

# Kadaltilla

## Adelaide Aquatic Centre Code Amendment Written Resolution & Board Decision 27 February 2023

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

#### That Kadaltilla / Park Lands Authority:

1. In order to meet the State Government's commitment of no net loss of park lands, does not support
  - 1.1 the removal of policy from the Adelaide Park Lands Zone that seeks to minimise building footprint in the Park Lands, reduce car parking in the Park Lands and consolidate development, nor
  - 1.2 the exclusion of the Aquatic Centre Sub Zone from the Adelaide Park Lands Zone-DPF 1.2 and POs 1.7 and 5.3.
2. Questions the need for a new subzone at all, however, if required, suggests
  - 2.1 PO 1.6 is strengthened to require rehabilitation of the existing aquatic centre site for outdoor recreation within the first two years of opening of the new centre.
  - 2.2 The concept plan is amended to remove the "Indicative Aquatic Centre Site" blue hatching from the indicative car parking area.
3. 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 point 1 above and to reiterate:
  - 3.1. A focus on design exemplars such as:
    - 3.1.1. Alignment with the principles and directions set out within the Adelaide Park Lands Act 2005 (SA), Adelaide Park Lands Management Strategy 2015-2025 (APLMS), Adelaide Park Lands Building Design Guidelines 2020 and the ODASA Principles of Good Design
    - 3.1.2. Inclusion of Deemed-to-Satisfy / Designated Performance Features against Performance Outcomes in the Subzone
    - 3.1.3. Integration of the built form into the landscape
    - 3.1.4. Minimum setbacks from adjacent residential areas
    - 3.1.5. Building envelope and future built form massing
    - 3.1.6. Residential interface treatments
    - 3.1.7. Water sensitive, biodiversity positive and climate positive development.
  - 3.2. The need for the State Government to meet its federal government referral obligations under the EPBC Act (1999) and to mitigate the potential significant impact of the development on the listed National Heritage values through:
    - 3.2.1. Expansion of a landscape buffer to achieve delineation of the Park Lands from the city built form
    - 3.2.2. Minimisation of the impact of the built form and the building and car parking footprint on the open woodland landscape character
  - 3.3. Precinct considerations such as:
    - 3.3.1. Opportunities to recognise Aboriginal culture in the design and planning of our built and natural environment.
    - 3.3.2. Connectivity within the site and to the surrounding precinct
    - 3.3.3. Avenue tree planting reinforced to all existing and new pathways
    - 3.3.4. Retention of significant and regulated trees and additional street tree planting along Barton Terrace West and Jeffcott Road

- 3.3.5 Reinstatement of multipurpose ovals (soccer / cricket) and completion of a new fitness circuit to suit the new centre
  - 3.3.6 Expansion and better integration of the Bush Magic Playspace with the Aquatic Centre
4. Notes that the Presiding Member will write to the Premier of South Australia with copies to the Minister for Planning, the Minister for Infrastructure and Transport and the Minister for Climate, Environment and Water, the CEOs of the Department for Infrastructure and Transport and of Planning and Land Use Services within the Department for Trade and Investment, as well as the Chair of the State Planning Commission to outline Kadaltilla's initial advice on this matter.
  5. 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.
  6. Requests that the Presiding Member write to the Premier of South Australia with copies to the Minister for Planning, the Minister for Infrastructure and Transport, the Minister for Climate, Environment and Water, the CEOs of the Department for Infrastructure and Transport and Planning and Land Use Services within the Department for Trade and Investment, as well as to the Chair of the State Planning Commission to reconfirm the role of Kadaltilla in providing advice to the Government on matters affecting the Park Lands, and encourage greater engagement of the Government with Kadaltilla in the development of a Master Plan for Park 2, as well as concept designs for the proposed aquatic centre building ahead of submitting a proposed development application, should the code amendment proceed.