

# Kadaltilla

## Adelaide Aquatic Centre Code Amendment

Thursday, 23 February 2023  
Board Meeting

**Author:**

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Public

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## Purpose

To advise Kadaltilla of the consultation being undertaken by the State Government on proposed changes to the Planning and Design Code, via the Adelaide Aquatic Centre Code Amendment, that will support the development of the new Adelaide Aquatic Centre.

The Code Amendment proposes changes to the Adelaide Park Lands Zone, creation of a new Adelaide Aquatic Centre Subzone, a new Concept Plan and related amendments to the Planning and Design Code.

Key considerations include policy changes which remove limitations on built form footprint in the Park Lands, remove requirements to minimise car parking in the Park Lands, and relax restrictions on shops and ancillary uses in the proposed Adelaide Aquatic Centre Subzone.

This report provides an overview of the proposed changes and identifies potential opportunities that Kadaltilla may seek to include in advice to Council and/or a submission to the State Government, including:

- Whether Kadaltilla wishes to provide in-principle support or otherwise for the Code Amendment to enable a new Adelaide Aquatic Centre
- Alignment between the Adelaide Park Lands Management Plan 2015-2025 and the proposed policy framework
- Improvements to ensure the proposed policy changes are consistent with the principles contained in the *Adelaide Park Lands Act 2005 (SA)*, including changes to the proposed Concept Plan.

Council will consider the draft Code Amendment at its meeting on 28 February 2023.

Submissions to the State Government on the Adelaide Aquatic Centre Code Amendment Consultation are due on 6 March 2023.

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## Recommendation

THAT THE ADELAIDE PARK LANDS AUTHORITY ADVISES THE STATE GOVERNMENT AND COUNCIL:

That the Kadaltilla / Park Lands Authority:

1. Authorises the Presiding Member to finalise its advice to the State Government and Council regarding the proposed policy framework and Concept Plan as it relates to:
  - 1.1. A focus on design exemplars such as:
    - 1.1.1. Alignment with the Adelaide Park Lands Building Design Guidelines 2020
    - 1.1.2. Inclusion of Deemed-to-Satisfy / Designated Performance Features against Performance Outcomes in the Subzone
    - 1.1.3. Integration of the built form into the landscape
    - 1.1.4. Minimum setbacks from adjacent residential areas

- 1.1.5. Building envelope and future built form massing
  - 1.1.6. Residential interface treatments
  - 1.1.7. Water sensitive, biodiversity sensitive and climate responsible development.
  - 1.2. Recognition of National Heritage values such as:
    - 1.2.1. Delineation of the Park Lands from the city built form
    - 1.2.2. Maintenance of open woodland landscape character.
  - 1.3. Precinct considerations such as:
    - 1.3.1. Opportunities to recognise Aboriginal culture in the design and planning of our built and natural environment.
    - 1.3.2. Connectivity within the site and to the surrounding precinct
    - 1.3.3. Avenue tree planting reinforced to all existing and new pathways
    - 1.3.4. Additional street tree planting along Barton Terrace West and Jeffcott Road.
  - 2. Notes that the Presiding Member will write to the Premier of South Australia with a copy to the Minister for Planning, the Minister for Infrastructure and Transport and the Minister for Climate, Environment and Water, CEO of the Department for Infrastructure and Transport and the State Government's Planning and Land Use Services, to outline Kadaltilla's advice on this matter.
  - 3. Notes that the Presiding Member will provide Kadaltilla's advice on the Adelaide Aquatic Centre Code Amendment to the Council at or prior to the Council meeting on 28 February 2023.
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## Implications

