

Kadaltilla

Park Lands Authority

State Government Proposals

To brief Kadaltilla Board Members on current State Government proposals for:

- Adelaide Botanic High School
- new Women's and Children's Hospital
- Adelaide Aquatic Centre

City Shaping
Ilia Houridis

Kadaltilla



Adelaide Botanic High School Expansion

Memorandum of Understanding (MoU)

- 12 July 2022, Council authorised the CEO to negotiate the final terms of a MoU with the Department for Education
- Administration has implemented the Council decision and received the final MoU on 13 September 2022 from the State Government
- The MoU was received in the local government election caretaker period which commenced on 6 September 2022
- Council resolved to seek exemption from the Minister for Local Government to make designated decisions during the election period in connection with the MoU
- The Minister granted exemption on Monday 17 October 2022 and the CEO entered the MoU under existing delegation from the Council on 12 July 2022
- Council met on 20 October 2022 and approved the granting of concurrence on request of the Minister for Planning for the State to vest land parcels with the State and City of Adelaide respectively, this will ensure:
 - Land transfer to offset the development of a portion of Allotment 22 by the DfE for the ABHS expansion
 - Land returned in excess of the land transferred, increasing the amount of Park Lands in the care and control of Council
 - Significant investment for Park Lands improvement associated with the returning land
- It should be noted that the MoU must remain in confidence as requested by the State Government until such time as the State Government concludes communications with its relevant stakeholders with regard to the land parcels identified for vesting

Adelaide Botanic High School Expansion

Council negotiating principles	Administration comment
The proposal does not remove any land from designation as Adelaide Park Lands (no net loss of Park Lands)	No land is proposed to be removed from designation as Adelaide Park Lands
A process for transfer of land will ensure any returning land is of equal or greater area than the parcel of land to be transferred	The proposal is for vesting of Park Lands with a net gain of Park Lands in care and control of Council
Any returning land is to be of a commensurate financial value and/or additional State Government investment is made in the Adelaide Park Lands to compensate land value	The offer includes vesting of land and significant future investment in the Park Lands
A process for transfer of land will be fair and transparent and ensure that Council obtains not less than fair and agreed market value from the disposal, unless there are reasons for Council accepting a lesser value	The State Government has valued the land at less than the current offer
<p>The fair market value of the land is to be determined by an independent valuation obtained from a suitably qualified Certified Practising Valuer based on the highest and best use of the site taking into consideration:</p> <ul style="list-style-type: none"> • The recent rezoning of the land and proposed use for multi-storey built-form development • The contamination status of the land is not a contributing factor to the fair market value and is excluded from the valuation process as it will be resolved through subsequent development 	The valuation undertaken by Knight Frank and commissioned by the State Government excludes consideration of the rezoning of the land and makes a discount for site contamination

Adelaide Botanic High School Expansion

Council negotiating principles	Administration comment
<p>Detail on the returning land and process such as:</p> <ul style="list-style-type: none">• The terms for the transaction required to transfer of land on the returning land is agreed• The land parcels 'short-listed' by the State Government that are subject to negotiations• Formalising a process in the circumstance that the Council and the State Government cannot reach agreement on the returning land• Seeks to coincide land transfer of Allotment 22 and the returning land• Negotiates remediation standard of any returning land and makes clear that remediation obligations rest with the State and not the Council (even in the circumstance Council is the identified owner)	<ul style="list-style-type: none">• Returning land parcels are identified in the MoU• Land transfers will not coincide, however the MoU identifies a negotiated outcome• The returning land includes developed land. Investment is included as part of the proposal and therefore remediation for its current use was not put forward by the State Government. Council could seek from any known reports and documentation on the site condition
<p>The process will not comprise the application or otherwise, of any prudential requirements under Section 48 of the Local Government Act 1999 (SA), with specific reference to part 2(j) in relation to land valuation</p>	<p>The valuation undertaken by Knight Frank and commissioned by the State Government excludes consideration of the rezoning of the land and makes a discount for site contamination. The requirements under S48(1) of the LG Act have been assessed and do not apply.</p>

Adelaide Botanic High School Expansion

Council negotiating principles	Administration comment
Any returning land provides for commensurate or enhanced social, environment and cultural value for the Adelaide Park Lands consistent with the statutory principles of the APL Act	The negotiated outcome is for a consolidated returned park as a commensurate outcome to the school expansion
The Adelaide Botanic High School should also consider and prioritise spending in the precinct surrounding the expansion site to ensure its fit within the location	Outside of current negotiations. This consideration will be further progressed through the formal State Commission Assessment Panel process and general discussions with the Department for Education
The State Government assumes all responsibility for site contamination, including capping or remediation of adjoining land to remain within Allotment 22, and heritage protection associated with the site	The State Government is responsible for contamination and cultural sites on the expansion land only
The State Government bears the costs for any dealings on the land	Agreed and addressed in the MoU
An undertaking that the existing city-based public schools have reached capacity and that future school capacity will be achieved outside of the City of Adelaide or as a new school and location within the city	Achieved and assurance provided via correspondence from the Minister
Notes the requirement in the next stage for Term Sheets or equivalent for the sale contracts for both that portion of Allotment 22 and the returning land to enable a legally enforcement contract to be	Outside of current negotiations and part of the next steps

Adelaide Botanic High School Expansion

Next Steps

- DfE will be seeking approval from the Public Works Committee
- DfE will be seeking Planning Approval from SCAP on Wednesday 26 October
 - Building Rules Consent and Development approval will follow
- Administration will progress relevant Works Permits and / or Construction Licences
- Subject to DfE obtaining its relevant approvals, construction is expected to commence late October / early November 2022

New Women's & Children's Hospital (nWCH)

