

Councillor Davis - MoN - New Aquatic Centre Thebarton Site

Tuesday, 14 November 2023
Council

Council Member
Councillor Henry Davis

Public

Contact Officer:
Iliia Houridis - Director City Shaping

MOTION ON NOTICE

Councillor Henry Davis will move a motion and seek a seconder for the matter shown below to facilitate consideration by the Council:

'That the Lord Mayor write to the State Government requesting that the State Government consider Thebarton as the site for the New Aquatic Centre and outline the benefits of moving the Aquatic Centre to the new site including that:

- a) It would restore Park Lands to open space;
- b) It would reduce congestion coming into the city;
- c) The current aquatic centre could continue to operate whilst the new one is built;
- d) The new site would be 3-4 mins by car from the existing site.'

ADMINISTRATION COMMENT

1. In September 2022, the State Government announced that the new Adelaide Aquatic Centre Redevelopment would be built immediately south of the existing Adelaide Aquatic Centre which is owned and operated by the City of Adelaide (CoA), in Denise Norton Park / Pardipardinyilla (Park 2). The State Government initiated consultation on the Adelaide Aquatic Centre Code Amendment in January 2023.
2. At its meeting on 31 January 2023, Council resolved to acknowledge the concerns of North Adelaide residents in relation to the location of the new facility. Council responded to the State Government's consultation, providing in principle support for the new Adelaide Aquatic Centre, seeking that the new Adelaide Aquatic Centre Subzone be relocated away from residential properties on Barton Terrace to address resident concerns related to parking, traffic and amenity.
3. In February 2023, Council and Kadaltilla / Adelaide Park Lands Authority considered the Code Amendment and a response was provided to the State Government. This feedback and engagement from Council led to the State Government's decision to site the redevelopment further north in Park 2, and away from residents on Barton Terrace West.
4. On 10 June 2023 the State Government made a public announcement on the new Adelaide Aquatic Centre which included an increased set back of the new facility from Barton Terrace West to 70 metres and closure of the existing facility in August 2024 to accommodate this adjustment to site location. The revised project details were presented by the Department for Infrastructure and Transport to Council on 13 June 2023.
5. At its meeting of 27 June 2023, Council received an update on the Adelaide Aquatic Centre Redevelopment (AACR) including revised project timeline, revised facility site and an overview of the proposed Project Agreement between the Minister for Infrastructure and Transport (Minister) and The Corporation of the City of Adelaide.

6. Council resolved on 27 June 2023 to authorise the Lord Mayor and CEO to negotiate and execute the final Project Agreement with the Minister subject to consultation on the Construction Licence and draft 42-year lease.
7. On 11 July 2023, Council endorsed the location of the new Adelaide Aquatic Centre be in the southwest corner in Denise Norton Park / Pardipardinyilla (Park 2) and authorised a consultation process being undertaken on both the draft 42-year Park Lands Lease Agreement (draft Lease) and the draft Construction Licence (draft Licence), noting that the results of consultation would be presented back to Council.
8. Consultation on the draft Lease and draft Licence was undertaken in late July 2023, shortly after consultation commenced on the draft consolidated Community Land Management Plan for the Adelaide Park Lands (CLMP).
9. At its meeting on 10 October 2023, Council resolved to adopt the consolidated CLMP for the Adelaide Park Lands, which included changes to the Park 2 chapter to provide an avenue for the new Adelaide Aquatic Centre to proceed (via policy). At this same meeting, Council also resolved to note the results of the community consultation findings for the draft Licence and draft Lease.
10. The Project Agreement has been executed and confirms the City of Adelaide's funding commitment of up to \$20 million for the purposes of demolition of the existing centre and Return To Park Lands works to reinstate the demolished site to Park Lands. The Project Agreement also commits to progressing a construction licence to facilitate the project which has been executed and the negotiation of a long-term lease not exceeding 42 years.
11. Subsequent to Council's decisions at its 27 June 2023 meeting, the draft Licence to facilitate the construction was executed by Minister for Infrastructure and Transport and The Corporation of the City of Adelaide (under delegation) on 13 October 2023. Legal handover and occupation of Park 2 occurred on the same day (13 October 2023), with compound fencing erected on 7 November 2023.
12. Negotiations for the draft Lease are ongoing, with a report to Council scheduled for early 2024. This report will present the essential terms and the negotiated draft Lease to Council prior to it being presented to both Houses of Parliament (a requirement of the *Adelaide Park Lands Act (SA) 2005*).
13. The Council has in place multiple commitments progressed through resolution of Council with the State Government including the Project Agreement, which commits funding that is forecast in the Long Term Financial Plan as part of the 2024/25 and 2025/26 financial years and was consulted on as part of the 2023/24 Annual Business Plan and Budget Process. Further, Council has executed the Construction Licence and is progressing negotiation of the Lease.
14. If the motion is supported, it should be noted that whilst the letter seeks to outline the benefits of moving the Aquatic Centre to Thebarton, it does not indicate where specifically. Furthermore, it is in conflict with existing Council decisions and executed agreements between the Council and State Government.
15. At this point in time Administration is unable to ascertain what the potential financial and reputational impacts that could result in relation to the existing Project Agreement. The State Government has incurred significant costs in relation to design and development approval and through the State Commission Assessment Panel (SCAP) has received development approval for the construction of the facility in Park 2. Additionally, the State Government has appointed South Australian company Sarah Constructions Pty Ltd to build the \$135 million facility following their tender process.

Should the motion be carried, the following implications of this motion should be considered. Note any costs provided are estimates only – no quotes or prices have been obtained:	
Public consultation	Not applicable
External consultant advice	Not applicable
Legal advice / litigation (eg contract breach)	Not applicable
Impacts on existing projects	Not applicable
Budget reallocation	Not applicable
Capital investment	Not applicable

Staff time in preparing the workshop / report requested in the motion	Not applicable
Other	Not applicable
Staff time in receiving and preparing this administration comment	To prepare this administration comment in response to the motion on notice took approximately 5 hours.

- END OF REPORT -