing the 42-year lease, Construction License and CLMP for Park 2 will be presented to Kadaltilla.
21. A further report addressing Blackfriars tenure in Park 2 will be presented to Kadaltilla.

Attachments

Nil