Current Status

- New location announced by the State Government on 27 September 2022, following its review of the project
- No consultation was undertaken with Council or Kadaltilla during the review phase
- The nWCH project team has offered to engage Kadaltilla and Council on the revised approach
- CoA not aware of any additional information beyond what's been publicly announced
- Briefing sessions are being sought for November / December 2022
- Permits have been requested for nWCH project team to undertake investigative sampling work issued for October/November 2022



[Artist impression flyover video \(45 seconds\)](#)

New Women's & Children's Hospital (nWCH)

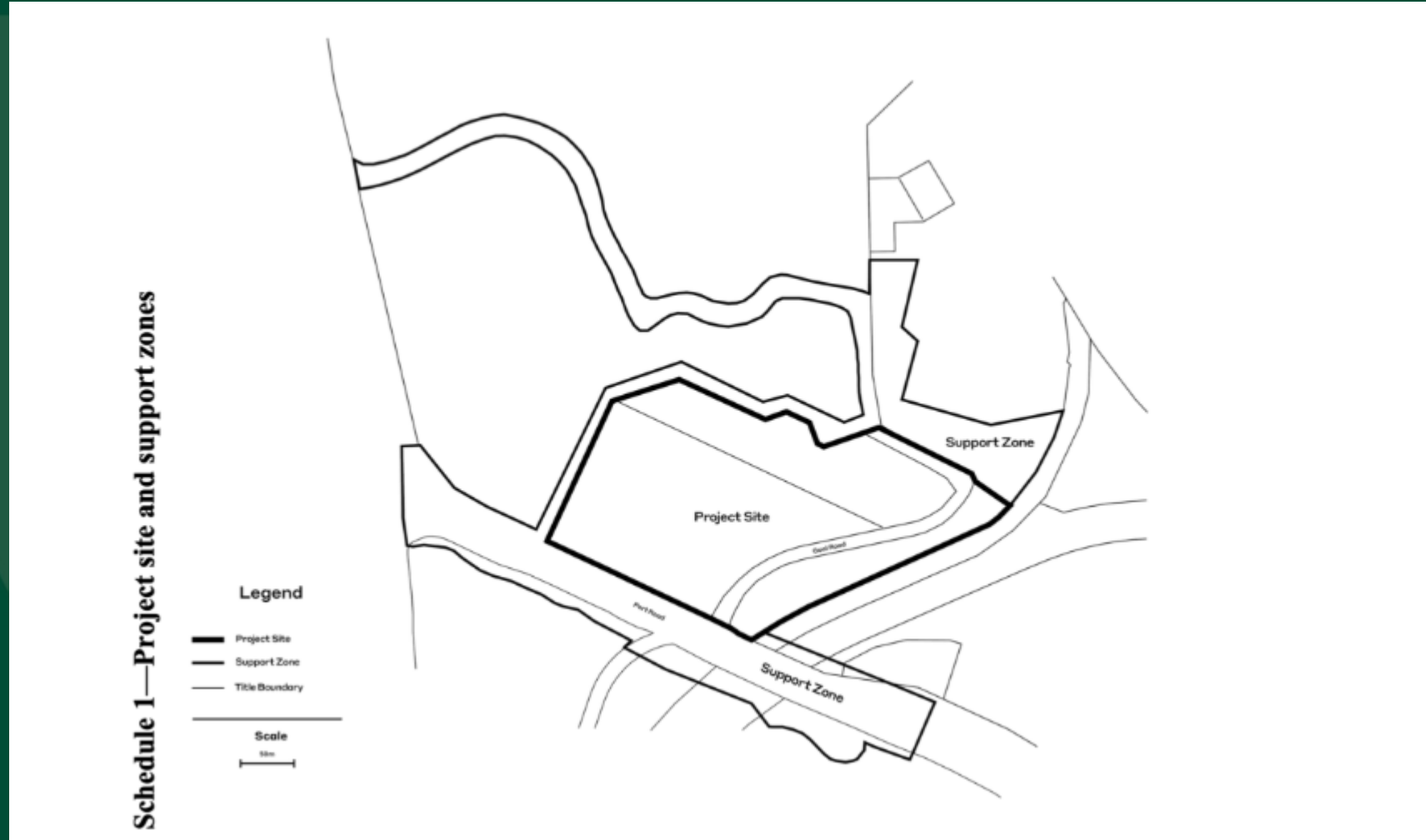
Current Status

- Proposed site requires demolition of the SAPOL barracks
- From the nWCH website:
 - 25% bigger than the current WCH
 - More overnight beds than the current WCH
 - Future capacity to provide a further 20 beds
 - Park Lands connectivity to enhance patient care
 - The nWCH and RAH will both have future capacity to expand
 - Table summarising the differences of the previously proposed site and new site:



	'RAH West' site	'Barracks' site
Overnight beds	344	414 (394 + 20 expansion capacity)
Total site size	20,000 sqm	40,000 sqm
Building size	109,000 sqm	117,000 sqm
Car parking	1215	Over 1300
Direct access to Park Lands	No	Yes
Estimated cost	\$2.8 billion	\$3.0-\$3.2 billion
Competition Date	2028-29	2030-31

New Women's & Children's Hospital (nWCH)



Adelaide Aquatic Centre

- South western corner of Park 2 has been selected as the preferred site following the State Government's community consultation
- DIT and ORSR are currently in research and planning phase and will be commencing stakeholder engagement to inform the design of the facility early in 2023.
- The next phase of the project for DIT is master planning for the south western side of Park 2 which will formally commence early in 2023. Kadaltilla and Council will be engaged in this process.
- The existing car park footprint for AAC will be retained. Footprint of the new site is yet to be formally confirmed
- DIT have indicated that they will present to Kadaltilla in November on their project milestones and the masterplan approach.



Thank You.

Kadaltilla

