

Kadaltilla

Adelaide Park Lands Authority

Adelaide Aquatic Centre Redevelopment Update

**Thursday, 27 July 2023
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).

Recommendation

That the Kadaltilla / Adelaide Park Lands Authority:

1. Receives the information on the Adelaide Aquatic Centre Redevelopment.
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Implications

Adelaide Park Lands Management Strategy 2015-2025	Adelaide Park Lands Management Strategy 2015-2025 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.
2020-2025 Strategic Plan	Adelaide Park Lands Authority 2020 – 2025 Strategic Plan Strategic Plan Alignment – Advice Provide advice on plans, projects and policies for the Adelaide Park Lands.
Policy	<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>A review of the Community Land Management Plan for the Adelaide Park Lands is currently being undertaken.</p> <p>Public consultation on the consolidated draft CLMP commenced on 7 July and closes 31 July 2023.</p> <p>The draft consolidated CLMP includes provision of ‘facilities for indoor and outdoor 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>
Consultation	<p>Public consultation regarding the draft Construction Licence and the essential terms of the draft 42-year Lease is occurring 13 July to 3 August 2023.</p> <p>Public consultation on the consolidated draft CLMP commenced on 7 July and closes 31 July 2023.</p>
Resource	Not as a result of this report
Risk / Legal / Legislative	The <i>Local Government Act 1999</i> (SA) and the <i>Adelaide Park Lands Act 2005</i> (SA) govern the approach to this matter.
Opportunities	State Government are committed to a design that demonstrates no net loss of Park Lands, reuse of the current car park location and minimisation of impacts to trees.
City of Adelaide Budget Allocation	Current venue to cease operation in August 2024 to allow for demolition in the 2024/25 financial year.
Life of Project, Service, Initiative or (Expectancy of) Asset	The project is expected to commence in September 2023 with construction scheduled for completion in 2025-2026. The current Adelaide Aquatic Centre closure date sought by the State Government is in August 2024.
Ongoing Costs (eg maintenance cost)	Ongoing maintenance costs in relation to the Return to Park Lands Zone to be determined.
Other Funding Sources	Not as a result of this report

Discussion

1. At its meeting of 27 June 2023, Council authorised the Lord Mayor, Chief Executive Officer or delegate to negotiate and execute 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, subject to:
 - 1.1. Negotiation of a long-term lease that does not exceed 42 years and meets the Lease and Licence Policy requirements of Council.
 - 1.2. A commitment to make good on any areas impacted outside of the Redevelopment site that were required or damaged during construction.
 - 1.3. The design of the Return to Park Land 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.
 - 1.4. The demolition of the Original Centre and the Return to Park Land Works of the Return to Park Land Zone are undertaken by DIT, noting 2.3 would be required to be part of the Development Application for the Adelaide Aquatic Centre Redevelopment. 2.5
 - 1.5. A commitment to funding that only extends to the demolition of the existing venue and the provision of a new playing field.
 - 1.6. Agreement on a licence for the purpose of commencing construction that is in line with Council policy.
 - 1.7. The Redevelopment site being confirmed at 70 metres from Barton Terrace West.
2. Project Agreement negotiations were completed in July and all requirements of the Council were met.
3. At the 11 July 2023 meeting, Council considered the City Finance and Governance Committee recommendation and endorsed:
 - 3.1. The location of the new Adelaide Aquatic Centre in Denise Norton Park / Pardipardinyilla.
 - 3.2. Authorised the Lord Mayor, Chief Executive Officer or delegate to negotiate a draft Construction Licence (Licence) for the purpose of undertaking community consultation in accordance with the Local Government Act 1999 (SA).
 - 3.3. Authorised the Lord Mayor, Chief Executive Officer or delegate to negotiate a draft 42-year Park Lands Lease Agreement (Lease) with the Minister for Infrastructure and Transport (Minister) to facilitate the operation of a new Adelaide Aquatic Centre for the purpose of undertaking community consultation on the essential terms of this agreement in accordance with the Local Government Act 1999 (SA). Noting that results of the community consultation will be presented back to Council in August 2023.
 - 3.4. Authorised the Lord Mayor, Chief Executive Officer or delegate to continue discussions and finalise the outstanding terms and conditions of the draft Construction Licence and draft 42-Year Lease Agreement.
4. Consultation for the draft construction Licence (draft Licence) and essential terms of the 42-year lease (draft Lease) opened on 13 July and is open until 3 August.
5. DIT has received the [advice](#) of Kadaltilla / Adelaide Park Lands Authority from its meeting on 22 June 2023.

Next Steps

6. Kadaltilla will be engaged to provide its comments or advice in relation to the lease and licence.
 7. Feedback from consultation on the draft Licence and essential terms of the draft Lease will be presented to the City Finance and Governance Committee for consideration on 15 August 2023.
 8. Administration will continue discussions with DIT regarding reduction to the hard stand areas and carparks; retention of trees as well as seeking a commitment to increase the tree canopy within the proposed lease area. Progress on these matters will be provided through regular updates to Kadaltilla and Council.
 9. Council Administration are in contact with Blackfriars Priory School about the impact to sub-lessees and alternative arrangements for sporting programs from September 2023.
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Attachments

Nil

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