Adelaide Park Lands Management Strategy 2015-2025	<a href="#">Adelaide Park Lands Management Strategy 2015-2025</a> BIG MOVES – PLACES AND SPACES - Northern Activity Hub: Improve the facilities in the park adjacent to the Adelaide Aquatic Centre to create a large activity hub.
2020-2025 Strategic Plan	<a href="#">Adelaide Park Lands Authority 2020-2025 Strategic Plan</a> <a href="#">Strategic Plan Alignment – Advice</a> 4.1 Provide advice on plans, projects and policies for the Adelaide Park Lands
Policy	The proposed Code Amendment will change the Planning and Design Code policies used to assess development in the City of Adelaide under the <i>Planning, Development and Infrastructure Act, 2016 (SA)</i> .
Consultation	This report provides a response to an external, State Government, consultation. The State Government's <a href="#">Community Engagement Charter</a> sets out the requirements for proposed amendments to designated instruments.
Resource	Not as a result of this report
Risk / Legal / Legislative	The proposed Code Amendment is a State Government process in order to undertake changes to zoning or policy.
Opportunities	Kadaltilla is the principal advisor to the State Government on the Adelaide Park Lands and the Code Amendment is an opportunity to provide feedback aligned with the <i>Adelaide Park Lands Act 2005 (SA)</i> and the Adelaide Park Lands Management Strategy 2015-2025.
City of Adelaide Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	Not as a result of this report
Ongoing Costs (eg maintenance cost)	The State Government proposes to own the facility which will be operated by the Office for Recreation, Sport and Racing.
Other Funding Sources	Not as a result of this report

## Discussion

1. A Code Amendment is proposed by the Chief Executive of the Department for Infrastructure and Transport to amend the Planning and Design Code (the Code).
2. The Code Amendment and associated documentation is available on the State Government [Plan SA website](#).
3. The proposed Code Amendment is intended to support the development of a new Adelaide Aquatic Centre at Pardipardinyilla / Denise Norton Park (Park 2) and provide greater certainty for development assessment.
4. The new facility is proposed as a regional Aquatic Centre with a focus on health and wellbeing including the possibility for integrated State Government health services. The State Government has identified the centre will be multi-purpose offering a range of programs and services such as social spaces, leisure water play, rehabilitation and lap swimming, fitness and wellbeing facilities, water bodies for sports and creation, learning to swim and possible access for small sports.
5. The Department for Infrastructure and Transport has published [frequently asked questions](#) in relation to the Aquatic Centre Project.
6. An [Engagement Plan](#) has been prepared by the State Government for the Code Amendment. Engagement materials include a [fact sheet](#) summarising the changes proposed by the Code Amendment.
7. The Presiding Member of Kadaltilla received correspondence notifying the Authority of the Code Amendment consultation on 18 January 2023.
8. The Code Amendment is on consultation until 6 March 2023.
9. The Principles contained in section 4 of the *Adelaide Park Lands Act 2005 (SA)* state:
  - a) *the land comprising the Adelaide Park Lands should, as far as is reasonably appropriate, correspond to the general intentions of Colonel William Light in establishing the first Plan of Adelaide in 1837;*
  - b) *the Adelaide Park Lands should be held for the public benefit of the people of South Australia, and should be generally available to them for their use and enjoyment (recognising that certain uses of the Park Lands may restrict or prevent access to particular parts of the Park Lands);*
  - c) *the Adelaide Park Lands reflect and support a diverse range of environmental, cultural, recreational and social values and activities that should be protected and enhanced;*
  - d) *the Adelaide Park Lands provide a defining feature to the City of Adelaide and contribute to the economic and social well-being of the City in a manner that should be recognised and enhanced;*
  - e) *the contribution that the Adelaide Park Lands make to the natural heritage of the Adelaide Plains should be recognised, and consideration given to the extent to which initiatives involving the Park Lands can improve the biodiversity and sustainability of the Adelaide Plains;*
  - f) *the State Government, State agencies and authorities, and the Adelaide City Council, should actively seek to co-operate and collaborate with each other in order to protect and enhance the Adelaide Park Lands;*
  - g) *the interests of the South Australian community in ensuring the preservation of the Adelaide Park Lands are to be recognised, and activities that may affect the Park Lands should be consistent with maintaining or enhancing the environmental, cultural, recreational and social heritage status of the Park Lands for the benefit of the State.*
10. The Adelaide Park Lands Management Strategy 2015-2025 (APLMS) whilst not explicit on a new aquatic centre, does speak to continuing to enhance the Adelaide Aquatic Centre to meet community expectations. The creation of a large activity hub in Park 2 refers to improvements around the existing facility to:

*"encourage a diverse range of formal and informal recreational pursuits that are more inviting to a wider variety of people."*
11. The Community Land Management Plan (CLMP) for Park 2 provides a desired future character statement which states:

*"Meet the sporting, recreation and socialising needs of the community in attractive, wide open spaces surrounded by large shady trees and dense understorey vegetation within an open woodland character."*

