

FACT SHEET

Adelaide Aquatic Centre Code Amendment

Introduction

The South Australian Government has committed \$80 million to design and build the new Adelaide Aquatic Centre. It will be built on land immediately south of the existing Adelaide Aquatic Centre in Pardipardinyilla / Denise Norton Park (Park 2).

The Code Amendment proposes to retain the Adelaide Aquatic Centre site within the Adelaide Park Lands Zone but introduce new policy that will provide greater certainty and confidence in the assessment process.

Community consultation on the Adelaide Aquatic Centre Code Amendment will commence on **23 January 2023 for a period of 6 weeks.**

The consultation process will build on the engagement undertaken to-date however consultation on the design of the new Adelaide Aquatic Centre is a separate process.

Our planning system

The Planning and Design Code (the Code) is the key instrument under the *Planning, Development and Infrastructure Act 2016*, for the purposes of development in South Australia.

The Code is a set of planning rules and policies which planning decision makers use to assess development proposals. Every part of South Australia is zoned with policies that determine how land can be used and what can be built on it.

Code Amendments

From time to time, the Code is amended to improve the way it works in South Australia or change the kinds of development allowed on the land.

A **Code Amendment** is a proposal to change the policies, rules or mapping within the Code, which can change the way that future developments are assessed. This process is often referred to as a **rezoning**.

These changes will ensure the right planning policies are in place to enable the new Adelaide Aquatic Centre to be designed and built, as well as return the existing Adelaide Aquatic Centre site to Park Lands following construction of the new Aquatic Centre.

Who is proposing a Code Amendment?

The Department for Infrastructure and Transport are undertaking the Adelaide Aquatic Centre Code Amendment as the Department is also responsible for the design and construction of the new facility.

The Minister has agreed to allow the rezoning process in order to provide better planning policies to guide the development of the new Adelaide Aquatic Centre.

What is proposed as part of the Code Amendment?

The Code Amendment proposes to amend the Adelaide Park Lands Zone by:

1. Introducing a new **Sub Zone** called the *Adelaide Aquatic Centre Sub Zone* to support the development of the new Adelaide Aquatic Centre and associated facilities such as a café and swim shop (similar to what is there now).
2. Introducing a **Concept Plan** that will be implemented into the Code alongside the new Sub Zone. The Code Concept Plan can help guide development within a specific area. In this case, the Code Concept Plan will include the indicative locations of:
 - Vehicle access points.
 - Pedestrian entries and connections through the site.
 - Avenue tree planting and landscape buffers.
 - Land to be returned to Park Lands.
 - The new Aquatic Centre site including space for construction activities and temporary structures.
3. Removing policies that refer to the Adelaide Aquatic Centre site that are no longer relevant.
4. Listing some minor and/or temporary works that are required to build the new facility (e.g. temporary fencing and car parking).

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What area is affected by the Code Amendment?

The area affected by the Code Amendment is a portion of lot 1602 Jeffcott Street, North Adelaide (CR6102/710) as shown by the red outline in Figure 1 on the next page.

What will be built on the site?

The Code Amendment only seeks to change what the land can be used for by amending the planning rules. The new Adelaide Aquatic Centre will still require a development application under a separate, later process.

However, the State Government has committed as a minimum to include a 50m pool, health and wellbeing services, and children play facilities at the new Aquatic Centre.

The planning and design process is separate to the Code Amendment process.

How will the Park Lands be protected?

The South Australian Government has committed to no net loss of Park Lands through the development of the new Adelaide Aquatic Centre. The Code Amendment also includes a Code Concept Plan which protects trees along Barton Terrace West and Jeffcott Road.

It will also identify vehicle access points, car parking and the location of the building on the site and space for construction activities and temporary structures to facilitate the development.

This engagement has been designed in accordance with the Community Engagement Charter:

https://plan.sa.gov.au/our_planning_system/instruments/community_engagement_charter

Need information in a different language?

Translations are available on request. If you or someone you know needs these materials translated in a different language, please contact us.

Further information on the Code Amendment

A copy of the Code Amendment and a range of detailed reports and investigations are available on the PlanSA Portal at plan.sa.gov.au/have_your_say/code-amendments/on-consultation – or scan the QR Code below:



Have your say on the Code Amendment

Consultation on the Code Amendment is open for 6 weeks from **23 January 2023 to 6 March 2023**.

There are several ways to provide your feedback:

- Via our online survey or submission form available at plan.sa.gov.au/have_your_say/code-amendments/on-consultation
- Via email to feedback@codeamendments.com.au
- In writing, addressed to:
Adelaide Aquatic Centre Code Amendment
Suite 12, 154 Fullarton Road, Rose Park, SA, 5067
- By calling (08) 8333 7999
- By requesting a one-on-one meeting with the project team. Bookings can be made by contacting Emma on (08) 8333 7999 or via email feedback@codeamendments.com.au

How will my feedback be used?

Undertaking meaningful and authentic engagement with the community and stakeholders is an important part of the Code Amendment process. Your feedback will be considered in deciding whether the land will be rezoned and what guidelines may be introduced to guide development of the new Aquatic Centre.

A report will summarise all Code Amendment related feedback received during the consultation process. This will be publicly available on the PlanSA Portal following the Minister's decision.

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Affected Area and Proposed Adelaide Aquatic Centre Sub Zone



Note: This is a Summary Concept Plan for illustrative purposes. The actual Concept Plan can be found in the Code Amendment.