

Adelaide Aquatic Centre Code Amendment

Tuesday, 28 February 2023
Council

Strategic Alignment - Enabling Priorities

Public

Program Contact:

Sarah Gilmour, Associate
Director Park Lands, Policy &
Sustainability

Approving Officer:

Ilia Houridis - Director City
Shaping

EXECUTIVE SUMMARY

To support the development of the new Adelaide Aquatic Centre, the State Government is consulting on proposed changes to the Planning and Design Code via the "Adelaide Aquatic Centre Code Amendment".

The amendment's scope includes creating an Aquatic Centre Subzone and Concept Plan with minimal change to the existing Park Lands Zone.

Within the Subzone the proposal is to:

- Remove the current policy requirements to minimise building footprint in the Park Lands
- Remove the current policy to avoid additional parking by utilising the street and other shared parking i.e. enabling further carparking on site
- Introduce additional ancillary land uses such as consulting rooms and offices within the Subzone

This report outlines opportunities and risks with the proposed amendment from the perspective of the City of Adelaide.

The proposed submission is in two parts:

- a letter on behalf of the Council which incorporates the feedback and key issues heard to dates (Motion on Notice Item 15.6 31 January 2023), such as noise, traffic and loss of amenities, and
- a proposed submission incorporating technical advice from across the organisation.

The proposed submission outlines options to address concerns raised by Council, including:

- Location of the proposed subzone adjacent to existing residential properties on Barton Terrace
- No net loss of Park Lands as a result of this development incorporating built form, hard stand and the car park areas
- Noise
- Car parking
- Tree canopy
- Connection to public transport
- Align Council's strategic goals and the proposed policy framework.

The Council's submission to the Adelaide Aquatic Centre Code Amendment Consultation is due on 6 March 2023.

RECOMMENDATION

THAT COUNCIL

1. Approves the Submission to the Adelaide Aquatic Centre Code Amendment Consultation at Attachment A to Item 10.3 on the Agenda for the meeting of Council held on 28 February 2023 to the Adelaide Aquatic Centre Code Amendment.
 2. Authorises the Chief Executive Officer to amend, finalise and forward Attachment A - Submission to the Adelaide Aquatic Centre Code Amendment Consultation, to Item 10.3 on the Agenda for the meeting of Council held on 28 February 2023 by 6 March 2023.
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IMPLICATIONS AND FINANCIALS

City of Adelaide 2020-2024 Strategic Plan	<p>Outcome 1: Thriving Communities 1.1 Leverage the Adelaide Park Lands to promote health, well-being and lifestyle experiences</p> <p>Outcome 3: Dynamic City Culture 3.5 Upgrade major recreational facilities</p> <p>Outcome 4: Environmental Leadership 4.8 Protect and conserve the heritage-listed Adelaide Park Lands</p> <p>Strategic Alignment – Enabling Priorities This report helps to achieve "a cohesive and integrated set of strategies and plans to deliver community outcomes" by providing feedback to enable the Planning and Design Code to reflect key outcomes sought by the Council's strategies and policies.</p>
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 (SA) 2016</i>
Consultation	This report responds to an external State Government consultation.
Resource	Not as a result of this report
Risk / Legal / Legislative	Not as a result of this report
Opportunities	<p>Ensure Planning and Design Code policies are fit for purpose to enable a new Adelaide Aquatic Centre in Park 2.</p> <p>Reinforce existing Council policies relating to the Adelaide Park Lands.</p> <p>Encourage integration with key Council infrastructure.</p>
22/23 Budget Allocation	Not as a result of this report
Proposed 23/24 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
22/23 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report

DISCUSSION

1. On 31 January 2023, the Council agreed to support the residents of North Adelaide in their opposition to the location of the Aquatic Centre and request the identification of an alternate site.
2. Even with this position on the location, responding to the code amendment will ensure the best policy is in place if the redevelopment proceeds in the Department for Infrastructure and Transport's (DIT) preferred location.
3. 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).
4. The Code Amendment and associated documentation is available here: https://plan.sa.gov.au/have_your_say/code-amendments/on-consultation
5. The purpose of the Code Amendment is to support a new Adelaide Aquatic Centre at Pardipardinyilla/Denise Norton Park (Park 2).
6. The Code Amendment is out for consultation until 6 March 2023.
7. A new Aquatic Centre, and decommissioning of the existing Aquatic Centres, is consistent with key Council strategies and policies, including but not limited to:
 - 7.1. Adelaide Park Lands Management Strategy
 - 7.2. Community Land Management Plan applicable to Park 2
 - 7.3. City of Adelaide Strategic Plan
 - 7.4. The 30-Year Plan for Greater Adelaide – 2017 Update
8. The Adelaide Aquatic Centre Code Amendment (Link 1 view [here](#)) proposes the following changes to the Code:
 - 8.1. Introducing a new Subzone called the "Adelaide Aquatic Centre Sub Zone".



Figure 1 - Extent of proposed Adelaide Aquatic Centre Subzone

- 8.2. Introducing a new Concept Plan, which is linked to the Adelaide Park Lands Zone policies. The Concept Plan includes:
 - 8.2.1. Indicative vehicle access points
 - 8.2.2. Pedestrian entries and connections through the site
 - 8.2.3. Avenue tree planting and landscape buffers
 - 8.2.4. Location of existing car parking
 - 8.2.5. Indicative Aquatic Centre Site (including parking areas)
 - 8.2.6. Area of land to be "returned to Park Lands"



Figure 4 Proposed Concept Plan

Figure 2 - Proposed Concept Plan

- 8.3. Removing policies that refer to the Adelaide Aquatic Centre site that might no longer be relevant, for example, the current facility's location.
- 8.4. Listing some minor and/or temporary works required to build the new facility (including temporary fencing and temporary car parking).
- 8.5. Existing minor or ancillary uses introduced as uses in their own right: Consulting Rooms, Gymnasium, Office, Indoor recreation facility, lighting, and swimming pools.
9. The proposed Code Amendment is intended to provide greater certainty for the development assessment of a new Adelaide Aquatic Centre.
10. In response to the proposed Adelaide Aquatic Centre Code Amendment policy framework the submission proposes that Council provides in-principle support for a new Adelaide Aquatic Centre subject to:
 - 10.1. No net loss of Park Lands
 - 10.2. Same or smaller building footprint
 - 10.3. Interface management to minimise the impact on residents
 - 10.4. A commitment to continuing working on the broader master planning area.
 - 10.5. Encourages the earliest possible use of the "Adelaide Park Lands Building Design Guidelines" to inform the final building siting and design of any new Adelaide Aquatic Centre.
 - 10.6. Seeks the new Adelaide Aquatic Centre Subzone to be relocated away from residential properties on Barton Terrace to address resident concerns related to parking, traffic and amenity.
 - 10.7. Recommends policy improvements (**Attachment A**) to address key issues, including built form setbacks from residential areas, transport and car parking, environmental standards, and minimising the built form footprint on the Park Lands.
11. A draft response from Council, including strategic context and highlighting potential risks to be managed, and opportunities for improvement, is provided as **Attachment A** - Submission to the Adelaide Aquatic Centre Code Amendment Consultation.

DATA AND SUPPORTING INFORMATION

Link 1 – Adelaide Aquatic Centre Code Amendment for Consultation

ATTACHMENTS

Attachment A –Submission to the Adelaide Aquatic Centre Code Amendment Consultation

- END OF REPORT -