12. The [Adelaide Park Lands Building Design Guidelines 2020](#) define relevant principles for an integrated approach to designing successful buildings within the Park Lands.
13. The [Adelaide Aquatic Centre Code Amendment](#) proposes the following changes to the Code:
  - 13.1. Amending the Adelaide Park Lands Zone by removing policy that seeks to minimise building footprint in the Park Lands:
    - 13.1.1. Removing policy that encourages parking on-street (potentially enabling further car parking in the Park Lands).
    - 13.1.2. Removing policies that refer to the existing Adelaide Aquatic Centre site that seek development which consolidates and replaces existing buildings with recreational sporting clubrooms, facilities and associated administrative functions.
    - 13.1.3. Listing some minor and/or temporary works that are required to build the new facility (including temporary fencing and temporary car parking) as accepted development (not requiring a development application).
    - 13.1.4. Enabling shops in the Aquatic Centre Subzone to exceed 50m<sup>2</sup> in gross leasable floor space and increase the building footprint (and excluding shops from public notification).
  - 13.2. Introducing a Subzone called the Adelaide Aquatic Centre Sub Zone that applied to a portion of Park 2 (Figure 1).



Figure 1 - Extent of proposed Adelaide Aquatic Centre Subzone

- 13.3. The proposed [Subzone Policies](#) including:
  - 13.3.1. Introducing two desired outcome statements for the Subzone which reinforce the location as a recreation precinct; and talk to the need for exemplary design of buildings as it relates to heritage values of the Park Lands.
  - 13.3.2. Introducing additional ancillary land uses such as consulting rooms, gymnasium, office, indoor recreation facility, lighting, and swimming pools in the Subzone.
  - 13.3.3. Providing for “adequate” on-site car parking (the impacts of which are minimised through landscaping, permeability and design strategies).
  - 13.3.4. Rehabilitating the existing Aquatic Centre site for outdoor passive and active recreation, sport and ancillary uses.
- 13.4. Introducing a Concept Plan which is linked to the Adelaide Park Lands Zone policies (Figure 2). Development in the Park Lands Zone is to be compatible with the outcomes sought by any relevant Concept Plan. The proposed Concept Plan includes:
  - 13.4.1. Indicative vehicle access points
  - 13.4.2. Pedestrian entries and connections through the site
  - 13.4.3. Avenue tree planting and landscape buffers
  - 13.4.4. Location of existing car parking
  - 13.4.5. Indicative Aquatic Centre Site (including parking areas)
  - 13.4.6. Area of land to be returned to Park Lands.



Figure 2 - Proposed Concept Plan

14. Kadaltilla may wish to provide advice on the proposed policy framework and Concept Plan as it relates to:
  - 14.1. A focus on design exemplars such as:
    - 14.1.1. Alignment with the Adelaide Park Lands Building Design Guidelines 2020
    - 14.1.2. Inclusion of Deemed-to-Satisfy / Designated Performance Features against Performance Outcomes in the Subzone
    - 14.1.3. Integration of the built form into the landscape
    - 14.1.4. Minimum setbacks from adjacent residential areas
    - 14.1.5. Building envelope and future built form massing
    - 14.1.6. Residential interface treatments
    - 14.1.7. Water sensitive, biodiversity sensitive and climate responsible development.
  - 14.2. Recognition of National Heritage values such as:
    - 14.2.1. Delineation of the Park Lands from the city built form
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  - 14.3. Precinct considerations such as:
    - 14.3.1. Opportunities to recognise Aboriginal culture in the design and planning of our built and natural environment.

- 14.3.2. Connectivity within the site and to the surrounding precinct
  - 14.3.3. Avenue tree planting reinforced to all existing and new pathways
  - 14.3.4. Additional street tree planting along Barton Terrace West and Jeffcott Road.
15. Council will be considering the Code Amendment and a draft submission at its meeting on 28 February 2023, including advice from Kadaltilla.
  16. Advice to the State Government is due by 6 March 2023.
  17. On conclusion of the engagement, an Engagement Report will be provided to the Minister for Planning. The State Planning Commission may provide further advice to the Minister, at the Minister's request, if considered necessary.
  18. The Minister will then either adopt the Code Amendment (with or without changes) or determine that the Code Amendment should not proceed.
  19. If adopted, the Code Amendment will be referred to the Environment Resources and Development Committee of Parliament (ERDC) for review.
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## Attachments

Nil