

Adelaide Aquatic Centre – Code Amendment

Presentation to Kadaltilla / Park Lands Authority
Board Meeting - 23 February 2023

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We acknowledge that we are meeting on the traditional country of the Kaurna people of the Adelaide Plains and pays respect to Elders past and present. We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kaurna people living today.

Purpose of today's presentation

- To brief Kadaltilla on the Adelaide Aquatic Centre Code Amendment and rezoning proposal for Pardipardinyilla (Park 2).
- To provide a brief status update on the Adelaide Aquatic Centre development.

Project Background

- The South Australian Government has committed \$80 million to design and build the new Adelaide Aquatic Centre within Park 2.
- The site immediately south of the existing centre was chosen in 2022 following community consultation.
- The Government has committed to:
 - No net loss of Park Lands through the project development.
 - The protection of trees along Barton Terrace West and Jeffcott Road.

Code Amendment Background

- Changes to the Planning and Design Code are proposed via a Code Amendment to:
 - Ensure the right planning policies are in place to enable a new aquatic centre to be built within Park 2.
 - Support the return of the existing aquatic centre site to Park Lands.
- The current Code envisages the redevelopment of the existing centre.
- The Community Land Management Plan supports an Aquatic Centre.

Code Amendment

- The Code Amendment proposes to amend the Adelaide Park Lands Zone by:
 - Introducing a new Sub Zone called the ‘Adelaide Aquatic Centre Sub Zone’.
 - Introducing a Concept Plan to help guide development in the affected area.
 - Removing policies that are no longer relevant.
 - Listing minor or temporary works required to build the new facility.
 - Supports aquatic centre, swim shop, café, health and wellbeing facilities i.e. Gymnasium.

Affected Area & Proposed Sub Zone



The area affected by the Code Amendment (red outline) is:

- Lot 1602 Jeffcott St, North Adelaide (DR6102/710)

Code Concept Plan



The Code Concept Plan provides indicative locations for:

- Vehicle access points and car parking.
- Pedestrian entry and connection.
- Avenue tree planting and landscape buffers.
- Land to be returned to Park Lands.
- Existing and new aquatic centre sites.

Code Amendment Stages



Code Amendment Engagement

- 6 weeks consultation, 23 January 2023 – 6 March 2023, via PlanSA.
- Activities undertaken to date:
 - Direct mail distribution to key stakeholders.
 - Letter box drop and door knocking of 57 local residences.
 - Phone calls to 40 peak associations, sports clubs and allied health providers who use the existing centre.
 - Pop Up information stand in centre foyer with opportunity to speak to project team members during peak times.
 - Signage in Park Lands.

Code Amendment Next Steps

Following the close of the Code Amendment on 6 March 2023:

- Designated Entity reviews submissions.
- Engagement Report prepared.
- Final Code Amendment prepared.
- Minister for Planning (or his delegate) assesses the Code Amendment.
- Minister makes a decision to approve, amend and approve, or refuse the Code Amendment.
- If approved, the Code Amendment is referred to ERDC for review.

Project Status Update

Design Phase:

- Commenced late 2022 with the development of the functional Design Brief (completed early February 2023):
 - Included aquatic centre end user consultation (peak sporting bodies/clubs).
 - Included public consultation.

Master Plan & Concept Design Phase:

- Commenced mid February 2023.
- Continued dialogue with City of Adelaide and Kadaltilla on remediation of Park 2 and return of existing aquatic centre site to Park Lands.

Approvals:

- Development Application lodged with SCAP following:
 - Code Amendment complete.
 - Concept Design complete.